DRAFT FINAL SUPPLEMENTAL ENVIRONMENTAL IMPACT REPORT

Chinese Bible Church of San Diego
PDS2014-SPA-14-001,PDS2010-3300-10-037(MUP), PDS2012-3940-12-002(VAC),
PDS2010-3910-9508007L(ER), SCH# 214011018

Lead Agency:

County of San Diego
Department of Planning & Development Services
5510 Overland Avenue
San Diego, CA 92123

June 2019

DRAFT FINAL SUPPLEMENTAL ENVIRONMENTAL IMPACT REPORT

Chinese Bible Church of San Diego
PDS2014-SPA-14-001,PDS2010-3300-10-037(MUP), PDS2012-3940-12-002(VAC), PDS2010-3910-9508007L(ER), SCH# 214011018

Lead Agency:

County of San Diego
Department of Planning & Development Services
5510 Overland Avenue
San Diego, CA 92123
Contact: Michelle Chan, PDS Project Manager
858-495-5428
Contact: Donna Beddow, Environmental Coordinator
858-694-3656

Preparers:

Mark H. Thompson
TRS Consultants
2335 Terrace View Drive
Eugene, OR 97405

Sophia Habl Mitchell
Sophia Mitchell & Associates
PO Box 1700
Gualala, CA 95445

Project Proponent:

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

June 2019

TABLE OF CONTENTS

S.0 SUMMARY 1-1

S.1 Project Synopsis 1-1

S.2 Summary of Significant Effects and Mitigation Measures that Reduce or Avoid the Significant Effects 1-3

S.3 Areas of Controversy 1-3

S.4 Issues to be Resolved by the Decision-Making Body 1-4

S.5 Project Alternatives 1-4

CHAPTER 1.0 PROJECT DESCRIPTION, LOCATION, AND ENVIRONMENTAL SETTING 1-1

1.1 Project Objectives 1-1
1.2 Project Description 1-1
1.2.1 Project's Documentation History 1-1
1.2.2 Project's Component Parts 1-4
1.2.3 Technical, Economic, Environmental Characteristics 1-8
1.3 Project Location 1-9
1.4 Environmental Setting 1-10
1.5 Intended Uses of the DSEIR 1-11
1.5.1 Matrix of Approvals and Permits 1-11
1.5.2 Related Environmental Review and Consultation Requirements 1-13
1.6 Project Inconsistencies with Applicable Regional and General Plans 1-13
1.7 List of Past, Present, and Reasonably Anticipated Future Projects in the Project Area 1-13
1.8 Growth Inducing Impacts 1-14
1.8.1 Growth Inducement due to Economic and Population Growth 1-15
1.8.2 Growth Inducement due to Provision of Public Facilities/Services 1-15
1.8.3 Growth Inducement due to Roadway Construction/Improvements 1-15
1.8.4 Growth Inducement due to Extension of Public Utilities 1-15
1.8.5 Growth Inducement due to Land Use Policy Changes 1-16
1.8.6 Conclusion 1-16

CHAPTER 2.0 SIGNIFICANT ENVIRONMENTAL EFFECTS OF THE PROPOSED PROJECT 2-1

2.1 Aesthetics 2-1
2.1.1 Background 2-1
2.1.2 Existing Conditions 2-2
2.1.3 Analysis of Project Effects and Determination as to Significance 2-12
2.1.4 Cumulative Impact Analysis 2-34
2.1.5 Significance of Impacts Prior to Mitigation 2-35
2.1.6 Mitigation 2-36
2.1.7 Conclusion 2-37
2.2 Biological Resources 2-39
2.2.1 Background 2-40

2.2.2 Existing Conditions 2-41
2.2.3 Analysis of Project Effects and Determination as to Significance 2-48
2.2.4 Cumulative Impact Analysis 2-56
2.2.5 Significance of Impacts Prior to Mitigation 2-57
2.2.6 Mitigation 2-57
2.2.7 Conclusion 2-58
2.3 Cultural Resources and Tribal Cultural Resources 2-60
2.3.1 Background 2-60
2.3.2 Existing Conditions 2-60
2.3.3 Analysis of Project Effects and Determination as to Significance 2-71
2.3.4 Cumulative Impact Analysis 2-78
2.3.5 Significance of Impacts Prior to Mitigation 2-79
2.3.6 Mitigation 2-80
2.3.7 Conclusion 2-82
2.4 Hazards – Fire Safety and Hazardous Chemicals 2-83
2.4.1 Background 2-83
2.4.2 Existing Conditions 2-84
2.4.3 Analysis of Project Effects and Determination as to Significance 2-89
2.4.4 Cumulative Impact Analysis 2-100
2.4.5 Significance of Impacts Prior to Mitigation 2-101
2.4.6 Mitigation 2-101
2.4.7 Conclusion 2-102
2.5 Noise 2-103
2.5.1 Background 2-103
2.5.2 Existing Conditions 2-104
2.5.3 Analysis of Project Effects and Determination as to Significance 2-108
2.5.4 Cumulative Impact Analysis 2-115
2.5.5 Significance of Impacts Prior to Mitigation 2-116
2.5.6 Mitigation 2-116
2.5.7 Design Features 2-118
2.5.8 Conclusion 2-118

CHAPTER 3.0 ENVIRONMENTAL EFFECTS FOUND NOT TO BE SIGNIFICANT . 3-1

3.1 Effects Found Not Significant as Part of the DSEIR Process 3-1
3.1.1 Air Quality 3-1
3.1.2 Greenhouse Gases 3-22
3.1.3 Hydrology/Water Quality 3-42
3.1.4 Land Use and Planning 3-65
3.1.5 Public Services 3-88
3.1.6 Traffic 3-95
3.1.7 Utilities and Service Systems 3-116
3.2 Effects Found Not Significant During the Environmental Checklist Review 3-133
3.2.1 Agriculture and Forest Resources 3-133
3.2.2 Geology and Soils 3-133

3.2.3 Mineral Resources 3-134
3.2.4 Paleontological Resources 3-134
3.2.5 Population and Housing 3-134
3.2.6 Recreation 3-135

CHAPTER 4.0 PROJECT ALTERNATIVES 4-1

4.1 Rationale for Alternative Selection 4-1
4.2 Analysis of the No Project Alternative 4-3
4.2.1 No Project Alternative Description and Setting 4-3
4.2.2 Comparison of the Effects of the No Project Alternative to the Project 4-4
4.2.3 Conclusion 4-5
4.3 Analysis of the Specific Plan-Designated Land Use Alternative 4-5
4.3.1 Specific Plan-Designated Land Use Alternative Description and Setting 4-5
4.3.2 Comparison of the Effects of the Specific Plan-Designated Land Use Alternative to the Project 4-6
4.3.3 Conclusion 4-8
4.4 Analysis of the Reduced Development Footprint Alternative 4-8
4.4.1 Reduced Development Footprint Alternative Description and Setting 4-8
4.4.2 Comparison of the Reduced Development Footprint Alternative to the Project 4-8
4.4.3 Conclusion 4-10
4.5 Analysis of the Reduced Building Height Alternative 4-10
4.5.1 Reduced Building Height Alternative Description and Setting 4-10
4.5.2 Comparison of the Reduced Aesthetic Impact Alternative to the Project 4-11
4.5.3 Conclusion 4-12
4.6 Environmentally Superior Alternative 4-13
4.7 Summary of Alternatives 4-13

CHAPTER 5.0 LIST OF REFERENCES 5-1

CHAPTER 6.0 LIST OF DSEIR PREPARERS AND PERSONS AND ORGANIZATIONS CONTACTED 6-1

CHAPTER 7.0 LIST OF MITIGATION MEASURES AND ENVIRONMENTAL DESIGN CONSIDERATIONS 7-1

7.1 Mitigation Measures 7-1
7.1.1 Aesthetics 7-1
7.1.2 Biological Resources 7-1
7.1.3 Cultural Resources and Tribal Cultural Resources 7-2
7.1.4 Hazards -- Fire Safety and Hazardous Chemicals 7-4
7.1.5 Noise 7-5
7.2 Design Features 7-6
7.2.1 Aesthetics 7-6
7.2.2 Biological Resources 7-7
7.2.3 Hazards 7-8
7.2.4 Noise 7-10
7.2.5 Air Quality 7-10
7.2.6 Greenhouse Gases 7-11

7.2.7 Hydrology/Water Quality 7-11
7.2.8 Land Use and Planning 7-12
7.2.9 Traffic 7-13
7.2.10 Utilities 7-13
7.2.11 Geology and Soils 7-14
7.2.12 Paleontological Resources 7-14

LIST OF FIGURES

Figure No. **Title**

SUMMARY

S-1 Regional Vicinity Map
S-2 USGS Quadrangle Map
S-3 Aerial Photograph

CHAPTER 1

1-1 Project Area Within PA V
1-2 Site Plan with Phases
1-3 North Elevation
1-4 East Elevation
1-5 South Elevation
1-6 West Elevation
1-7 Conceptual Landscape Plan
1-8 Conceptual Landscape Plan Detail
1-9 Conceptual Landscape Plan Notes
1-10 Surrounding Land Uses
1-11 Cumulative Projects in Study Area

CHAPTER 2

2.1-1 Topographic Viewshed
2.1-2 Key View Index
2.1-3 Key View 1, Looking from Southeast Corner of Site
2.1-4 Key View 2, Wild Horse Glen at Intersection, Looking North
2.1-5 Key View 3, Looking Northeast from Southwest Property Corner
2.1-6 Key View 4, Looking Northeast from Intersection
2.1-7 Key View 5, Looking East from Four Gee Road
2.1-8 Key View 6, Looking South from Campania Avenue
2.1-9 Key View 7, Looking Southwest from Northeast of the Site
2.1-10 Key View 8, Looking from East of the Site
2.1-11 Key View 9, Looking Northeast from Camino Del Sur
2.1-12 Key View 10, Looking Northwest from Rancho Bernardo Road
2.1-13 Cumulative Study Area

2.2-1 Biological Resources Map

2.5-1 Current Traffic CNEL Contours and Noise Measurement Locations
2.5-2 Future Traffic CNEL Contours and Noise Measurement Locations
2.5-3 Rooftop Mechanical Equipment Noise Contours
2.5-4 Event Noise Contour and Receiver Locations
2.5-5 Construction Noise Sources and Worst-Case Receiver Locations

CHAPTER 3

3.1-1 Hydromodification Management Exhibit, Post-Development
3.1-2 Permanent Storm Water, Source Control, and Site Design BMPs
3.1-3 Santa Fe Village Specific Plan
3.1-4 Land Uses Within One Mile of Project Site
3.1-5 Zoning Within One Mile of Project Site
3.1-6 Surrounding Land Uses
3.1-7 Tallest Buildings and Towers Within One Mile of Project Site
3.1-8 Largest Buildings and Projects Within One Mile of Project Site
3.1-9 Project Traffic Study Area
3.1-10 Existing Circulation Network
3.1-11 Project Trip Distribution

CHAPTER 4

4.3-1 Specific Plan-Designated Land Use Alternative
4.4-1 Reduced Development Footprint Alternative
4.5-1 Reduced Building Height Alternative Elevations

LIST OF TABLES

Table No. Title

SUMMARY

S-1 Summary of Significant Effects and Mitigation Measures that Reduce or Avoid the Significant Effects
S-2 Comparison of Project Alternative Impacts to Significant Project Impacts

CHAPTER 1

1-1 Projects in Cumulative Impact Study Area

CHAPTER 2

2.2-1 Habitat Impacts and Mitigation

2.3-1 Project Consistency with Applicable General Plan Goals and Policies
2.3-2 Project Consistency with Applicable SFVSP Policies

2.5-1 Weekend Traffic Noise Impacts at Worst Case Receivers
2.5-2 Calculated Noise Impacts of Rooftop Mechanical Equipment
2.5-3 Calculated Noise Impacts of Church Events
2.5-4 Typical Construction Equipment Noise Levels
2.5-5 Temporary Construction Noise Levels at Neighboring Properties to North and South
2.5.6 Cumulative Weekend Traffic CNEL Impacts at Worst Case Receivers

CHAPTER 3

3.1-1 Ambient Air Quality Standards
3.1-2 Ambient Background Concentrations
3.1-3 Screening Level Thresholds for Air Quality Impact Analysis
3.1-4 Construction Phases and Equipment/Crew Requirements
3.1-5a Maximum Daily Estimated Construction Emissions, Phase 1
3.1-5b Maximum Daily Estimated Construction Emissions, Phase 2
3.1-6 Total Operational Emissions
3.1-7 Global Warming Potentials and Atmospheric Lifetimes
3.1-8 GHG Emissions Calculation Methodology Summary
3.1-9 Summary of Construction Emissions
3.1-10 Operational GHG Emissions in 2020
3.1-11 Project Consistency with County General Plan Policies
3.1-12 Pollutants of Concern
3.1-13 Comparison of Pre-Construction and Post-Construction Runnoff and Velocity
3.1-14 Site Design BMPs

3.1-15 Project Source Control BMPs
3.1-16 Summary of Surrounding Land Uses
3.1-17 Project Consistency with Guiding Principles of the General Plan
3.1-18 Project Conssitency with Applicable General Plan Land Use Policies
3.1-19 Site Coverage Comparison
3.1-19A Operational Details and Special Events Schedule
3.1-20 County of San Diego Significant Traffic Impact Thresholds
3.1-21 City of San Diego Significant Traffic Impact Thresholds
3.1-22 Existing Segments ADT Volumes and Levels of Service
3.1-23 Existing Intersections Levels of Service
3.1-24 Weekday Project Trip Generation
3.1-25 Weekend Project Trip Generation
3.1-26 Existing + Project Segments - ADT Volumes and Levels of Service
3.1-27 Existing + Project Intersections - Levels of Service
3.1-28 Future Queue Analysis
3.1-29 Cumulative Project Traffic Generation
3.1-30 Existing + Ambient + Cumulative + Project Segments - ADT Volumes and Levels of Service
3.1-31 Existing + Ambient + Cumulative + Project Intersections - Levels of Service
3.1-32 General Plan Segments - ADT Volumes and Levels of Service
3.1-33 Water Supply and Demand Comparison-Normal Year
3.1-34 Water Supply and Demand Comparison-Single Dry Year
3.1-35 Water Supply and Demand Comparison-Multiple Dry Years
3.1-36 Project Energy Use by Type and Use Categories
3.1-37 Title 24 2014 Selected Energy Efficiency Requirements

CHAPTER 4

4.7-1 Comparison of Project Alternative Impacts to Significant Proposed Project Impacts

TECHNICAL APPENDICES

APPENDIX DESIGNATION	TITLE
A	Notice of Preparation and Responses to Notice of Preparation
B	*Chinese Bible Church of San Diego Traffic Impact Study*, J. Arnold Torma, P.E, KOA Corporation, March 2017
C	*Visual Resources Impact Report*, Jerelyn B. Dilno, TRS Consultants, May 2016 and *3300-10-037, Chinese Bible Church of San Diego Addendum to Visual Study, TRS Consultants, January 9, 2017*
D	*Chinese Bible Church of San Diego [Photometric Study]*, Rock Electric, Inc., July 27, 2014 and *3300-10-037, Chinese Bible Church of San Diego, Addendum to Dark Skies and Glare (Photometric Study)*, Rock Electric, Inc., January 30, 2017
E	*Biological Letter Report for Chinese Bible Church of San Diego,* RC Biological Consulting, Inc., & Klutz Biological Consulting, July 17, 2016; *MUP 10-037, Change to Project Description*, RC Biological Consulting, Inc., & Klutz Biological Consulting December 19, 2016; and MUP 10-037 Changes to Project Site Plan, Klutz Biological Consulting, May 27, 2018
F	*Phase I Cultural Resources Study for the Santa Fe Valley Chinese Church Project*, Brian F. Smith, Brian F. Smith and Associates, Inc., November 15, 2010 and *MUP10-037; Changes to Project Description for the Chinese Bible Church Project*, Brian F. Smith and Associates, Inc., December 19, 2016
G	*Historical Resources Technical Report for the 16919 Four Gee Road Property*, Scott A. Moomjian, January 9, 2012, and *MUP 10-37/Changes to Project Description*, Scott A. Moomjian, December 23, 2016
H	*Fire Protection Plan*, Robin Church, RC Biological Consulting, Inc., May 1, 2015, Revised May 29, 2018 and *MUP 10-037 Changes to Project Description*, Ronald Woychak, Firewise 2000, Inc., December 20, 2016
I	*Phase 1 Environmental Site Assessment*, Coast 2 Coast Environmental, Inc., July 13, 2016
J	*Acoustical Analysis Report, Santa Fe Chinese Bible Church of San Diego*, Jonathan Brothers, Eilar Associates, Inc., April 13, 2017
K	*Air Quality Assessment for the Chinese Bible Church of San Diego*, Valorie L. Thompson, PhD., Scientific Resources Associated, June 15, 2016 and *Chinese Bible Church, Revision to Project Description*, Scientific Resources Associated December 16, 2016
L	*Chinese Bible Church Global Climate Change Analysis,* Jack T. Emerson, Jessica L. Fleming, and William A. Maddux, RECON Environmental, Inc., August 9, 2017

M *CEQA Drainage Study*, Michael L. Benesh, MLB Engineering, January 20, 2014 MUP 10-037 *Drainage Study Building Area*, Michael L. Benesh, MLB Engineering, October 27, 2016, and *MUP 10-037 Changes to Project Description*, Michael L. Benesh, MLB Engineering, December 8, 2016

N *County of San Diego Preliminary Priority Development Project (PDP) SWQMP: Chinese Bible Church*, Michael L. Benesh, MLB Engineering, October 26, 2016 and *MUP 10-037 Changes to Project Description*, MLB Engineering, December 8, 2016

O *Land Use & Planning Analysis for the Chinese Bible Church, San Diego, California*, RECON Environmental, Inc., June 7, 2018_and *Addendum to Land Use & Planning Analysis for the Chinese Bible Church, San Diego, CA,* RECON Environmental, Inc., December 30, 2016

P Service Letters

LIST OF ABBREVIATIONS AND ACRONYMS

AB	Assembly Bill
ACM	Asbestos Containing Material
AD	Administrative Permit
ADT	Average Daily Traffic
AERMOD	U.S. Environmental Protection Agency-approved air dispersion model
AMSL	Above Mean Sea Level
APCD	Air Pollution Control District
AQMD	Air Quality Management District
AR	City of San Diego Zoning Ordinance Agricultural-Residential Zone
ATS	Advanced Treatment System
BAT	Best Available Technology Economically Achievable
BAU	Business as Usual
BCT	Best Conventional Pollution Control Technology
BI	Biology
BMP	Best Management Practices
BMR	Black Mountain Ranch
BOSE	Biological Open Space Easement
BRCA	Biological Resource Core Area
Btu	British Thermal Unit
CAA	Federal Clean Air Act
CAAQS	California Ambient Air Quality Standards
CalARP	California Accidental Release Program
CalEPA	California Environmental Protection Agency
CalFire	California Department of Forestry and Fire Protection
CalGreen	California Green Building Standards Code, a part of Title 24
CARB	California Air Resources Board
CAT	Climate Action Team
CC	City of San Diego Zoning Ordinance Commercial-Community Zone
CCAA	California Clean Air Act
CCR	California Code of Regulations
CDFW	California Department of Fish and Wildlife
CEQA	California Environmental Quality Act
CFGC	California Fish and Game Code
CFR	Code of Federal Regulations
cfs	Cubic feet per second
ch/h	Chains per hour
CHHSL	California Human Health Screening Level
CIWMB	California Integrated Waste Management Board
CLOW	Coast Live Oak Woodland
CMP	Congestion Management Plan
CNDDB	California Natural Diversity Database
CNEL	Community Noise Equivalent Level

ABBREVIATIONS (CONT'D)

CNPS	California Native Plant Society
CO	Carbon Monoxide
CO_2	Carbon Dioxide
CO2E	Carbon Dioxide Equivalent
COS	Conservation and Open Space Element of the General Plan
CR	Cultural
CRHR	California Register of Historical Resources
CRM	Cultural Resource Management
CSMP	Construction Site Monitoring Program
CSS	Coastal Sage Scrub
C-34	County of San Diego Zoning Ordinance General Commercial/Residential Zone
CWA	Clean Water Act
dB	Decibels
dBA	A-Weighted Decibels
DEH	County of San Diego Department of Environmental Health
DG	Decomposed Granite
DPW	County of San Diego Department of Public Works
DSEIR	Draft Supplemental Environmental Impact Report
DTSC	California Department of Toxic Substances Control
DU/AC	Dwelling Units/Acre
ECT	Emission Control Technology
EDA	Estate Development Area
EDCO	A commercial waste hauling company in San Diego County
EDU	Equivalent Dwelling Unit
EIR	Environmental Impact Report
EPA	U.S. Environmental Protection Agency
ESA	U.S. Endangered Species Act
FEMA	Federal Emergency Management Administration
FHD	County Department of Environmental Health, Food and Housing Division
FIRM	Federal Insurance Rate Map
FPP	Fire Protection Plan
GCC	Global Climate Change
GHG	Green House Gasses
GP	General Plan
GPA	General Plan Amendment
gpd	Gallons Per Day
GPM	Gallons Per Minute
GWh	Gigawatts
GWP	Global Warming Potential

ABBREVIATIONS (CONT'D)

HCM	Highway Capacity Manual
HLP	Habitat Loss Permit
HMBP	Hazardous Materials Business Plan
HMP	Hydromodification Management Plan
H_2S	Hydrogen Sulfide
HVAC	Heating, Ventilation, and Air Conditioning
HZ	Hazards
IESNA	Illuminating Engineering Society of North America
ITS	Caltrans Intelligent Transportation Systems
kWh	Kilowatt
LAFCO	Local Agency Formation Commission
LBP	Lead-Based Paint
LED	Light-Emitting Diode
LEED	Leadership in Energy and Environmental Design
LID	Low Impact Development
LOS	Level of Service
MBTA	Migratory Bird Treaty Act
MCL	Primary Federal or State Maximum Contaminant Level
MEI	Maximum Exposed Individual
MLD	Most Likely Descended
MPH	Miles Per Hour
MPO	Metropolitan Planning Organization
MSCP	Multiple Species Conservation Program
MS4	Municipal Separate Storm Sewer Systems
MUP	Major Use Permit
MWD	Metropolitan Water District of Southern California
N	Noise (used in reference to noise impacts)
NAAQS	National Ambient Air Quality Standards
NAHC	National American Heritage Commission
NCCP	Natural Community Conservation Planning
NCMSCP	North County Multiple Species Conservation Program
ND	Negative Declaration
NFIP	National Flood Insurance Program
NOP	Notice of Preparation
NO_2	Nitrogen Dioxide
NO_x	Oxides of Nitrogen
NPDES	National Pollution Discharge Elimination System
NSLU	Noise Sensitive Land Use

ABBREVIATIONS (CONT'D)

OMWD	Olivenhain Municipal Water District
O_3	Ozone
OW	Open Water
PA	Planning Area
Pb	Lead
PDS	County Department of Planning & Development Services
$PM_{2.5}$	Particulate Matter approximately 2.5 microns in size
PM_{10}	Particulate Matter approximately 10 microns in size
PPV	Peak Particle Velocity
RAQS	Regional Air Quality Strategy
RCRA	Resource Conservation and Recovery Act
RM	County of San Diego Zoning Ordinance Multiple Family Residential Zone
RMP	Risk Management Plan
RPO	Resource Protection Ordinance
RS	County of San Diego Zoning Ordinance Single Family Residential Zone
RSFCSD	Rancho Santa Fe Community Services District
RSFFPD	Rancho Santa Fe Fire Protection District
RTP	Regional Transportation Plan
RWQCB	Regional Water Quality Control Board
SANDAG	San Diego Association of Governments
SanGIS	San Diego Geographic Information Source
SB	Senate Bill
SCAB	South Coast Air Basin
SCAQMD	South Coast Air Quality Management District
SCIC	South Coastal Information Center
SCS	Southern Coastal Scrub
SDAB	San Diego Air Basin
SDAPCD	San Diego Air Pollution Control District
SDCP	San Dieguito Community Plan
SDCPA	San Dieguito Community Plan Area
SDCWA	San Diego County Water Authority
SDGE	San Diego Gas and Electric
SDHC	San Diego History Center
SDI	San Diego County as used in reference to cultural resource sites
SDRWQCB	San Diego Regional Water Quality Control Board
S88	County of San Diego Zoning Ordinance Specific Plan Zone
SFVSP	Santa Fe Valley Specific Plan
SIP	State Implementation Plan
SO_2	Sulfur Dioxide
SP	Specific Plan
SPA	Specific Plan Area

ABBREVIATIONS (CONT'D)

SR	State Route
SRA	State Responsibility Area
SUSMP	Countywide Model Standard Urban Stormwater Mitigation Plan
SWPPP	Stormwater Pollution Prevention Program
SWRCB	State Water Resources Control Board
TAC	Toxic Air Contaminants
T-BACT	Toxics Best Available Control Technology
TCP	Traditional Cultural Property
TCR	Tribal Cultural Resource
TDS	Total Dissolved Solids
TDU	Travel Demand Unit
TIF	Transportation Impact Fee
TM	Tentative Map
TMDL	Total Maximum Daily Load
TPM	Tentative Parcel Map
UFC	Uniform Fire Code
URMP	County Jurisdictional Urban Runoff Management Plan
USEPA	U.S. Environmental Protection Agency
USFWS	U.S. Fish and Wildlife Service
USGS	U.S. Geologic Survey
UWMP	Urban Water Management Plan
VAC	Vacation of Public Easement
V/C	Volume to Capacity Ratio
VIS	Visual
VOC	Volatile Organic Compound
WPO/SSM	Watershed Protection, Stormwater Management, and Discharge Control Ordinance/Attachment A: Stormwater Standards Manual
WSA	Water Supply Assessment

This page intentionally left blank.

S.0 SUMMARY

S.1 Project Synopsis

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

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

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

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

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

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

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

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

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

S.1.1 Description, Location, and Setting

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

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

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

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

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

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

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

S.3 Areas of Controversy

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

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

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

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

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

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

S.5 Project Alternatives

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

S.5.1 Alternative 1: No Project Alternative

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

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

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

S.5.3 Alternative 3: Reduced Development Footprint Alternative

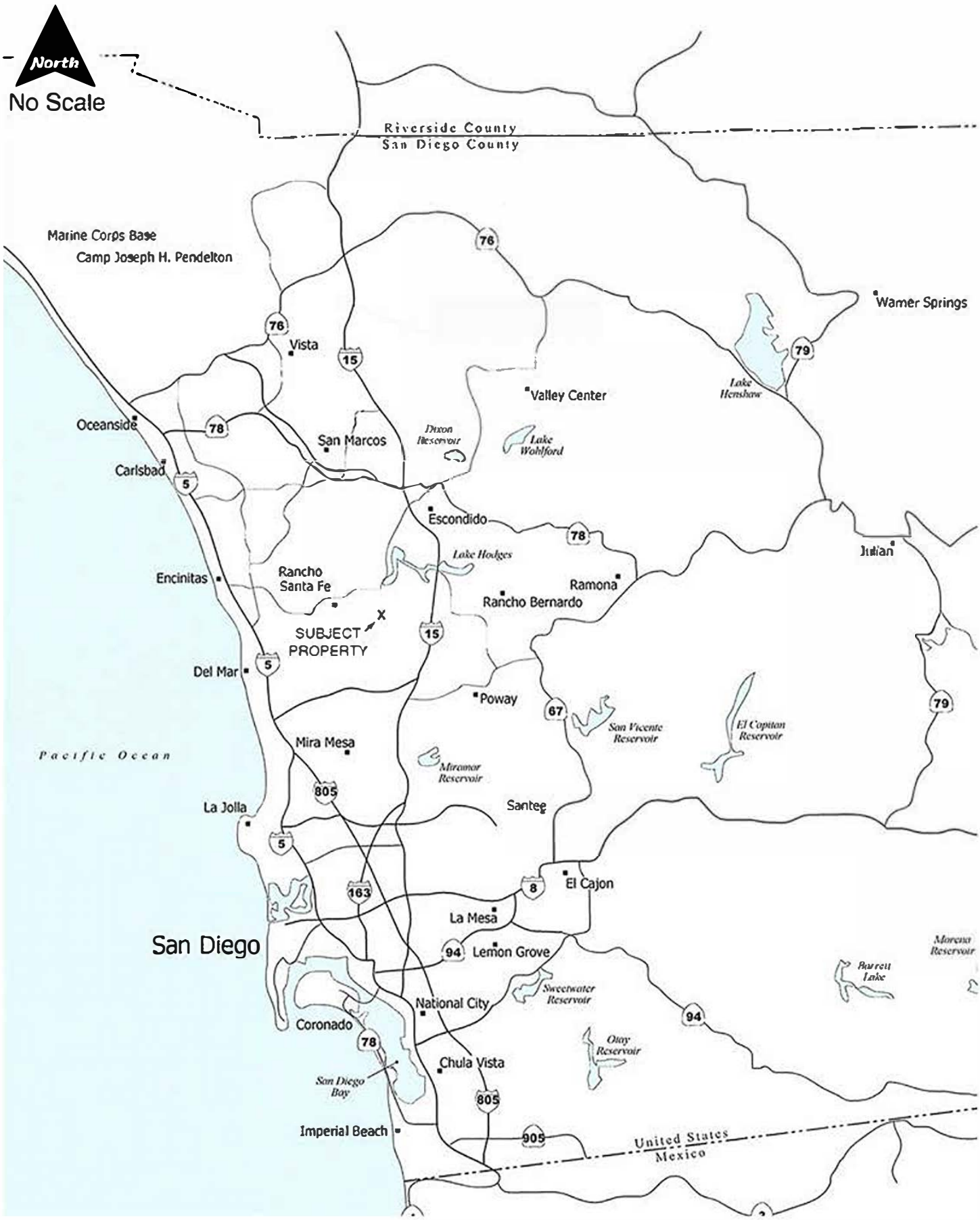
The Reduced Development Footprint Alternative evaluates a project that has a smaller footprint and wider buffer along its northern boundary where open space is present. All other aspects of the alternative remain the same as the Project. This alternative has significant effects in five categories, but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

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

S.5.4 Alternative 4: Reduced Building Height Alternative

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

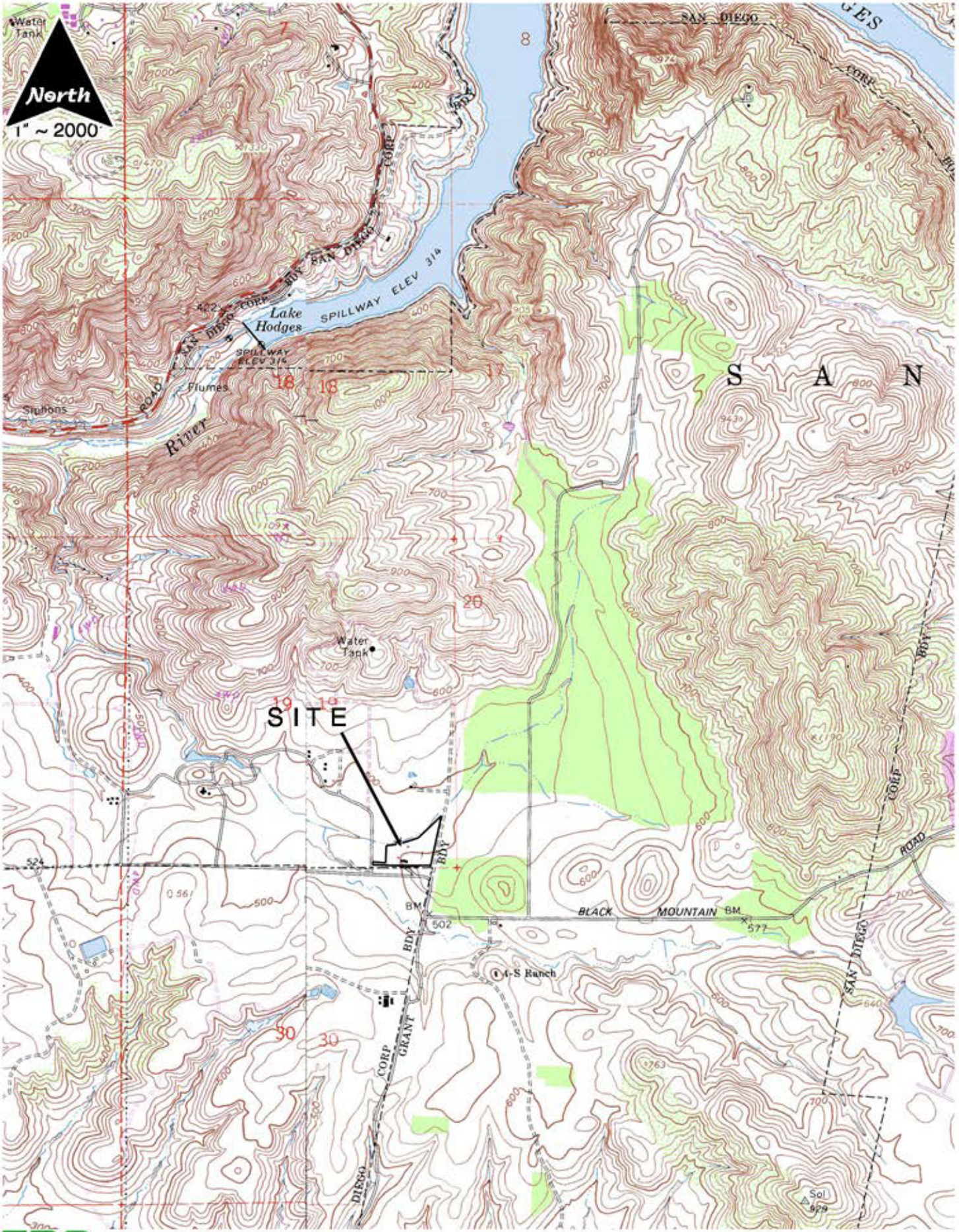
This page intentionally left blank



TRS CONSULTANTS

Regional Vicinity Map

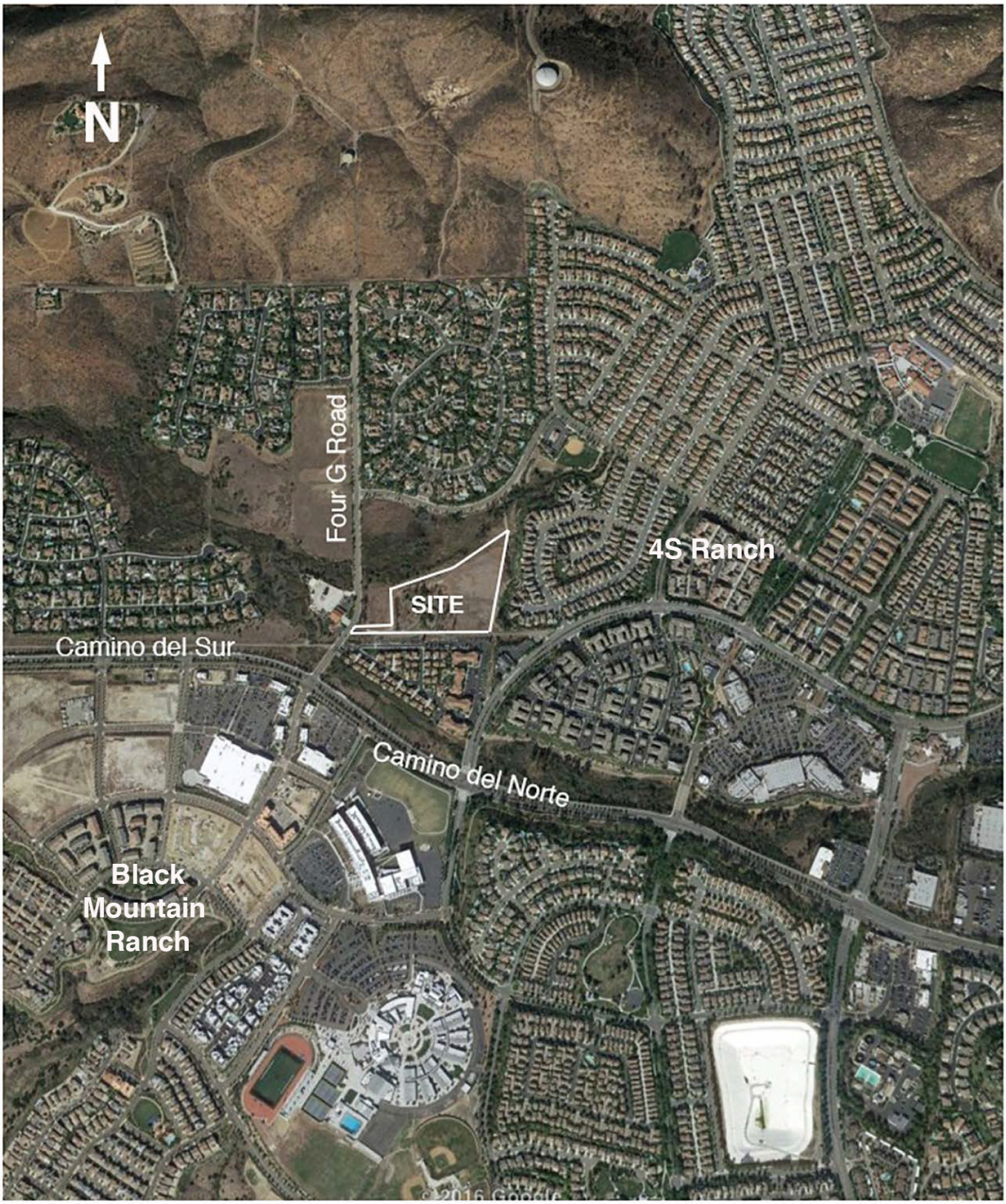
Figure S-1



TRS CONSULTANTS

USGS Quadrangle Map

Figure S-2



TRS CONSULTANTS

Aerial Photograph

Figure S-3

TABLE S-1 SUMMARY OF SIGNIFICANT EFFECTS AND MITIGATION MEASURES THT REDUCE OR AVOID THE SIGNFICANT EFFECTS			
Project-Level Impacts	SIGNIFICANT IMPACTS MITIGATED TO A LEVEL LESS THAN SIGNIFICANT		
Impact No.	**Impact**	**Mitigation**	**Conclusion and Mitigation Effectiveness**
2.1 Aesthetics			
VIS-1	The Project would introduce a retaining wall and fence to the north that would detract from or contrast with the existing visual character and/or quality of the area.	**M-VIS-1** To screen the retaining wall along the northern site boundary, the Project shall: • Paint or clad the wall with a non-reflective earth-toned material that is matched in color to the surrounding and planned vegetation along the wall • Alternatively, earth-toned bricks or other building material may be used. • Incorporate vertical elements from the base of the wall to break the horizontals of the wall. These elements can be constructed elements or vegetation. Constructed elements shall be of a type and quality that complements the existing design. Vegetation elements shall be able to attain a height that would reach the top of the fence along the wall so as to integrate these two structures.	Aesthetic resources will be preserved through the use of specific design elements to visually break up the long horizontal wall element on the north boundary. The vertical nature of the design elements will compliment planned structures in both design and color. The on-going maintenance of the facility and landscaping will be made a condition of the Major Use Permit, thereby conserving the site's aesthetic value into the future. With implementation of these measures, impacts would be rendered not significant because the long horizontal line of the retaining will be obscured.
VIS-2a	The Project would result in a change that contributes to the valued visual character of the area.	**M-VIS-1** To screen the retaining wall along the northern site boundary, the Project shall: • Paint or clad the wall with a non-reflective earth-toned material that is matched in color to the surrounding and planned vegetation along the wall.	Valued visual resources of the area will be preserved during construction through the use of large landscape boxes and varied landscape elements that will provide immediate screening for

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

SIGNIFICANT IMPACTS MITIGATED TO A LEVEL OF LESS THAN SIGNIFICANT			
Project-Level Impacts			
Impact No.	**Impact**	**Mitigation**	**Conclusion and Mitigation Effectiveness**
			and landscaping will be made a condition of the Major Use Permit, thereby conserving site's aesthetic value into the future. With implementation of these measures, temporary construction impacts are rendered not significant.
VIS-3a	The Project would obstruct views from the Campania Avenue trail.	**M-VIS-1** To screen the retaining wall along the northern site boundary, the Project shall: • Paint or clad the wall with a non-reflective earth-toned material that is matched in color to the surrounding and planned vegetation along the wall. • Alternatively, earth-toned bricks or other building material may be used. • Incorporate vertical elements from the base of the wall to break the horizontals of the wall. These elements can be constructed elements or vegetation. Constructed elements shall be of a type and quality that complements the existing design. Vegetation elements shall be able to attain a height that would be reach the top of the fence along the wall so as to integrate these two structures.	Aesthetic resources will be preserved through the use of specific design elements to visually break up the long horizontal wall element on the north boundary. The vertical nature of the design elements will compliment planned structures in both design and color. The on-going maintenance of the facility and landscaping will be made a condition of the Major Use Permit, thereby conserving site's aesthetic value into the future. With implementation of these measures, impacts would be rendered not significant because the long horizontal line of the retaining wall will be obscured.
VIS-3b	The Project would modify views from the trail along the	**M-VIS-2** Install 36" boxed citrus, 10 gallon shrubs, and 10	Aesthetic resources from the trail along the southern boundary will

SIGNIFICANT IMPACTS MITIGATED TO A LEVEL OF LESS THAN SIGNIFICANT			
Project-Level Impacts			
Impact No.	**Impact**	**Mitigation**	**Conclusion and Mitigation Effectiveness**
	southern boundary.	gallon vines at the earliest possible point during Project construction. At corners of the eastern boundary, the proposed California peppers shall be 48" box size. Along the east-facing sidewalk, the proposed crepe myrtle shall be 48" box size. **M-VIS-3** Install 48" trees and 10 gallon shrubs along the decorative fence line.	be preserved through the use of extensive design requirements, including architectural detail, and landscaping. Immediate effects from clearing and grading will be mitigated by providing large landscape boxes that will provide immediate screening for construction elements. The on-going maintenance of the facility and landscaping will be made a condition of the Major Use Permit, thereby conserving the site's aesthetic value into the future. With implementation of these measures, impacts are rendered not significant because immediate screening is provided and long term landscaping will establish an effective visual amenity along the trail.
VIS-4a	The Project would not comply with applicable goals, policies, or requirements of the SFVSP due to the proposed northern retaining wall.	**M-VIS-1** To screen the retaining wall along the northern site boundary, the Project shall: • Paint or clad the wall with a non-reflective earth-toned material that is matched in color to the surrounding and planned vegetation along the wall. • Alternatively, earth-toned bricks or other building material may be used. • Incorporate vertical elements from the base of the	Aesthetic resources as expressed in the SFVSP will be preserved through the use of specific design elements to visually break up the long horizontal wall element on the north boundary. The vertical nature of the design elements will compliment planned structures in both design and color. The on-

SIGNIFICANT IMPACTS MITIGATED TO A LEVEL OF LESS THAN SIGNIFICANT			
Project-Level Impacts			
Impact No.	**Impact**	**Mitigation**	**Conclusion and Mitigation Effectiveness**
		wall to break the horizontals of the wall. These elements can be constructed or vegetation. Constructed elements shall be of a type and quality that complements the existing design. Vegetation elements shall be able to attain a height that would be reach the top of the fence along the wall so as to integrate these two structures.	going maintenance of the facility and landscaping will be made a condition of the Major Use Permit, thereby conserving site's aesthetic value into the future. With implementation of these measures, impacts would be rendered not significant because the long horizontal line of the retaining will be obscured.
VIS-4b	The Project would not comply with applicable goals, policies, or requirements of the SFVSP due to obstruction of views from the Campania Avenue trail and the trail south of the Project site.	**M-VIS-2** Install 36" boxed citrus, 10 gallon shrubs, and 10 gallon vines at the earliest possible point during Project construction. At corners of the eastern boundary, the proposed California peppers shall be 48" box size. Along the east-facing sidewalk, the proposed crepe myrtle shall be 48" box size. **M-VIS-3** Install 48" trees and 10 gallon shrubs along the decorative fence line.	Aesthetic resources as expressed in the SFVSP will be preserved through the use of specific design elements to visually break up the long horizontal wall element on the north boundary. The vertical nature of the design elements will compliment planned structures in both design and color. The on-going maintenance of the facility and landscaping will be made a condition of the Major Use Permit, thereby conserving site's aesthetic value into the future. With implementation of these measures, impacts would be rendered not significant because immediate screening is provided and long term landscaping will establish effective visual amenities

SIGNIFICANT IMPACTS MITIGATED TO A LEVEL OF LESS THAN SIGNIFICANT			
Project-Level Impacts			
Impact No.	**Impact**	**Mitigation**	**Conclusion and Mitigation Effectiveness**
			along the trails.
2.2 Biology			
BI-1	Impact to 0.3 acre of non-native grassland offsite within the proposed access road footprint. .	**M-BI-1** Direct impact to 0.3 acre of offsite non-native grassland shall be mitigated at a 1:1 ratio in conformance with the MSCP and BMO through preservation of similar or higher value habitat. Mitigation shall occur at the Crestridge Mitigation Bank in Lakeside, California or any other land determined acceptable by the Director of the Department of Planning & Development Services. Note that the mitigation ratio for non-native grassland is typically 0.5:1. A doubled ratio is required here since this area is located within a dedicated open space easement. Pursuant to the County Report Format and Content Requirements – Biological Resources, if existing dedicated biological open space easements are being vacated, the loss of preserved habitat should be mitigated at twice the required ratios because the original mitigation must be replaced and the current loss of habitat must be mitigated.	These measures will be effective because they will preserve habitat of equal or greater value in a mitigation bank that will be managed in perpetuity, so that the resource will be protected on a long term basis. This measure will be made a condition of the MUP for the project so it will be enforced through the County's compliance system.
BI-2	Potential impact to nesting birds covered under the MBTA due to removal of onsite trees during project	**M-BI-2** If any construction work, including onsite tree removal, is proposed during the raptor breeding season (between January 1 and July 15), a qualified biologist	These measures will be effective because they will prevent noise disturbances that may impact MBTA-protected birds while they

SIGNIFICANT IMPACTS MITIGATED TO A LEVEL OF LESS THAN SIGNIFICANT			
Project-Level Impacts			
Impact No.	**Impact**	**Mitigation**	**Conclusion and Mitigation Effectiveness**
	construction.	shall conduct a nesting raptor survey no more than three days prior to scheduled operations to ensure that no nesting birds in the Project area would be impacted. If an active nest is identified, a buffer shall be established between the construction activities and the nest so that nesting activities are not interrupted. The buffer shall be a minimum of 500 feet, be delineated by temporary fencing, and remain in effect as long as construction is occurring or until the nest is no longer active. No project construction shall be allowed to occur within the fenced zone until the young have fledged and will not be impacted by the Project. A copy of the survey shall be submitted to the Director of Planning & Development Services.	are nesting. The presence of nesting birds will be monitored so active oversight will be implemented. This measure will be made a condition of the MUP for the project so it will be enforced through the County's compliance system.
2.3 Cultural Resources			
CR-1	**Impact CR-1** Potential to uncover previously unrecorded archaeological resources during project grading.	**M-CR-1** To mitigate for potential impacts to undiscovered buried archaeological resources including human remains, an archaeological monitoring program and potential data recovery program shall be implemented pursuant to the County of San Diego Guidelines for Determining Significance for Cultural Resources and CEQA and shall include the following requirements: • Pre-Construction o Pre-construction meeting to be attended	These measures will be effective because they will ensure monitoring of potential archaeological resources and provide for a course of action if resources are found. They will be made a condition of the MUP for the Proposed Project and so will be enforced through the County's compliance system.

SIGNIFICANT IMPACTS MITIGATED TO A LEVEL OF LESS THAN SIGNIFICANT			
Project-Level Impacts			
Impact No.	**Impact**	**Mitigation**	**Conclusion and Mitigation Effectiveness**
		by the Project Archaeologist and Luiseño Native American monitor to explain the monitoring requirements. • Construction o Monitoring. Both the Project Archaeologist and Luiseño Native American monitor are to be onsite during earth disturbing activities. The frequency and location of monitoring of native soils will be determined by the Project Archaeologist in consultation with the Luiseño Native American monitor. The Project Archaeologist and Luiseño Native American monitor shall also evaluate fill soils to determine that they are clean of cultural resources. o If cultural resources are identified: ▪ Both the Project Archaeologist and Luiseño Native American monitor have the authority to divert or temporarily halt ground disturbance operations in the area of the discovery. ▪ The Project Archaeologist shall contact the County Archaeologist. ▪ The Project Archaeologist in consultation with the County Archaeologist and Luiseño Native American shall determine the significance of discovered resources.	

SIGNIFICANT IMPACTS MITIGATED TO A LEVEL OF LESS THAN SIGNIFICANT			
Project-Level Impacts			
Impact No.	**Impact**	**Mitigation**	**Conclusion and Mitigation Effectiveness**
		▪ Culturally-affiliated Tribes shall be consulted should Tribal Cultural Resources be identified. ▪ Construction activities will be allowed to resume after the County Archaeologist has concurred with the significance evaluation. ▪ Isolates and non-significant deposits shall be minimally documented in the field. Should the isolates and non-significant deposits not be collected by the Project Archaeologist, the Luiseño Native American monitor may collect the cultural material for transfer to a Tribal curation facility or repatriation program. ▪ If cultural resources are determined to be significant, a Research Design and Data Recovery Program shall be prepared by the Project Archaeologist in consultation with the Luiseño Native American monitor and approved by the County Archaeologist. The program shall include reasonable efforts to preserve (avoid) unique cultural resources or Sacred Sites; the capping of identified Sacred Sites or unique cultural resources and placement of development over the	

SIGNIFICANT IMPACTS MITIGATED TO A LEVEL OF LESS THAN SIGNIFICANT			
Project-Level Impacts			
Impact No.	**Impact**	**Mitigation**	**Conclusion and Mitigation Effectiveness**
		cap if avoidance is infeasible; and data recovery for non-unique cultural resources. The preferred option is preservation (avoidance). ▪ If tribal cultural resources are identified, consultation shall be conducted with culturally-affiliated tribes to determine the appropriate mitigation. o Human Remains ▪ The Property Owner or their representative shall contact the County Coroner and the PDS Staff Archaeologist. ▪ Upon identification of human remains, no further disturbance shall occur in the area of the find until the County Coroner has made the necessary findings as to origin. ▪ If the remains are determined to be of Native American origin, the Most Likely Descendant (MLD), as identified by the Native American Heritage Commission (NAHC), shall be contacted by the Property Owner or their representative in order to determine proper treatment and disposition of the remains. ▪ The immediate vicinity where the Native American human remains are	

SIGNIFICANT IMPACTS MITIGATED TO A LEVEL OF LESS THAN SIGNIFICANT			
Project-Level Impacts			
Impact No.	**Impact**	**Mitigation**	**Conclusion and Mitigation Effectiveness**
		located is not to be damaged or disturbed by further development activity until consultation with the MLD regarding their recommendations as required by Public Resources Code Section 5097.98 has been conducted. ▪ Public Resources Code §5097.98, CEQA §15064.5 and Health & Safety Code §7050.5 shall be followed in the event that human remains are discovered. • Rough Grading o Upon completion of Rough Grading, a monitoring report shall be prepared identifying whether resources were encountered. The report shall be submitted to the South Coastal Information Center, the San Luis Rey Band of Mission Indians, and any culturally-affiliated Tribe who requests a copy. • Final Grading o A final report shall be prepared substantiating that earth-disturbing activities are completed and whether cultural resources were encountered. The report shall be submitted to the South Coastal Information Center, the San Luis Rey Band of Mission Indians,	

SIGNIFICANT IMPACTS MITIGATED TO A LEVEL OF LESS THAN SIGNIFICANT			
Project-Level Impacts			
Impact No.	**Impact**	**Mitigation**	**Conclusion and Mitigation Effectiveness**
		and any culturally-affiliated Tribe who requests a copy. o Disposition of Cultural Material. ▪ The final report shall include evidence that all prehistoric materials have been curated at a San Diego curation facility or Tribal curation facility that meets federal standards per 36 CFR Part 79. Alternatively, the prehistoric materials may be repatriated to a culturally-affiliated Tribe. ▪ The final report shall include evidence that all historic materials have been curated at a San Diego curation facility that meets federal standards per 36 CFR Part 79.	
2.4 Hazards			
HZ-1	**Impact HZ-1:** The Proposed Project could impede ingress and egress from the fire station during peak traffic periods.	**M-HZ-1** In order to reduce the potential for delays to emergency vehicle response from Fire Station No. 2, the intersection of Four Gee Road and Grace Way shall be signalized. This signal shall be capable of being controlled from Fire Station No. 2, which is located directly across	These measures will be effective because they provide the fire department staff a means of stopping traffic from the Proposed Project site. These controls will be

SIGNIFICANT IMPACTS MITIGATED TO A LEVEL OF LESS THAN SIGNIFICANT			
Project-Level Impacts			
Impact No.	**Impact**	**Mitigation**	**Conclusion and Mitigation Effectiveness**
		from Grace Way. The purpose is to allow fire station personnel to control traffic so that emergency vehicles can safely exit the fire station unimpeded in an emergency. The signal at the intersection of Camino Del Sur and Four Gee Road shall be connected to this control system so that fire personnel can coordinate signal changes between the two intersections, which are in close proximity to one another. The ability to coordinate the intersection signals will prevent delays in response time as a result of church-related activities. Additionally, road striping "Do Not Block" shall be painted in front of the Fire Station entrance. These measures will be completed prior to occupancy of the facilities.	effective because they will stop traffic that could interfere with fire vehicle movement at the Four Gee/Project Entry and the Four Gee/Camino Del Sur intersections.
HZ-2	While the Project would not result in hazardous substance handling, nor is it located on or near landfills, burn ash sites, or formerly used defense sites, the potential exists to expose humans or the environment to contaminated soils and disturb ACM and lead-based paint.	**M-HZ-2a** If the redevelopment plans include areas of exposed soil where visitors may congregate, soil sampling for pesticides, herbicides, and metals shall be completed. If finished areas where people will congregate are paved or covered with an impermeable surface, sampling would not be necessary. **M-HZ-2b** If soil is to be transported from the Project site during redevelopment, sampling shall be conducted to confirm if the soil is a hazardous waste due to historic agricultural chemical use. **M-HZ-3** A survey for Asbestos Containing Material shall be completed prior to demolition of the existing structures in order to properly manage these contaminants during	These measures will be effective because they provide for the early detection and remediation of any contaminated soils, Asbestos Containing Material, and Lead-based paints, should they be found. These controls will be effective because they will detect and remediate dangerous chemicals before people are exposed to them.

SIGNIFICANT IMPACTS MITIGATED TO A LEVEL OF LESS THAN SIGNIFICANT			
Project-Level Impacts			
Impact No.	**Impact**	**Mitigation**	**Conclusion and Mitigation Effectiveness**
		demolition. **M-HZ-4** A survey for lead-based paint shall be completed prior to demolition of the existing structures in order to properly manage these contaminants during demolition.	
2.5 Noise			
N-1	**Impact N-1** If any outdoor events are proposed that include more than 500 people, involve the use of an outdoor audio system, or extend after the hours of 7:00 PM, the County and City noise limits could be exceeded. Associated audio equipment used for any outdoor events proposed that include more than 500 people, or extend after the hours of 7:00 PM, could exceed County and City noise limits.	**M-N-1** If any outdoor event is proposed that will involve the use of an outdoor audio system and includes more than 500 people, or if any outdoor event will extend past 7 PM, the noise impacts of the specific event must include design features and mitigation measures to comply with the applicable regulations. Such measures would include, but are not limited to: o Locating events to maximize attenuation from intervening buildings and topography o Limiting the time of the event and cease all substantial noise generating activities by 10 PM. o Limiting the number of attendees not to exceed 500 people to minimize impacts to off-site receptors o Associated outdoor audio equipment, shall be directed away from the occupied neighbors. Audio	These measures will be effective because they will provide for an evaluation of each event that includes more than 500 people, or extends past 7 PM and require the adoption of measures that will control noise if it is found that impacts to surrounding uses would occur. These measures will be effective because they will be made a condition of the MUP for the Proposed Project and because they will deal with each instance where large events are scheduled to occur.

SIGNIFICANT IMPACTS MITIGATED TO A LEVEL OF LESS THAN SIGNIFICANT			
Project-Level Impacts			
Impact No.	**Impact**	**Mitigation**	**Conclusion and Mitigation Effectiveness**
		equipment would be directed in designated areas, facing towards the center of the site and/or using intervening structures to screen and shield associated noise sources. o Associated audio system will be tested prior to the event and the system will be adjusted so that noise does not exceed County of San Diego noise limits. Test results will be provided to the County of San Diego 30 days prior to the event for review.	

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

CONSULTANTS

Comparison of Project Alternative Impacts to Significant Proposed Project Impacts

Table S-2

CHAPTER 1.0 PROJECT DESCRIPTION, LOCATION, AND ENVIRONMENTAL SETTING

1.1 Project Objectives

The Project seeks to:

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

1.2 Project Description

1.2.1 Project's Documentation History

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

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

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

3. New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the ND was adopted, shows any of the following:

    a. The project will have one or more significant effects not discussed in the previous EIR or ND;

    b. Significant effects previously examined will be substantially more severe than shown in the previous EIR;

    c. Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or

    d. Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.

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

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

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

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

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

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

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

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

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

The SFVSP sets forth a comprehensive concept for the development of a residential community in northern San Diego County. The stated intent is to provide a flexible method of establishing the planning framework for development of the area while remaining consistent with the San Dieguito Community Plan and the County of San Diego General Plan.

In order to facilitate planning, the SFVSP was divided into five separate Planning Areas (PAs). The Project site is located within the 888-acre PA V in the northeastern portion of the SFVSP. PA V is further divided into subareas, and the Project is located in the southeast corner of the 71-acre Subarea V.6. Figure 1-1, Project Area Within PA V, depicts this location. Subarea V.6 is designated as “low medium density,” defined as one dwelling unit per 1 to 1.9 acres, which would allow up to a total of 67 dwelling units on the 71 acres throughout the subarea.

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

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

1.2.2 Project's Component Parts

The Project consists of the following permit applications:

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

1.2.2.1 *Facilities*

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

1.2.2.2 *Design Details*

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

some of which are covered. The style calls for the use of natural stone accents and earth-toned colors. Roof styles are typically red tile. These design features are reflected in the site design elevations, as shown in Figures 1-3 and 1-6. Building materials include barrel-tiled roofs, plastered wall surfaces, cultured stone articulations to frame arched windows and doors, cultured stone facings on columns, wrought iron fencing, trellised exterior walkways, and ramadas over sitting areas. The building design heights range from 29 feet, 6 inches, to 35 feet, with the exception of three tower elements. The towers would be 43, 41.5, and 39.5 feet respectively. The Church is requesting a height exception for the towers. Figures 1-3 through 1-6 provide elevations from the north, east, south, and west, respectively, which illustrate these characteristics.

1.2.2.3 *Parking and Transportation*

Parking would be provided for 417 vehicles, exceeding the County requirement of 375 spaces. This would include 406 standard spaces and 11 handicap-accessible spaces. The County requires preferred parking for 34 high mpg and electric vehicles which will be provided. The parking area will be paved. Overflow parking will be provided in Phase II along the eastern site boundary and will be closed at 6 PM except for special events.. This surface will be decomposed granite (DG) in earth tone shades. Members and guests will be encouraged to reduce traffic, noise and emissions through increased use of public transportation, biking, walking, and carpooling. Church staff will assist in organizing public transportation and carpooling using internet and email resources. The Church will continue to operate a shuttle service for its congregation. Details are provided in Chapter 3.1.4.

1.2.2.4 *Landscaping*

The Project will be extensively landscaped. Several landscaped zones are provided in each direction to provide screening, depth, and variety. The Project perimeter would be planted with trees and vines that will intertwine with proposed fencing. The eastern boundary of the church property will be landscaped with a combination of citrus grove, vegetable garden, trees, bushes, and vines. Landscaping adjacent to open space will consist of native vegetation and non-invasive planting to minimize interference with native plant communities in that area. All fuel management and landscaping shall be in conformance with the County's Consolidated Fire Code and Rancho Santa Fe Fire Protection District Ordinance 2014-01A. These regulations restrict flammable vegetation and govern the maintenance of landscaping in fire-safe conditions. Additionally Section 4707.4 as adopted by the Rancho Santa Fe Fire Protection District requires that the Project submit Landscape Plans to be reviewed and approved by the District. Figure 1-7, Conceptual Landscape Plan, shows the extent of landscape coverage throughout the site. Figure 1-8, Conceptual Landscape Plan Detail, highlights selected architectural and landscaping features. The planting palette has been selected to provide a varied and fire-safe vegetative cover. Details area presented in Figure 1-9, Conceptual Landscape Plan Notes.

1.2.2.5 *Recreation*

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

1.2.2.6 *Phasing*

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

1.2.2.7 *Operations*

The project facilities would operate from 8 AM to 10 PM seven days a week. Activities will cease early enough to allow gates to be locked at 10 PM. The peak period of planned use on weekends would be Sundays, during which services would be held between 9 AM and 10 PM. Additional activities include pastoral services, recreational fellowship, Bible study, as well as the operation of a book store and café, which will be open from 9:00 AM to 10:00 PM. Regular administrative and maintenance activities would also occur. Operational details are summarized in Chapter 3.1.4, Land Use and Planning. These operational limitations would be conditions of the MUP and monitored by the County of San Diego.

1.2.2.8 *Access*

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

1.2.2.9 *Grading*

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

the site. Approximately three feet of the wall will be visible from offsite because most of the wall will be constructed below grade. The maximum height of manufactured slopes will be 13 feet along the north side of the Project entrance.

1.2.2.10 *Utilities and Services*

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

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

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

1.2.2.11 *Sustainability*

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

1.2.2.12 *Trails*

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

There is also a trail/pathway easement along Four Gee Road west of the site. There is no trail in that location, but a sidewalk currently parallels Four Gee Road and passes by the site in a north/south fashion

1.2.3 Technical, Economic, Environmental Characteristics

1.2.3.1 *Technical Characteristics*

The property is currently zoned S88 as a residential area in the Santa Fe Valley Specific Plan of the San Dieguito Community Plan Area (SDCPA). The current G designator on the site allows heights up to 35 feet and two stories. Under the MUP, additional height may be permitted. An exception request is proposed to allow for three higher tower elements. The height exception would allow the towers to be 43, 41.5, and 39.5 feet respectively.

1.2.3.2 *Economic Characteristics*

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

1.2.3.3 *Environmental Characteristics*

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

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

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

The Project site supports limited sensitive biological resources, specifically Non-native Grassland (NNG). The site is adjacent to an open space area dedicated as part of TM 5123 and Tentative Parcel Map (TPM) 20340. The open space includes an unnamed drainage, riparian habitats, and scattered eucalyptus trees. The Project design includes an off-site 50-foot no-build buffer from an identified Emergent Wetland (EW). The buffer will restrict access and activity. An additional fire buffer of 100 feet from the no-build buffer will provide additional protection. A fence along the Project development boundary on the north and west will also be provided. Chapter 2.2 evaluates potential biological impacts and proposes mitigation to address impacts.

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

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

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

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

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

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

1.3 Project Location

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

1.4 Environmental Setting

There are residential and non-residential land uses on all sides of the Project site. These are discussed below, beginning in the north and proceeding clockwise. Figure S-3, Aerial Photograph, is provided to assist in following the discussion. Figure 1-10, Surrounding Land Uses, provides a graphic view of land uses in the area.

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

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

Immediately southeast of the Project site is a sheriff substation, which is zoned Specific Plan (S88). The area beyond the substation is within the 4S Ranch community which is developed with multi-family residential homes. It includes the 4S Commons which includes several commercial land uses such as a supermarket, restaurants, and drug store. The zoning for the commercial portion is C34 (General Commercial/ Residential Use). The C34 Use Regulations are intended to create and enhance areas where a mixture of commercial uses and residential uses (typically multi-family dwellings) are desired.

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

Further south and beyond Camino Del Sur/Camino Del Norte is North Village, which includes the highest densities within the BMR Master Plan and all other surrounding communities. Figure S-3, Aerial Photograph, and Figure 1-10, Surrounding Land Uses, illustrate the North Village land uses. North Village features a mixed-use urban core known as Del Sur Town Center. The North Village is accessed from Four Gee Road, which becomes the main street, and from several proposed new intersections along Camino Del Sur. Radiating from the primary gateway at Four Gee Road and Camino Del Sur are the “mixed use core” at 25–45 DU/AC (CC-3-5); “Core Residential” at 10–25 DU/AC (RM-2-6) and Peripheral Residential at 5–10 DU/AC (RM-1-3).

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

To the southwest, across Camino del Sur, is the "urban core" of the North Village, which contains mixed-use development, multi-family residential, employment, the village green, a transit center, and a middle school. This area is zoned CC-3-5 (BMR Plan "Mixed Use Core" 25–45 du/ac) by the City of San Diego.

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

1.5 Intended Uses of the DFSEIR

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

1.5.1 Matrix of Approvals and Permits

The DFSEIR will be used for the following approvals:

Discretionary / Ministerial Approval/Permits	Approving Agency
Specific Plan Amendment Major Use Permit Landscape Plans, Grading Permit Flowage Easement Vacation ~~Grading Permit~~ Improvement Plans Exception Request for Height Regulations Building Plans, Open Space Vacation County Right-of-Way Permits Construction Permits Encroachment Permits	County of San Diego
Air Quality Permit to Construct Air Quality Permit to Operate – Title V Permit	Air Pollution Control District
Streambed Alteration (1603 permit), if required	California Department of Fish and Wildlife
Discharge, dredging, or fill in water body, if required	U.S. Army Corp of Engineers
National Pollutant Discharge Elimination System General Construction Storm Water Permit Clean Water Act Section 401 Water Quality Certification, if required	Regional Water Quality Control Board
Water District Approval	Olivenhain Municipal Water District
Sewer District Annexation and Approval	Rancho Santa Fe Community Services District Local Agency Formation Commission
Fire District Approval	Rancho Santa Fe Fire Protection District

1.5.2 Related Environmental Review and Consultation Requirements

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

1.6 Project Inconsistencies with Applicable Regional and General Plans

A number of plans, regulations, and ordinances apply to this Project and were considered during the applicant's design of the Project. In particular, the County of San Diego's General Plan, the San Dieguito Community Plan (SDCP) and the SFVSP were reviewed for all applicable designations, goals, policies, and conditions. Other plans and regulations also were reviewed, including the County Zoning Ordinance, the Regional Water Quality Control Board (RWQCB)'s San Diego Basin Plan, federal Clean Water Act (CWA), National Pollution Discharge Elimination System (NPDES), San Diego Municipal Storm Water Permit, Regional Air Quality Strategy (RAQS), State Implementation Plans (SIPs), Natural Communities Conservation Program (NCCP), County Light Pollution Code (LPC), and Congestion Management Plan (CMP). The Project's compliance with these plans and ordinances is evaluated throughout the DSEIR, which includes discussion in Chapters 2.0 and 3.0.

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

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

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

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

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

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

1.8 Growth Inducing Impacts

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

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

1.8.1 Growth Inducement due to Economic and Population Growth

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

The Project would provide religious services to the general public. However, the Project is a joint effort of three already existing churches in the region. One is located at Maranatha Christian School approximately a mile west of the site. A second is located in Rancho Bernardo, approximately 3.0 miles east. A third is located at a commercial center approximately 1.5 miles from the site. The Project combines and augments the church-related service already available to these congregations. These church locations will be closed after the church in this new location is opened. Therefore the Project does not predominantly represent a new service in the area that could increase development pressures, but rather is a re-location of already existing service. The Project will not induce growth because it is serving a population that already exists in the region.

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

1.8.2 Growth Inducement due to Provision of Public Facilities/Services

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

1.8.3 Growth Inducement due to Roadway Construction/Improvements

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

1.8.4 Growth Inducement due to Extension of Public Utilities

The Project will use utilities already available in the vicinity. The OMWD would provide potable water. Wastewater disposal will be provided by the RSFCSD via infrastructure

available at the Project boundary. Gas and electric service will be provided by San Diego Gas and Electric (SDGE) and are available at the site boundary. Phone, cable, and data services will be provided by Time Warner, AT&T, or other established providers in the area. Solid waste removal will be provided by Waste Management of San Diego. No extensive utility lines will be required that could foster growth. Utility extensions will be sized only to serve the Project.

1.8.5 Growth Inducement due to Land Use Policy Changes

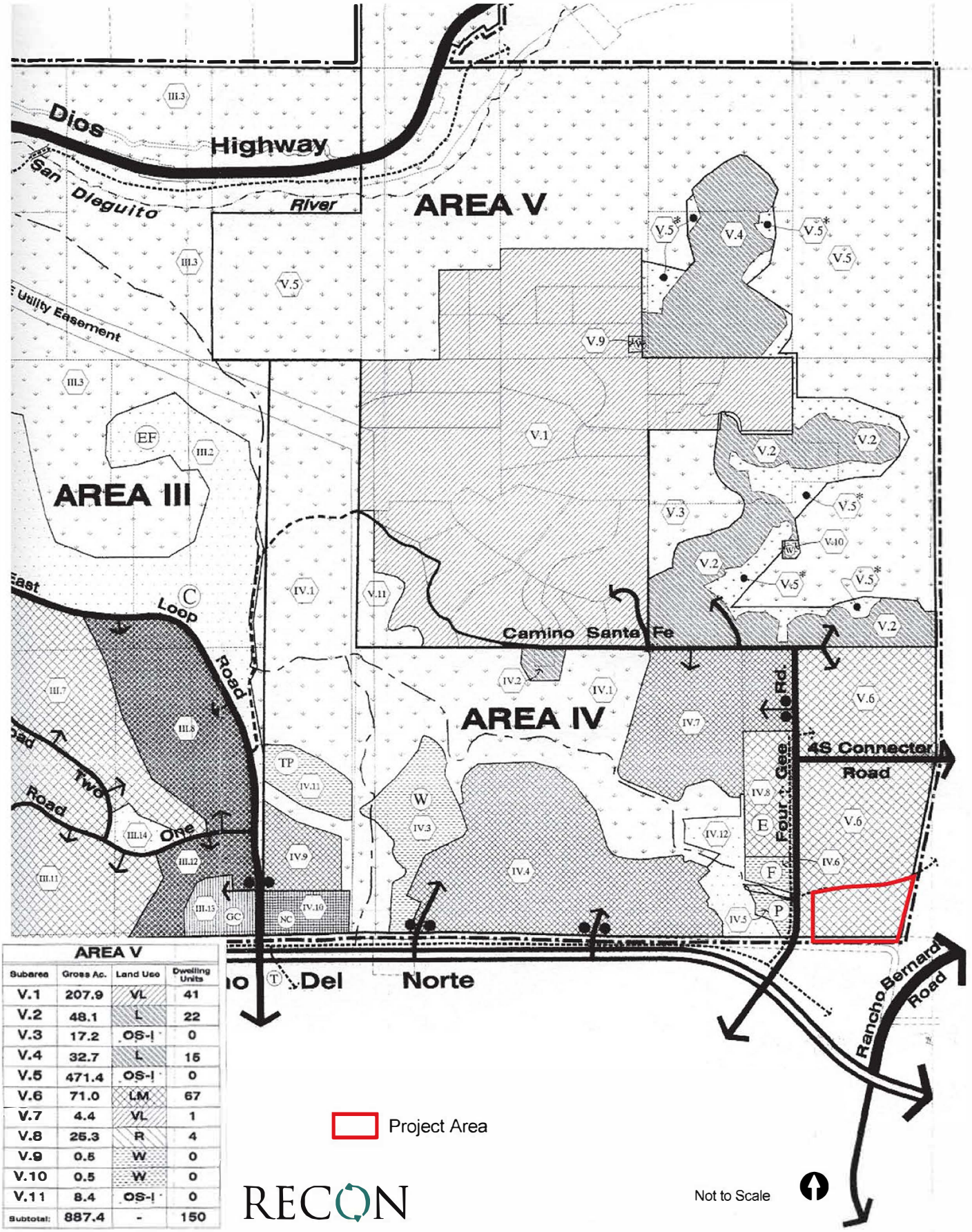
Changes to the planned uses in the area that would promote growth beyond what has already been anticipated are not proposed. No land use policies are being changed as a result of the Project. The Project is consistent with the General Plan. The proposed use is permitted under current zoning with the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

1.8.6 Conclusion

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

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

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



AREA V			
Subarea	Gross Ac.	Land Use	Dwelling Units
V.1	207.9	VL	41
V.2	48.1	L	22
V.3	17.2	OS-I	0
V.4	32.7	L	15
V.5	471.4	OS-I	0
V.6	71.0	LM	67
V.7	4.4	VL	1
V.8	25.3	R	4
V.9	0.5	W	0
V.10	0.5	W	0
V.11	8.4	OS-I	0
Subtotal:	887.4	-	150

TRS CONSULTANTS

Project Area Within Planning Area V

Figure 1-1

Zoning:

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

General Plan: Specific Plan Area

General Plan Regional Category: Semi Rural

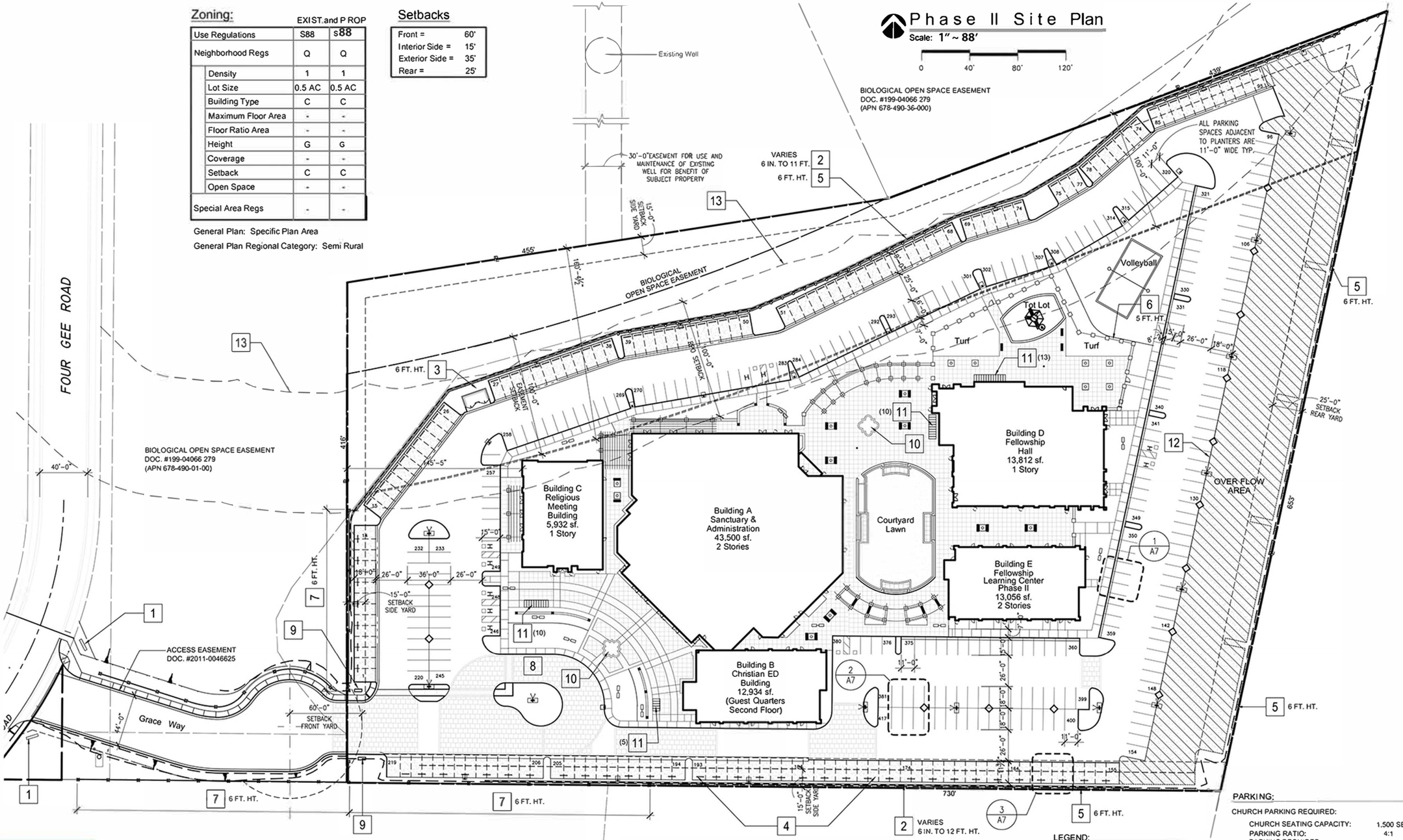
Setbacks

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

Phase II Site Plan

Scale: 1" ~ 88'

0 40' 80' 120'



KEYNOTES

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

LEGEND:

H ACCESSIBLE PARKING SPACE

DECOMPOSED GRANITE

DECOMPOSED GRANITE OVER FLOW AREA

PARKING:

CHURCH PARKING REQUIRED:

CHURCH SEATING CAPACITY:	1,500 SEATS
PARKING RATIO:	4:1
PARKING REQUIRED:	
STANDARD:	364 SPACES
ACCESSIBLE:	11 SPACES
TOTAL PARKING REQUIRED:	375 SPACES
PARKING PROVIDED:	
STANDARD:	406 SPACES
ACCESSIBLE:	11 SPACES
TOTAL PARKING PROVIDED:	417 SPACES
OVER FLOW AREA (DECOMPOSED GRANITE):	
TOTAL S.F. AREA:	38,836 S.F.

SILLMAN WRIGHT ARCHITECTS

TRC CONSULTANTS

Project Site Plan

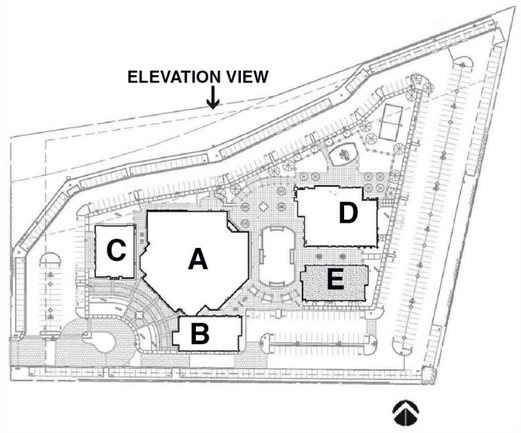
Figure 2

Average Building Heights*

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

** Excludes Towers*





SILLMAN WRIGHT ARCHITECTS

TRS CONSULTANTS

North Elevation

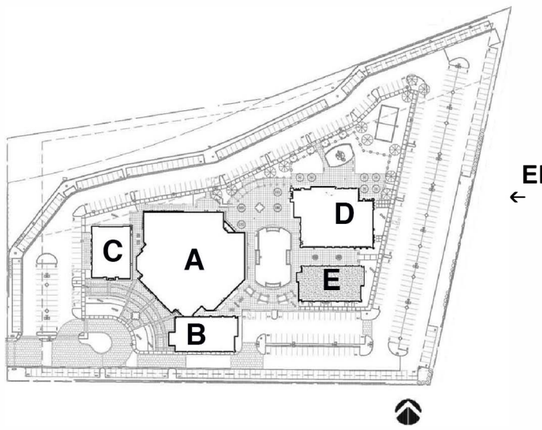
Figure 1-3

Average Building Heights*

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

** Excludes Towers*





Elevation
← View

SILLMAN WRIGHT ARCHITECTS

TRS CONSULTANTS

East Elevation

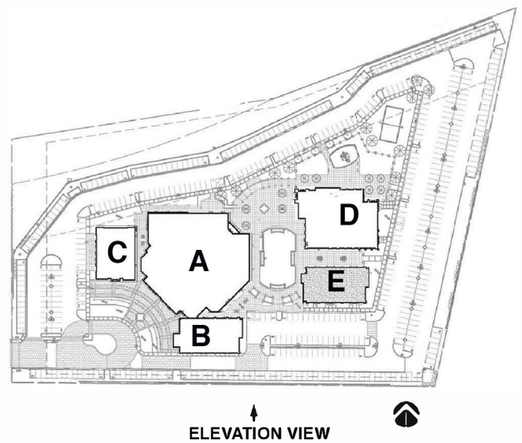
Figure 1-4

Average Building Heights*

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

** Excludes Towers*





SILLMAN WRIGHT ARCHITECTS

TRS CONSULTANTS

South Elevation

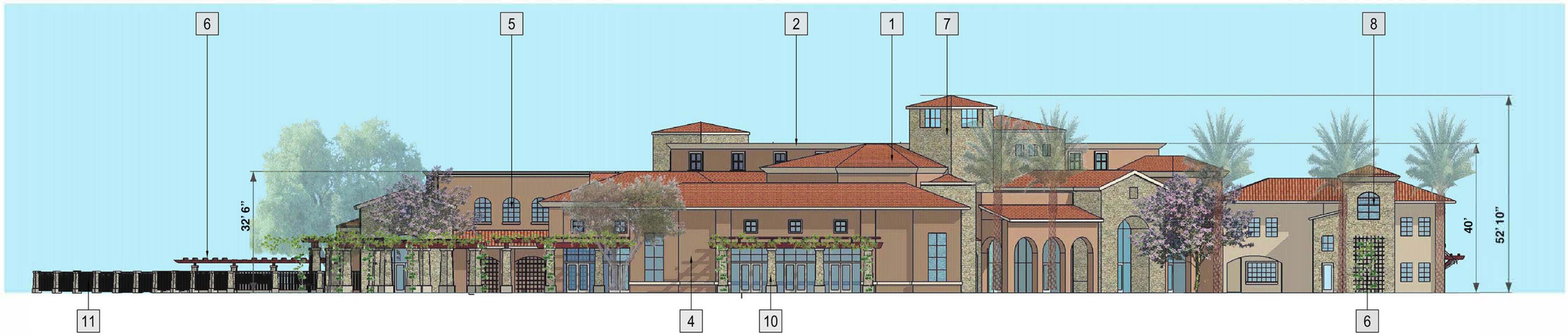
Figure 1-5

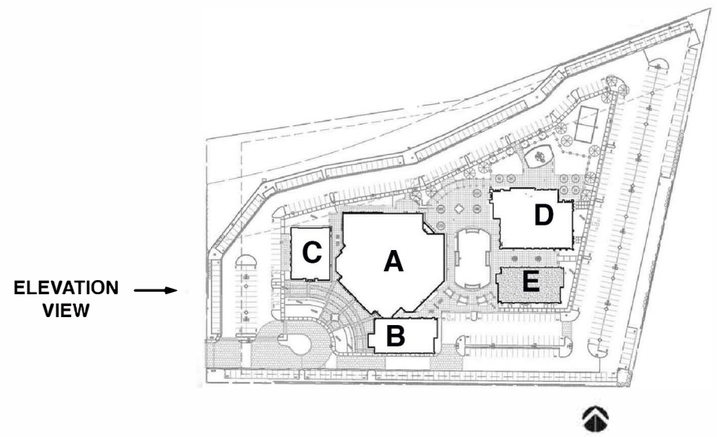
Average Building Heights*

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

** Excludes Towers*

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





SILLMAN WRIGHT ARCHITECTS

IRS CONSULTANTS

West Elevation

Figure 1-6

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

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

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

ENTRY MONUMENT SIGN
6'-0" HIGH WROUGH IRON FENCE WITH PILASTERS AT 50'-0" O.C. SPACING
Four Gee Road
Grace Way
BIOLOGICAL OPEN SPACE EASEMENT
DECOMPOSED GRANITE PARKING SURFACE (TYP.)
OPEN SPACE
55
75
60
30"X30"PLANTER WITH TREE GRATE (TYP.)
ENLARGEMENT AREA "A"
Building C Religious Meeting 1 Story
Building A Proposed Sanctuary & Administration 2 Stories
Building B Christian Ed Building
Building D Fellowship Hall
Building E Fellowship Learning Center Phase II
TOT LOT PLAY STRUCTURE
FOUNTAIN
TURF
CHANGE IN FENCE MATERIAL
ENLARGEMENT AREA "D"
6'-0" HIGH VINYL COVERED CHAIN LINK FENCE (TYP)
CONSTRUCTION MATERIAL:
ANY EXPOSED WOOD MEMBERS USED FOR OUTDOOR CONSTRUCTION MUST BE A MINIMUM SIZE OF 4"X4" OR AN APPROVED FIRE RESISTIVE MATERIAL. SEE COUNTY OF SAN DIEGO'S WEBSITE FOR APPROVED MATERIAL.
APN 678-620-01-00
APN 678-620-07-00
ENLARGEMENT AREA "C"
DECORATIVE CONCRETE PAVERS AT PARKING AREAS(TYP.)
EVERGREEN VINES ON ARCHITECTURAL TRELLIS
6'-0" HIGH WROUGH IRON FENCE WITH PILASTERS AT 50'-0" O.C. SPACING
CITRUS ORANGE/LEMOI TREES, PROTECT BY 6' 4'X4' WOOD PLANTER
ENLARGEMENT ARI
DECOMPOSED GRANITE PARKING SURFACE (TYF
6'-0" HIGH CHAIN LINK
W.I. FENCE CHAIN LINI
730

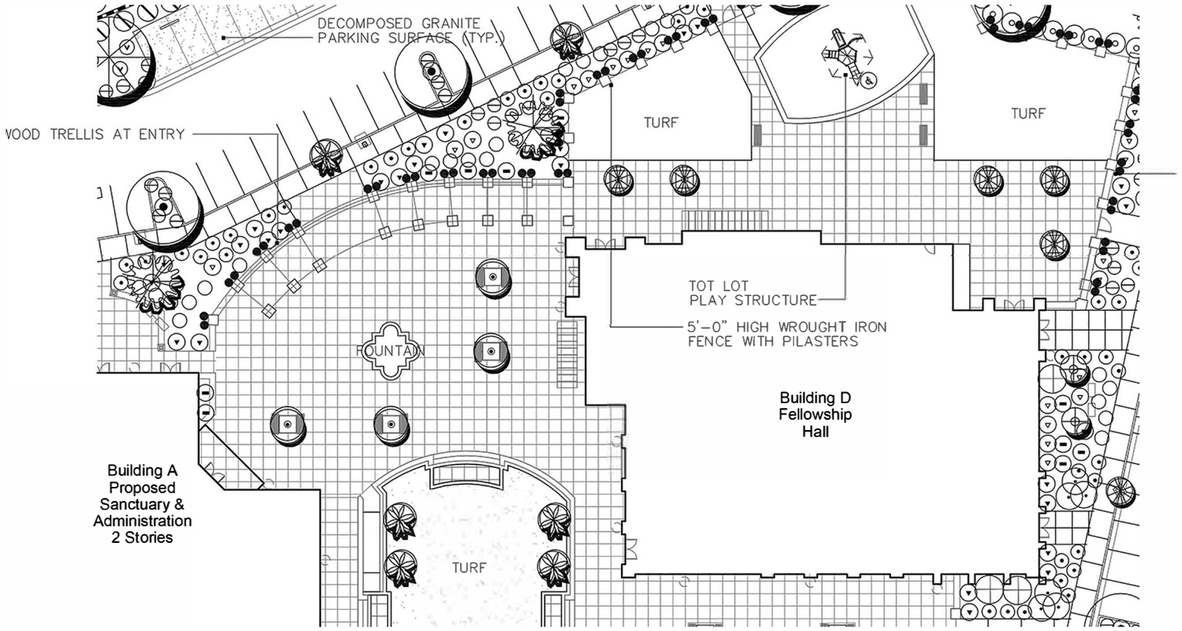
ORNAMENTAL GRASSES:
ALL ORNAMENTAL GRASSES MUST BE KEPT 10 FEET FROM ANY COMBUSTIBLE STRUCTURE OR ON THE OPPOSITE SIDE OF THE 4 FEET WIDE PATHWAY FOR HOSE PULL PURPOSES.

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

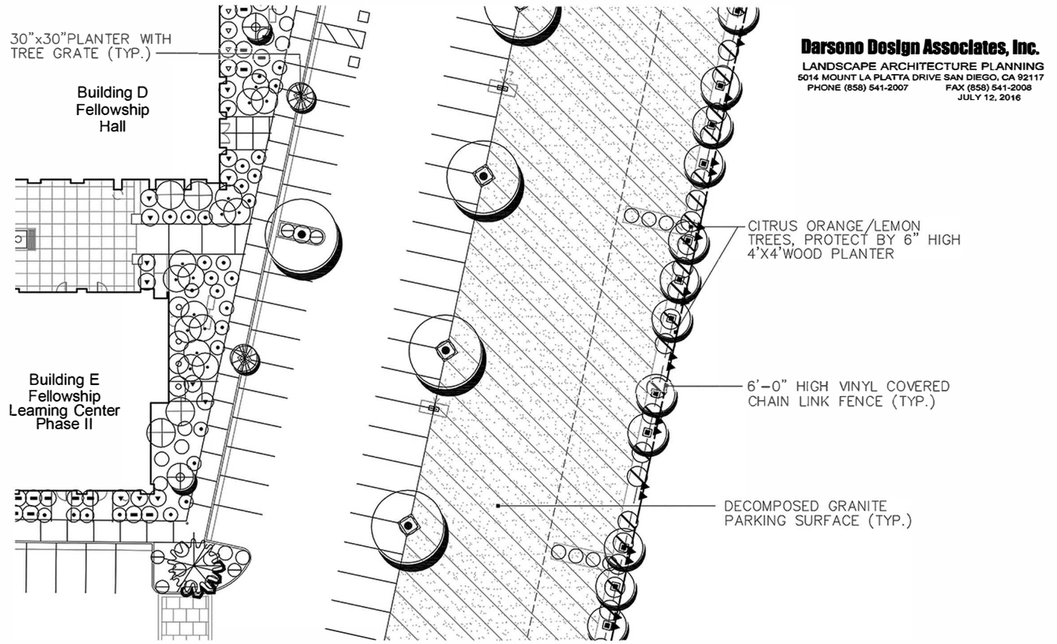
TRS CONSULTANTS

Conceptual Landscape Plan

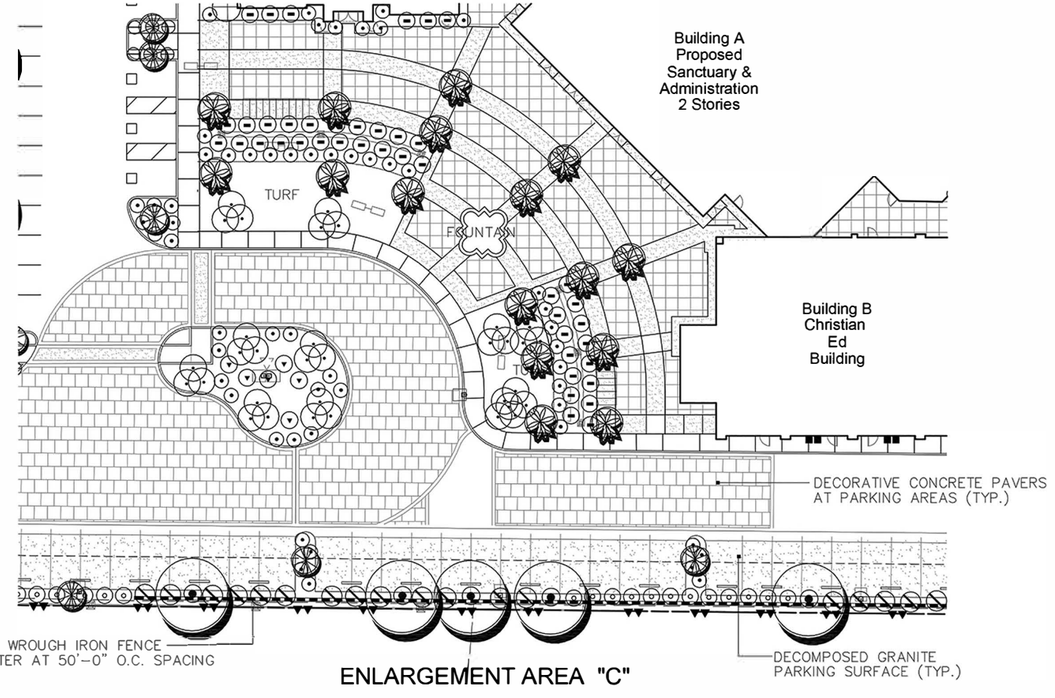
Figure 1-7



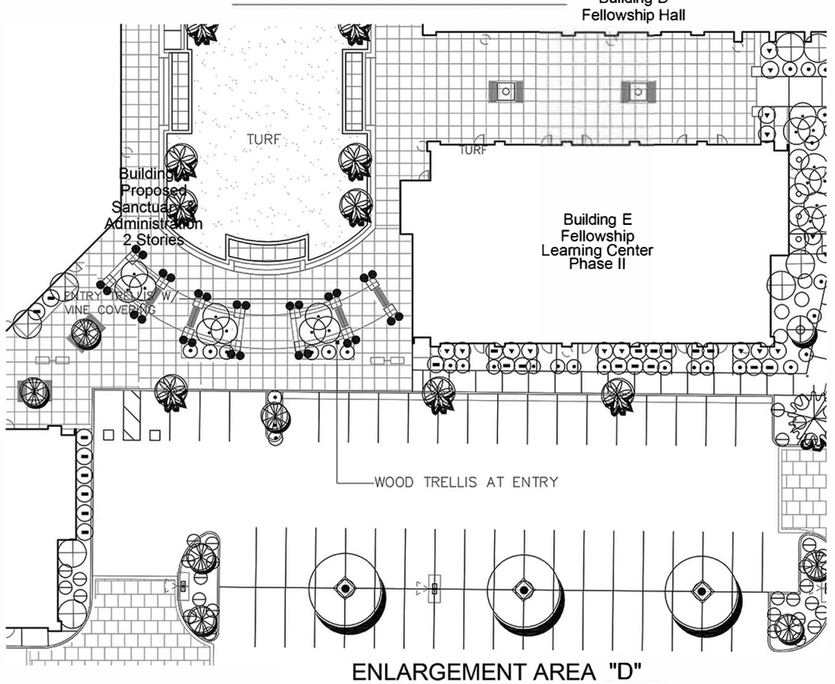
ENLARGEMENT AREA "A"



ENLARGEMENT AREA "B"



ENLARGEMENT AREA "C"



ENLARGEMENT AREA "D"

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

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

TRS CONSULTANTS

Conceptual Landscape Plan Detail

Figure1-8

PLANT LIST / LEGEND

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

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

FUEL MODIFICATIONS:

MAINTAIN AN EFFECTIVE FUEL MODIFICATION ZONE BY REMOVING, CLEARING AAY OR MODIFYING COMBUSTIBLE VEGETATION AND OTHER FLAMMABLE MATERIALS FROM AREA WITHIN 100 FEET FROM COMBUSTIBLE BUILDINGS OR STRUCTURES. WHILE THESE STANDARDS WILL PROVIDE A HIGH LEVEL OF PROTECTION TO STRUCTURES BUILT IN THE WILDLAND/URBAN INTERFACE ZONE, THERE IS NO GUARANTEE OR ASSURANCE THAT COMPLIANCE WITH THESE STANDARDS WILL PREVENT DAMAGE OR DESTRUCTION OF STRUCTURES BY FIRE IN ALL CASES.

A. A MINIMUM FUEL MODIFICATION AROUND THE COMBUSTIBLE STRUCTURE IS 100 FEET. ALL ZONE DIMENSIONS ARE MEASURED ON A HORIZONTAL PLANE PROJECTING OUTWARD FROM A COMBUSTIBLE STRUCTURE. A FUEL MODIFICATION AREA IS DIVIDED INTO TWO, 50–FOOT WIDE ZONES:
   1. THE FIRST ZONE INCLUDES THE AREA FROM THE BUILDING TO A POINT 50 FEET AWAY. THIS ZONE MUST BE MODIFIED AND PLANTED WITH DROUGHT–TOLERENT, FIRE RESISTIVE PLANTS (SEE SECTION D, BELOW, FOR ADDITIONAL REQUIREMENTS). GRASS AND OTHER VEGETATION LOCATED MORE THAN 50 FEET FROM THE BUILDINGS OR STRUCTURES AND LESS THAN 6 INCHES (457 mm) IN HEIGHT ABOVE THE GROUND NEED NOT BE REMOVED WHERE NECESSARY TO STABILIZED THE SOIL AND PREVENT EROSION. IRRIGATION IS REQUIRED.
   2. THE SECOND ZONE OR THINING ZONE IS THE AREA BETWEEM 50 TO 100 FEET FROM THE BUILDING IN THIS ZONE THE NATIVE VEGETATION MAY REMAIN, BUT ALL NATIVE, UNBROKEN VEGETATION MUST BE THINNED OUT BY 50 PERCENT CANOPY COVER. ALL DEAD AND DYING VEGETATION IN ADDITION TO UNDESIRABLE PLANTS AND WEEDS AS LISTED IN THE WILDLAND/URBAN INTERFACE DEVELOPMENT STANDARD MUST BE REMOVED. IRRIGATION IS OPTIONAL.

B. ALL ACCESS ROADWAYS REQUIRE A MINIMUM 30–FOOT WIDE FUEL MODIFICATION ZONE ON BOTH SIDES OF THE ROAD OR DRIVEWAY. THIS FUEL MODIFICATION ZONE CAN BE EITHER THINNED OUT TO AN ACCEPTABLE LEVEL OR COMPLETELY REPLANTED WITH ORNAMENTAL VEGETATION THAT IS PERMANENTLY IRRIGATED.

C. OFFSITE FUEL MODIFICATION REQUIREMENTS. WHERE THE 100 FEET REQUIRED FUEL MODIFICATION EXTENDS ONTO NEIGHBORHOOD PROPERTY(S). OWNER SHALL OBTAIN WRITTEN PERMISSION FROM THE NEIGHBOR(S). THIS LETTER(S) SHALL STATE THE RESPONSIBILITIES OF ALL PARTIES RELATIVE TO THE ESTABLISHMENT AND MAINTENANCE OF THE FUEL MODIFICATION AREA. THIS AGREEMENT SHALL BE RECORDED WITH THE COUNTY RECORDER'S OFFICE AND A COPY PROVIDED TO THE FIRE DISTRICT BEFORE FINAL INSPECTION

D. ALL FUEL MODIFICATION WORK SHALL BE COMPLETED BEFORE FINAL INSPECTION.

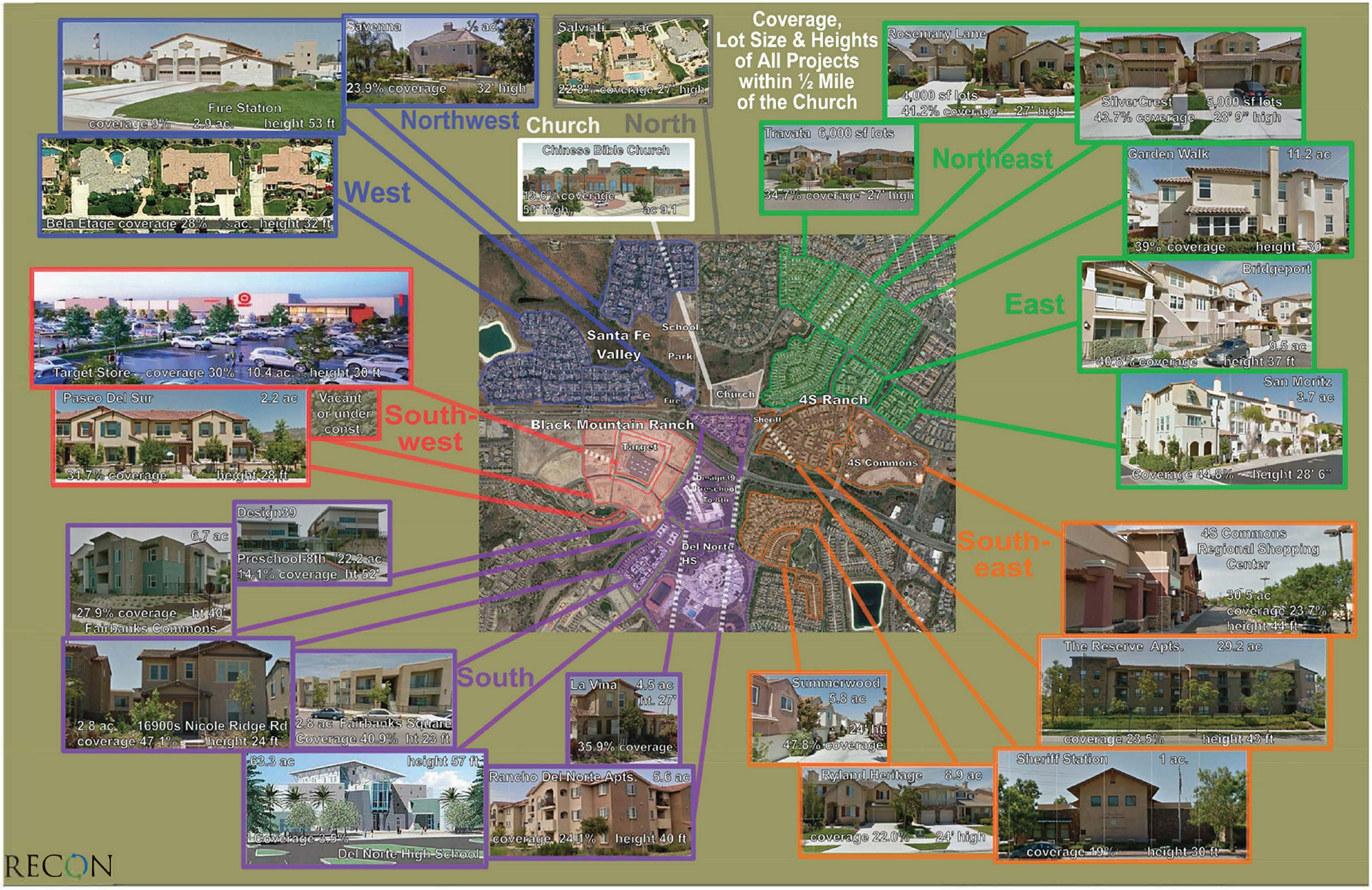
RANCHO SANTA FE FIRE PROTECTION DISTRICT NOTES:

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

TRS CONSULTANTS

Concept Landscape Plan Notes

Figure 1-9

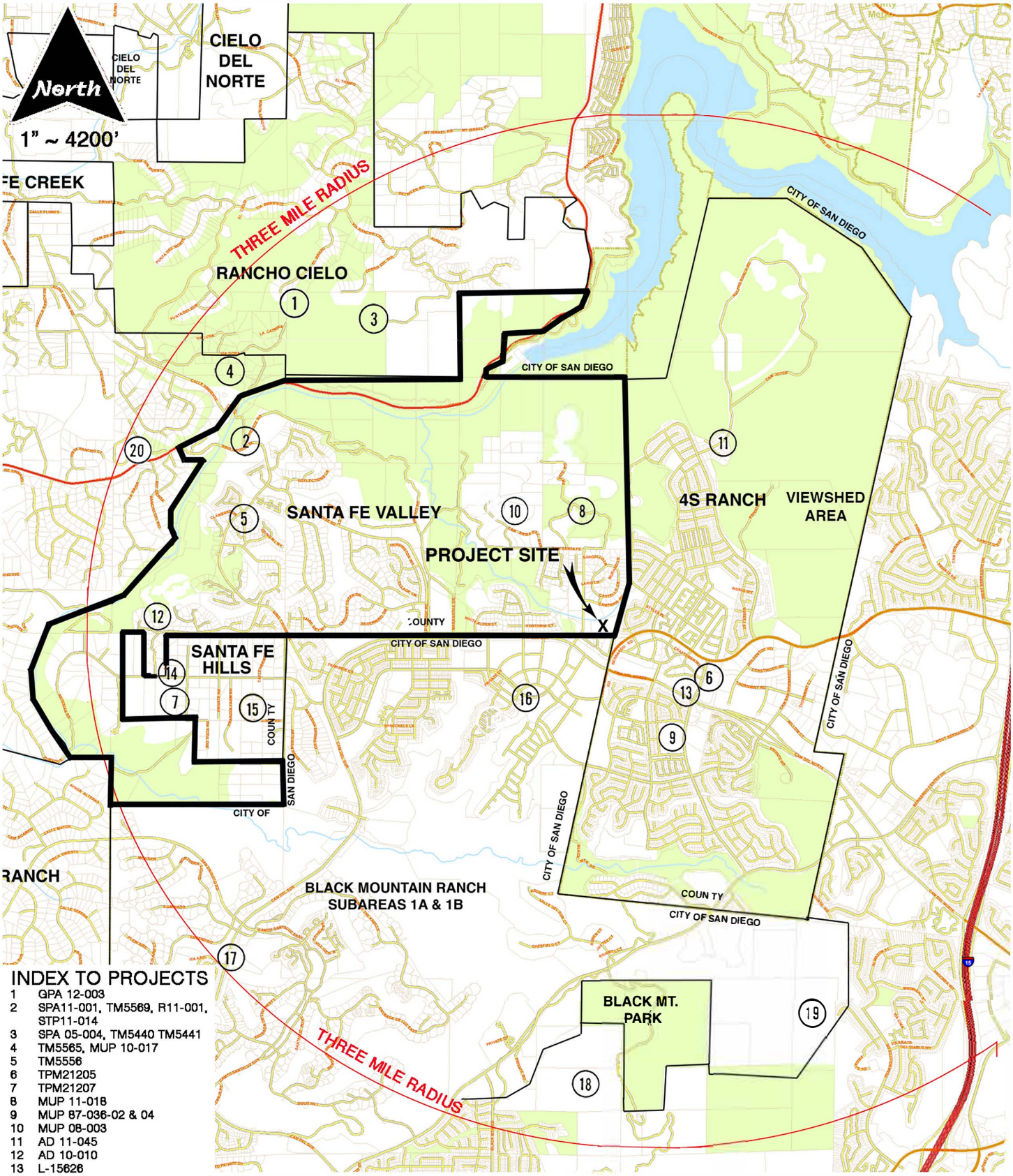


RECON

TRS CONSULTANTS

Surrounding Land Uses

Figure1-10



INDEX TO PROJECTS

1 GPA 12-003
2 SPA11-001, TM5569, R11-001, STP11-014
3 SPA 05-004, TM5440 TM5441
4 TM5565, MUP 10-017
5 TM5556
6 TPM21205
7 TPM21207
8 MUP 11-018
9 MUP 87-036-02 & 04
10 MUP 08-003
11 AD 11-045
12 AD 10-010
13 L-15626
14 L-15684
15 VAC 13-001
16 BLACK MT. RANCH SUB AREA PLAN
17 SANTALUZ
18 BLACK MT RANCH OPEN SPACE PARK
19 T-MOBILE CELL TOWER
20 TPM21229

TRS CONSULTANTS

Cumulative Projects Map

Figure I-11

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

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

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

*NA-Does not apply

TRS CONSULTANTS

Cumulative Projects

Table 1-1

CHAPTER 2.0 SIGNIFICANT ENVIRONMENTAL EFFECTS OF THE PROPOSED PROJECT

2.1 Aesthetics

The assessment of the Project's potential to have an adverse effect related to aesthetic resources is based on the technical study prepared for the Project. The results of the analysis presented below are included as appendices to the DSEIR.

- Appendix C: *Visual Resources Impact Report, the Chinese Bible Church of San Diego* (TRS Consultants, 2016) and *Chinese Bible Church of San Diego, Addendum to Visual Study* (TRS Consultants, 2017)
- Appendix D: *Chinese Bible Church of San Diego (Photometric Study) (Rock Electric, 2015) and Addendum to Dark Skies and Glare (*Rock Electric, 2017)

The Santa Fe Valley Specific Plan (SFVSP) EIR (SP95-001) was also reviewed. The SFVSP EIR identified potentially significant impacts related to aesthetic resources, specifically relating to impacts to visually sensitive portions of the SFVSP. Mitigation was included to adopt Design Special Area Regulations for sensitive portions of the plan area to reduce impacts to below a level of significance. Section 2.1.1.1 below provided more information on the impacts and mitigation measures.

Comments received in response to the Notice of Preparation (NOP) that addressed visual and aesthetic topics included:

- Views onto building rooftops from the east
- Change in view for trail users
- Light pollution
- Compatibility with community character
- Provision of photosimulations
- Analysis of the bulk, mass, scale, coverage, and density of the Project
- Project consistency with MUP and General Plan

These concerns are addressed in the attached reports and summarized in this section. Copies of the NOP and comment letters received in response to the NOP are included in Appendix A.

2.1.1 Background

2.1.1.1 *Previous EIR Analysis*

Visual quality/aesthetics impacts were addressed in the SFVSP EIR. The SFVSP EIR identified potentially significant impacts related to aesthetic resources, specifically relating to impacts to visually sensitive portions of the SFVSP. Mitigation measures

aimed at reducing significant visual quality and aesthetic impacts were identified as follows:

- The project shall be required to comply with the "D3" design designator
- Contour or landform grading techniques shall be used onsite to create undulations and variety in the grades of major slopes, closely matching the naturally occurring landforms. The tops and toes of slopes shall be rounded to blend into the surrounding area. Grading methods that enhance plant establishments and ensure long-term viability are recommended. Rock outcrops shall be preserved whenever possible. Tops and toes of slopes shall be rounded where they meet the existing natural grade.
- All areas disturbed or cleared of vegetation for construction shall be revegetated upon completion of construction activities. The selection of plant materials shall be compatible with the character of the landscape unit (e.g., native vegetation).
- The residential and commercial structures within designated viewsheds shall be designed utilizing materials, colors, textures, and scale that are compatible with the vegetation and rock outcrops on the surrounding slopes.
- Screening techniques shall include a combination of planted berms (where possible) to minimize direct views of the site development and the planting of trees and shrubs to block views of incompatible structures or man-made slopes.
- All construction on designated slopes and ridgelines shall be developed in compliance with the "D1" Designator for Visually Sensitive Hillsides/Ridgelines.
- All non-single-family residential development including but not limited to tentative maps, major use permits, and Administrative permits shall be implemented in compliance with the Santa Fe Valley Specific Plan Area Design Guidelines.

As appropriate, the mitigation measures identified above are applicable to the Proposed Project and implementation of these measures will be required as a condition of project approval. The "D" designator does not apply to the project site.

2.1.1.2 *Changes Requiring New Analysis*

Portions of the Project site were identified as being visually sensitive in the previously SFVSP EIR. Since the project proposes a different use than what was assumed in the SFVSP EIR, additional analysis is required.

2.1.2 Existing Conditions

The following sections address the current conditions at the Project site, including the existing environmental setting, viewer sensitivity with regard to visibility of the Project site, and the regulatory framework currently in place.

2.1.2.1 *Existing Setting*

The Project site is located in the southeastern corner of the SFVSP in the unincorporated area of west central San Diego County. The planning area is generally

south of Lake Hodges and the Del Dios Gorge, west of 4S Ranch, north of Black Mountain Ranch, and east of Fairbanks Ranch. The east and central parts of the planning area have been developed whereas northern and western areas are more sparsely developed or are undeveloped.

The Project site is surrounded by suburban development on the north, east, and south. The local area also encompasses some open space and undeveloped land. The Project site's general visual environment is composed of an open field with a dense grove a trees in the center of the site. It is generally lower in elevation than uses to the north, east, and south. It is characterized by a slight rise on the western third of the site. Two residential structures and mature trees occupy this portion of the Project site. Elevations on the property range between approximately 485 feet AMSL in the northwest to 516 feet AMSL near the center of the Project site. The eastern portion consists of flat open land that was once used for agriculture but now supports scrub vegetation. A riparian creek runs north of the Project site in an east-to-west direction and is protected from development by the open space easement. Vegetative cover near the creek consists of scrub and bushes and a few trees. There are no ridges, steep slopes, or rock outcroppings on the Project site.

There are no officially designated scenic vistas, highways, or corridors in the area. Four Mobility Element roadways occur in the area: Campania Avenue on the north, Rancho Bernardo Road to the southeast, Camino Del Sur to the southwest, and Four Gee Road to the west. While these are not officially designated as scenic roads, the San Dieguito Community Plan, Section 7, Scenic Highways, Findings, calls for all Mobility Element roadways in the planning area to be considered scenic.

2.1.2.2 *Project Site Visibility/Viewshed*

On-site Uses and Views

The two residential structures on the Project site are single-story buildings that are screened amidst a dense stand of mostly non-native eucalyptus and palm trees. The density of the trees partially blocks views through the central part of the Project site.

Lighting on the Project site is restricted to a single occupied residence, which has porch and security lighting. Light around the site is generated from the houses located in the north, east, and south. The vicinity is densely developed for miles in eastern, southern, and western directions. As such, there is a general nighttime glow from the development in the region, particularly on nights where cloud cover reflects ambient light back to ground level.

Viewshed

A viewshed is composed of all the surface areas visible from an observer's viewpoint. The viewshed encompasses the locations of viewers likely to be affected by visual changes brought about by Project features. Three types of viewsheds are discussed: existing, topographic, and composite.

Existing Viewshed

The existing viewshed comprises the areas visible from an observer's point of view, taking into account existing buildings and vegetation.

The land uses to the north consist of a 13-acre open space wetland preserve and 63 single-family large-lot residences within the walled Salviati Homes development across Campania Avenue. The open space is a restricted area and there will be no viewer sensitivity from this perspective toward the Project site. Sidewalks along Campania Avenue are included on both sides of the street and an informal dirt trail parallels the sidewalk on the south side of the street. Some trees and bushes in the open space screen views from the roadway toward the Project site; however, it remains visible from Campania Avenue. Drivers and pedestrians would have a view of the Project site from this perspective. The main entrance to the Salviati Homes development is also located along this roadway.

The backyards of approximately nine homes on the southern periphery of the Salviati Homes development look across Campania Avenue and the existing open space toward the Project site. Three additional homes in the development are adjacent to the Project entry at Castello Circle and face south toward the open space and Project site. The Salviati Homes development is higher in elevation than the Project site; however, it is also surrounded by an approximately six–foot-high solid wall, and the exterior slope supporting the wall is extensively landscaped. Therefore, ground level views to the south towards the Project site are highly restricted. Three homes are opposite the main entrance where there is no solid wall. The homes are set back from the entrance by approximately 300 feet, and two entry buildings, pilasters, a wrought iron gate, and two landscaped "islands" screen the ground level view to the south. The views from these residences look across the biological open space area. There are currently tall bushes or scrub trees directly across from the Project entry at the open space boundary that block views further south. These residences could have a distant, obscured view of the Project site from a second story window.

The area to the northeast and east of the Project site is within the County of San Diego's 4S Ranch Specific Plan. The 4S Ranch land uses within the vicinity of the Project site primarily include single-family residential development, but at higher densities than the single-family estate residential development that lies to the north and northwest of the Project site. The single-family units to the east are on approximately 4,000 square foot lots and the units to the northeast are on approximately 6,250 square foot lots. The rear yards of approximately 15 houses adjacent to the Project site have views into the site. The ground view from these residences looks past wrought iron fencing and a landscaped embankment into the Project site. The second stories have an unobstructed view into the Project site. These houses screen views from further east. There are no roadways or trails in the easterly direction. A paved private easement road runs north/south near the base of the embankment. An undeveloped hill trends north/south approximately 1.2 miles east of the Project site and forms a prominent feature on the eastern horizon. An unmarked trail leads from Rancho Bernardo Road to the crest of this hill. Parts of this trail have a distant view of the Project site.

The southern boundary is formed by Tallus Glen and Wild Horse Glen. To the southeast, a three story multi-family building faces the Project site. The ground floor view of these residences is screened by vegetation and walls, and a parking area. Second and third stories have an unobstructed view into the site. The backs of eight single family residences along Tallus Glen and Wild Horse Glen line the southern boundary. An approximately five-foot high wooden fence partially obstructs views toward the Project site to the north. The buildings along Tallus Glen and Wild Horse Glen screen full views into the Project site from points farther south, although an oblique and more distant view of the Project site may occur from homes located along a north/south segment of Saintsbury Glen, which intersects Wild Horse Glen at the Project site's southern boundary. The La Viña HOA governs housing in this area. A trail runs parallel to the southern boundary in the buffer between Tallus Glenn/Wild Horse Glen and the site.

Southeast of the three-story building, a segment of Rancho Bernardo Road affords a brief view of the Project site. The San Diego County Sheriff's 4S Ranch Substation is situated here at an elevation of 520 feet, approximately 16 feet higher than the Project site. The main entrance to the substation faces Rancho Bernardo Road and does not have a view of the Project site. The rear of the building and parking area have views into the Project site. The area beyond the substation is within the 4S Ranch community and is developed with multi-family residential uses. Beyond this area is the 4S Commons containing mixed commercial land uses.

Black Mountain is visible approximately two miles southeast of the Project site. Trails and a transmission tower complex are located at the top of the mountain. Panoramic views taken from the mountaintop show the Project site would not be distinguishable from existing development at this distance.

Moving to the southwest, Camino Del Sur, a major east/west public road, intersects Four Gee Road, a north/south public roadway, approximately 500 feet from the southwest Project boundary. Del Sur Town Center, a commercial component of Black Mountain Ranch North Village, is south of this intersection. The Project site would be briefly visible from Camino Del Sur, primarily by eastbound travelers on this roadway.

The area directly west of the Project site is part of a biological open space easement. The width of the open space varies from approximately 200 feet on the north to 220 feet on the south. Approximately 0.3 acres of the easement would be vacated to allow for the Project's proposed access road. The access road would be directly across from the main driveway of the Rancho Santa Fe Fire Station and Training Facility which is located on the west side of Four Gee Road. The view from the fire station into the Project site is partially screened by existing landscaping.

Past Four Gee Road to the west and northwest is Planning Area IV of the SFVSP area. The large open space area along Four Gee Road north of the fire station is reserved for a park and an elementary school. North of the proposed school site at a distance of approximately 0.3 miles is an existing single-family estate residential development. Similarly, there is an existing single-family estate residential development known as Bel Etage Homes along Camino Del Sur west of the Project site and the fire station. Some

of the homes in this area have a backyard view of the Project site. Backyards are fenced and landscaping is mature.

Topographic Viewshed

The topographic viewshed is the landform without the screening effect of structures and vegetation. The topographic viewshed is determined by topography absent development and vegetation. As shown in Figure 2.1-1, Topographic Viewshed, the viewshed is largely defined by surrounding hillsides on the north, east, and west. Views from the south have been determined by the landform modification related to construction of Black Mountain North Village.

Composite Viewshed

The composite viewshed is a compilation of overlapping areas that are visible from a series of viewpoints, such as along a road or trail. The composite viewshed combines information from both the existing and topographic viewshed analysis, as shown in Figure 2.1-2, Key View Index.

2.1.2.3 *Visual Character*

A viewer observes the visual environment as a whole, not one object at a time. The viewer's understanding of that environment is based on the visual character of objects and the relationships between them. Visual character is the order and combination of patterns that are created by visual elements in a scene. Defining visual character for analyzing impacts under CEQA is an objective process based on a hierarchy of elements, pattern, and order.

Pattern Elements

Elements consist of form, line, color, and texture. Form is of vertical masses of varying density, surrounded by flat areas. The overall form is determined by bulk, mass, size, and shape. The Project site exhibits minimal bulk. The on-site trees are prominent and partially block views through the Project site, particularly from the south. While they occur in clumps, with some breaks, their long vertical shapes do not appear bulky or massive. The Project site is small in size in contrast to surrounding uses and has little mass due to its flatness. The exception is the clumps of trees, which are dense enough in places to appear as a solid mass. The groves are also bulky due the height of the trees. Dense development is located to the north, east, and south, making the Project site seem less in form than its surroundings.

The line of sight consists of short horizontals in the form of palms and underbrush broken by occasional verticals in the form of trees and brush. The lines suddenly go sharply vertical at the grove. It is these vertical elements that dominate the view of the Project site from a distance. The existing color and texture transition from the fallow fields that make up the west and east portions of the site to the heavy concentration of trees in the center. The color is primarily brown and olive green in tone, with a white accent of plastic fencing. The existing buildings are surrounded by vegetation and do little to alter the color and texture of the area. Overall texture is rough, defined by the weedy fields and unmaintained vegetation.

Pattern Character

The Project site's pattern character can be defined by dominance, scale, diversity, and continuity. The Project site does not represent a dominant feature in the landscape of the region due to development to the north, east, and south, most of which is at a higher elevation than the Project site, diminishing the site's overall dominance. Within the Project site, the clumps of eucalyptus and palm trees dominate other features. The scale of the Project site is small when viewed against the scale of surrounding and nearby development such as the Salviati Homes and 4S Ranch developments to north and east, and the Del Sur Town Center to the southwest. Within the Project site, the existing trees establish the scale, while residences and fields are visually subordinated and obscure.

The Project site exhibits diversity when compared to offsite uses. That is, it represents a different kind of use than is commonly found in the area. The surrounding area either is already developed with suburban uses, or is slated for development. The Project site also contrasts with open space to the north because it is fully developed, in contrast to the flat, undisturbed nature of the open space. Within the Project site there is little diversity due to the trees that diminish the visibility of other uses. There is some continuity along the northern boundary where fields blend with existing open space; however, the site as a whole seems visually out of place due to the contrast with existing uses, which present a unified visual impression of having been planned, with all visual elements coordinated through architecture and landscaping. The on-site uses of the Project site exhibit few coordinated elements. The site is rough in contrast to the visual elements around it and continuity is low.

The interplay of pattern elements and pattern character at the Project site initially create the visual sense of a rural setting; however, the small scale of the site, the dominance of the trees and their unmaintained nature and the lack of extensive open land around the grove work against this image. The surrounding suburban setting that dominates the region further diminishes this effect. As a consequence the Project site appears visually isolated.

2.1.2.4 *Visual Quality*

Visual quality is evaluated by identifying the vividness, intactness and unity, each defined below, present in the viewshed. In general, the visual quality of the site is typical of the surrounding area, as explained below.

Vividness

Vividness is defined as the visual power or memorability of landscape components as they combine in distinctive visual patterns. According to the Visual Resources Impact Report, the overall effect of the Project site from off-site is disjointed and not unified; therefore, the overall impression of the Project site's vividness is low to moderate.

Intactness

Intactness is defined as the visual integrity of the natural and man-made landscape and its freedom from encroaching elements. According to the Visual Resources Impact

Report, the Project site's intactness is diminished by the proximity of development on the north, east, south, and southwest. The Project site is moderately intact.

Unity

Unity is the visual coherence and compositional harmony of the landscape considered as a whole. Viewed as a complete landscape, the existing Project site has a moderate level of unity.

2.1.2.5 *Viewer Response*

Viewer response is composed of viewer sensitivity and exposure. Viewer sensitivity is defined both as the viewers' concern for scenic quality and the viewers' response to change in the visual resources that make up the view. Viewer exposure is typically assessed by measuring the number of viewers exposed to the resource change, type of viewer activity, duration of the view, the speed at which the viewer moves, and position of the viewer. A viewer's response is also affected by the degree to which he/she is receptive to the visual details, character, and quality of the surrounding landscape.

Four viewer groups have been identified, as described below.

Residents

Residents in the surrounding developments to the north, east, and south would be the most sensitive to the development of the Project site. Viewers to the east and south potentially have the most exposure to the Project site as a result of their proximity to the site. Viewer sensitivity and exposure for residents to the north is moderate due to distance and existing walls, landscaping, and vegetation. Viewer sensitivity for residents from the northwest is low. The potential visual impacts from residences along Wild Horse Glen to the east are high. Overall awareness of residents is moderate to high.

Motorists

The sensitivity of motorists traveling east and west along Campania Avenue north of the Project site would be limited by distance to the Project site, the transitory nature of automobile travel, and the speed with which views change and overlap. Sensitivity, exposure, and viewer awareness would be moderate.

Drivers heading south along Four Gee Road would have a direct view of the Project site across open space. Drivers heading north would have an oblique view before they are past the site. As along Campania Avenue, sensitivity and exposure of these viewers would be limited by distance to the Project site, the transitory nature of automobile travel, and the speed with which views change and overlap. Sensitivity would be high for southbound travelers and moderate for northbound travelers. Exposure and viewer awareness would be moderate.

Motorists on Camino Del Sur heading northeast would have a brief view of the Project site. Motorists traveling on Rancho Bernardo Road to the southeast and Camino Del Sur to the southwest would not have prominent views of the Project site due to distance, existing obstructions, and speed of travel. Viewer sensitivity and exposure are low.

Motorists along Wild Horse Glen parallel the Project site's southern boundary. Viewer sensitivity is high.

Pedestrians and Recreationalists

Pedestrians on the north, south, and west of the Project site would be the most sensitive to the development of the Project site. Pedestrians walking on the sidewalk and trail along Campania Avenue would have an oblique view of the Project site, looking across existing open space. Viewer sensitivity, exposure, and awareness are moderate.

The sidewalk along Four Gee Road would also have views into the Project site, but from a closer vantage. For recreationalists near the proposed main entry, viewer sensitivity, exposure, and awareness would be high, reducing to a moderate level as one proceeds north. For recreationalists using the southern boundary trail along Wild Horse Glen, the Project site boundary would be located approximately 40 feet away and views would be unobstructed. Viewer sensitivity, exposure, and awareness would be high.

Public Facilities

Views from the sheriff's substation on Rancho Bernardo Road are provided from the rear parking lot. The substation itself faces away from the Project site. Separation from the Project site, functional priorities at the substation, and a high, opaque fence indicate viewer sensitivity, exposure, and awareness are low.

Views from the fire station are across Four Gee Road and over open space to the Project site. The main entry to the Project would be across from the fire station. Separation from the Project site and functional priorities at the fire station result in moderate viewer sensitivity and exposure, and moderate to high viewer awareness.

An unnamed neighborhood park is located at the intersection of Campania Avenue and Camino San Thomas approximately 0.17 mile from the Project site. The park has views of treetops located on the Project site. Visual interest is focused on the major activity areas of the park, including a ball field, the immediate landscaping, parking, and suburban streets bordering the park. Tall vegetation associated with the nearby creek blocks views to the southwest. The trees on the Project site are a minor visual detail in the park surroundings. Viewer sensitivity, exposure, and awareness are low. An OMWD recycled water facility has low viewer sensitivity, exposure, and awareness because the site is not directly visible and all facility activities take place behind a six-foot solid brick wall.

2.1.2.6 *Key Viewpoints*

The selected key views from public viewpoints were identified based on the number and frequency of views, the potential sensitivity of viewers, and the types of Project-related features that would be visible. These locations were selected where viewer sensitivity, exposure, or awareness was high or moderate and include the residential areas immediately surrounding the Project site, the streets that border the Project site on the north, south, and west, sidewalks and trails, and public areas where activities were focused in such a way as to afford prolonged or vivid views of the Project site. Ten key

views were selected to analyze potential impacts to visual resources. Figure 2.1-2, Key View Index, identifies the perspective and location of each view. Existing perspectives at each key view are illustrated in Figures 2.1-3 through 2.1-12. Refer to the Visual Resources Impact Report for a description of existing views. An analysis of visual changes at each key view is presented in Section 2.1.3.1, below.

2.1.2.7 *REGULATORY FRAMEWORK*

Federal Regulations

There are no relevant federal policies concerning the protection of visual resources that would be applicable to the Proposed Project.

State Regulations

California Scenic Highway Program

The California Scenic Highway Program includes highways designated by Caltrans as scenic. The purpose of the program is to protect the scenic beauty of California highways and adjacent corridors through conservation and land use regulations. There are four officially designated scenic highways in San Diego County: SR-163 (from the north to the south boundary of Balboa Park), SR-75 (from the Imperial Beach city limits to Avenida Del Sol in the city of Coronado and the Coronado Bridge), SR-125 (from SR-94 to Interstate 8), and SR-78 (from the west to east boundary of Anza-Borrego Desert State Park) (Caltrans 2017b). None of the four officially designated scenic highways are within the vicinity of the Project Area.

Local Regulations

County of San Diego General Plan Conservation and Open Space Element

The Conservation and Open Space Element (COS) of the County General Plan combines what formerly were four separate elements (Open Space, Conservation, Scenic Highway, and Energy) and describes the natural resources within the County and goals and policies to preserve them. The COS provides direction for future growth and development in the County with respect to the conservation, management, and utilization of natural (biological, water, agricultural, paleontological, mineral, visual, dark sky, and cultural resources; protection and preservation of open space; and provision of park and recreation resources. The following policies identified in the County of San Diego General Plan (August 2011) Conservation and Open Space Element are applicable to the Project:

1. **Goal COS-11: Preservation of Scenic Resources**. Preservation of scenic resources, including vistas of important natural and unique features, where visual impacts of development are minimized.
    a. **Policy COS-11.1: Protection of Scenic Resources**. Require the protection of scenic highways, corridors, regionally significant scenic vistas, and natural features, including prominent ridgelines, dominant landforms, reservoirs, and scenic landscapes.

b. **Policy COS-11.3: Development Siting and Design**. Require development within visually sensitive areas to minimize visual impacts and to preserve unique or special visual features, particularly in rural areas, through the following:

   i. Creative site planning

   ii. Integration of natural features into the Project

   iii. Appropriate scale, materials, and design to complement the surrounding natural landscape

   iv. Minimal disturbance of topography

   v. Clustering of development so as to preserve a balance of open space vistas, natural features, and community character

   vi. Creation of contiguous open space networks

c. **Policy COS-11.7: Underground Utilities**. Require new development to place utilities underground and encourage "undergrounding" in existing development to maintain viewsheds, reduce hazards associated with hanging lines and utility poles, and to keep pace with current and future technologies. The concept of "undergrounding" in the initial phases of a project not only increases the aesthetic value of the surrounding viewshed, but can also reduce costs in the long run since less infrastructure is exposed to the elements.

2. **Goal COS-13: Dark Skies**. Preserved dark skies that contribute to rural character and are necessary for the local observatories.

   a. **Policy COS-13.1: Restrict Light and Glare**. Restrict outdoor light and glare from development projects in Semi-Rural and Rural Lands and designated rural communities to retain the quality of night skies by minimizing light pollution.

   b. **Policy COS-13.3: Collaboration to Retain Night Skies.** Coordinate with adjacent federal and State agencies, local jurisdictions, and tribal governments to retain the quality of night skies by minimizing light pollution.

San Dieguito Community Plan

The San Dieguito Community Plan (SDCP) (August 2011) augments the 2011 General Plan and contains goals and policies specific to the San Dieguito community planning area. Guidance related to aesthetics is contained in several elements of the SDCP, including the Community Character, Land Use, Circulation, Conservation, Scenic Highways, and Open Space elements. The SDCP designates the Project site as an SPA with an assigned residential density of 0.4 dwelling units per acre. Goals and policies are thereby deferred to the adopted Specific Plan for the site.

Santa Fe Valley Specific Plan

The SFVSP provides direction for the design of projects so that they are consistent with and have minimal impacts on the planning area's visual resources. Policies and guidelines are described in the Conservation and Open Space Element (Chapter 3) and the Community Design Element (Chapter 7) of the SFVSP.

San Diego County Zoning Ordinance

Section 6320 of the Zoning Ordinance has performance standards for glare for all commercial and industrial uses in residential, commercial, and industrial zones. All commercial and industrial uses subject to this section shall be operated in a manner that does not produce glare, which is readily detectable without instruments by the average person beyond the stated zones in this section. Section 6322 controls excessive or unnecessary outdoor light emissions, which produce unwanted illumination of adjacent properties by restricting outdoor lighting usage. Section 6324 establishes limitations upon lighting permitted in required yards by Section 4835. Of particular importance is the limitation upon light trespass (not to exceed a value of 0.2 foot-candles measured five feet onto the adjacent property).

The property is zoned Specific Plan (S88). The site carries a "G" height designator, which allows buildings to be a maximum of 35 feet and two stories.

San Diego County Light Pollution Code

The Light Pollution Code (LPC) (County of San Diego Code of Ordinances, Title 5, Chapter 2), also known as the Dark Sky Ordinance, was adopted "to minimize light pollution for the enjoyment and use of property and the night environment by the citizens of San Diego County and to protect the Palomar and Mount Laguna observatories from the effects of light pollution that have a detrimental effect on astronomical research by restricting the permitted use of outdoor light fixtures on private property" (Sec. 59.101). The LPC regulates applicants for any permit required by the County for work involving outdoor light fixtures, unless exempt. The LPC was established to limit harmful effects of outdoor lighting on the Palomar and Mount Laguna Observatories. The LPC designates all areas within a fifteen (15) mile radius of each observatory as Zone A, with all other areas of the County designated as Zone B. Zone A has more stringent lighting restrictions, including limits on decorative lighting, so that night skies are dark enough for clear viewing through the telescopes at the observatories.

2.1.3 Analysis of Project Effects and Determination as to Significance

2.1.3.1 *Visual Character and Quality*

Guidelines for the Determination of Significance

A significant impact to visual resources would occur if the Project would:

1. Introduce features that would detract from or contrast with the existing visual character and/or quality of a neighborhood, community, or localized area by

conflicting with important visual elements or the quality of the area (such as theme, style, setbacks, density, size, massing, coverage, scale, color, architecture, building materials, etc.) or by being inconsistent with applicable design guidelines.

Guideline Source

The significance guideline is taken from the *County of San Diego Guidelines for Determining Significance* and *Report Format and Content Requirements - Visual Resources* (July 30, 2007).

Analysis

Project site design elevations are presented in Figures 1-3 through 1-6. As shown, the overall site design locates the tallest buildings in a loose cluster near the center of the Project site, with lower buildings and low profile uses such as parking and recreation uses arrayed around the periphery. Varied building heights and setbacks are also used to avoid a monolithic appearance and reduce building mass. The tallest building in the center is accented by three towers[1] that break long horizontal lines and add variety to the roofline.

The concept landscape plan prepared for the Project provides for three or four planting zones in each direction to provide screening of all buildings and place multiple visual layers between off-site viewers and the Project structures ~~site~~, particularly to the south, east, and west. Landscape details are shown in Figure 1-7, Conceptual Landscape Plan, and Figure 1-8, Conceptual Landscape Plan Detail. The planting palette is provided in Figure 1-9, Conceptual Landscape Plan Notes. Additional information about proposed landscaping is presented in Section 1.2.2, Project's Component Parts.

The Project will incorporate solar panels on the rooftops of some buildings. Solar panels would be shielded behind building facades and the surface of the solar panels would incorporate a non-glare finish.

Key Viewpoints

An analysis of the change in visual character and quality at each key view is presented below. Additional detail is provided in Appendix C.

Key View 1

Figure 2.1-3, Key View 1, Looking from Southeast Corner of Site, illustrates the Project at completion. The view is of established vegetation prior to full maturity. As shown, buildings and rooflines would be visible above a range of landscape elements, presenting a low visual profile. The buildings would present a varied roofline and some would be more distant than others. The red barrel tile roofs with high window elements break the mass of the buildings and add interest, as do the towers. Mass is diminished

[1] ~~The three towers would be over 35 feet high, which is the current limit allowed by the Zoning Ordinance for the Project site.~~ The Project is applying for an exception to this regulation as part of the Major Use Permit process that would permit the ~~main sanctuary to be 40 feet in height and allow for~~ three towers to be 43, 41.5, and 39.5 feet respectively~~, two at 48 feet and one at 53 feet~~.

by landscaping, particularly the citrus lining the fence in the foreground. Scale is diminished by the development design, which calls for construction at five to ten feet below the existing grade.

A six-foot high vinyl-coated chain link fence that would be landscaped with vines would replace the existing chain link fence, and citrus trees and other trees and shrubs would line the Project site boundary and the parking area beyond. The parking area would be near the fence, shown in brown.

Existing mature eucalyptus trees would be removed and replaced by a range of drought-tolerant trees that would grow to varied heights. As a result, a vegetative cover that is less intense and more dispersed would replace the density of vegetation in the existing condition. This varied vegetative cover over most of the site would replace the tall cluster of vegetation surrounded by flat fields. The overall change would be from a single mass of vegetation with tall trees to a broadly landscaped area with smaller but varied trees, in addition to a range of bushes and vines. The view of northern foothills would be relatively unchanged. The western view would open up as a result of removal of the eucalyptus grove.

The primary viewer group from this perspective would be pedestrians and recreationalists using the trail along the southern Property boundary. The view would shift from a grove of tall trees along a chain link and plastic white fence and open field to a view of red roofs, intermittent building facades, landscaped vinyl coated fencing, parking areas, and an extensive landscaped area stretching to the north.

While the Project would result in a different visual experience at this key view, it would present a high quality visual impression due to unity and quality of design, and would not detract from the visual quality of the trail.

Key View 2

Figure 2.1-4, Key View 2, Wild Horse Glen at Intersection, Looking North, shows the central part of the Project site and is the most comprehensive view of the proposed buildings. The plantings shown are portrayed as being established but not fully mature. As shown, the entry drive to the left is obscured by landscaping. The circular entry plaza and three main buildings converge at a point near the center of the view. The tower at the approximate center of the complex is the tallest feature of the Project, has sides 16 feet wide, and remains visible above the trees. A second tower element is visible to the right although trees would block the view of the lower parts of the structure. The higher elements are in harmony with the overall appearance of the buildings in terms of style, design, building material, and scale. The towers complement the overall visual impression by varying the building profile and breaking mass of the structures. The increased height of building walls and towers would be less obtrusive than the existing barriers. The overall visual experience is harmonious.

Decorative fencing consisting of a six-foot vinyl-coated fence with pilasters and wrought ironwork atop a solid earth toned wall between one and 12.4 feet in height would replace the white fence. This southern wall would support a cut slope on the Project site, so only the top two or three feet would be visible from off site. Fences would also be landscaped with vines and shrubs.

The overall change is from a dense wall of vegetation and a rustic fence to a lower profile of varied rooflines, a decorative fence, and dispersed vegetation. The intensity is dispersed and flattened. The view would acquire more depth because the large trees, a current barrier to views northward, would be removed.

Three viewer groups would be affected from this key view. Stationary viewers living in the apartment and residences fronting Wild Horse Glen would have an unobstructed view of the Project site. Existing views provide a close-in view of rustic elements, while the after view would provide a deeper view of developed elements (architecturally varied buildings, a varied roof line of red tile, and landscaping) against a sparsely developed horizon. Wild Horse Glen serves as access to parking along the back side of residences in the area. As such, it gets little through traffic. Motorists would have an oblique view of the Project site. When parking, the view would be similar to the stationary view but would be more fleeting. Recreationalists' views would change from a line of tall eucalyptus trees and a dense grove bordered by a rustic white fence to a view of a developed site with a landscaped parking area and extensive landscaping.

The change in views from this key view would not be adverse because the Project would not dominate the visual scene. The overall visual experience for viewer groups would not be significantly degraded.

Key View 3

Figure 2.1-5, Key View 3, Looking Northeast from Southwest Property Corner, shows the Project entry on the left and decorative fencing. The center of the photo shows the focal point of the Project, consisting of the sanctuary and two other buildings. The tallest tower provides visual interest because it breaks the horizontal of the sanctuary building with textured verticals. As shown, landscaping associated with the main entry and central plaza obscure most of the building elements. The distant view to the north would be obscured by trees at the entry. Some of the hillside beyond the site to the east would be visible through the trees.

This key view also shows a shift from a rustic setting in the foreground, bracketed by development, to a developed site. The Project provides visual continuity between developed areas. The visual shift from clumps of prominent trees to a lower canopy of vegetation reduces visual dominance and creates consistency. The simulated view maintains key visual features, consisting of vegetative cover, the hillsides, depth of view, and the strong horizontals of the original view. Where a key visual feature is removed, as in the case of the trees, other visual features replace it to maintain visual quality. The simulation shows that vegetative cover is more extensive and variation is maintained by a variety of tree types, some of which have color elements. The view is consistent with surrounding development, presents a different but visually interesting visually experience, and maintains key visual features.

Three viewer groups would be affected from this key view. Stationary viewers living in the residences fronting Wild Horse Glen and Tallus Glen have an unobstructed view of the Project site, which appears open on the west and vegetated with tall trees on the east. These viewers would see a shift from rustic elements bordered by development to developed elements screened by a canopy of vegetation.

Motorists along Wild Horse Glen and Tallus Glen would have an oblique view of the site and the view would shift from a dirt road entry to a paved entry with decorative fencing and landscaping. Wild Horse Glen and Tallus Glen primarily provide access and parking for the neighborhood and get little through traffic. When parking, the view would be similar to the stationary view but would be more fleeting. Motorists on Tallus Glen would have a fleeting view of the Project site because only a short segment of the road has a view of the Property before it veers south away from the site.

Recreationalists' views would change from a view of trees and fields lined with a white fence to a view of a more extensive developed site of high quality architectural features and landscaping. Views would retain a high level of interest and variation, as well as maintain key features of the view, or replacing them with visually interesting elements. Views to the northern foothills would be partially obscured while views toward the eastern hills would open up with removal of trees on the east.

The overall visual experience for viewer groups would not be degraded. The change in views would not be adverse because the Project would maintain key visual elements or replace them with visually interesting features.

Key View 4

Figure 2.1-6, Key View 4, Looking Northeast from Intersection, features the entrance road to the Project. The dirt entry road with white fence is replaced by natural stone and earth-toned elements, as well as a manufactured landscaped bank two to 10 feet in height. Monumentation adjacent to the road identifies the Project site. The entry leads to the main campus, seen beneath the trees on the right. The central mass of the buildings, including the higher tower elements, is located in the center of the simulation and is obscured by landscaping. Views to the north, seen right of and above Four Gee Road, are opened slightly. The Salviati Homes development becomes visible through the trees. Trees border the entranceway and enhance the view of the barren field and the extensive vegetative cover is maintained with Project implementation. The eastern hills appear unobstructed in the background.

Three viewer groups would be affected from Key View 4. Stationary viewers living in the residences fronting Tallus Glen have an unobstructed view of the Project site, which appears vegetated with tall trees. Motorists on Four Gee Road would have an oblique view of the Project site. For recreationalists, the view would change from a view of trees and fields lined with a white fence to a view of a developed site with buildings, an entry road lined with trees, and landscaping that is more dispersed and less dense. Views to the northern foothills would become intermittently more visible. Pedestrians and recreationalists using the sidewalk would experience retained visual elements including the open space and distant views. Tree elements would be visually effective in screening buildings, and the tree-lined road would be a new and prominent visual addition. The view would present a high quality visual impression.

Key View 5

Figure 2.1-7, Key View 5, Looking East from Four Gee Road, shows that the Project would maintain the biological open space in the foreground. The dense, tall vegetation

onsite is replaced with lower, but more dispersed, vegetative cover. A line of decorative native trees is seen along the property line. A retaining wall with landscaping is visible in the center mid-ground. The view looks past a decorative wrought iron fence toward the varied roofline of the buildings. The main building, which is visible from this vantage point, is approximately 550 feet from the roadway and is not obtrusive. The foothills in the background are visible through existing trees. Overall shape appears as a dome that curves with the land. Visually the site is less prominent but better integrated into the setting. The overall visual quality is maintained and not severely disrupted.

Three viewer groups would be affected from Key View 5. Fire station staff would look across the open space and fields toward the Project site and would see a view that is unchanged in the foreground, and a landscaped campus-like development in the mid-ground. The Project would exhibit strong horizontal lines atop a gradually curving ground surface. Building verticals would be screened by vegetation. In depth views are not affected. It presents a visually harmonious impression, with unifying visual features such as red tiled roofs, varied building angles, and extensive landscaping.

Motorists on Four Gee Road would have an oblique view of the Project site, and would primarily see the open space in the foreground, which would be unchanged. A fleeting view of the interior of the Project site would reveal a visually consistent Project and hillsides beyond. Key elements of the view are maintained and new elements are visually well designed and of high quality. For pedestrians along Four Gee Road the view would change from one of fields and a clump of mature trees to one of a landscaped area, red tile roofs, an entry road lined with trees, and landscaping that is more dispersed and less dense. The experience would be similar to that of the motorists, but viewing time would last longer. The Project provides many features to sustain visual interest from this direction, including decorative earth toned fencing, natural stone pilasters, covered walkways, varying roof angles, and towers of varying heights. Views to the eastern foothills would remain intermittently visible. Minimal changes to key features are evident and the overall design is of high quality.

Key View 6

Figure 2.1-8, Key View 6, Looking South from Campania Avenue, shows the retained trees and open space in the foreground and the sanctuary and towers against the horizon line. The roof of Building A is seen on the right and the roof of Building D is seen on the left. One of the towers is also visible. The main building is approximately 600 feet away. The highest elements of the Project remain below the horizon line. Visual attention to the horizontals of the building design elements is diminished by the towers, which are more prominent. The higher building wall of the sanctuary is visible and appears bracketed by the towers, providing an interesting visual feature that modifies the impression of mass. Landscaping adjacent to the sanctuary, visible as dark verticals, effectively modifies the building mass. The higher building elements provide visual interest from this perspective and do not interfere with distant views. Views in the central part of the site would open to afford a view of Black Mountain. The overall quality of the view is maintained.

A fence and line of landscaping would be located atop a solid retaining wall varying in height from approximately six to 11 feet. The wall would not be readily apparent from this distance. Landscaping along the perimeter fence and parking area is visible in the left mid-ground and obscures views of the apartment building south of the Project site. Buildings on the Project site would be lower than the apartment building visible on the left.

Three viewer groups would be affected from Key View 6. Stationary viewers in the Salviati Homes development would not be significantly impacted in this view because the varied and colorful foreground dominates and remains intact. The Project site is approximately 600 feet away and would not be visually dominant. Visual interest is heightened due to the many design elements visible from this perspective, including towers, building orientation, trellises, and landscaping. Motorists on Campania Avenue would have an oblique view of the Project site. For pedestrians along the road, the view would change from one of trees and bushes interspersed in an open field to one of red tiled roofs with buildings screened by existing and proposed vegetation. Visually the Project would be less noticeable in terms of vertical mass, but the site coverage would be more extensive. The predominant features of the immediate landscape would not change and the middle distance view would be altered but not degraded by the Project. Views to Black Mountain would not be obstructed.

A lower, smoother, and longer line of development and vegetation, which has visual continuity, replaces the varied horizon created by the existing onsite trees in the mid-ground. The overall visual impression of the horizon to the south remains intact because of the distance of the Project from the viewer. The Project creates strong horizontals that are not present in the existing view, primarily from the retaining wall and fence seen below the buildings and landscaping. Landscaping is proposed as part of the Project design to screen the wall and fence from views north of the open space. These measures would help soften views and reduce visibility of the retaining walls; however, the long horizontal created by the retaining wall and fence would detract from or contrast with the existing visual character and/or quality of the area (**Impact VIS-1**). Impacts are potentially significant and require mitigation.

- **Impact VIS-1** The Proposed Project would introduce a retaining wall and fence that would detract from or contrast with the existing visual character and/or quality of the area.

Key View 7

Figure 2.1-9, Key View 7, Looking Southwest from Northeast of the Site, provides a view of the proposed parking area for the Project, seen as a beige area on the left. A vinyl coated chain link fence with landscaping borders the parking lot. Red tiled roofs and towers are visible in the mid-ground. Landscaping screens the apartments on the left. The open space area on the right remains undisturbed. The fire station tower can still be seen on the west side of Four Gee Road. The sanctuary and towers on the Project site define part of the horizon line. For the sake of reference, the white training tower of the fire station, which is visible in the distance, is 44 ~~53~~ feet in height. The 43 ~~53~~-foot tower element of the Project, in comparison, is less obtrusive than the white, stand-alone training tower, even though it is closer to the viewer. The Project towers

have been integrated into the overall design, are surrounding rooflines at different angles, and benefit from the screening of extensive landscaping.

Two viewer groups would be affected from Key View 7. Westbound motorists on Campania Avenue would have a brief view of the Project site through existing vegetation. For pedestrians along Campania Avenue, the Project would introduce a new visual element in the middle ground. Tree cover is not as high but is more extensive. While closer to the viewer, the Project provides extensive landscaping and screens views to existing development to the south. The overall integrity of the view remains intact. The view would change from one of an open field extending west and south to one of an open field to the west and a landscaped parking area toward the south. The red tiled roofs with buildings screened by existing and proposed vegetation would be visible above trees in the mid-ground. The background would remain unchanged for this group. While the nature of the view changes from this key view, the new view presents strong visual elements that do not degrade the view.

Key View 8

Figure 2.1-10, Key View 8, Looking from East of Project, shows the effect of replacing the field with development. Foreground landscaping remains, but the Project dominates the mid-ground. As shown, the most immediate view of the Project site would be the landscaped parking area, vinyl-coated fencing, and landscaping along the Project boundary. These low-profile uses would allow views of Buildings D and E, which are 265 and 235 feet from the off-site property lines, respectively. The sanctuary and tower elements are clearly visible left of center. For reference, the apartments on the left are 40 feet high built on a pad approximately 10 feet above the site, giving them an effective height of 50 feet. The towers incorporate vertical elements and building walls at contrasting angles from the main walls, relieving the bulk that the buildings would otherwise project. Window elements in the higher wall and tower designs break surface mass and add visual interest. The overall effect can be contrasted with the existing apartments, which are more obtrusive. The view of the apartments on the left remains unchanged. More of the Black Mountain North Village construction area is visible in the background.

The stationary viewer group would be residents in the homes adjacent to the site, which would see a changed visual environment. Extensive design measures have been incorporated into the Project and include a high quality and visually effective design, setbacks, dense landscaping at four levels along the perimeter fence, and four layers of landscaping between the property boundary and buildings. These measures would be effective in diminishing impacts; however, this visual change represents a significant impact during construction and in the short term. (**Impact VIS-2a**) and mitigation is required.

- **Impact VIS-2a** The Proposed Project would result in a change that contributes to the valued visual character of the area (**Impact VIS-2a**).

Key View 9

As shown in Figure 2.1-11, Key View 9, Looking Northeast from Camino Del Sur, the Project site would be screened by existing vegetation and buildings. The horizon line is not affected by the design. The ridgeline behind the Project site is clearly visible, though broken in places by the proposed buildings.

Two viewer groups would be affected from Key View 9. Motorists on Camino Del Sur would have a brief view of the Project site in the distance. It would appear as a continuation of the development around it. The Project's red tiled roofs would be apparent, as would a tower and mature landscaping. The red tile roofs and consistent color treatment make it visually interesting. Pedestrians would have a similar view but it would be prolonged. The Project design, evident in the varied rooflines, building surfaces, and towers, provides visual interest while deeper views to the horizon remain open to the viewer.

Key View 10

As shown in Figure 2.1-12, Key View 10, Looking Northwest from Rancho Bernardo Road, the Project site appears in the gap between the sheriff's station on the left and the 4S Ranch development on the right. Horizon trees, seen as dark shapes on the left of the gap, are replaced by a lower, broader shape with varied color elements. Red tile roofs and some building walls are seen in the distance. The use complements structures in the foreground in color and roofing materials. The Project site is distant and appears in conjunction with existing development.

The key viewer groups affected from this point are motorists, pedestrians/ recreationalists, and users of the public facility on the left. Motorists traveling on Rancho Bernardo Road would have a fleeting view of the Project through the narrow gap in existing development. The Project remains lower than the roadway and located in the distance, in contrast to existing features in the foreground. Pedestrians and recreationalists would have similar views, but they would last longer. The visual focus from this point is on the facilities in the foreground, and trees in the mid-ground, which would remain. The distant view would change, but it is a small part of the overall appearance of the area, and the design and landscaping of the Project would render it unobtrusive. Recreationalists using the trial that leads toward the site would have a direct view, but from this point it would provide a point of visual interest in the distance.

Solar Panels

The Project will incorporate solar panels on the rooftops of some buildings. Solar panels would be shielded behind building facades and the surface of the solar panels would incorporate a non-glare finish. The Addendum to the Visual Resources Impact Report (TRS Consultants 2017) included three photo simulations to illustrate the visual effect of including solar on the rooftops of the proposed buildings. As shown in Figure 1, 2 and 3 of Appendix C of the DSEIR, solar panels would be screened by proposed building facades and rooflines and would not be visible from mid-distance, distant and close-distance views. No impact is identified due to the use of rooftop solar.

Visual Character

Overall, pattern elements of form, line, color, and texture would change on the Project site. Form would be altered from large rectilinear masses represented by existing

vegetation, to a dome-like appearance of red tiled roofs, building walls and towers, and some trees at the high point, with lower buildings, low profile uses, and vegetation around the periphery. The effect of the Project on form is low.

Line would transition from the existing rigid verticals to a mix of verticals, created by buildings and trees, and horizontals, created by landscaping, retaining walls, and trellises along walkways. The Project would also introduce some curves to the visual impression through use of a curved entry, placement of buildings around a curved central plaza, and through the use of landscaping. The overall visual effect of the Project on line would be low to moderate.

Color would change from the existing brown and olive green to a range of earth-toned shades and green with color accents. The overall color effect would be a shift from dark to light. The visual effect of the Project on color would be moderate to high.

The Project would change site texture to a more fine-grained texture of building surfaces broken by vertical and horizontal elements and partially screened by maintained vegetation. The effect of the Project on visual texture is moderate.

Pattern character would change in terms of dominance, scale, diversity, and continuity. The Project site is not visually dominant when compared to other uses in the area, which tend to be larger or visually more prominent. The towers of the Project, proposed to be in excess of 35 feet, interrupt the horizon line from some views, but do not dominate the horizon or block vistas. The Project would remove the local dominance of trees and replace it with a planned use that would have harmonized rather than dominant elements. The effect of the Project on dominance is low.

The Project scale would remain consistent with other uses in the area such as the three-story apartments to the southeast. Two of the proposed buildings would be two stories, and three would be one story in height. The Project encompasses a total building area of 89,234 square feet across five buildings. As documented in the Visual Resources Impact Report, this scale is within the range of buildings found throughout the area, which range from 63,000 to 893,000 square feet. Additionally, the Project's site coverage is 13.6 percent. Average coverage for area buildings is 27.6 percent, so the Project's site coverage is generally below what is common in the area. The Project is consistent with the scale of use and site coverage in the area. Building mass would be set back from the Project boundary on all sides, providing a reduction in the visual effect and allowing adequate area for additional landscaping along sidewalks and in front of structures. The open space on the north of the Project site would not be disrupted with Project implementation. Project orientation and the retention of existing vegetation would maintain visual scale. The effect of the Project on scale is moderate.

The diversity of the Project site would be increased with Project implementation. The Project would introduce structural elements, along with vegetative cover. Buildings and landscaping would be varied in texture, color, and shape. The overall result would be a varied view of an extensively landscaped area with some buildings visible among the trees and lower profile landscaped parking, sitting, and recreation areas along the periphery of the Project site. Project orientation and the retention of existing vegetation would maintain a balanced visual diversity. The effect of the Project on diversity is low.

The Project site's internal continuity is diminished when surrounding development is considered. From the visually prominent points on the Project site, offsite suburban development is readily visible. The overall effect is one of isolation of the site's rural character rather than continuity with surrounding areas. The Project is in scale and would have complementary visual features to surrounding uses. The overall landscaping plan further unifies the design and gives the site a high level of continuity. Project effects on continuity are low to moderate.

Visual Quality

Visual quality is defined by the changes in vividness, intactness or unity.

Vividness

The Project would result in a visual change in that the dominant grove would be eliminated and buildings would be constructed and grouped over a more extensive area. The Project is planned so that plazas and walks between buildings would allow views through the Project site to horizon lines beyond the Property. The Project site would be extensively landscaped. The Project site's vividness would be reduced due to the elimination of the dominant grove of trees; however, the uniting characteristics, particularly the site plan, architectural continuity, and the landscaping's canopy effect, would project a vivid impression of quality. The Project site would be vivid and unified by design. The effect on vividness would be moderate.

The construction period would result in a temporary visual effect that would reduce the Project site's vividness. Specifically, the tall trees on the Project site would be eliminated while new buildings and landscaping would not be installed yet. This temporary effect, expected to last up to nine months, would result in a high effect on vividness during this time; however, given the limited duration of the change impacts remain less than significant.

Intactness

The Project would flatten the central part of the Project site and establish a consistent architectural and landscape design over the Site. The Project would implement a theme and style reflective of visual elements that predominate in the area. These include a unifying theme of a campus-like setting and a consistent Mediterranean/Tuscan architectural design style for all structures. Surrounding areas would not detract from the intactness of the Project site because it would be visually unified by its architectural design and landscaping.

Unity

The Project would have a high level of unity. The Project site, building, and landscaping have been designed congruently to provide a high level of integration of elements and a feeling of consistency, quality and permanence as well as avoid dominance. Landscaping would protect and enhance the views.

Consistency with Design Regulations

The Project design has been developed in conformance with the policies and design guidelines in the SFVSP. Consistency with design regulations is discussed in Section 2.1.3.4 below.

2.1.3.2 *Valued Visual Features*

Guidelines for the Determination of Significance

A significant impact to visual resources would occur if the Project would:

1. Result in the removal or substantial adverse change of one or more features that contribute to the valued visual character or image of the neighborhood, community, or localized area, including but not limited to landmarks (designated), historic resources, trees, and rock outcroppings.

Guideline Source

The significance guideline is taken from *the County of San Diego Guidelines for Determining Significance* and *Report Format and Content Requirements - Visual Resources* (2007).

Analysis

The Project site at currently consists of two residential structures screened by a grove of trees, and tilled fields with some weeds growing in them. The visual character of the site would change as a result of Project implementation to a more extensively developed area with five buildings and parking areas, walkways, and a plaza.

There are no designated landmarks on the Project site. The large vacant residence onsite would be removed as part of the Project. It was evaluated in a historical resources report for its potential historic value in terms of it architect and design. According to Section 2.3, Cultural Resources, the house does not have historical value in these respects.

There are no prominent rock outcroppings or other geologic features on the Project site. Biological open space is present on the Project site's northwest corner. Although biologically significant, this small area has low visual prominence, consisting of dense brush and scattered eucalyptus. In addition, this area would be left intact by the Project.

Large eucalyptus trees and smaller palm trees and bushes would be removed during Project construction. The trees occur in clumps primarily in the center of the site, but also along the southern and western boundaries. They are not maintained. The trees were evaluated for biological significance in Section 2.2, Biological Resources. While the trees on the Project site are not designated as a significant visual resource in the SFVSP or the environmental document for that specific plan, they are a noticeable visual feature of the area.

The existing trees represent a visual amenity in the area. For views from the north, they screen residential development to the south. From the east, the groves are visible at a distance. For residents to the south, the trees in the center of the site dominate views to the north because they are close to the boundary and are particularly dense. As a result, they largely block views to the foothills on the north. The grove is visible from the west, across open space.

During Project implementation, the grove would be replaced by buildings and extensive landscaping. The extent of vegetated area of the site would increase because

landscaping would be used throughout the developed area. New trees would be shorter but would cover a wider area, providing a canopy effect. Shape would change from clumps of tall verticals with sprays of palm leaves to a more domed shape characterized by a canopy effect, with some red roofed building elements rising above the canopy. Predominant tree color would change from the characteristic dull olive of eucalyptus to bright and light green with colored accents from tree flowers. The buildings on the site would be integrated into this overall design, with muted roof colors so that the visual experience would involve a combination of elements rather than a single dominant element.

The overall visual appearance of the site with respect to the trees would change from tall, unmaintained vegetation to a canopy of trees with a broader color palette and consistent screening effects. This change in tree cover, which contributes to the valued visual character of the area, represents a significant impact (**Impact VIS-2b**). Mitigation is required.

- **Impact VIS-2b** The Proposed Project would result in a change in tree cover that contributes to the valued visual character of the area.

2.1.3.3 *Substantial Obstruction, Interruption or Detraction From a Valued Vista*

Guidelines for the Determination of Significance

A significant impact to visual resources would occur if the Project would:

1. Substantially obstruct, interrupt, or detract from a valued focal and/or panoramic vista from a:
    a. Public road,
    b. Trail within an adopted County or State trail system,
    c. Scenic vista or highway, or
    d. Recreational area.

Guideline Source: The significance guidelines are taken from the *County of San Diego Guidelines for Determining Significance* and *Report Format and Content Requirements - Visual Resources* (2007).

Analysis

Public Roads

As identified above, while the County of San Diego has not designated the public roadways in the area as scenic, the San Dieguito Community Plan, Section 7, Scenic Highways, Findings, calls for all Mobility Element roads in the area to be considered scenic. Mobility Element roads with a view of the Project site include Rancho Bernardo Road, Camino Del Sur, Four Gee Road, and Campania Avenue. Views from Rancho Bernardo Road and Camino Del Sur are fleeting and/or distant. The Project site blends with existing development and remains consistent with existing development in the area. The Project site does not dominate views from these roadways, but is instead a background detail.

Four Gee Road has both direct and oblique views of the Project site. The visual experience from this roadway would be changed with implementation of the Project, but the view would retain interest due to its design. The Project site would appear to integrate into the other developed elements along Four Gee Road, specifically the fire station and residential areas to the south. The Project would present quality development features, evidenced by towers, architectural detail, hardscape, and landscaping. The Project entry onto Four Gee Road would appear of high quality, with understated entry monumentation and tree-lined road of stone pavers. Distant views would be maintained or improved.

Campania Avenue has both direct and oblique views of the Project site. These views are less immediate than on Four Gee Road due to an open space area between the road and the Project site. Implementation of the Project would change the visual experience, but the view would retain interest due to Project design. The Project site would appear to integrate into the developed elements behind it, specifically the residential areas to the south and the Del Sol Town Center. The Project would present a unified whole of a campus-like collection of buildings set amongst landscaped elements. The overall shape would be integrated into the existing topography. Views to the distance would be maintained.

In summary, while the visual experience for vehicular travelers would be different than at present, the change would not significantly degrade the visual experience. The Project as designed would be visually coherent and of high quality, while retaining visual interest. Vehicular views of the Project site from public roads are fleeting and existing screening visual elements along the public roadways, such as roadway landscaping and riparian open space, would be retained. The Project site would present a visually unified whole that would not appear out of place with the existing surrounding uses or neighborhoods that drivers experience on a regular basis. Therefore, the Project would not substantially obstruct, interrupt, or detract from a valued focal and/or panoramic vista from a public road. Impacts to views from public roads would be **less than significant**.

Trails

Pedestrians and recreationalists along Four Gee Road would walk along an existing open space area, which would be retained, so views into the Project site would be in the mid-ground. The views into the Project site would contain a range of visual elements, including decorative fencing with landscaping, parking areas that have been visually screened, and three buildings arrayed at varying angles around the central plaza. The main entry to the Project site would present a high quality, visually coherent whole of natural stone, stone pavers, and a tree-lined street with landscaped median. The overall visual experience would be different, but the post-Project views would present high quality features that are coherently designed while being visually varied. Therefore, impacts along Four Gee Road would be **less than significant**.

Pedestrians and trail users along Campania Avenue would look across an existing open space area toward the Project site. Major natural features in the foreground would be retained. The Project site from this distant view is well integrated into its setting. Minimal

earthwork and effective landscape design would create a harmonious overall shape at this distance. The Project also presents varied visual features that can sustain interest; however, the long horizontal of the proposed retaining wall would modify views from the trail along Campania Avenue (**Impact VIS-3a**). Impacts are significant and require mitigation.

- **Impact VIS-3a** The Proposed Project would obstruct views from the Campania Avenue trail.

Trail users on the south would have a close view of the Project site. The overall design would present an aesthetically unified and high quality visual experience along the trail. A range of features, including towers, articulated building surfaces, plazas, and decorative fencing would be visible from this perspective. Parking areas along the south would be slightly below grade in the central part of the Project site and would be landscaped and screened throughout. The Project would modify views from this vantage point (**Impact VIS-3b**). Impacts are potentially significant and require mitigation.

- **Impact VIS-3b** The Proposed Project would modify views from the trail to the south.

Scenic Vistas

There are no officially designated scenic vistas in the area. The foothills that comprise the northern horizon, between 0.75 and one mile away, could be interpreted as scenic. Ranging in height from 990 to 1,100' in elevation, the foothills are partially developed and present a unity of mass and color as a moderately dominant feature. The oblique view of these hills is unobstructed from the east and west. Views from the south are currently largely obstructed by the dense clumps of trees on the Project site. Implementation of the Project would partially open this view (see Figure 2.1-4). Public views from the foothills are limited due to a lack of development and access. From the water tower on the hillside above Four Gee Road, the view is dominated by 4S Ranch on the east and Black Mountain Ranch North Village on the west.

Other ridges and hills in the area are either more distant or lack the unity and mass of these northern hills. Black Mountain, to the southeast, at an elevation of 1,300 feet, is the largest feature in the region. At over three miles from the Project site, however, it is a small feature on the horizon. Views from the north toward the mountain would be maintained with implementation of the Project (see Figure 2.1-8). As shown, the Project site is not discernable from atop the mountain. The hill to the east is approximately 890' to 1,100' in elevation and 1.25 miles away. It lacks visual unity due to its distance, topographic orientation, and surrounding development. Distant views of the hill from the east are preserved by the Project (see Figure 2.1-7). From the top of the hill, views of the Project site are not distinctive or readily discernable.

In summary, implementation of the Project would not substantially obstruct, interrupt, or detract from a valued focal and/or panoramic vista from a scenic vista. Impacts would be **less than significant**.

Recreational Areas

One recreation area is near the Project site, a community park located at the intersection of Camino San Thomas and Campania Avenue. It consists of a ball field, tot lot, and sitting areas, and is surrounded by dense vegetation on the west associated with the nearby creek. The park has no direct views of the Project site, but some treetops are visible on the horizon. The absence of these trees would not significantly affect the park due to the park's distance, intervening topography and vegetation. The Project would not substantially obstruct, interrupt, or detract from a valued focal and/or panoramic vista from a recreational area. Impacts would be **less than significant**.

2.1.3.4 *Inconsistency with Applicable Goals, Policies or Requirements of an Applicable County Community Plan, and Subregional Plan*

Guidelines for the Determination of Significance

A significant impact to visual resources would occur if the Project would:

1. Not comply with applicable goals, policies or requirements of an applicable County Community Plan, Subregional Plan, or Historic District's Zoning.

Guideline Source: The significance guidelines are taken from the *County of San Diego Guidelines for Determining Significance* and *Report Format and Content Requirements, Visual Resources* (2007).

Analysis

General Plan

The Project is located within an area of existing infrastructure and development and reinforces the sense of quality and continuity in the existing community. Therefore, the Project is consistent with the Guiding Principles 2 and 3 of the General Plan (GP).

The Project complements the community in an area that has transitioned from rural to suburban over the last 20 years. Open space is preserved and buffered with implementation of the Project. The Project also incorporates wide setbacks ranging from 40 to 230 feet as a buffer to soften views of the Project site. Grading differentials, landscaped walls, and extensive landscaping consistent with community standards, are used. Therefore, the Project is generally consistent with the Land Use Element of the GP, specifically Policies LU -2.6,-2.8, -6.7, and -11.9.

The internal roads of the Project are integrated into the overall design so they are not obtrusive. The main entry design reinforces a feeling of arrival in the community. Views from area roadways are protected by setbacks, site design, landscaping, and wall treatments. Therefore, the Project is generally consistent with the Mobility Element of the GP, specifically Goal M-2, and Policies M-2.3, and -2.4.

The Project preserves scenic resources in the area such as open space and improves some views of distant hills from the south. Groves of tall trees would be removed, but would be replaced with a more extensive, better integrated canopy of trees that would be maintained to provide an interesting and varied visual experience. Dark sky

resources are respected by adherence to the County's LPC. The Project would not operate late at night and nighttime lighting would be restricted to pathway lightings. Therefore, the Project is generally consistent with the Conservation and Open Space Element of the GP, specifically Goal COS-3 and Policy 3.1 and Goal COS-11 and Policies 11.1 and 11.2. Impacts would be **less than significant**.

San Dieguito Community Plan

The San Dieguito Community Plan calls for a network of scenic roadway corridors in the area in Section 7. While none of the roads in the area have officially been designated as such, Project design would preserve the scenic resources along area roadways through a system of setbacks, high quality materials, and visual screening. Impacts would be **less than significant**.

Santa Fe Valley Specific Plan

The SFVSP provides a range of visually-related guidelines in Chapter 7, Community Design Element. The specific community design goal, objectives, and policies of SFVSP Sections 7.3, Community Design Goal Objectives and Policies, and 7.4, Community Design Guidelines, are addressed in detail in Appendix A of the visual study (Appendix C of the DSEIR). Section 7.3, Goal, Objective CD-1, and Policies 1.2 and 1.5, as well as Objective CD-2 call for protection of scenic resources and visual compatibility. Scenic resources would be protected with implementation of the Project because views to the northern foothills would remain unchanged or would be improved. The Project would provide a high degree of visual consistency through its architectural and unifying landscape design. The shared features are a unified Mediterranean/Tuscan architectural style, loosely clustered buildings, and canopy-like landscape design, result in a high level of intactness and continuity. The structural elements on the Project site are also consistent with the surrounding community, which is largely developed with high quality buildings that also incorporate unifying architectural and landscaping features.

The Project's consistency with Section 7.4, Community Design Guidelines of the SFVSP are presented below. Headings correspond to headings within Section 7.4

Grading

Creative grading techniques are proposed to minimize wall structures to the south and locate the most visible walls toward the north, where there are no close up views of the site. Overall grading would lower buildings from 5 to 10 feet below current grade, thereby reducing visual massing and the overall profile of the buildings.

Streetscape Plan

Public and private streets would include landscaping, sidewalks, and a decomposed granite parking area. Bike racks are also provided to encourage bicycle use.

Monotonous and impersonal walls along Specific Plan Theme Roads have been avoided through design and mitigation to provide surface treatments, verticals, and landscaping. The effect is to break up mass and long horizontals and reduce visibility to integrate these features into the overall setting.

Entry Treatments

The Project's entry would meet the recommendations for a Neighborhood Entry as spelled out in the SFVSP. As shown in Figure 2.1-6, the entry treatment has been conceptually designed to be understated. Stone monumentation would identify the Project. Related features including trees shading the monumentation, a tree-lined entry road, and lower growing shrubs on both sides of the road reinforce the sense of entry and unity. The entry would complement the features of the Rancho Santa Fe Fire Department station across the street because similarly scaled entry monumentation and compatible landscaping is proposed.

Pedestrian Circulation

The planned circulation network provides pedestrian access from Four Gee Road into the Project site. Space for adequate walkways throughout the Project site has been provided, and walkways have been enhanced with hardscape, trellises, and desirable destinations such as plazas and fountains to encourage walking.

Parking Lots

Parking areas have been located around the Project perimeter while larger building elements are located in the center, so that views are not blocked. A large impersonal parking lot is avoided. Multiple layers of plantings are included along all parking areas and boundaries to screen cars and break up the mass of paving or decomposed granite when cars are not present. Where a parking lot is located adjacent to a public or private right-of-way, as on the south, design methods including decorative fencing and extensive landscaping have been used.

Service and Loading Areas

Service and loading areas are integrated into the overall design. Major loading infrastructure, such as loading docks, is not required. A single trash enclosure on the northwest would be walled and gated, and the area around it would be landscaped.

Architecture

Architectural features have been used to reduce scale, provide continuity, and create an overall intact and unified Project. Key features are described in Section 2.1.2.1, above, and illustrated in Figures 1-3 through 1-6, the elevations for the Project.

Walls/Fences

Walls and fences avoid a monotonous appearance through the use of pilasters to break up long horizontals. Surface treatments and natural color reduce the visual presence of walls. Landscaping serves to integrate walls and fences more into the overall design, or to blend with the existing setting. However, the north facing retaining wall presents a long horizontal in conflict with applicable planning documents. Therefore, the Project would not comply with applicable goals, policies, or requirements of the SFVSP (**Impact VIS-4a**). Impacts are potentially significant and require mitigation.

- **Impact VIS-4a** The Proposed Project would not comply with applicable goals, policies, or requirements of the SFVSP due to the proposed retaining wall.

Site Lighting

The Project would use outdoor light fixtures that conform to the lamp type and shielding requirements described in County regulations. The Project would not operate at night, so it would not operate Class I or Class III outdoor lighting between 11:00 PM and sunrise. However, safety lighting such as pathway lighting would be employed to allow safe movement to and from parking areas and sidewalks. The Project would not generate significant light due to shielding of outdoor lights. The Project conforms to applicable Federal, State, or local statutes and regulations related to dark skies or glare, including but not limited to the San Diego County LPC.

Signs

Signage is limited to the entry monumentation discussed above, and a church logo, which would be placed on the main sanctuary building. Small directional signs for traffic, parking, or building identification may be used, but these would be designed in keeping with the understated nature of the Project as a whole and would not be readily visible from off site. Temporary signage related to special events may be used on a case by case basis and in conformance with the County of San Diego Zoning Ordinance which regulates this issue.

Landscaping

Landscaping is proposed throughout the Project site to provide continuity and a range of lines, colors, and textures. The overall plan is designed to present a unified visual impression to the community. Native and drought tolerant plants are used in the plan, and transitions are provided. Screening is extensive and achieved by a layering effect where multiple lines of landscaping are provided in each direction to complement structures, add interest, and screen elements from view. While the Project would remove the on-site trees, they would be replaced with a canopy of trees and other vegetation that provides more coverage, is internally consistent, and better integrated with existing uses in the area.

Transitions to open space are respected with setbacks and non-invasive vegetation. Landscaping edge zones have been used in every direction to minimize impacts to off-site viewer groups. The range of elements used in conjunction with landscaping is noted in Section 2.2.2.1, above, and illustrated in Figures 1-7 and 1-8. Informal grouping is used throughout to give specific areas of the site a varied visual appearance. This includes dense groupings along the eastern boundary which has views down into the Project site, in parking areas, along the southern fence line, in plazas and sitting areas, and near building elements where screening is important. A proposed retaining wall would introduce a long horizontal element which is discouraged in the SFVSP. The changed view from viewers along Campania Avenue and south of the Project site are in conflict with applicable goals, policies, and requirements of the SFVSP. This represents a significant impact (**Impact VIS-4b**) and mitigation is required.

- **Impact VIS-4b** The Proposed Project would not comply with applicable goals, policies, or requirements of the SFVSP due to obstruction of views from the Campania Avenue trail and the trail south of the Project site.

In summary, the Project generally conforms to the applicable regulations of the County of San Diego GP and San Dieguito Community Plan; however, the Project would conflict with the SFVSP. Mitigation is required to reduce impacts.

2.1.3.5 *Dark Skies and Glare*

Guidelines for the Determination of Significance

A significant impact to dark skies or from glare would occur if the Project would:

1. Install outdoor light fixtures that do not conform to the lamp type and shielding requirements described in Section 59.105 (Requirements for Lamp Source and Shielding) and are not otherwise exempted pursuant Section 59.108 or Section 59.109 of the San Diego County LPC.
2. Operate Class I or Class III outdoor lighting between 11:00 PM and sunrise that is not otherwise exempted pursuant Section 59.108 or Section 59.109 of the San Diego County LPC.
3. Generate light trespass that exceeds 0.2 foot-candles measured five feet onto the adjacent property.
4. Install highly reflective building materials, including but not limited to reflective glass and high-gloss surface color, that will create daytime glare and be visible from roadways, pedestrian walkways or areas frequently used for outdoor activities on adjacent properties.
5. Not conform to applicable Federal, State, or local statutes or regulations related to dark skies or glare, including but not limited to the San Diego County LPC.

Guideline Source: The significance guidelines are taken from the *County of San Diego Guidelines for Determining Significance and Report Format and Content Requirements – Dark Skies and Glare* (January 15, 2009).

Analysis

Consistency with LPC Requirements

The Lighting Site Plan (Attachment B of Appendix D) identifies the location of all onsite lighting fixtures. All of the fixtures shown on the Lighting Site Plan are designed with shielding provided by the manufacturer. Such shielding shall be placed on site during installation as needed to avoid light trespass to the adjacent properties. Attachment D of Appendix D provides descriptions of each site lighting fixture, including the manufacturer, model, type, image, Dark Sky and Title 24-compliant notes, shielding and angle requirements, bulb, lumens, wattage, and height. Detailed Light Fixture Specification Sheets are also provided. Therefore, the Project would install outdoor light fixtures that conform to the lamp type and shielding requirements described in Section 59.105 (Requirements for Lamp Source and Shielding) of the San Diego County LPC.

The church's operating hours vary but are generally anticipated to occur between 8 AM and 10 PM on weekdays and weekends. Occasional nighttime activities including prayer meetings, youth lock-ins, and other church-related meetings would also occur between

the hours of 10 PM and 8 AM. These special nighttime activities would take place indoors to minimize outdoor lighting necessary for security purposes. Therefore, the Project would not operate Class I or Class III outdoor lighting between 11:00 PM and sunrise that is not otherwise exempted pursuant Section 59.108 or Section 59.109 of the San Diego County Light Pollution Code).

In summary, the Project would be consistent with the LPC. Impacts would be **less than significant**.

Light Trespass

As identified above, all site lighting fixtures are noted to have shielding placed on site during installation as needed to avoid light trespass to the adjacent properties. Attachment C of Appendix D, Parking Lot Lighting Levels Site Plan, identifies the spill light at the Project boundaries and five feet beyond. As shown, some potential light spillage is observed, the noted shielding to be placed on site when the fixtures are installed would eliminate potential any light spill on to adjacent properties to any significant level. The Project would not generate light trespass that exceeds 0.2 foot-candles measured five feet onto the adjacent property. Impacts would be **less than significant**.

Glare

The Project's architectural design includes standard earth-tone stucco walls with mission tile roofing similar to the surrounding area structures. These materials would not reflect light to have any negative impact on the neighborhood. The Project will incorporate solar panels on the rooftops of some buildings. The solar panels would incorporate a non-glare finish.

The Project would not install highly reflective building materials, including but not limited to reflective glass and high-gloss surface color that would create daytime glare and be visible from roadways, pedestrian walkways, or areas frequently used for outdoor activities on adjacent properties. Additionally, the solar panels that would be placed on rooftops would have a non-glare finish. Impacts would be **less than significant**.

Conformance to Regulations

In addition to compliance with the LPC as summarized above, the Project's outdoor lighting also conforms to Title 24 of the California Energy Code. Title 24-conforming features of the Project include appropriate wattages, automatic controls, and cut-off fixture angling. The Project proposes LED lighting fixtures, which would decrease the lighting to below 4050 lumens, an acceptable level per Section 59.106 of the LPC, Requirement for Lamp Source and Shielding. The use of these fixtures could assist the project in meeting LEED criteria for lighting.

The Project would also incorporate the following design features, as listed in the LPC and Zoning Ordinance:

- Use full cutoff luminaries, as defined by the Illuminating Engineering Society of North America (IESNA), to minimize the amount of light emitted upward directly from the luminaire. A fully shielded outdoor light ensures that light rays emitted

from the fixture are projected below the horizontal plane passing through the lowest point on the fixture from which the light is emitted (LPC Section 59.105)

- Restrict the hours of operation of outdoor lighting to hours of active use (LPC Section 59.107 and Zoning Ordinance Section 6322)
- Require low-pressure sodium light sources[2], which allow astronomers to filter the line spectra from telescopic images (LPC Section 59.105)
- Condition new development projects to prohibit the post-construction addition of outdoor lighting that was not included in the Project
- Select luminaries that control the intensity (candela) distribution (LPC Section 59.105)
- Use well-shielded luminaries (LPC Section 59.105)
- Keep floodlight angles aimed low enabling the entire beam to fall within the intended area to be lit.
- Use full cutoff and semi-cutoff lighting. Cutoff designations limit the intensity values in the glare zone and provide shielding (Zoning Ordinance Section 6324)
- Adjust mounting height to reduce spill light (Zoning Ordinance Section 6324)
- Focus exterior illumination, including floodlights and spotlights, downward and into the Project site. A combination of shielding, screening, and directing the lighting away from off-site areas shall be used to minimize spillover effects onto off-site roadways, properties, and open space areas
- Use landscaping to serve as filtering devices to soften the impact of direct exterior, reflected exterior, and building interior lighting
- Limit signs with flashing, mechanical, strobe, blinking lights, moving parts, or lighted monument signs.
- Use low-level pedestrian lighting (e.g., bollards) on the site for pedestrian pathways
- Use lowest intensity Project lighting necessary for security and safety purposes while still adhering to the recommended levels of the IESNA

In summary, and as concluded in the Photometric Study (Appendix D), the Project conforms to all applicable Federal, State and local statutes and regulations related to dark skies and glare, including but not limited to the San Diego County LPC. Impacts would be **less than significant**.

[2] The Project proposes LED lighting that provides an equivalent or better lighting benefit.

2.1.4 Cumulative Impact Analysis

The cumulative study area for visual resources is the viewshed of the Project. The topographic viewshed is shown in Figure 2.1-1. A total of six projects occur within the cumulative aesthetics study area. These are shown in Figure 2.1-13, Cumulative Study Area. These projects are:

Project Name/Description	Project Location
6 – TPM 21205, Two residential parcels located in the southeast part of the viewshed. Relies upon analysis in previously approved TM. Approved by Director of PDS	Adjacent to residential neighborhood with major road (Rancho Bernardo Road) and developed commercial area intervening. Approximately 0.55 miles from the southeast corner from the Project.
8 – MUP 11-018, cell tower. CEQA exempt. Approved by Planning Commission	Located in the foothills north of the Project approximately 0.58 miles away and at a higher elevation. Single cell tower in association with an existing water tank.
9 – MUP 87-036, -2, -4, cell tower. CEQA exempt. Approved by Planning and Environmental Review Board	Located south and east of the Project approximately 0.7 miles away. Residential neighborhood, Camino Del Sur, and commercial area intervening.
10 – MUP 08-003, cell tower. CEQA exempt. Approved by Director of PDS	Located near the foothills north and west of the Project approximately 0.65 miles distant. Located at higher elevation than Project. Residential neighborhood intervenes.
13 – L-15026, Grading for medical facility. Approved by Director of DPW	Construction within already developed industrial/commercial area south and east of the site approximately 0.55 miles distant. Located near Camino Del Norte and Dove Canyon Road.
16 – Black Mountain Subarea Plan Amendment. Increases commercial area in North Village, moves hotel and senior housing, deletes golf course in favor of open space. Approved by City of San Diego City Council	Located south of the Project approximately 600 feet. The western part of the Project and some towers are visible from the North Village. View looks north along Four Gee Road to main entrance.

Three of the cumulative projects (TPM 21205, MUP 87-036, and L-15026) are located in already developed areas of 4S Ranch and the viewshed between these projects and the

Project is fully developed. The Project would appear as a distant component of an already developed landscape. Therefore, the relationship between these projects and the Project is visually tenuous and not cumulatively significant.

Two projects (MUP 11-018 and MUP 08-003) are cell towers located in the foothills north and northwest of the Project site. Both cell projects were designed to provide camouflaged towers. The existing visual character of the area would not be altered in a significant way because the uses occur in scattered locations, are visually screened, and have a very small footprint. They are isolated from the Project site and other cumulative projects and are located in a topographically different setting. When considered with the Project they do not contribute to a visual pattern that would be disruptive.

The Black Mountain Subarea Plan Amendment, which includes alterations to North Village, is closest to the Project site. North Village was envisioned over 15 years ago and as such the visual alterations expected with the development have long been anticipated. The amendment rearranges some uses but does not fundamentally alter the expected visual character of the area. A proposed golf course becomes open space, presenting a low profile and existing rather than landscaped vegetation. Some building locations and uses would change but the visual character of the site as a commercial and community hub remains unchanged. The narrow view of the Project site from North Village occurs along Four Gee Road. The road curves to the west as one moves north from the Camino Del Sur/Four Gee Road intersection so direct views of the Project site are obscured. Towers on the Project site would be visible above houses, however. This alteration would appear as a continuation of existing development that is already visible from North Village. The overall viewshed is not altered by the juxtaposition of these two uses and cumulative impacts are not significant.

The six projects taken together with the Project represent either fully mitigated impacts, minor changes to long-planned uses in the area, or are minor additions to the already complex and intensely developed viewshed. They are also widely scattered and represent a range of uses that provide different visual impressions. From vantages where cumulative projects occur, the prominent visual impression is one of developed uses. This impression is not significantly altered by the construction of the cumulative projects. Where less development is currently evident, on the Project site and in the foothills to the north and west, the alterations are either fully mitigated, as with the Project, or are minor in character, as with the cell towers. They are also widely separated and are located in differing topographic settings that present varying visual experiences. Considering the overall scale of the viewshed and its current visual character, the cumulative projects, in conjunction with the Project, do not have a significant cumulative impact. Impacts would be **less than significant**.

2.1.5 Significance of Impacts Prior to Mitigation

As described above, the Project would have the following significant impacts:

- **Impact VIS-1** The Project would introduce a retaining wall and fence to the north that would detract from or contrast with the existing visual character and/or quality of the area.
- **Impact VIS-2a** The Project would result in a change that contributes to the valued visual character of the area.
- **Impact VIS-2b** The Project would result in a change in tree cover that contributes to the valued visual character of the area.
- **Impact VIS-3a** The Project would obstruct views from the Campania Avenue trail.
- **Impact VIS-3b** The Project would modify views from the trail along the southern boundary.
- **Impact VIS-4a** The Project would not comply with applicable goals, policies, or requirements of the SFVSP due to the proposed northern retaining wall.
- **Impact VIS-4b** The Project would not comply with applicable goals, policies, or requirements of the SFVSP due to obstruction of views from the Campania Avenue trail and the trail south of the Project site.

2.1.6 Mitigation

Implementation of the following mitigation measures will be required to address the identified significant impacts to aesthetic resources. The Project would be conditioned to incorporate these measures into the major use permit.

For Impacts VIS-1, VIS-2a, VIS-3a, and VIS-4a

- **M-VIS-1** To screen the retaining wall along the northern site boundary, the Project shall:
    - Paint or clad the wall with a non-reflective earth-toned material that is matched in color to the surrounding and planned vegetation along the wall. Alternatively, earth-toned bricks or other building material may be used.
    - Incorporate vertical elements from the base of the wall to break the horizontals of the wall. These elements can be constructed elements or vegetation. Constructed elements shall be of a type and quality that complements the existing design. Vegetation elements shall be able to attain a height that would reach the top of the fence along the wall so as to integrate these two structures.

For Impacts VIS-2a, VIS-2b,VIS-3b, and VIS-4b

- **M-VIS-2** Install 36” boxed citrus, 10 gallon shrubs, and 10 gallon vines at the earliest possible point during Project construction. At corners of the eastern boundary, the proposed California peppers shall be 48” box size. Along the east-facing sidewalk, the proposed crepe myrtle shall be 48” box size.

For Impacts VIS-2a, VIS-2b, VIS-3b, and VIS-4b

- **M-VIS-3** Install 48” trees and 10 gallon shrubs along the decorative fence line.

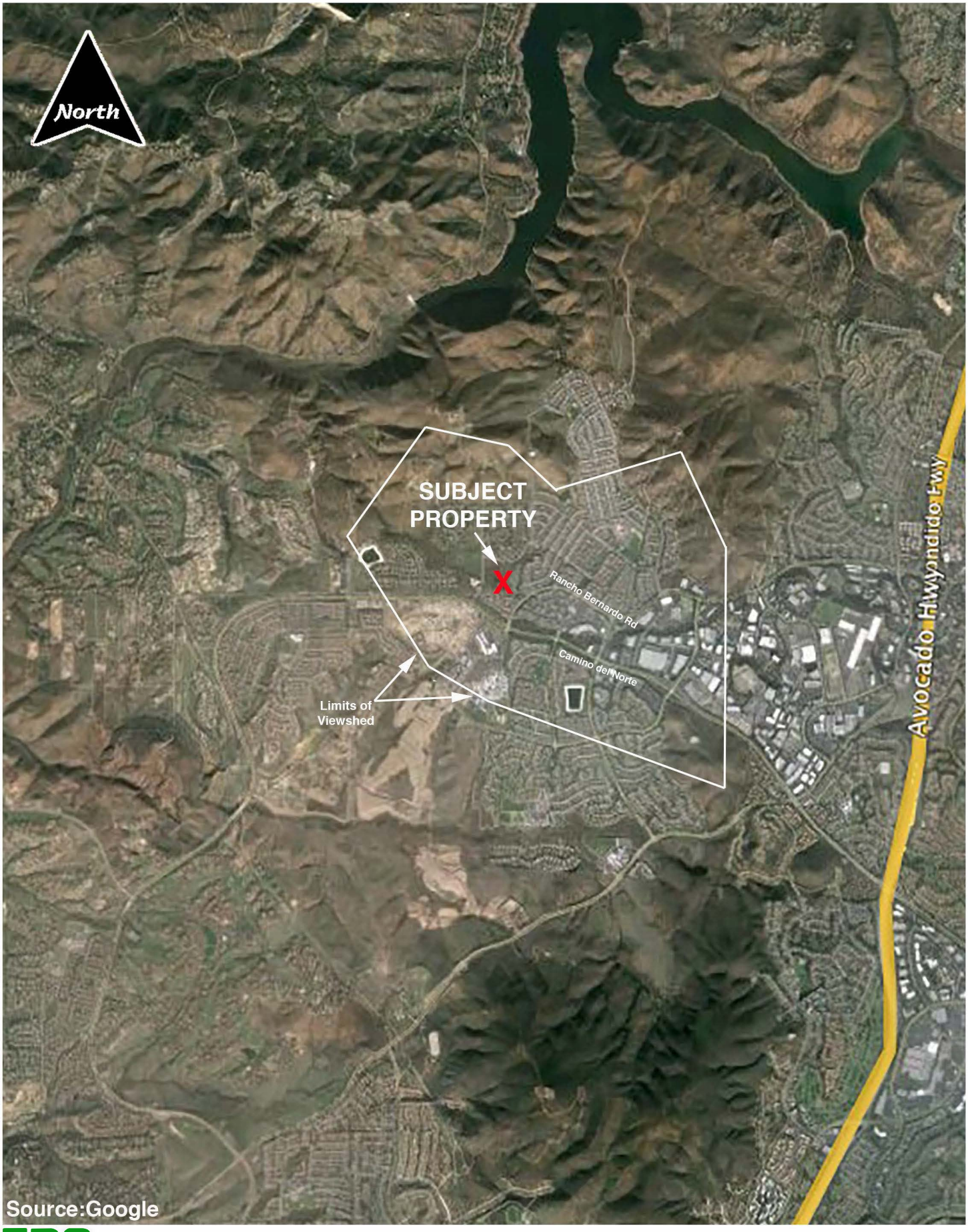
2.1.7 Conclusion

Impacts related to dark skies and glare would be less than significant. Additionally, the Project, in conjunction with other cumulative projects, would not have significant cumulative impacts because the key features of the viewshed would be left intact after cumulative projects have been considered.

The Project would, however, introduce a retaining wall that would detract from or contrast with the existing visual character and/or quality of the area, result in a change that contributes to the valued visual character of the area, obstruct views from area trails, and would not comply with applicable goals, policies, or requirements of the SFVSP. Measure M-VIS-1 would fully integrate the retaining wall along the northern boundary into the proposed and existing visual landscape. M-VIS-2 would provide vegetative cover that is large enough to provide screening for residential and recreational viewers and early enough in the process to prevent extended unshielded visual exposure to the site. M-VIS-3 would provide vegetative cover that is large enough to provide screening for recreational viewers to the south early enough in the process to prevent extended unshielded visual exposure to the site. Impacts VIS-1 through VIS-4b would be reduced to below a level of significance with the incorporation of M-VIS-1 through M-VIS-3.

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

This page intentionally left blank.



TRS CONSULTANTS

Topographic Viewshed **Figure 2.1-1**

Key View Index



Figure 2.1-2



Key View 1 – Existing
From SE corner of site



Key View 1 – Proposed
From SE corner of site

Key View 1
Looking from SE Corner of Site

Figure
2.1-3



Key View 2 – Existing
From Wild Horse Glen Looking North



Key View 2 – Proposed
From Wild Horse Glen Looking North

Key View 2
Wild Horse Glen at Intersection
Looking North

Figure 2.1-4



Key View 3 – Existing
Looking Northeast from SE property corner



Key View 3 – Proposed
Looking Northeast from SW property corner

TRG CONSULTANTS

Key View 3
Looking Northeast from SW Property Corner

Figure 2.1-5

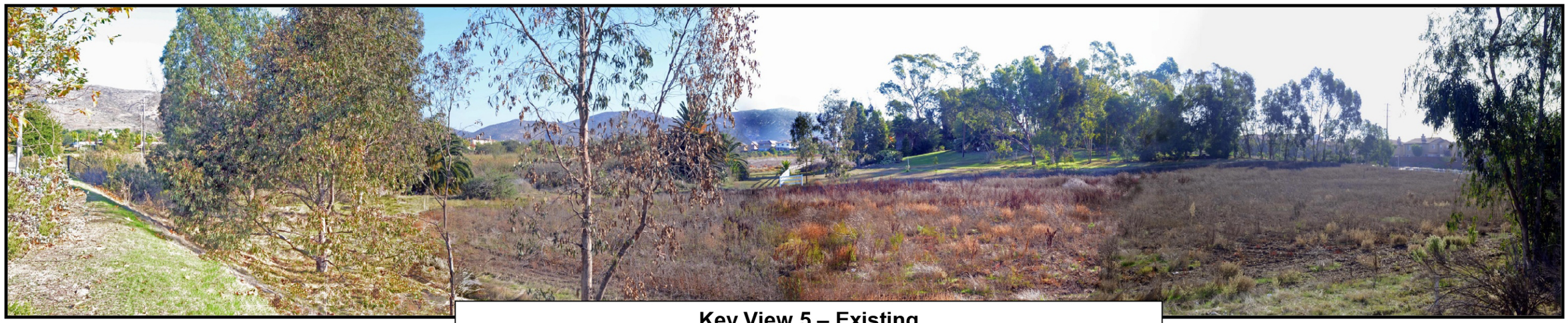




TRG CONSULTANTS

Key View 4
Looking Northeast from Intersection

Figure 2.1-6



Key View 5 – Existing
Looking East from Four Gee Road



Key View 5 – Proposed
Looking East from Four Gee Road

Key View 5
Looking East from Four Gee Road

Figure 2.1-7



Key View 6 – Existing
Looking South from Campania Ave.

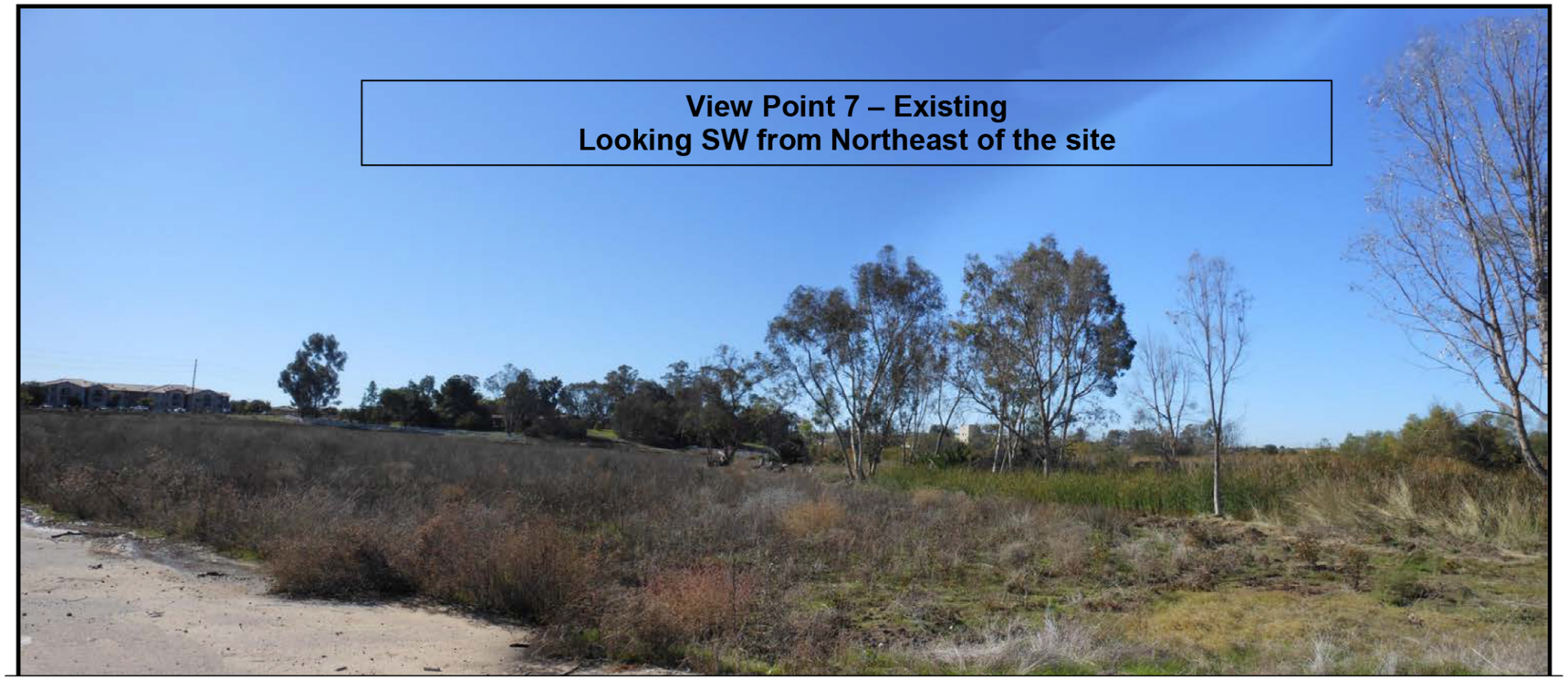


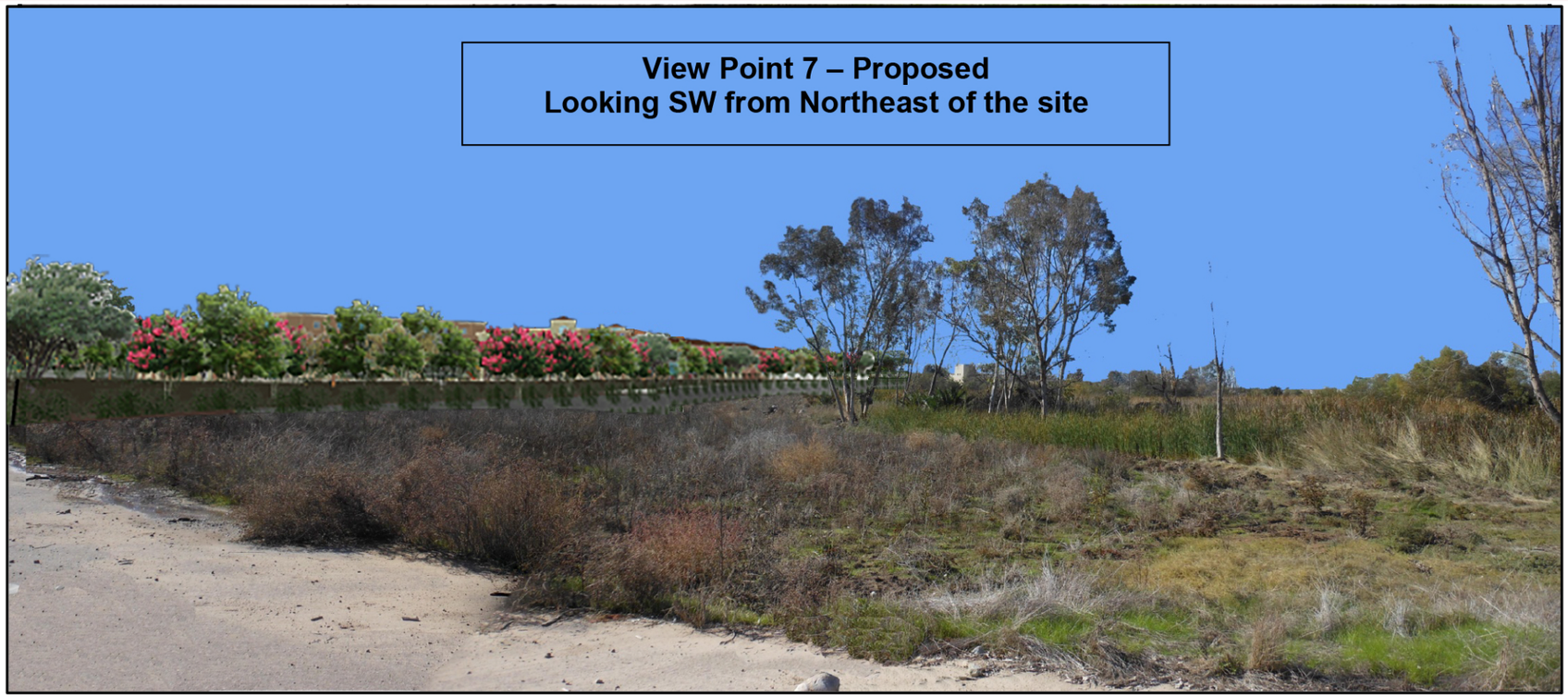
Key View 6 – Proposed
Looking South from Campania Ave.

TRG CONSULTANTS

Key View 6
Looking South from Campania Avenue

Figure 2.1-8





TRC CONSULTANTS

Key View 7
Looking Southwest from Northeast of the site

Figure 2.1-9





Key View 8
Looking From East of Project

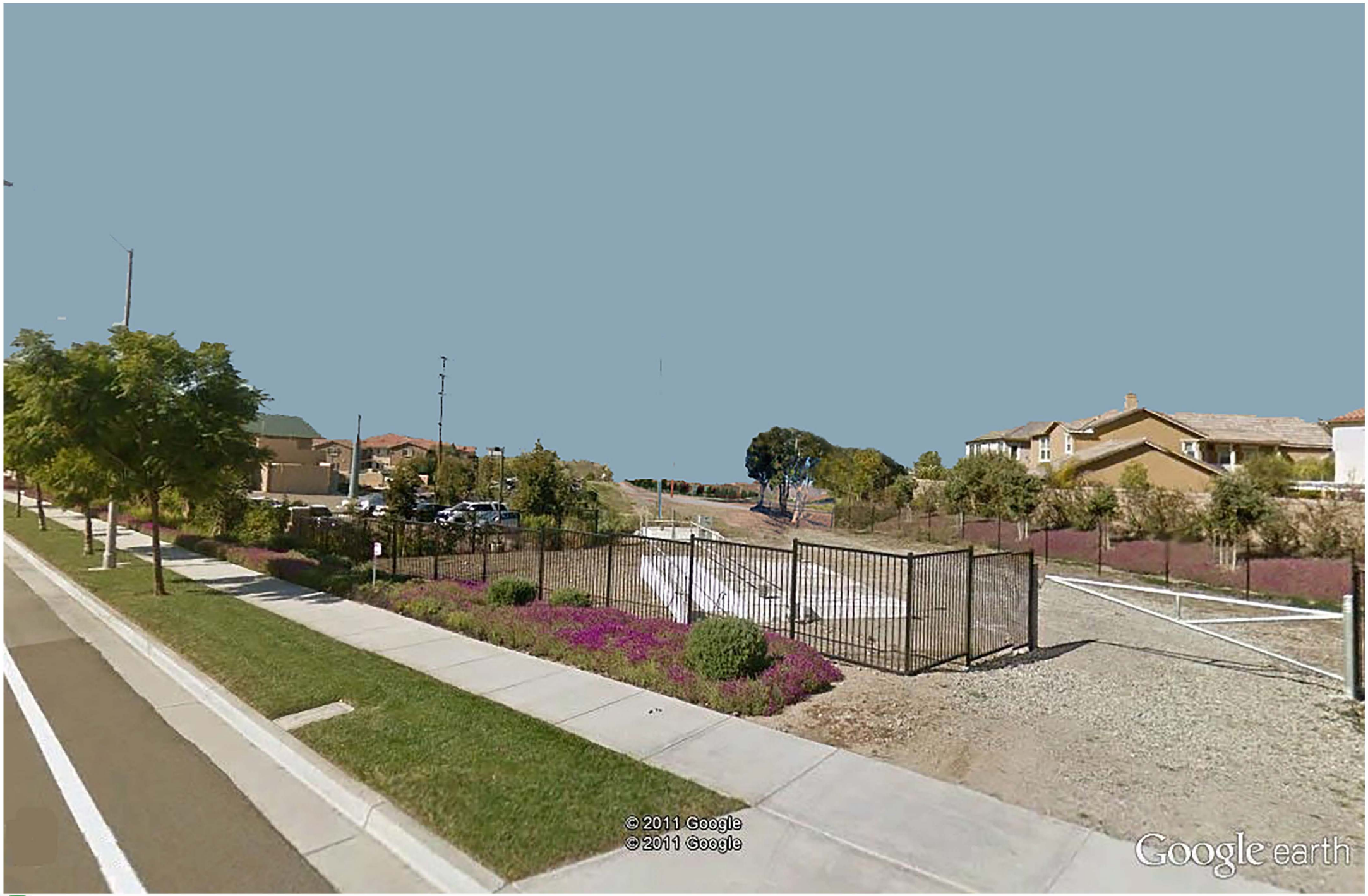
Figure 2.1-10





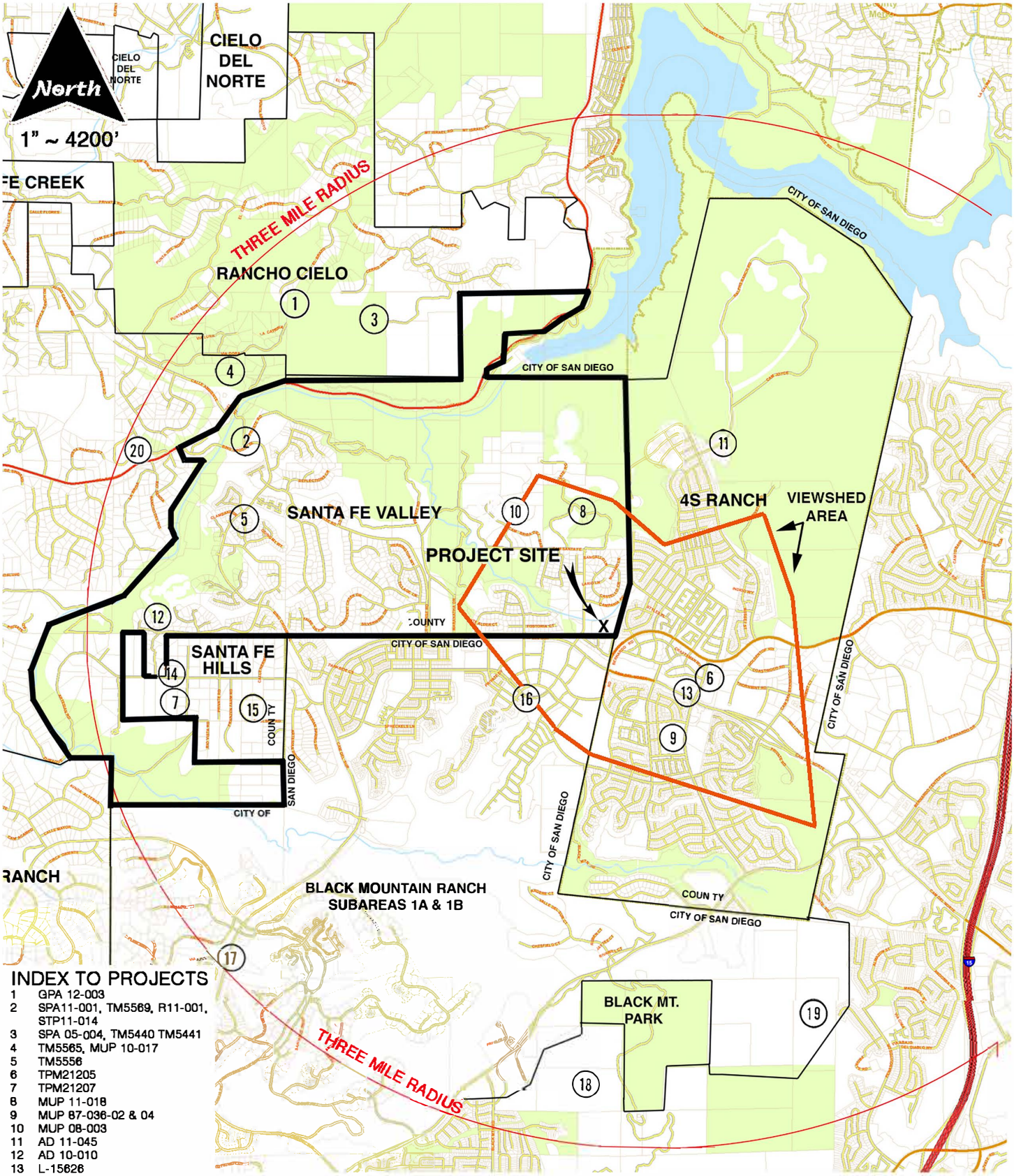
Key View 9
Looking Northeast from Camino del Sur

Figure
2.1-11



Key View 10 Looking Northwest from Rancho Bernardo Road

Figure 2.1-12



INDEX TO PROJECTS

1 GPA 12-003
2 SPA11-001, TM5569, R11-001, STP11-014
3 SPA 05-004, TM5440 TM5441
4 TM5565, MUP 10-017
5 TM5556
6 TPM21205
7 TPM21207
8 MUP 11-018
9 MUP 87-036-02 & 04
10 MUP 08-003
11 AD 11-045
12 AD 10-010
13 L-15626
14 L-15684
15 VAC 13-001
16 BLACK MT. RANCH SUB AREA PLAN
17 SANTALUZ
18 BLACK MT RANCH OPEN SPACE PARK
19 T-MOBILE CELL TOWER
20 TPM21229

TRS CONSULTANTS

Cumulative Study Area

Figure 2.1-13

2.2 Biological Resources

The assessment of the Project's potential to have an adverse effect related to biological resources is based on the technical study prepared for the Project. The results of the analysis presented below are included as an appendix to the DSEIR.

- Appendix E: *Biological Letter Report for Chinese Bible Church of San Diego* (RC Biological Consulting, Inc., and Klutz Biological Consulting, 2016) and *MUP-10-037, Change to Project Description* (RC Biological Consulting, Inc., and Klutz Biological Consulting, 2016) and MUP 10-037 Changes to Project Site Plan – Chinese Bible Church of San Diego (Klutz Biological Consulting, June 27, 2018).

The Santa Fe Valley Specific Plan (SFVSP) EIR (SP95-001) was also reviewed. The SFVSP EIR identified potentially significant impacts related to biological resources, specifically relating to direct and/or indirect impacts to the following biological resources: wetlands, vernal pools, coastal sage scrub, oak woodland, sensitive plant species, golden eagle (*Aquila chrysaetos*), California gnatcatcher (*Polioptila californica*), San Diego fairy shrimp (*Branchinecta sandiegonensis*) and wildlife movement corridors. Mitigation measures were identified and impacts were determined to be mitigated to below a level of significance. More information on the impacts and mitigation measures ~~s~~in the SFVSP EIR are detailed in Section 2.2.1, below.

Comments received in response to the Notice of Preparation included:

- Indirect edge effects of a commercial property adjacent to the County's Multiple Species Conservation Program (MSCP)
- Biological impacts of hydromodification, increased flow, and flooding
- Invasive plant species
- Previous impacts within the open space easement from agricultural activity
- Impacts to vernal pools, oak riparian forest, San Diego thornmint (*Acanthomintha ilicifolia*), San Diego ambrosia (*Ambrosia pumila*), Del Mar manzanita (*Arctostaphylos glandulosa ssp.crassifolia*), dudleya, and San Diego barrel cactus (*Ferocactus viridescens*)
- Impacts to southwestern pond turtles (*Actinemys pallida*), orange throated whiptail (*Aspidoscelis hyperythra*), native ant species, rufous-crowned sparrow (*Aimophila ruficeps*), least Bell's vireo (*Vireo bellii pusillus*), and light-footed (Ridgeway's) clapper rail (*Rallus obsoletus levipes*)
- Nesting and forage sites for hawks
- Tree removal and Migratory Bird Treaty Act (MBTA) species
- Consistency with applicable plans, regulations, and guidelines
- Alternatives to reduce or avoid biological resources impacts

- Inclusion of information about the regional biological setting; rare plants and natural communities; an inventory of resources on the Project site; an inventory of rare, threatened, endangered, and sensitive species on the Project site; direct, indirect, and cumulative impacts and appropriate mitigation; a discussion of lighting, noise, human activity, exotic species, and drainage impacts and appropriate mitigation; and indirect impacts.

These concerns are addressed in the attached report and summarized in this section. Concerns regarding hydromodification and stormwater flow are addressed in Section 3.1.3, Hydrology and Water Quality. Project alternatives are discussed in Section 4.0. Copies of the NOP and comment letters received in response to the NOP are included in Appendix A.

2.2.1 Background

The SFVSP EIR identified potentially significant impacts related to biological resources, specifically relating to direct and/or indirect impacts to the following biological resources: wetlands (direct impact to 16 acres of wetland habitat and 0.9 acres of unvegetated waters of the U.S. and indirect impacts), vernal pools (potential direct impact in two locations), coastal sage scrub and oak woodland (direct impact to 344 acres of sensitive upland habitat including 323 acres of coastal sage scrub), sensitive plant species (potential for indirect impacts to Group 1 plant species and potential for direct impact to Encinitas baccharis and San Diego thorn-mint), golden eagle (loss of foraging habitat and potential indirect impact to a nesting site), California gnatcatcher (direct and indirect impacts), San Diego fairy shrimp (direct and indirect impact) and wildlife movement corridors (direct and indirect impacts).

Mitigation measures were identified and impacts were determined to be mitigated to below a level of significance. These mitigation measures included:

- Future development shall be located away from the southwestern vernal pool complex through the “D2” designator process. Pre-construction surveys shall be conducted for the presence of fairy shrimp; impacts to vernal pools shall be mitigated through preservation of offsite pools.
- Participation in the NCCP and subarea planning process will mitigate for cumulative significant impacts to golden eagle.
- Lands containing coastal scrub or represent critical linkages in areas associated with the “D2” designator shall be considered for public acquisition. The “D2” designator shall be used to avoid fragmentation of habitat. Participation in the NCCP and subarea planning process would mitigate impacts to California gnatcatcher. The open space design for the Santa Fe Valley SPA, in conjunction with surrounding open space plans (i.e., 4S Ranch and Rancho Cielo) is expected to satisfy the requirement for a Section 10(a) permit for the “take” of gnatcatchers.
- Adverse impacts should be reduced by restoration of habitat previously disturbed within areas identified as natural open space. Utilize the “D2” designator to provide a wider, more contiguous wildlife corridor. Allow only passive recreation

within buffer to the San Dieguito River Valley. Lighting the bridge over the San Dieguito River should be minimized.

2.2.2 Existing Conditions

2.2.2.1 *Existing Setting*

Biological Survey

The Project site was surveyed by RC Biological Consulting on January 12, 2012 from 1:10 to 2:45 PM and on March 31, 2014. All portions of the Project site were surveyed for potential resources and evaluated for impacts as described in Chapter 1.0 of this EIR. More information on the extent of these surveys is provided in Appendix E. Klutz Biological conducted surveys on March 24 and May 19, 2016. A review of a site design change was conducted in June, 2018.

Mapping was performed following the *Biological Resource Mapping Guidelines within the Report Format and Content Requirements: Biological Resources (2010b)*. Wildlife was identified directly by sight or by vocalizations, and indirectly by scat, tracks, or burrows. Field notes were maintained throughout the survey. The primary focus of the surveys was to document and map the size, location, and general quality of all habitat types and the presence or potential presence of any sensitive resources (plant or wildlife) onsite.

Regional Context

The Project is located within a Take Authorized Area of the Lake Hodges Segment of the Multiple Species Conservation Program (MSCP). Take Authorizations are granted to the County by U.S. Fish and Wildlife Service (USFWS) and California Department of Fish and Wildlife (CDFW) that allow the taking of covered species incidental to land development and other lawful land uses authorized by the County. In Take Authorized Areas, no additional biological mitigation is required for development to occur because as part of the 4S Ranch development, a 1,612-acre preserve was already established as mitigation.

On-site Open Space Easement

The northwestern corner of the parcel contains an open space easement over a portion of the San Dieguito River as part of the approval process for TM 5123 and TPM 20340. The parcel to the north and west are biological open space, which were also a result of the approval process for TM 5123 and TPM 20340.

Habitats

The following is a summary of the existing habitats and vegetation communities on the Project site and offsite in areas that will be affected by construction of the Project driveway. This section includes information on the habitat types, the dominant species present, and the habitat quality. Species abundance, composition, and diversity are discussed in terms of vegetative structure and wildlife, as well as the habitat sensitivity level and regional and local importance of conserving each habitat type. Figure 2.2-1,

Biological Resources Map, shows the distribution of the habitats and Table 2.2-1, Habitat Impacts and Mitigation, summarizes the habitat types and quantities.

Emergent Wetland

The emergent wetland occurs in two locations within the study area including north of the existing residence and immediately adjacent to the eastern site boundary. The northern emergent wetland habitat is a narrow band located along the northwestern corner of the property and is associated with the San Dieguito River. This habitat is dominated by bulrush (*Schoenoplectus spp.)* and cattails (*Typha latifolia*), with an occasional arroyo willow (*Salix lasiolepsis*). Non-native species such as sago palms occur along the edge. According to the biological letter report, this habitat has high value.

The emergent wetland habitat located offsite and east of the site boundary is comprised primarily of cattails and several small arroyo willow saplings. This habitat is manmade and is fed from a storm drain that direct flows from the adjacent residential development. A review of historical aerial photographs concluded that this emergent wetland habitat was likely non-native grassland habitat prior to the construction of the adjacent residential neighborhood. This habitat is not connected or associated with the San Dieguito River.

A total of 0.2 acre of emergent wetland is located on the Project site.

Non-Native Grassland

The non-native grassland onsite is broad-leaf dominated. It occurs on the northern portion of the Project site within the open space easement between the emergent wetland and the fence that delineates the open space easement boundary. Plants observed include bristly ox-tongue (*Helminthothecaechiodes*), wild radish (*Raphanus sativus*), goosefoot (*Chenopodium multifidum*), and cheeseweed (*Malva parviflora*). According to the biological letter report, this habitat has low value. There are 0.3 acres of non-native grassland on the site.

Row Crops

Land adjacent to the Project site that is proposed to be used for construction of the Project driveway has regularly been used as an organic farm for the production of strawberries. The fields are currently fallow. According to the biological letter report, this habitat has low value. This area was converted to agricultural use without authorization. A total of 4.2 acres of row crops occur within the Project footprint.

Developed Habitat

The developed habitat on and adjacent to the Project site is associated with the residences and landscaped areas on the Project site. The landscaped area has several large trees including pines and eucalyptus. According to the biological letter report, this habitat has low value. A total of 4.7 acres of developed habitat is within the Project footprint. This includes 4.4 acres onsite and 0.3 acre offsite within the area associated with the access driveway for the Project.

Plants Observed Onsite

A total of 20 plant species were observed during the biological site visit. Appendix A of the biological letter report (DSEIR Appendix E) presents the complete list of plants observed on the Project site.

Animals Observed Onsite

A total of nine animals were observed on the Project site, including eight avian species and one mammal. As listed in Appendix B of the biological letter report (DSEIR Appendix E), avian species observed on the site include: ash-throated flycatcher (*Myiarchus cinerascens*), black phoebe (*Sayornis nigricans*), bushtit (*Psaltriparus minimus*), house finch (*Haemorhousmexicanus*), mourning dove (*Zenaida macroura*), song sparrow (*Melospiza melodia*), white-crowned sparrow (*Zonotrichia leycophrys*), and white-tailed kite (*Elanus cearulus*). Additionally, coyote (*Canis latrans*) scat was observed onsite within the non-native grassland.

Special Status Species

Sensitive or special status plant and wildlife species and habitats are those that are considered rare, threatened, or endangered within the state or region by local, state, or federal resource conservation agencies. Sensitive species are so called because of their limited distribution, restricted habitat requirements, particular susceptibility to human disturbance, degradation due to development or invasion by non-native species, or a combination of all of these factors.

The following resources were used to determine the potential for sensitive biological resources to occur on or within the vicinity of the Project site: USFWS (2007, 2010), CDFW (2009, 2010a, 2010b, 2010c), County Sensitive Plant and Animal list, California Native Plant Society (CNPS) online inventory (2011), and the California Natural Diversity Database (CNDDB 2012).

Sensitive Plants

Sensitive plants known to occur in the region encompassing the Project were identified using the CNDDB and CNPS databases for plants associated with meadows, seeps, marshes, and swamps. A listing of these plants is provided in Appendix C of the biological letter report (DSEIR Appendix E). Four sensitive wetland-associated plant species are known to occur within the region: southern tarplant (*Centromadia parryi* ssp*. australis*), smooth tarplant (*Centromadia pungens* ssp*. laevis*), San Diego marsh-elder (*Iva hayesiana*), and southwestern spiny rush (*Juncus acutus* ssp*. leopoldii*). San Diego marsh-elder and southwestern spiny rush would have been observable and were not detected. The remaining two species are associated with alkaline habitats that do not occur onsite and have a low potential to occur. No sensitive upland plant species were determined to have potential-to-occur because of the developed and farmed nature of the uplands. No sensitive plant species were detected onsite. Note that no San Diego thornmint, San Diego ambrosia, Del Mar manzanita, dudleya, or San Diego barrel cactus were observed on-site. Additionally, no oak riparian forest habitat is present at the Project site.

Sensitive Wildlife

Thirteen sensitive wildlife species have the potential to occur onsite. See Appendix B of DSEIR Appendix E for a list of these species. Of these 13 sensitive species, two species, the Cooper's hawk (*Accipiter cooperi*), a CDFW California Species of Special Concern, and Coronado skink (*Eumeces skiltonianus interparietalis*), a CDFW California Species of Special Concern and federal Species of Concern, have a moderate potential to occur; however, the Project site has a history of development and agricultural use and is generally surrounded by development, resulting in a low potential for use by sensitive species. The Cooper's hawk is most likely to occur in areas with dense stands of live oak, riparian, deciduous, or other forest habitats near water. It is also known to nest in urban areas with large trees. No nests were observed during the biological resource survey. The Coronado skink prefers coastal sage scrub, grassland, and/or riparian habitat near vernal pools. The fringe of the emergent wetland on the Project site may contain suitable habitat; however, no Coronado skinks were observed onsite. Note that no southwestern pond turtles, orange throated whiptail, rufous-crowned sparrow, least Bell's vireo, or light footed clapper rail were identified on-site.

One sensitive wildlife species, the white-tailed kite, was observed within the emergent wetland onsite roosting in one of the willows. The location of the observation is shown in Figure 2.2-1. The white-tailed kite is a California Species of Special Concern and is fully protected by CDFW. This species is also identified as a County Group 1 species. It is also identified as a sensitive species in the Lake Hodges segment of the MSCP subarea plan. The white-tailed kite is a yearlong resident in coastal and valley lowlands, preferring riparian woodland, oak groves, or sycamore groves adjacent to grasslands. They inhabit herbaceous and open stages of most habitats in cismontane California. The species forages in open grasslands, meadows, farmlands, wetlands, and freeway center divides. They glide and hover less than 100 feet above the ground in search of prey. The white-tailed kite nests in tops of trees including non-native orange trees.

Jurisdictional Wetlands/Waters

Jurisdictional wetlands occur both onsite and immediately adjacent to the Project site. The onsite wetlands occur within an existing open space easement north of the residence and the offsite wetland habitat occurs just east of the site boundary. The limits of jurisdiction would be the same as the emergent wetland boundaries mapped and these areas would qualify as Army Corps of Engineers, CDFW, and Regional Water Quality Control Board jurisdiction. It should be noted that much of the understory of the northern emergent wetland area had been impacted by the original use of the site when the building was constructed.

The application of a Resource Protection Ordinance (RPO) wetland status is triggered by a discretionary action (RPO, Section 86.603). Since the northern Emergent Wetland (EW) habitat onsite is already conserved in open space as a result of a previous discretionary action (TPM 20340, approved on 9/4/98) and is not part of the current discretionary action, direct impacts would not occur under the County Resource Protection Ordinance (RPO) because the EW is not being disturbed. However, there is a possibility of indirect impacts if appropriate buffers are not provided. Therefore the EW boundary has been defined and a 50-foot buffer has been included from the boundary

extending south toward the Project. No uses of any kind will be located or allowed within that area. Some buildings, parking, hardscape landscaping, masonry retaining wall and vinyl coated chain link fence are located within the 100 foot buffer. This wall and fence and the related drainage plan will divert hardscape runoff from the wetland, and prevent encroachment by humans and domestic animals into the riparian open space.

The emergent wetland habitat located along the eastern site boundary (offsite) is not considered an RPO wetland because it is a manmade feature that meets the conditions specified in Section 86.602 (q)(2)(aa) of the RPO. As detailed previously, this habitat type is fed by storm drain runoff from the adjacent residential development. Prior to the construction of the adjacent neighborhood and the storm drain the habitat in this area was likely comprised of non-native grasslands. Furthermore, this habitat has negligible biological function because the vegetation is routinely maintained, is relatively small in size (width of the habitat area is approximately 5-15 feet and the total feature is approximately 13,000 square feet), and is isolated/not connected to the wetland habitat that occurs within the northern portion of the property. In addition, the offsite emergent wetland is not a vernal pool and does not support any wetland dependent sensitive species.

Other Unique Features/Resources

Wildlife Corridors and Linkages

Dense residential development occurs to the east, north, and south of the Project site. The San Dieguito River ends approximately 400 feet to the northeast resulting in the eastern terminus of this branch of the river. Due to the narrow width of the San Dieguito River within the Project vicinity and adjacent development, the Project site is not anticipated to serve as a wildlife corridor.

Raptor Nesting

Raptors are large predatory or scavenger birds that typically require tall trees for perching and nesting associated with adjacent open grasslands to forage. Due to declining habitat and the associated declining numbers of these species on the whole, many raptor species have been designated as California Species of Special Concern by CDFW. These species are protected, especially during their critical nesting and wintering stages. Raptors are protected under the CDFW California Raptor Protection Act (Title 14, Section 670). Raptor nests are protected under California Fish and Game Code Section 3503.5 and by the federal Migratory Bird Treaty Act. While the site contains mature trees that could support raptor nesting, no nests were observed onsite.

2.2.2.2 *Applicable Plans and Policies*

Federal

Federal Endangered Species Act

Enacted in 1973, the U.S. Endangered Species Act (ESA) provides for the conservation of threatened and endangered species and their ecosystems. The Act prohibits the “take” of threatened and endangered species except under certain circumstances and

only with authorization from the USFWS through a permit under Section 4(d), 7 or 10(a) of the Act. Under the Endangered Species Act, "take" is defined as to harass, harm, pursue, hunt, shoot, wound, kill, trap, capture, or collect, or to attempt to engage in any such conduct.

Migratory Bird Treaty Act

The MBTA prohibits the killing or transport of native migratory birds, or any part, nest, or egg of any such bird unless allowed by another regulation adopted in accordance with the MBTA.

Bald and Golden Eagle Protection Act

When first enacted in 1940, the Act prohibited the take, transport, or sale of bald eagles, their eggs, or any part of an eagle except where expressly allowed by the Secretary of Interior. The Act was amended in 1962 to extend the prohibitions to the golden eagle.

State

California Fish and Game Code

The California Fish and Game (CFG) Code regulates the taking or possession of birds, mammals, fish, amphibians, and reptiles, as well as natural resources such as wetlands and waters of the state. It includes the California Endangered Species Act (CESA; Sections 2050-2115) and Streambed Alternation Agreement regulations (Section 1600-1616), as well as provisions for legal hunting and fishing, and tribal agreements for activities involving take of native wildlife.

Local

Resource Protection Ordinance

The Resource Protection Ordinance (RPO) was adopted in 1989 and amended in 1991 and 2007. RPO restricts impacts to various natural resources including wetlands, wetland buffers, floodplains, steep slopes, sensitive habitat lands, and historical sites. Certain permit types are subject to the requirement to prepare Resource Protection Studies under the RPO. RPO restricts uses in wetlands as defined by the ordinance. In addition, the ordinance requires that a wetland buffer be provided to further protect the wetland resources. Improvements necessary to protect the adjacent wetlands and those uses allowed within the actual wetland are the only allowed uses within the buffer.

RPO also limits impacts to sensitive habitat lands, including unique vegetation communities and/or the habitat that is either necessary to support a viable population of sensitive species, is critical to the proper functioning of a balanced natural ecosystem, or which serves as a functioning wildlife corridor. Habitats considered sensitive or significant under CEQA are not necessarily considered RPO sensitive habitat lands. Impacts to RPO sensitive habitat lands shall only be allowed when: (a) all feasible measures have been applied to reduce impacts; and (b) mitigation provides an equal or greater benefit to the affected species. The ordinance includes the provision that when "the extent of environmentally sensitive lands on a particular legal lot is such that no reasonable economic use of such lot would be permitted by these regulations, then an encroachment into such environmentally sensitive lands to the minimum extent necessary to provide for such reasonable use may be allowed".

Multiple Species Conservation Program and Biological Mitigation Ordinance

The MSCP is a long-term regional conservation plan designed to establish a connected preserve system that protects the County's sensitive species and habitats across 12 jurisdictions. Each jurisdiction has its own subarea plan to be implemented independently. The subarea plan for the County's jurisdiction covers 252,132 acres in the southwestern portion of the unincorporated lands. The County Subarea Plan is regulated by the Biological Mitigation Ordinance (BMO), which outlines the specific criteria and requirements for projects within the MSCP boundaries. The County Subarea Plan (adopted October 1997), the BMO (adopted March 1998), the Final MSCP Plan (dated August 1998) and the Implementing Agreement (signed March 1998) between the County and Wildlife Agencies are the documents used to implement the MSCP. The MSCP and BMO provide specific criteria for project design, impact allowances and mitigation requirements.

San Diego County General Plan – Conservation and Open Space Element

The Conservation and Open Space Element of the General Plan provides guiding principles for the conservation, management, and utilization of natural resources and the protection and preservation of open space. The Conservation and Open Space Element addresses policies relating to water, vegetation, and wildlife habitat.

The following policies identified in the County of San Diego General Plan (August 2011) Conservation and Open Space Element are applicable to the Project:

1. **Goal COS-2: Sustainability of the Natural Environment**. Sustainable ecosystems with long-term viability to maintain natural processes, sensitive lands, and sensitive as well as common species, coupled with sustainable growth and development.
    a. **Policy COS-2.1: Protection, Restoration and Enhancement**. Protect and enhance natural wildlife habitat outside of preserves as development occurs according to the underlying land use designation. Limit the degradation of regionally important natural habitats within the Semi-Rural and Rural Lands regional categories, as well as within Village lands where appropriate.
    b. **Policy COS-2.2: Habitat Protection through Site Design**. Require development to be sited in the least biologically sensitive areas and minimize the loss of natural habitat through site design.
2. **Goal COS-3: Protection and Enhancement of Wetlands**. Wetlands that are restored and enhanced and protected from adverse impacts.
    a. **Policy COS-3.1: Wetland Protection**. Require development to preserve existing natural wetland areas and associated transitional riparian and upland buffers and retain opportunities for enhancement.
    b. **Policy COS-3.2: Minimize Impacts of Development**. Require development projects to: mitigate any unavoidable losses of wetlands, including its habitat functions and values; and protect wetlands, including

vernal pools, from a variety of discharges and activities, such as dredging or adding fill material, exposure to pollutants such as nutrients, hydromodification, land and vegetation clearing, and the introduction of invasive species.

3. **Goal COS-14: Sustainable Land Development**. Land use development techniques and patterns that reduce emissions of criteria pollutants and GHGs through minimized transportation and energy demands, while protecting public health and contributing to a more sustainable environment.
    a. **Policy COS-14.11: Native Vegetation**. Require development to minimize the vegetation management of native vegetation while ensuring sufficient clearing is provided for fire control.

2.2.3 Analysis of Project Effects and Determination as to Significance

2.2.3.1 *Special Status Species*

Guidelines for Determining Significance

According to the *County of San Diego Guidelines for Determining Significance – Biological Resources* (September 15, 2010), a significant impact to special status species would occur if the Project would:

- Impact one or more individuals of a species listed as federally or state endangered or threatened.
- Impact an on-site population of a County List A or B plant species, a County Group 1 animal species, or a species listed as a state Species of Concern.
- Impact the regional long-term survival of a County List C or D plant species or a County Group 2 animal species.
- Impact arroyo toad aestivation, breeding, or foraging habitat.
- Impact golden eagle habitat.
- Result in a loss of functional foraging habitat for raptors.
- Increase noise and/or nighttime lighting to a level above ambient proven to adversely affect sensitive species.
- Impact the viability of a core wildlife area, defined as a large block of habitat (typically 500 acres or more not limited to Project boundaries, though smaller areas with particularly valuable resources may also be considered a core wildlife area) that supports a viable population of a sensitive wildlife species or an area that supports multiple wildlife species.
- Increase human access or predation or competition from domestic animals, pests or exotic species to levels that would adversely affect sensitive species.
- Cause indirect impacts, particularly at the edge of proposed development adjacent to proposed or existing open space or other natural habitat areas, to levels that would likely harm sensitive species over the long term, including:

increasing human access; increasing predation or competition from domestic animals, pests, or exotic species; altering natural drainage; and increasing noise and/or nighttime lighting to a level above ambient that has been shown to adversely affect sensitive species.

- Impact occupied burrowing owl habitat (*Athene cunicularia*).
- Impact occupied cactus wren (*Campylorhynchus brunneicapillus*) habitat, or formerly occupied cactus wren habitat that has been burned by wildfire.
- Impact occupied Hermes copper (*Lycaena hermes*) habitat.
- Impact nesting success of sensitive animals through grading, clearing, modification, and/or noise generating activities such as construction.

Analysis

Federally and State Endangered and Threatened Species

No federally or state endangered or threatened species were identified on the Project site. Additionally, none of the 85 species covered by the MSCP were identified. Thus the Project will have **no impact** any federally or state endangered or threatened species.

State Species of Concern, County Group A and B Plant Species, and County Group 1 Animal Species

Four sensitive wetland-associated plant species are known to occur in the region that have potential to occur in the emergent wetland on to the north of the Project; however, the Project site does not contain habitats that support these species. Note that no San Diego thornmint, San Diego ambrosia, Del Mar manzanita, dudleya, or San Diego barrel cactus were observed on the Project site. Two state Species of Special Concern, Coronado skink and Cooper's hawk, have a moderate potential to occur onsite. No Coronado skink or Cooper's hawk were observed onsite. One white-tailed kite, which is a County Group I animal, was observed within the emergent wetland within the open space onsite. This biological open space area would be retained and no impacts to the emergent wetland within which the species was observed would occur. Due to the developed and agricultural uses onsite, on-site habitat to support this species is limited and highly disturbed. In response to the NOP, concerns regarding impacts to southwestern pond turtles, rufous-crowned sparrow, least Bell's vireo, and light footed clapper rail were raised; however, these species were determined to have a low to less-than-reasonable potential to occur on the Project site because of lack of suitable habitat. Therefore, impacts to sensitive wildlife species with the potential to occur onsite are considered **less than significant**.

County Group C and D Plant Species and County Group 2 Animal Species

No County Group C or D plant species or County Group 2 animal species were detected onsite. In response to the NOP, concerns regarding impacts to orange

throated whiptail were raised; however, this species was not observed on the Project site. Therefore, the Project is not anticipated to result in impacts to any of these special status plant or animal species. **No impact** would occur.

Arroyo Toad

The arroyo toad prefers sandy or cobbly washes with swift currents and associated upland and riparian habitat. The Project site does not support this type of habitat. Therefore, the site does not support appropriate aestivation, breeding, or foraging habitat for the arroyo toad. **No impact** would occur as a result of development of the Project.

Golden Eagle

No golden eagles are known to nest onsite or within 4,000 feet of the site. The 4,000 foot limit is contained in the Final MSCP Plan (August 1998), Table 3-5, page 3-76. Golden eagles are not expected to utilize this area as foraging habitat because of the extant and surrounding dense residential land uses. Accordingly **no impacts** to golden eagles would occur as a result of development of the Project.

Raptor Foraging Habitat

Non-native grasslands can serve as raptor foraging areas. The Project site supports 0.3 acre of non-native grassland within the open space easement between the emergent wetland and the fence that delineates the open space easement boundary. According to the biological letter report, this habitat has low value. Construction of the Project access road will also impact 0.3 acre of non-native grassland off-site. Although currently in agriculture, this area was converted to agriculture without authorization. As a result, this analysis considers that the impacts are to non-native grasslands, which appear to be the habitat that was present prior to agricultural conversion based on review of historical aerial photographs, since this area is located within a dedicated biological open space easement that is proposed to be vacated. Impacts to 0.3 acre of non-native grassland are potentially significant and require mitigation (**Impact BI-1**).

Indirect Impacts/Edge Effects

Construction and operation of the Project could lead to edge effects resulting from encroachment of humans or domestic animals. Implementation of the Project would increase human access in the area and create conditions suitable for exotic plant species intrusion. Construction activities could promote the spread of exotics by creating disturbed areas that could result in the spread of these exotics into adjacent undisturbed areas, and ongoing potential erosion, runoff, and sedimentation into riparian areas. These indirect impacts could degrade existing riparian areas within the vicinity of the Project site. However, siltation and erosion control Best Management Practices (BMPs) would be implemented during construction, including use of boundary silt fencing, bags of gravel, fiber rolls, weed-free straw wattles and mulch, and slope stabilization

Additionally, the limits of Project impacts (including construction staging areas and access routes) will be clearly delineated with temporary construction fencing, stakes, flags, or markers that will be installed in a manner that does not impact sensitive habitats such that they are clearly visible to personnel on foot and operating heavy

equipment. This delineation will be conducted under the supervision of the County-approved biologist prior to commencement of construction activities and will remain in place during all construction activities. All temporary fencing will be shown on grading plans and/or associated construction documents. No work would occur beyond the fenced or demarcated limits of impact. Temporary construction fencing and markers will be maintained in good repair until the completion of Project construction and removed upon Project completion.

Operationally, Project design measures include installation of a retaining wall and fence separating the developed area from existing onsite open space easement area, which would serve as a barrier to increased human access and exotic plant species intrusion within the open space areas. The landscape plan would also stipulate that Project landscaping would not include exotic plant species listed on the California Invasive Plant Council's (Cal-IPC) “Invasive Plant Inventory” list. Predation from domestic animals is not expected since residential uses that could result in the introduction of domestic pets are not proposed. Good housekeeping practices incorporated into Project design such as the proposed secure garbage area would minimize nuisance animals such as crows that could affect raptor usage of the open space. Therefore, no adverse impact to sensitive species would occur.

In summary, indirect impacts and/or edge effects would be **less than significant**.

Core Wildlife Area

The Project site is designated within the MSCP as a Take-Authorized area and is a small site surrounded by dense residential development to the east, north, and south. The San Dieguito River ends approximately 400 feet to the northeast resulting in the eastern terminus of this branch of the river. No sensitive plant species were identified onsite and no ESA-listed animal species were observed. The County Group 1 white-tailed kite utilizes the site for foraging but was not observed nesting on or adjacent to the site. The site does not meet the requirements of a core wildlife area; therefore no adverse impacts to a core wildlife area would occur. **No impact** is identified.

Nesting Success

Although no nests were observed, large trees located on the Project site could provide habitat for nesting raptors such as Cooper’s hawk and white-tailed kite. The Project proposes removal of the trees as part of the Project development. If sensitive species (e.g., raptors) establish a nest during a time when trees were proposed to be removed, there is a potential for nest disturbance. This represents a significant impact (**Impact BI-2**) and requires mitigation.

Altering Drainage

The Project would not alter the drainage patterns either onsite or offsite. All existing waterways and drainage patterns would continue to function in the same manner as the pre-Project condition. The onsite and offsite emergent wetland habitat will not be directly impacted by the Project. **No impact** is identified.

Noise/Nighttime Lighting Increases

The Project will introduce additional nighttime lighting and noise to the site due to the proposed uses on the site. The Project has been designed with the parking area adjacent to the open space, which will serve as a buffer between the on-site buildings and the open space. Additionally, a vine-colored fence will be installed to shield headlights from vehicles accessing the parking area. The lighting plan for the Project illustrates selective placement of lighting adjacent to the open space areas that will also be shielded and directed onsite, away from the open space area. As a result, impacts from lighting are not significant. Additionally the infrequent nature of the noise generated by use of the parking lot is not a significant impact. Impacts are **less than significant**.

Burrowing Owl Habitat

The Project will not impact burrowing owl or burrowing owl habitat. Burrowing owls were not observed onsite and are not anticipated to occupy the property in the future. **No impacts** were identified.

Cactus Wren Habitat

The Project will not impact cactus wren or cactus wren habitat. Cactus wren do not occur on site and they are not anticipated to occupy the property in the future. The study area does not contain any suitable cactus wren nesting vegetation, including prickly pear or cholla cacti. **No impacts** were identified.

Hermes Copper Habitat

The Project will not impact Hermes copper butterfly or Hermes copper butterfly habitat. Hermes copper was not observed on site and it is not anticipated to occupy the property in the future. The study area does not contain spiny redberry (*Rhamnus crocea*) the larval host plant for the Hermes copper butterfly. **No impacts** were identified.

2.2.3.2 *Riparian Habitat and Sensitive Natural Communities*

Guidelines for Determining Significance

According to the *County of San Diego Guidelines for Determining Significance – Biological Resources* (2010), a significant impact to riparian habitat or other sensitive natural communities would occur if:

- Project-related construction, grading, clearing, or other activities will temporarily or permanently remove sensitive native or naturalized habitat on or off the Project site.
- Any of the following will occur to or within jurisdictional wetlands and/or riparian habitats as defined by Army Corps of Engineers, CDFW and the County of San Diego: removal of vegetation; grading; obstruction or diversion of water flow; adverse change in velocity, siltation, volume of flow, or runoff rate; placement of fill; placement of structures; construction of a road crossing; placement of culverts or other underground piping; any disturbance of the substratum; and/or any activity that may cause an adverse change in native species composition, diversity and abundance.

- The Project would draw down the groundwater table to the detriment of groundwater-dependent habitat, typically a drop of 3 feet or more from historical low groundwater levels.
- The Project would cause indirect impacts, particularly at the edge of proposed development adjacent to proposed or existing open space or other natural habitat areas, to levels that would likely harm sensitive species over the long term, including: increasing human access; increasing predation or competition from domestic animals, pests, or exotic species; altering natural drainage; and increasing noise and/or nighttime lighting to a level above ambient that has been shown to adversely affect sensitive species.
- The Project does not include a wetland buffer adequate to protect the functions and values of existing wetlands.

Analysis

Vegetation Communities/Habitats

As shown in Table 2.2-1, on-site impacts will occur to row crop and developed habitats, which are not considered sensitive habitat and do not require mitigation. As identified above, off-site impacts will occur to 0.3 acre of non-native grassland and 0.3 acres of developed habitat as a result of construction of the proposed access road. Although currently in agriculture, significant Project impacts are assumed to non-native grasslands, the habitat present prior to agricultural conversion **(Impact BI-1)**. Mitigation is required.

Jurisdictional Wetlands/Waters

Emergent wetlands occur on the Project site within the existing open space easement. The open space easement will be retained as part of the Project. The Project has been designed to include a 50 foot buffer from the resource boundary in which construction and ongoing activities will be prohibited. This area will not require fuel modification nor vegetation management. An additional 100 foot buffer is proposed to ensure a fire-safe setting is maintained. The Project site would not impact any jurisdictional wetlands or riparian habitats with the incorporation of these Project design features. In summary, there will be **no impact** to jurisdictional wetlands/waters.

Groundwater Table

Historical use of the on-site well has included watering the whole property including landscape and agriculture (>285,000 SF). The well was tested to determine if any draw down of existing nearby wells would occur during use. The well had a tested capacity 65 to 70 gallons per minute without drawing down a nearby offsite well although the regular use of the onsite well was far below capacity levels. The well is controlled through a piped system and does not flow into or support the wetland in the open space. The Project would irrigate only 72,000 SF of landscaping using the onsite well. Using current water conservation methods such as limited spay emitters and a timed watering system, it is anticipated that there would be a 75 percent reduction in well water use for the Project as compared to existing uses. Since the Project would use substantially less

water than has been historically used without impact to the groundwater table, a **less than significant impact** would occur related to groundwater draw down.

Indirect Impacts

Refer to the discussion of indirect effects under "Impacts to Special Status Species" for further information. Indirect impacts to riparian habitats and sensitive natural communities resulting from noise, lighting, and human access are anticipated to be reduced upon implementation of Project design measures. Indirect impacts would be **less than significant**.

Wetland Buffer

A wetland buffer is an area or feature(s) surrounding an identified wetland that helps to protect the functions and values of the wetland. A wetland occurs in the open space north of the site. The Project has been designed to include a 50 foot buffer from this wetland boundary in which no uses or activities will be allowed. Fuel modification and vegetation management will not be allowed in this area. An additional 100 foot buffer is proposed to ensure a fire-safe setting is maintained. A masonry retaining wall and vinyl coated chain link fence are design features of the Project that would serve to separate the proposed development from open space easement areas, divert hardscape runoff from the wetland, and prevent encroachment by humans and domestic animals into the riparian open space. Easements will be placed over these areas to ensure these limitations are enforceable. **No impacts** would occur.

2.2.3.3 *Wildlife Movement and Nursery Sites*

Guidelines for Determining Significance

According to the *County of San Diego Guidelines for Determining Significance – Biological Resources* (2010), a significant impact to wildlife movement or nursery sites would occur if the Project would:

- Prevent wildlife access to foraging habitat, breeding habitat, breeding habitat, water sources, or other areas necessary for their reproduction;
- Substantially interfere with connectivity between blocks of habitat, or potentially block or substantially interfere with local or regional wildlife corridor or linkage;
- Create artificial wildlife corridors that do not follow natural movements patterns;
- Increase noise and/or nighttime lighting in a wildlife corridor or linkage to levels proven to affect the behavior of the animal identified in a site specific analysis of wildlife movement;
- Not maintain adequate width for an existing wildlife corridor or linkage and/or further constrain an already narrow corridor through activities such as (but not limited to) reduction of corridor width, removal of available vegetative cover, placement of incompatible uses adjacent to it, and placement of barriers in the movement path; or
- Not maintain adequate visual continuity (i.e., long lines-of-sight) within wildlife corridors or linkages.

Analysis

Dense residential development occurs to the east upstream and to the north of the open space lot. The San Dieguito River ends approximately 400 feet to the northeast resulting in the eastern terminus of this branch of the river. Dense residential development also occurs to the south. Due to the narrow width of the San Dieguito River and the surrounding adjacent development this site does not serve as a wildlife corridor. Therefore, **no impact** to wildlife corridors and wildlife movement would occur.

2.2.3.4 *Local Policies, Ordinances and Adopted Plans*

Guidelines for the Determination of Significance

According to the *County of San Diego Guidelines for Determining Significance – Biological Resources* (2010), a significant impact would occur if the Project would:

- Impact coastal sage scrub vegetation within lands outside of the MSCP in excess of the County's five-percent habitat loss threshold, or preclude connectivity between areas of high values, as defined by the Southern California Coastal Sage Scrub NCCP Guidelines.
- Preclude or prevent the preparation of the subregional NCCP.
- Impact any amount of wetlands or sensitive habitat lands as outlined in the RPO
- Not minimize and/or mitigate coastal sage scrub habitat loss in accordance with Section 4.3 of the NCCP Guidelines.
- Not conform with the goals and requirements, as outlined in any applicable Habitat Conservation Plan, Habitat Management Plan, Special Area Management Plan, Watershed Plan, or similar regional planning effort.
- Not minimize impacts to Biological Resources Core Areas (BRACs) within lands in the MSCP, as defined by the BMO.
- Not avoid impacts to MSCP narrow endemic species and would impact core populations of narrow endemics.
- Reduce the likelihood of survival and recover of listed species in the wild.
- Result in the killing of migratory birds or destruction of active migratory bird nests and/or eggs (MBTA).
- Result in the take of eagles, eagle eggs or any part of an eagle (Bald Eagle Protection Act)

Analysis

Coastal Sage Scrub

The Project site does not contain any coastal sage scrub habitat. Therefore, implementation of the Project would not impact coastal sage scrub vegetation or preclude connectivity between habitats of high value. Accordingly, no mitigation of any coastal sage scrub habitat loss would be required. **No impact** is identified.

Habitat Conservation Plans and NCCP Goals and Requirements

As identified above, the Project site is within a Take Authorized Area of the MSCP. The Project site is not located within or adjacent to a BRCA area. No MSCP narrow endemic species have been identified within the site or surrounding area. Furthermore, no federal or state listed species have been identified within the Project site or surrounding area. Accordingly, implementation of the Project would not impact any core populations nor reduce the likelihood of survival and recovery of these species.

No other Habitat Conservation Plans, Habitat Management Plans, Special Area Management Plan, Watershed Plan, or other similar regional planning effort is in place for the Project site. Implementation of the Project would not preclude or prevent the preparation of a subregional NCCP. In summary, **no impact** is identified.

County Resource Protection Ordinance

The County's Resource Protection Ordinance identifies wetlands as a sensitive habitat. Emergent wetlands do occur on the Project site; however, this area would be preserved onsite within an existing open space conservation easement and would not be directly impacted by implementation of the Project. The site does not support any other land identified as sensitive in the County's Resource Protection Ordinance. To preserve the integrity of this area from indirect impacts, the Project has been designed to include a 50 foot buffer from the wetland boundary in which no uses will be allowed. The buffer area will not require fuel modification and vegetation management. An additional 100 foot buffer is proposed to provide a fire safe setting for the project. Protections such as fencing and signage will also be included. **No impact** would occur because there are no direct impacts and indirect impacts are controlled with buffers provided for in the Project design.

Migratory Bird Treaty Act and Bald and Golden Eagle Protection Act

As identified above, although no nests were observed, large trees located on the Project site could provide nesting habitat for avian species covered under the MBTA, including raptors. The Project proposes removal of the trees as part of the development. Therefore, there is a potential to disturb these species. Potential Impact to nesting birds has already been identified as Impact BI-2 and mitigation is required.

No golden eagles have been recorded in the Project area and no nesting sites are known within 4000 feet of the Project site. According to the biological letter report (DSEIR Appendix E), no eagle species have the potential to occur on or adjacent to the Project site. Thus the Project would not impact eagles and **no impact** is identified.

2.2.4 Cumulative Impact Analysis

Guidelines for Determining Significance

According to the *County of San Diego Guidelines for Determining Significance – Biological Resources* (2010), a significant cumulative impact would occur if the Project would:

- Have the potential to degrade the quality of the environment, substantially reduce the habitat of a wildlife species, cause a wildlife population to drop below self-sustaining levels, or threaten to eliminate a plant or animal community.
- Have impact that are individually limited by cumulatively considerable.

Analysis

The cumulative impact analysis for biological resources considers projects within a 3-mile radius of the Project that impact a similar type of habitat or biological resources. A total of 23 cumulative projects were identified within the 3-mile radius. Of the 23 projects, two projects were identified as impacting the same type of biological resources as the Project. TM 5556 will result in impact to 17 acres of nonnative grassland. The project mitigated the impact through purchase of credit in an offsite approved conservation bank. The Black Mountain Ranch Addendum identified a 1.77 acre impact to nonnative grassland and mitigated the impact through up tier preservation of coastal sage scrub and native grassland. Combined, these two projects result in the loss of 18.77 acres of nonnative grassland. When the 0.3 acre impact to non-native grassland from the proposed Project is added to this, it represents a total loss of 19.07 acres. This does not represent a significant cumulative impact, as all the projects mitigate their impacts and there are region-wide habitat conservation planning efforts in place that preserve biological resources. Cumulative impacts would be **less than significant**.

2.2.5 Significance of Impacts Prior to Mitigation

The following significant impacts related to biological resources would occur with implementation of the Project:

- **Impact BI-1** Impact to 0.3 acre of non-native grassland offsite within the proposed access road footprint.
- **Impact BI-2** Potential impact to nesting birds covered under the MBTA due to removal of onsite trees during Project construction.

2.2.6 Mitigation

The SFVSP EIR identified several biological resources mitigation measures, as detailed in Section 2.2.1, above. The biological resources mitigation measures identified in the SFVSP EIR are not applicable to the project due to the project's specific location within the SFVSP or due to the resources that are on the project site. The following mitigation measures will be required as a condition of Project approval and are specific to the project site and the proposed project and represent the recommendations in the biological resources report prepared specifically for the project and included as Appendix E:

- **M-BI-1** Direct impact to 0.3 acre of offsite non-native grassland shall be mitigated at a 1:1 ratio in conformance with the MSCP and BMO through preservation of similar or higher value habitat. Mitigation shall occur at the Crestridge Mitigation Bank in Lakeside, California or any other land determined

acceptable by the Director of the Department of Planning & Development Services. Note that the mitigation ratio for non-native grassland is typically 0.5:1. A doubled ratio is required here since this area is located within a dedicated open space easement. Pursuant to the County Report Format and Content Requirements – Biological Resources, if existing dedicated biological open space easements are being vacated, the loss of preserved habitat should be mitigated at twice the required ratios because the original mitigation must be replaced and the current loss of habitat must be mitigated.

- **M-BI-2** If any construction work, including onsite tree removal, is proposed during the raptor breeding season (between January 1 and July 15), a qualified biologist shall conduct a nesting raptor survey no more than three days prior to scheduled operations to ensure that no nesting birds in the Project area would be impacted. If an active nest is identified, a buffer shall be established between the construction activities and the nest so that nesting activities are not interrupted. The buffer shall be a minimum of 500 feet, be delineated by temporary fencing, and remain in effect as long as construction is occurring or until the nest is no longer active. No Project construction shall be allowed to occur within the fenced zone until the young have fledged and will not be impacted by the Project. A copy of the survey shall be submitted to the Director of Planning & Development Services.

2.2.7 Conclusion

Construction of the Project access driveway would result in a direct impact to 0.3 acre of offsite non-native grassland. This impact would be mitigated to below a level of significance through the purchase of 0.3 acre of non-native grassland or higher value habitat at an approved mitigation bank or any other land determined acceptable by the Director of the Department of Planning & Development Services as required in M-BI-1. Implementation of the Project could impact nesting raptors and other MBTA species if any active nests are present during onsite construction activities. This potential impact would be mitigated to below a level of significance by requiring a nesting bird survey if construction activities are proposed between January 1 and July 15 per M-BI-2. No other impacts were identified. Project design features will preserve a 50 foot no-build buffer from the a wetland boundary, and also provides a 100 foot barrier for fire safety purposes. Fencing and signage will also be installed to limit the access to open space and buffers. With the incorporation of mitigation, impacts to biological resources will be reduced to below a level of significance.

RPO 50-foot buffer

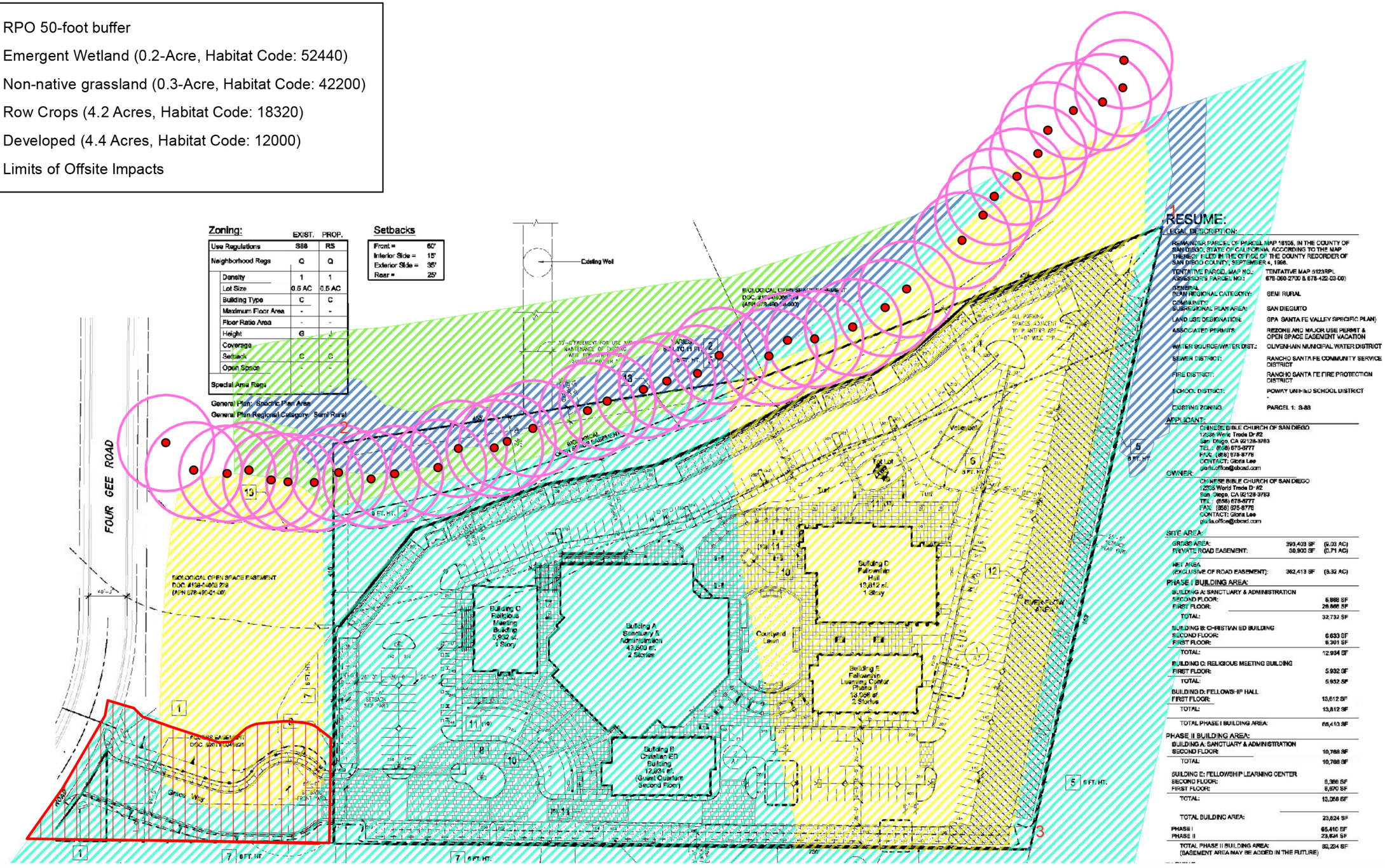
Emergent Wetland (0.2-Acre, Habitat Code: 52440)

Non-native grassland (0.3-Acre, Habitat Code: 42200)

Row Crops (4.2 Acres, Habitat Code: 18320)

Developed (4.4 Acres, Habitat Code: 12000)

Limits of Offsite Impacts



KLUTZ BIOLOGICAL CONSULTING

TRS CONSULTANTS

N

0 25 50 100 Feet

Biological Resources Map

Figure 2.2-1

Habitat/Vegetation Community	Existing (acres)	Onsite Impacts (acres)	Offsite Impacts	Mitigation Ratio	Mitigation Required (acres)
Emergent Wetland (Habitat Code: 52440)	0.2	**0**	**0**	**3:1**	**0**
Non-native Grassland (Habitat Code: 42200)	0.3	**0**	**0.3**	**1:1***	**0.3**
Row Crops (Habitat Code: 18320)	4.2	**4.2**	**0**	**NA**	**NA**
Developed Habitat (Habitat Code: 12000)	4.7	**4.4**	**0.3**	**NA**	**NA**
Total	9.4	**8.6**	**0.6**		**0.3**

* Normally mitigation for non-native grassland is at a ratio of 0.5:1. A 1:1 mitigation ratio will be applied for impacts to the offsite non-native grassland due to the construction of Grace Way since this area is located within a dedicated open space easement. Pursuant to the County Report Format and Content Requirements - Biological Resources, if existing dedicated biological open space easements are being vacated, the loss of preserved habitat should be mitigated at twice the required ratios because the original mitigation must be replaced and the current loss of habitat must be mitigated (County 2010).

TRS CONSULTANTS

Habitat Impacts and Mitigation

Table 2.2-1

2.3 Cultural Resources and Tribal Cultural Resources

The assessment of the Project's potential to have an adverse effect on cultural and tribal cultural resources is based on technical studies prepared for the Project. The results of the analyses are presented below and are included as appendices to this DSEIR with confidential records and maps on file at the County of San Diego, Planning & Development Services and deposited with the South Coastal Information Center (SCIC).

- Appendix F: *Santa Fe Valley Chinese Church Project (Smith, 2010)* and *Changes to Project Description* (Smith, 2016)
- Appendix G: *Historic Resources Technical Report for the 16919 Four Gee Road Property* (Moomjian, 2012) and *MUP 10-037/Changes to Project Description* (Moomjian, 2016)

The Santa Fe Valley Specific Plan (SFVSP) EIR (SP95-001) was also reviewed. The SFVSP EIR identified that significant impacts to cultural resources would occur as a result of Project implementation. However, no resources were identified within the Project area of the Chinese Bible Church. The on-site structures at the time of the preparation of the SFVSP EIR had a construction date of less than 50 years, and as such were not considered historic at that time.

Comments received in response to the Notice of Preparation (NOP) include concerns regarding the historical significance of the existing onsite structures and the protection of open area of trees that are 50+ years old. These concerns are addressed in the attached reports and summarized in this section. A copy of the NOP and comment letters received in response to the NOP are included in Appendix A.

2.3.1 Background

Cultural resources were addressed in the previously certified Santa Fe Valley Specific Plan EIR (1995). Significant impacts to cultural resources were identified due to the presence of 30 archaeological sites located within the larger Santa Fe Valley Specific Plan area. The Project site had been previously surveyed as part the Santa Fe Valley Specific Plan EIR (Ogden 1995) and no cultural resources were identified within the Project site.

2.3.2 Existing Conditions

2.3.2.1 *Environmental Setting*

Natural Environment

The Project area is within the central valley subregion that supports a range of habitats and biological communities. Habitats on the Project site include emergent wetland, non-native grassland, row crops and developed habitat.

Topography on the Project site varies from flat to gently sloping with a low hill in the west. Currently the hill is occupied by two single-family residences and two garages with interspersed landscaping.

A small north-south drainage is present within the eastern portion of the site. Elevations range between approximately 516 feet AMSL and 485 feet AMSL (Figure S.2). A large unnamed east-west marshy drainage runs along the northern edge of the Project site and eventually connects to the San Dieguito River approximately 1.7 miles to the north-northwest.

Cultural Environment

This section summarizes the existing cultural resources within the Project footprint. Cultural resources are the tangible or intangible remains or traces left by prehistoric or historical peoples who inhabited the San Diego region. Cultural resources can also include traditional cultural places, such as gathering areas, landmarks, and ethnographic locations (County of San Diego 2007a).

No archaeological or tribal cultural resources have been identified within the Project footprint; however, two potentially historic resources were identified on site. Archaeological sites and historic resources are located near the Project site and include temporary camps, housing and ancillary structures, and trash pits.

2.3.2.2 *Methodology*

The presence and significance of existing cultural resources associated with the Project was determined using the methodologies outlined below.

- Archaeological site record and archival research was conducted at the SCIC for the Project area and immediate vicinity (one mile radius). The site record and archival research consisted of reviews of archaeological site records and previous cultural studies.
- Various maps, including Project maps, United States Geological Survey (USGS) quadrangle maps, historic maps and prior reports were reviewed to identify cultural resources that had been previously recorded in the vicinity of the Project area.
- An intensive pedestrian field survey was conducted for the entire Project footprint which included transect spacing that ranged from one to three meters apart. Native American monitors were present during the survey.
- A request for a Sacred Lands File search was sent to the Native American Heritage Commission (NAHC) for their consideration and input.
- Historic evaluation of the onsite structures was conducted which included historical research, a site inspection and structures assessment, and oral interviews.

Records Search Results

An archaeological records search was conducted for the property by Brian F. Smith & Associates (BFSA) at the SCIC. Thirty-three cultural resource studies have been conducted within a one-mile radius of the Project site and 99 cultural resources have

been documented. No previously recorded cultural resources were identified within the Project site.

The majority of the recorded resources are prehistoric archaeological sites. Four sites are within close proximity to the Project. The closest recorded resource (SDI-12747) is a prehistoric artifact scatter located in an exposed cobble deposit. Artifacts observed during recordation consisted of debitage, cores, scrapers, hammerstones, a mano, and a metate fragment. The balance of additional sites near the Project include two (SDI-13010, SDI-13313) temporary camps and the third site (SDI-10493) includes prehistoric and historic components. The prehistoric features associated with SDI-10493 consist of seven bedrock milling features. Additionally, manos, cores, hammerstones, flakes, fire-affected rocks, and ceramics were also observed. Historic features associated with the site are described as concrete foundations and a wooden tank. Additionally a wide variety of colored glass including purple, clear pane, and aqua; metal, and burned wooden planks were also recorded. CA-SDI-13010 was recorded by Ogden Environmental in 1992, and subsequently destroyed by development. CA-SDI-13313 was tested by BFSA in 1995, and subsequently destroyed by development. The southern half of SDI-10493 is still in existence, but the northern half has been destroyed by development.

Archival Research

Extensive historic research was conducted by Scott A. Moomjian at various information repositories throughout San Diego County. Original architectural plans for the property were identified at the San Diego History Center (SDHC). The Residential Building Record was also obtained from the Assessor's Office.

An oral interview was conducted with Mr. Richard Cromwell III, who presently serves as the Trustee for the Golem Family Trust. Mr. Cromwell provided historic photographs of the Project site, which are included as an appendix of the Historic Resources Report (Appendix G). In addition, an oral interview was conducted with Mr. Roberto Reyes, the caretaker for the property for 38 years. Mr. Reyes also accompanied the historian to the site for observation of the exterior and interior of the two single-family residences and garages on the property.

General and specific information related to the architect and architecture of the buildings was developed through internet research and from the conducted research. Additionally a chain of title report, including grant deeds and a Notice of Completion, was prepared by California Lot Book, Inc.

Field Survey Results

Archaeological Survey

BFSA conducted an intensive pedestrian survey of the Project site on November 11, 2010. Transects spaced approximately one to three meters apart were employed in a north-to-south orientation across the Project site. The majority of the Project site is flat and covered with agricultural fields that obscure the ground surface. Areas lacking vegetation cover primarily along the eastern portion of the property were intensely surveyed to determine the presence of surface deposits and potential for subsurface

materials. Limitations of the archaeological survey included vegetation from agricultural use. No artifacts or features were identified during the archaeological field survey.

Mr. Clint Linton from Red Tail Monitoring and Research, Inc. (Kumeyaay) provided the Native American monitor during the survey of the Project which included Larry Sutton. No concerns were raised by the Mr. Sutton during the survey.

Historic Resources Survey

An extensive analysis of the Project was conducted by Scott A. Moomjian on August 12, 2010. Mr. Moomjian was accompanied on this site visit by Mr. Reyes who, as noted above, has worked as a caretaker for the property for 38 years. With the assistance of historic photographs of the property, the residential building record, and the direction of Mr. Reyes, Mr. Moomjian evaluated the exterior and interior condition and integrity of the two single-family residences and garages on the Project site.

Native American Consultation

A Sacred Lands file search was submitted to the Native American Heritage Commission (NAHC) on November 9, 2010 (and again on January 6, 2014) requesting identification of sacred sites or traditional use areas and a list of local Native American Tribes, bands, or individuals who may have information about the Project. Based upon the response from the NAHC, no known sacred sites were identified within the Project study area.

The Project includes a Specific Plan Amendment to the Santa Fe Valley Specific Plan, which triggers the requirement for Native American Consultation under Senate Bill (SB) 18. County Planning Staff initiated SB-18 Consultation and letters were sent to listed Tribes and organizations on January 22, 2014. No responses were received by the County.

2.3.2.3 *Applicable Plans and Policies*

State Regulations

California Register of Historical Resources

California Public Resources Code Section 5024.1 (a) establishes the California Register of Historical Resources (CRHR). Section 5024.1 (c–f) provides criteria for CRHR eligibility listing. The CRHR considers a resource as “historically significant” and qualifying as a historical resource if it:

- Is associated with events that have made a significant contribution to the broad patterns of local or regional history or the cultural heritage of California or the United States
- Is associated with the lives of persons important to local, California, or national history
- Embodies the distinctive characteristics of a type, period, region, or method of construction or represents the work of a master or possesses high artistic values

- Has yielded, or has the potential to yield, information important to prehistory or history of the local area, California, or the nation.

These criteria do not preclude a lead agency from determining that a resource may be a historical resource as defined in Public Resources Code Sections 5020.1(j) and 5024.1.

California Environmental Quality Act (CEQA)

CEQA requires lead agencies to carefully consider the potential effects of a project on historical and unique archaeological resources. A "historical resource" includes, but is not limited to, any object, building, structure, site, area, place, record, or manuscript, which is historically or archaeologically significant (California Public Resources Code, Section 5020.1 (j)).

Section 15064.5 of the CEQA Guidelines specifies criteria for determining the significance of impacts to archaeological and historical resources. Section 15064.5 defines a "historical resource" as:

1. A resource listed in, or determined to be eligible by the State Historical Resources Commission, for listing in the California Register of Historical Resources (Pub. Res. Code 5024.1, Title 14 CCR, Section 4850 et seq.).
2. A resource included in a local register of historical resources, as defined in Section 5020.1(k) of the Public Resources Code or identified as significant in an historical resource survey meeting the requirements Section 5024.1(g) of the Public Resources Code, shall be presumed to be historically or culturally significant. Public agencies must treat any such resource as significant unless the preponderance of evidence demonstrates that it is not historically or culturally significant.
3. Any object, building, structure, site, area, place, record, or manuscript which a lead agency determines to be historically significant or significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California may be considered to be an historical resource, provided the lead agency's determination is supported by substantial evidence in light of the whole record. Generally, a resource shall be considered by the lead agency to be "historically significant" if the resource meets the criteria for listing on the California Register of Historical Resources (14 CCR 4852) including the following:
    a. Is associated with events that have made a contribution to the broad patterns of California history and cultural heritage;
    b. Is associated with the lives of persons important in our past;
    c. Embodies the distinctive characteristics of a type, period, region or method construction, or represents the work of an important individual or possesses high artistic values; or
    d. Has yielded, or may be likely to yield, important information in prehistory or history.

4. The fact that a resource is not listed in, or determined to be eligible for listing in the California Register of Historical Resources, not included in a local register of historical resources (pursuant to Section 5020.1(k) of the Public Resources Code), or identified in an historical resources survey (meeting the criteria in Section 5024.1(g) of the Public Resources Code) does not preclude a lead agency from determining that the resource may be an historical resource as defined in Public Resources Code Sections 5020.1(j) or 5024.1

If a cultural resource does not meet the definition of an "historic resource "under CEQA Guidelines Section 15164.5, it must be reviewed under CEQA Statutes Section 21083.2(g) that defines the significance of an archaeological site in terms of uniqueness. A unique archaeological resource means an archaeological artifact, object, or site about which it can be clearly demonstrated that, without merely adding to the current body of knowledge, there is a high probability that it meets one of the following criteria:

1. Contains information needed to answer important scientific questions and there is a demonstrable public interest in that information.
2. Has a special and particular quality, such as being the oldest of its type or the best available example of its type.
3. Is directly associated with a scientifically recognized important prehistoric or historic event or person.

A non-unique archaeological resource indicates an archaeological artifact, object, or site that does not meet the previously listed criteria. Impacts to non-unique archaeological resources receive no further consideration under CEQA, other than the recording of its existence by the lead agency if it so elects.

Human remains require special handling and must be treated with dignity. Procedures are provided in Section 15064.5(e) of the CEQA Guidelines, Section 5097.98 of the Public Resources Code and Section 87.429 of the County's Grading Ordinance. In the event of the discovery of human remains and/or funerary items, the following procedures, as outlined by the above statutes, regulations, and ordinances, shall be followed:

1. There shall be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent human remains until:
    a. The County Coroner must be contacted to determine that no investigation of the cause of death is required, and
    b. If the Coroner determines that the remains are Native American:
        i. The Coroner shall contact the NAHC within 24 hours.
        ii. The NAHC shall identify the person or persons it believes to be the most likely descended (MLD) from the deceased Native American.
        iii. The MLD may make recommendations to the landowner or the person responsible for the excavation work, for means of treating or disposing of,

with appropriate dignity, the human remains and any associated grave goods as provided in Public Resources Code, Section 5097.98, or

2. Where the following conditions occur, the landowner or his authorized representative shall rebury the Native American human remains and associated grave goods with appropriate dignity on the property in a location not subject to further subsurface disturbance.
    a. The NAHC is unable to identify an MLD or the MLD failed to make a recommendation within 24 hours after being notified by the commission;
    b. The descendent identified fails to make a recommendation; or
    c. The landowner or his authorized representative rejects the recommendation of the descendent, and the mediation by the NAHC fails to provide measures acceptable to the landowner.

Similarly, Public Resources Code Section 5097.98 states that whenever the NAHC receives notification of Native American human remains from a County Coroner, the NAHC shall immediately notify the MLD. The MLD may, with permission from the owner of the land in which the human remains were found, inspect the site and recommend to the owner or the responsible party conducting the excavation work a means for treating and/or disposing of the human remains and any associated grave goods. The MLD is required to complete their site inspection and make their recommendation within 48 hours of their notification from the NAHC.

California Health and Safety Code

California law protects Native American burials, skeletal remains, and associated grave goods, regardless of their antiquity, and provides for the sensitive treatment and disposition of those remains. Health and Safety Code, Section 7050.5, requires that if human remains are discovered in any place other than a dedicated cemetery, no further disturbance or excavation of the site or nearby area reasonably suspected to contain human remains shall occur until the County Coroner has examined the remains (Section 7050.5b). If the Coroner determines or has reason to believe the remains are those of a Native American, the Coroner must contact the NAHC within 24 hours (Section 7050.5c).

Local Regulations

County of San Diego Local Register of Historical Resources

The criteria for listing historical resources to the Local Register (Ordinance No. 9493) are consistent with those developed by the Office of Historic Preservation (OHP) for listing resources to the California Register of Historical Resources (California Register), but have been modified for local use in order to include a range of historical resources which specifically reflect the history and prehistory of San Diego County. Only resources that meet the criteria set out below may be listed or formally determined eligible for listing to the Local Register.

1. The resource is associated with events that have made a significant contribution to the broad patterns of San Diego County's history and cultural heritage;
2. The resource is associated with the lives of persons important to the history of San Diego County or its communities;
3. The resource embodies the distinctive characteristics of a type, period, San Diego County region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values; or
4. The resource has yielded or may be likely to yield information important in prehistory or history.

County of San Diego General Plan — Conservation and Open Space Element

The following goals and policies identified in the County of San Diego General Plan (August 2011) Conservation and Open Space Element are applicable to the Project:

1. **Goal COS-7: Protection and Preservation of Archaeological Resources.** Protection and preservation of the County's important archaeological resources for their cultural importance to local communities, as well as their research and educational potential.
    a. **Policy COS-7.1: Archaeological Protection.** Preserve important archaeological resources from loss or destruction and require development to include appropriate mitigation to protect the quality and integrity of these resources.
    b. **Policy COS-7.2: Open Space Easements.** Require development to avoid archaeological resources whenever possible. If complete avoidance is not possible, require development to fully mitigate impacts to archaeological resources.
    c. **Policy COS-7.3: Archaeological Collections.** Require the appropriate treatment and preservation of archaeological collections in a culturally appropriate manner.
    d. **Policy COS-7.4: Consultation with Affected Communities.** Require consultation with affected communities, including local tribes to determine the appropriate treatment of cultural resources.
    e. **Policy COS-7.5: Treatment of Human Remains.** Require human remains be treated with the utmost dignity and respect and that the disposition and handling of human remains will be done in consultation with the Most Likely Descendant (MLD) and under the requirements of Federal, State, and County Regulations.
    f. **Policy COS-7.6: Cultural Resource Data Management.** Coordinate with public agencies, tribes, and institutions in order to build and maintain a central database that includes a notation whether collections from each site are being curated, and if so, where, along with the nature and location of cultural resources throughout the County of San Diego.

2. **Goal COS-8: Protection and Conservation of the Historical Built Environment.** Protection, conservation, use, and enjoyment of the County's important historic resources.

    a. **Policy COS-8.1: Preservation and Adaptive Reuse.** Encourage the preservation and/or adaptive reuse of historic sites, structures, and landscapes as a means of protecting important historic resources as part of the discretionary application process, and encourage the preservation of historic structures identified during the ministerial application process.

    b. **Policy COS-8.2: Education and Interpretation.** Encourage and promote the development of educational and interpretive programs that focus on the rich multicultural heritage of the County of San Diego.

Santa Fe Valley Specific Plan

The SFVSP identifies the following objective and policies related to cultural sites (archaeological and historical):

1. **Objective CO-5:** Protect and conserve significant cultural resource sites (archeological and historical) in the SPA.

    a. **Policy CO-5.1:** Sites identified as Significant-Mitigable through Avoidance/Preservation in the Cultural Resources Technical Report shall be placed in the Open Space I land use designation. These are sites SDI-532/4935A; SDi-4935B; SDi-316; SDi-149; SDi-12,684; and SDi-12,685H.

    b. **Policy CO-5.2:** Prior to or concurrently with approval of Final or Parcel Maps, issuance of grading permits or improvements plans in lieu of grading permits and prior to issuance of any other discretionary permits within the subject property, sites identified in Policy C0-5.1 shall be dedicated in permanent open space easements. The language of the easements shall describe permitted activities, if any, within the easement.

    c. **Policy CO-5.3:** Prior to conditional approval of discretionary permits, areas that have not been surveyed for cultural resources that are located in development areas must be surveyed by a qualified archaeologist.

    d. **Policy CO-5.4:** All untested or unevaluated cultural resource sites are considered as important resources until testing proves otherwise.

County of San Diego Resource Protection Ordinance (RPO)

The RPO requires that cultural resources be evaluated as part of the County's discretionary environmental review process for certain permit types. If cultural resources are found to be significant pursuant to the RPO, they must be preserved. The RPO prohibits development, trenching, grading, clearing, and grubbing, or any other activity or use that damages significant prehistoric or historic sites.

Pursuant to the Resource Protection Ordinance (RPO), significant prehistoric or historic sites are resources defined as those that provide information regarding important scientific research questions about prehistoric or historic activities that have scientific,

religious, or other ethnic value of local, regional, state, or national importance. Such locations shall include, but not be limited to:

1. Any prehistoric or historic district, site, interrelated collection of features or artifacts, building, structure, or object either:
    a. Formally determined eligible or listed in the National Register of Historic Places by the Keeper of the National Register; or
    b. To which the Historic Resource ("H" Designator) Special Area Regulations have been applied; or
2. One-of-a-kind, locally unique, or regionally unique cultural resources which contain a significant volume and range of data and materials; and
3. Any location of past or current sacred religious or ceremonial observances which is either:
    a. Protected under Public Law 95-341, the American Indian Religious Freedom Act or Public Resources Code §5097.9, such as burial(s), pictographs, petroglyphs, solstice observatory sites, sacred shrines, or religious ground figures; or
    b. Other formally designated and recognized sites which are of ritual, ceremonial, or sacred value to any prehistoric or historic ethnic group.

County of San Diego Grading Ordinance

The Grading Ordinance requires that projects involving grading, clearing, and/or removal of natural vegetation obtain a grading permit, unless the project meets one or more of the exemptions listed in Section 87.202 of the Grading Ordinance. The grading permit is discretionary and requires compliance with CEQA. In the event that human remains or Native American artifacts are encountered, Section 87.429 requires that grading operations be suspended in the affected area and the operator is required to inform the County Official. The County's Grading Ordinance requires the Project to comply with the requirements of Health and Safety Code Section 7050.5 and Public Resources Code Section 5097.99.

Traditional Cultural Properties/Tribal Cultural Resources

Native American Heritage Values

Federal and state laws mandate that consideration be given to the concerns of contemporary Native Americans with regard to potentially ancestral human remains, associated funerary objects, and items of cultural patrimony. Consequently, an important element in assessing the significance of the study site has been to evaluate the likelihood that these classes of items are present in areas that would be affected by the Project.

Potentially relevant to prehistoric archaeological sites is the category termed Traditional Cultural Properties (TCP) in discussions of cultural resource management (CRM)

performed under federal auspices. According to Patricia L. Parker and Thomas F. King (1998), “Traditional” in this context refers to those beliefs, customs, and practices of a living community of people that have been passed down through the generations, usually orally or through practice. The traditional cultural significance of a historic property, then, is significance derived from the role the property plays in a community's historically rooted beliefs, customs, and practices.

The County of San Diego Guidelines identifies that cultural resources can also include TCPs, such as gathering areas, landmarks, and ethnographic locations in addition to archaeological districts (2007). These guidelines incorporate both State and Federal definitions of TCPs. Generally, a TCP may consist of a single site, or group of associated archaeological sites (district; traditional cultural landscape), or an area of cultural/ethnographic importance.

The Traditional Tribal Cultural Places Bill of 2004 requires local governments to consult with Native American representatives during the Project planning process. The intent of this legislation is to encourage consultation and assist in the preservation of “Native American places of prehistoric, archaeological, cultural, spiritual, and ceremonial importance” (County of San Diego 2007). It further allows for tribal cultural places to be included in open space planning. State Assembly Bill 52, in effect as of July 1, 2015, introduces the Tribal Cultural Resource (TCR) as a class of cultural resource and additional considerations relating to Native American consultation into CEQA. As a general concept, a TCR is similar to the federally-defined TCP, however incorporates consideration of local and state significance and required mitigation under CEQA. A TCR may be considered significant if included in a local or state register of historical resources; or determined by the lead agency to be significant pursuant to criteria set forth in PRC Section 5024.1; or is a geographically defined cultural landscape that meets one or more of these criteria; or is a historical resource described in PRC §21084.1, a unique archaeological resources described in PRC Section 21083.2, or is a non-unique archaeological resource if it conforms with the above criteria.

In 1990 the NPS and Advisory Council for Historic Preservation introduced the term ‘TCP’ through National Register Bulletin 38 (Parker and King 1990). A TCP may be considered eligible based on “its association with cultural practices or beliefs of a living community that (a) are rooted in that community’s history, and (b) are important in maintaining the continuing cultural identity of the community” (Parker and King 1990:1). Strictly speaking, Traditional Cultural Properties are both tangible and intangible; they are anchored in space by cultural values related to community-based physically defined “property referents” (Parker and King 1990:3). On the other hand, TCPs are largely ideological, a characteristic that may present substantial problems in the process of delineating specific boundaries. Such a property’s extent is based on community conceptions of how the surrounding physical landscape interacts with existing cultural values. By its nature, a TCP need only be important to community members, and not the general outside population as a whole. In this way, a TCP boundary, as described by Bulletin 38, may be defined based on viewscape, encompassing topographic features, extent of archaeological district or use area, or a community’s sense of its own geographic limits. Regardless of why a TCP is of importance to a group of people,

outsider acceptance or rejection of this understanding is made inherently irrelevant by the relativistic nature of this concept.

2.3.3 Analysis of Project Effects and Determination as to Significance

The following discussion evaluates potential impacts to prehistoric and historic sites, as well as the potential disturbance of human remains resulting from the Project. In addition, tribal cultural resources are also evaluated and discussed. According to CEQA Guidelines Section 15126.4(b)(3), "public agencies should, whenever feasible, seek to avoid damaging effects on any historical resource of an archaeological nature and require the consideration of preservation in place as the preferred manner of mitigation and data recovery, only if preservation is not feasible."

An analysis of each cultural site is provided below along with a determination as to the significance of the site, pursuant to Section 15064.5 of the CEQA Guidelines and the County RPO.

2.3.3.1 *Archaeological Sites*

Guidelines for the Determination of Significance

For the purposes of this DSEIR, any of the following will be considered a significant impact to prehistoric resources:

- The Project, as designed, causes a substantial adverse change in the significance of an archaeological resource as defined in Section15064.5 of the State CEQA Guidelines. This shall include the destruction or disturbance of an important archaeological site that contains or has the potential to contain information important to history or prehistory.
- The Project, as designed, disturbs any human remains, including those interred outside of formal cemeteries.
- Activities or uses damaging to significant cultural resources as defined by the County RPO are proposed and the Project fails to preserve those resources.

The significance guidelines listed above have been selected for the following reasons:

The first guideline is derived directly from CEQA. Section 21083.2 of the Public Resources Code and Section 15064.5 of the CEQA Guidelines recommend evaluating archaeological resources to determine whether or not a proposed action would have a significant effect on unique archaeological resources. The second guideline is included because human remains must be treated with dignity and respect and CEQA requires consultation with the "Most Likely Descendant" as identified by the NAHC for any project in which human remains have been identified. The third guideline was selected because cultural resources are protected under the RPO. Any project that would have an adverse impact (direct, indirect, and/or cumulative) on significant prehistoric resource as defined by these guidelines would be considered to have a significant impact on the environment.

The County RPO does not allow non-exempt activities or uses that could damage prehistoric resources on properties under County jurisdiction. The only exempt activity is scientific investigation. The Project is required to be in conformance with applicable County standards related to cultural resources, including the noted RPO criteria for prehistoric sites. Non-compliance would result in a project that is inconsistent with County standards and a significant impact would be identified.

Analysis

Although no archaeological resources were identified during the records search, literature review or Phase I cultural resource survey, the obscured ground surface encountered during the survey and the high frequency of archaeological resources surrounding the Project site indicate a potential for unidentified cultural resources to be present on the Project site. There is the potential that brushing and initial grading activities associated with construction of the Project could result in the discovery of previously unrecorded, potentially significant archaeological resources. This represents a **potentially significant impact** (**Impact CR-1**). Mitigation is required.

No known archaeological resources are present and the Project site is not known to be the location of past or current sacred religious or ceremonial observances. Therefore, no impact is identified under the RPO.

No evidence of human remains, including those interred outside of formal cemeteries, was discovered during the records search, literature review or site surveys for the Project. There is no indication that the Project site was used by Native Americans for religious, ritual, or other special activities and therefore impacts to Native American burial sites are not expected.

2.3.3.2 *Historic Sites*

Guideline for the Determination of Significance

For the purposes of this DSEIR, any of the following will be considered a significant impact to cultural resources:

- The project, as designed, causes a substantial adverse change in the significance of an historic resource as defined in Section 15064.5 of the State CEQA Guidelines. This shall include the destruction, disturbance or any alteration of characteristics or elements of a resource that cause it to be significant in a manner not consistent with the Secretary of Interior Standards.
- Activities or uses damaging to significant cultural resources as defined by the County RPO are proposed and the Project fails to preserve those resources.

The significance guidelines listed above have been selected for the following reasons:

Guideline one is derived directly from CEQA. Sections 21083.2 of the Public Resources Code and 15064.5 of the CEQA Guidelines recommend evaluating historical resources to determine whether or not a proposed action would have a significant effect on unique historical resources. Guideline two was selected because historic resources are protected under the RPO. Any project that would have an adverse impact (direct,

indirect, and/or cumulative) on significant historic resources as defined by these guidelines would be considered to have a significant impact.

The County RPO does not allow non-exempt activities or uses that could damage significant historic resources on properties under County jurisdiction. The only exempt activity is scientific investigation. The Project is required to be in conformance with applicable County standards related to cultural resources, including the noted RPO criteria for historic sites. Non-compliance would result in a project that is inconsistent with County standards.

Analysis

As a result of the historic resources survey, two historic resources were documented and evaluated for significance according to CEQA (Section15064.5) and the RPO criteria. These resources include a bunk house and a ranch house (P-37-032395). Each resource is summarized below along with a determination of significance. A detailed discussion of each resource can be found in the historic resources study (Appendix G).

Two (P-37-032395) historic resources within the Project area were evaluated for significance according to CEQA (Section 15064.5) and RPO criteria. The evaluation included archival research, oral histories, historic and architectural analysis. According to the evaluation, these resources are not significant according to CEQA and the RPO criteria because they (1) are not associated with events that have made a significant contribution to the broad patterns of California or San Diego County's history and cultural heritage, (2) are not associated with the lives of persons important to our past, including the history of San Diego County or its communities, (3) do not embody the distinctive characteristics of a type, period, region (San Diego County), or method of construction, or represents the work of an important creative individual, or possesses high artistic values, and (4) lack the potential to further answer questions related to understanding the history of the area. Since these resources are evaluated as not significant, any impacts incurred through the implementation of the Project will be less than significant.

Bunk House

The Bunk House served as a home for the long-time caretaker of the property. The structure is believed to have been originally built as "war-time housing" at another location in approximately 1948, and moved to its present location in 1952. The building is a one-story, Modern Contemporary modified single-family residence. It was originally rectangular in shape, but is today irregular in shape due to the modifications and alterations that have occurred over time. The residence features a living room, bedroom, kitchen, and bathroom. A small carport/storage shed is located west of the Bunk House.

The Bunk House features two additions. It is unknown when these improvements were made but they appear to have been constructed in two phases. The first addition is located along the east elevation of the original building, along a north-south axis. The

second addition is located at the northwest corner of the original building. Overall, the building as a whole is in fair condition.

Ranch House

The Ranch House is located in the center of the Project site and was formerly occupied by Howard and Arleen Golem. Designed and built in 1955, the building is a one-story, Modern Contemporary single-family residence. Along the west elevation is a detached, square-shaped garage. The roof is flat with tongue and groove ceiling. The exterior consists of board and batten siding.

The Ranch House features an irregularly shaped rectangular floor plan. The residence features an entrance hall, living room, dining room, den, four bedrooms, service pantry, kitchen, and three bathrooms. The original architectural plans indicate that when the house was designed, it was to feature three bedrooms; however, a fourth bedroom was created by the enclosure of the porch area along the northeast elevation.

The Ranch House features a moderately-pitched, front- and side-gabled roof with wide eave overhang, exposed roof rafters, and tar and gravel roofing material. The original roof was removed and replaced approximately 20 years ago. Some original windows in the home have been replaced with vinyl and a stained glass window was added approximately 10 years ago to replace an original window on the rear (north) elevation.

The main entry to the Ranch House is along the main (south) elevation. The original architectural plans and historic photographs indicate that when designed and built, the home was open with brick set in a “sand walk”. A projecting, flat corrugated metal roof, supported by square columns, was erected in front of the main entry to create a porch structure, and the brick was removed and replaced with tile. Underneath the porch structure, there is a wood paneled front door. Also along the southeast elevation is another wood paneled side door. Both of these doors are not original having been replaced approximately 20 years ago.

When originally designed and constructed, the Ranch House featured a recessed porch underneath the roof overhang which extended along the entire northeastern elevation. The porch area was enclosed approximately 12-15 years ago. Today, the former porch area is framed with non-original vertical paneled plywood with vinyl sliding windows, and a wood paneled door along its west side. Although a small porch area still exists, original windows in this area have been replaced with a vinyl and metal sliding glass door. The residence is in good condition.

The Project includes the removal of all of the structures from the Project site. An Historic Resources Analysis was undertaken to evaluate the potential historical and architectural significance of the Bunk House and Ranch House.

A number of criteria are used in identifying significant historic resources and are based upon criteria for inclusion in the San Diego County Local Register of Historical Resources, California Register of Historical Resources, CEQA, and the RPO. As described above, significance is assigned to districts, sites, buildings, structures, and objects that possess exceptional value or quality illustrating or interpreting the heritage

of San Diego County in history, architecture, archaeology, engineering or culture. In addition, the integrity of the structure must be assessed.

The San Diego County Local Register was modeled after the California Register. As such, a cultural resource is determined significant if the resource is listed in, or determined to be eligible for listing in the National Register of Historic Places, the California Register of Historical Resources, or the San Diego County Local Register. Any resource that is significant at the National or State level is by definition significant at the local level. However, the fact that a resource is not listed in, or determined to be eligible for listing in the California Register of Historical Resources; or is not included in a local register of historical resources; or is not identified in an historical resources survey does not preclude a lead agency from determining that a resource may be historical as defined in Public Resources Code Section 5020.1(j) or Section 5024.1.

California and Local Register Criteria

When evaluated within its historic context, a property must be shown to be significant for one or more of the four California or Local Register Criteria for Evaluation. The Criteria describes how properties are significant for their association with important events or persons, for their importance in design or construction, or for their information potential. In addition, a property must not only be shown to be significant under the California or Local Register criteria, but it also must have integrity.

Criterion A − Event: Neither the Bunk House nor the Ranch House qualifies for listing under Criterion A at either the local or state levels. Historical research failed to identify any important events associated with the buildings over the course of their existence that have made a significant contribution to the broad patterns of San Diego County's history and/or cultural heritage.

Criterion B – Person: Neither the Bunk House nor the Ranch House qualifies for listing under Criterion B at the local or state levels. Historical research failed to identify any important owners, tenants, and/or occupants associated with the buildings over the course of their existence to justify historical significance or importance to the history of San Diego County or its communities. No owners, tenants, or occupants affected the course of local, state, or national history. In particular, none of Howard G. Golem's contributions or achievements has been determined to be historically significant.

Criterion C −Design/Construction:

1. Embodying the Distinctive Characteristics of a Type, Period, or Method of Construction

   Neither the Bunk House nor the Ranch House qualifies for listing under Criterion C on the basis of their architecture at either the local, state, or national levels. In their current conditions, neither the Bunk House nor the Ranch House is considered a representative example of the Modern Contemporary architectural style, which occurred from approximately 1940-1980.

2. Representing the Work of a Master (National Register) and/or Important, Creative Individual (California Register)

The Bunk House does not qualify for listing under Criterion C at either the local, state, or national levels on the basis of its architect/builder. Historical research could not ascertain the identity of the architect and/or builder responsible for the design/construction of the building. The building does not, therefore, represent the work of a master and/or an important, creative individual. Further, the building does not exhibit style or quality and, as a result, does not represent the work of an anonymous craftsman whose work is distinguishable from others by its characteristic style and quality.

The Ranch House was designed by Sim Bruce Richards in a Modern Contemporary architectural style in 1955. The home was built by James C. Fowler & Son that same year. Neither this firm, nor its principals have ever been regarded as master builders and/or important, creative individuals.

Sim Bruce Richards is regarded by the City of San Diego as a master architect. He is not, however, listed by the County of San Diego as a master architect. Nevertheless, historical research indicates that over the course of his career, Richards designed over 300 buildings and many of his works are still in existence today in the Point Loma and La Jolla communities. Historical research has identified several examples of Richards' work which have been considered architecturally significant. However, the Ranch House has not been identified, documented, or regarded as a noteworthy example of Richards' work.

3. Possessing High Artistic Values

   Neither the Bunk House nor the Ranch House qualifies for listing under Criterion C as a structure that possesses high artistic values. The buildings do not articulate a particular concept of design to the extent that an aesthetic ideal is expressed.

Criterion D − Information Potential: Neither the Bunk House nor the Ranch House qualify for listing under Criterion D: Information Potential as the property has not, and is not likely to, yield information important in terms of history or prehistory.

Integrity: In addition to determining the significance of a property under local or state criteria, a property must also must possess integrity. Resources must retain enough of their historic character or appearance to be recognizable as historical resources and to convey the reasons for their significance. The local and state registers recognize seven aspects of integrity and neither the Bunk House nor the Ranch House meets all seven criteria (location, design, setting, materials and workmanship, feeling, and association). See Appendix G for the detailed analysis.

Mature Trees

During the NOP process, a commenter requested the protection of an open area of trees that are greater than 50 years old. Within the disturbed habitat on the Project site is an area of mature pine and eucalyptus trees that were planted as part of the landscaping for the residences on the site. There is no evidence that they would meet the criteria for preservation from either a cultural resources or biological resources perspective. Removal of the mature trees would not result in a cultural resources

impact. Please see Section 2.2 (Biological Resources) of this DSEIR for an analysis of these trees to provide habitat for raptors.

Consistency with General Plan

The Project's consistency with the applicable General Plan cultural resources goals and policies is analyzed in Table 2.3-1, Project Consistency with Applicable General Plan Goals and Policies. As shown in Table 2.3-1, the Project is consistent with the applicable General Plan goals and policies. Thus, no impact is identified related to General Plan consistency.

Consistency with SFVSP

The Project's consistency with the SFVSP's cultural resources objective and policy and policies is analyzed in Table 2.3-2, Project Consistency with Applicable SFVSP Policies. As shown in Table 2.3-2, the Project is consistent with the SFVSP's objectives and policies. Thus, no impact is identified related to SFVSP consistency.

RPO

Neither the Bunk House nor the Ranch House qualify under the RPO since they are not buildings that have formally been determined eligible for or listed in the National Register of Historic Places; have not been subject to the application of the Historic Resource ("H" Designator) Special Area Regulation; and are not one-of-a-kind, locally unique, or regionally unique cultural resources which contain a significant volume and range of data and materials. Therefore, no impact is identified under the RPO.

Summary of Analysis

In summary, historical research indicates that the Bunk House may have been built as war time housing in 1948, and moved to the Project site and present location in 1952. Over the years, it was subject to substantial modifications and alterations. The identity of the architect and/or builder is unknown. The Ranch House was designed by prominent architect Sim Bruce Richards and built by James C. Fowler & Son in 1955. Over the years, it was also modified and altered.

Neither the Bunk House nor the Ranch House are historically and/or architecturally significant. The buildings are not associated with any important events or individuals at the local or state levels; do not embody the distinctive characteristics of a type, period, or method of Modern Contemporary construction; do not represent the work of a master architect, craftsman, or builder, or of an important, creative individual; nor do they possess high artistic values.

As buildings which are not historically or architecturally significant under local or state significance criteria, they are not eligible for listing in the California Register of Historical Resources, the California Historic Resources inventory, or the San Diego County Local Register of Historic Resources. When evaluated for elements of integrity, the Bunk House does not possess any of the elements. The Ranch House retains location, materials, and workmanship, but does not possess design, setting, feeling, or association.

In summary, the Bunk House and Ranch House have not been determined to be historically and/or architecturally significant and, therefore, are not historical resources. Consequently, the Project's destruction, disturbance, or alteration of either building will not cause a substantial adverse change in the significance of historical resources. As such, a less than significant impact is identified and no mitigation is required.

2.3.3.3 *Tribal Cultural Resources*

Guidelines for the Determination of Significance

For the purposes of this DSEIR, any of the following will be considered a significant impact to tribal cultural resources:

- The Project, as designed, causes a substantial adverse change in the significance of a tribal cultural resource. This shall include the destruction or disturbance of a tribal cultural resource.
- Activities or uses damaging to tribal cultural resources as defined by the County RPO are proposed and the Project fails to preserve those resources.

The significance guidelines listed above have been selected for the following reasons:

The first guideline is selected because CEQA recommends evaluating tribal cultural resources to determine whether or not a proposed action would have a significant effect. The second guideline was selected because tribal cultural resources are protected under the RPO. Any project that would have an adverse impact (direct, indirect, and/or cumulative) on a significant tribal cultural resource as defined by these guidelines would be considered to have a significant impact on the environment.

Analysis

No tribal cultural resources were identified during the records search, literature review or Phase I cultural resource survey.

A Sacred Lands check and request for SB-18 consultation (January 6, 2014) was submitted to the Native American Heritage Commission (NAHC) who "failed to identify Native American cultural resources in the proposed project area". The NAHC provided a list of eight tribes (Barona, Jamul, Kwaaymii, Mesa Grande, Santa Ysabel San Pasqual, Sycuan, and Viejas) whom the County should contact. The County contacted all of the listed tribes on January 22, 2014, and no response was received. No known tribal cultural resources are present. Therefore, no impact is identified under CEQA or the RPO.

2.3.4 Cumulative Impact Analysis

According to CEQA, the importance of cultural resources comes from the research value and the information that they contain. Therefore the issue that must be explored in a cumulative analysis is the cumulative loss of that information. For sites considered less than significant, the information is preserved through recordation, test excavations and the preservation of their artifacts. Significant sites that are placed in open space easements avoid impacts to cultural resources and also preserve the data. Significant

sites that are not placed within open space easements preserve the information through recordation, test excavations and data recovery programs that would be presented in reports and filed with the County of San Diego and the South Coastal Information Center. The artifact collections from any potentially significant site would also be curated at the San Diego Archaeological Center or a culturally-affiliated Tribal curation facility, or alternatively would be repatriated to a culturally-affiliated Tribe.

No on-site significant cultural resources or tribal cultural resources were identified. Similarly, the residential structures located on the Project site have been thoroughly evaluated and determined not to be historically and/or architecturally significant. There is, however, an identified potential for impacts to subsurface deposits or features that are currently not identified or recorded. The Project's potentially significant impacts to cultural resources would be reduced below a level of significance through the implementation of an archaeological monitoring program by a County-approved archaeologist and a monitor representing the local Luiseño Tribes during earth-disturbing activities as described in Section 2.3.6, below.

The cumulative study area covers a 3-mile radius around the Project site. This area was selected as it is similar to the radius used in the original SFVSP EIR and this would have been the locality in which typical day use would have occurred. Of the 20 cumulative projects considered within a 3-mile radius of the Project site, two projects were identified as having the potential to impact unidentified cultural resources (see Figure 1-11 and Table 1-2). These projects include TM 5556/Starwood Santa Fe Valley and the Black Mountain Ranch Subarea Plan Addendum. Both of these projects will incorporate cultural resources monitoring during construction, similar to the Project. Thus, impacts to any undiscovered or buried potentially significant cultural resources located within the cumulative projects' boundaries would be reduced below a level of significance by similar measures. Thus, all archaeological impacts associated with the related cumulative projects are expected to be less than significant and/or fully mitigated.

Future development within the cumulative study area would be subject to similar analysis and mitigation requirements pursuant to CEQA and RPO. Based on the compliance of the Project and related projects within the cultural resources cumulative study area with CEQA and RPO, and implementation of the archaeological monitoring measures presented in Section 2.3.6, the Project's cumulative cultural resources impact would be **less than significant**.

2.3.5 Significance of Impacts Prior to Mitigation

The following potentially significant impacts could occur with Project implementation:

- **Impact CR-1** Potential to identify previously unrecorded archaeological resources during project earth-disturbing activities.

2.3.6 Mitigation

Implementation of the following mitigation measure will be required as a condition of Project approval to reduce Impact CR-1 to below a level of significance:

- **M-CR-1** To mitigate for potential impacts to undiscovered buried archaeological resources including human remains, an archaeological monitoring program and potential data recovery program shall be implemented pursuant to the County of San Diego Guidelines for Determining Significance for Cultural Resources and CEQA and shall include the following requirements:

  - Pre-Construction

    Pre-construction meeting to be attended by the Project Archaeologist and Luiseño Native American monitor to explain the monitoring requirements.

  - Construction
    - Monitoring. Both the Project Archaeologist and Luiseño Native American monitor are to be onsite during earth disturbing activities. The frequency and location of monitoring of native soils will be determined by the Project Archaeologist in consultation with the Luiseño Native American monitor. The Project Archaeologist and Luiseño Native American monitor shall also evaluate fill soils to determine that they are clean of cultural resources.

    - If cultural resources are identified:
      - Both the Project Archaeologist and Luiseño Native American monitor have the authority to divert or temporarily halt ground disturbance operations in the area of the discovery.
      - The Project Archaeologist shall contact the County Archaeologist.
      - The Project Archaeologist in consultation with the County Archaeologist and Luiseño Native American shall determine the significance of discovered resources.
      - Culturally-affiliated Tribes shall be consulted should Tribal Cultural Resources be identified.
      - Construction activities will be allowed to resume after the County Archaeologist has concurred with the significance evaluation.
      - Isolates and non-significant deposits shall be minimally documented in the field. Should the isolates and non-significant deposits not be collected by the Project Archaeologist, the Luiseño Native American monitor may collect the cultural material for transfer to a Tribal curation facility or repatriation program.
      - If cultural resources are determined to be significant, a Research Design and Data Recovery Program shall be prepared by the Project Archaeologist in consultation with the Luiseño Native American monitor and approved by the County Archaeologist. The program shall include reasonable efforts to preserve (avoid) unique cultural resources or Sacred Sites; the capping of identified Sacred

Sites or unique cultural resources and placement of development over the cap if avoidance is infeasible; and data recovery for non-unique cultural resources. The preferred option is preservation (avoidance).
    - If tribal cultural resources are identified, consultation shall be conducted with culturally-affiliated tribes to determine the appropriate mitigation.

- Human Remains
    - The Property Owner or their representative shall contact the County Coroner and the PDS Staff Archaeologist.
    - Upon identification of human remains, no further disturbance shall occur in the area of the find until the County Coroner has made the necessary findings as to origin.
    - If the remains are determined to be of Native American origin, the Most Likely Descendant (MLD), as identified by the Native American Heritage Commission (NAHC), shall be contacted by the Property Owner or their representative in order to determine proper treatment and disposition of the remains.
    - The immediate vicinity where the Native American human remains are located is not to be damaged or disturbed by further development activity until consultation with the MLD regarding their recommendations as required by Public Resources Code Section 5097.98 has been conducted.
    - Public Resources Code §5097.98, CEQA §15064.5 and Health & Safety Code §7050.5 shall be followed in the event that human remains are discovered.

- Rough Grading
    - Upon completion of Rough Grading, a monitoring report shall be prepared identifying whether resources were encountered. The report shall be submitted to the South Coastal Information Center, the San Luis Rey Band of Mission Indians, and any culturally-affiliated Tribe who requests a copy.

- Final Grading
    - A final report shall be prepared substantiating that earth-disturbing activities are completed and whether cultural resources were encountered. The report shall be submitted to the South Coastal Information Center, the San Luis Rey Band of Mission Indians, and any culturally-affiliated Tribe who requests a copy.

    - Disposition of Cultural Material.
        - The final report shall include evidence that all prehistoric materials have been curated at a San Diego curation facility or Tribal curation

facility that meets federal standards per 36 CFR Part 79. Alternatively, the prehistoric materials may be repatriated to a culturally-affiliated Tribe.

- The final report shall include evidence that all historic materials have been curated at a San Diego curation facility that meets federal standards per 36 CFR Part 79.

2.3.7 Conclusion

The Project may have significant impacts if unidentified artifact deposits are uncovered or unearthed during on- or off-site construction (Impact CR-1). Implementation of an archaeological monitoring program (M-CR-1) would ensure that no significant impacts to prehistoric or historic resources or human remains would occur as a result of Project development, thereby also ensuring compliance with CEQA and the *County of San Diego Report Significance Guidelines - Cultural Resources* (December 5, 2007).

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

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

Goal/Policy	Project Consistency
Goal COS-7: Protection and Preservation of Archaeological Resources. Protection and preservation of the County's important archaeological resources for their cultural importance to local communities, as well as their research and educational potential.	No important archaeological resources were identified on the project site. Mitigation measure M-CR-1 would be implemented to reduce impacts to any unidentified archaeological resources to below a level of significance. The Proposed Project is consistent with Goal COS-7.
Policy COS-7.1: Archaeological Protection. Preserve important archaeological resources from loss or destruction and require development to include appropriate mitigation to protect the quality and integrity of these resources.	No important archaeological resources were identified on the project site. Mitigation measure M-CR-1 would be implemented to reduce impacts to any unidentified archaeological resources to below a level of significance. The Proposed Project is consistent with Policy COS-7.1.
Policy COS-7.2: Open Space Easements. Require development to avoid archaeological resources whenever possible. If complete avoidance is not possible, require development to fully mitigate impacts to archaeological resources.	No archaeological resources were identified on the project site. Mitigation measure M-CR-1 would be implemented to reduce impacts to any unidentified archaeological resources to below a level of significance. The Proposed Project is consistent with Policy COS-7.2.
Policy COS-7.3: Archaeological Collections. Require the appropriate treatment and preservation of archaeological collections in a culturally appropriate manner.	Per mitigation measure M-CR-1, If cultural resources (Native American)) are identified during earth-disturbing activities, consultation with the Native American monitor shall be conducted to determine the appropriate manner in which to preserve the collections. This will ensure that any archaeological resources would be preserved in a culturally appropriate manner. The Proposed Project is consistent with Policy COS-7.3.

Goal/Policy	Project Consistency
Policy COS-7.4: Consultation with Affected Communities. Require consultation with affected communities, including local tribes to determine the appropriate treatment of cultural resources.	The County contacted representatives from the following local tribes on January 22, 2014: Barona, Jamul, Kwaaymii, Mesa Grande, Santa Ysabel San Pasqual, Sycuan, and Viejas). No responses or requests for tribal consultation were received in response to the County's outreach. The Proposed Project is consistent with Policy COS-7.4.
Policy COS-7.5: Treatment of Human Remains. Require human remains be treated with the utmost dignity and respect and that the disposition and handling of human remains will be done in consultation with the Most Likely Descendant (MLD) and under the requirements of Federal, State, and County Regulations.	No evidence of human remains, including those interred outside of formal cemeteries, was discovered during the records search, literature review or site surveys for the Proposed Project. There is no indication that the Project Site was used by Native Americans for religious, ritual, or other special activities. If human remains are identified during project grading, the disposition and handling of any human remains will be conducted in consultation with the Most Likely Descendant (MLD) and under the requirements of Federal, State, and County Regulations, as identified in mitigation measure M-CR-1. The Proposed Project is consistent with Policy COS-7.5.
Policy COS-7.6: Cultural Resource Data Management. Coordinate with public agencies, tribes, and institutions in order to build and maintain a central database that includes a notation whether collections from each site are being curated, and if so, where, along with the nature and location of cultural resources throughout the County of San Diego.	Mitigation measures M-CR-1 includes a requirement for curation at a San Diego curation facility or Tribal curation facility that meets federal standards per 36 CFR Part 79. Alternatively, the prehistoric materials may be repatriated to a culturally-affiliated Tribe. A final report would detail the curation or repatriation. In addition, a copy of the final report will be provided to the SCIC for data management. The Proposed Project is consistent with Policy COS-7.6.

Goal/Policy	Project Consistency
Goal COS-8: Protection and Conservation of the Historical Built Environment. Protection, conservation, use, and enjoyment of the County's important historic resources.	The Project site does not contain any resources which were determined to be an important historic resource. Therefore, protection and conservation of the two single family residences and associated garages is not required. The Proposed Project is consistent with Goal COS-8.
Policy COS-8.1: Preservation and Adaptive Reuse. Encourage the preservation and/or adaptive reuse of historic sites, structures, and landscapes as a means of protecting important historic resources as part of the discretionary application process, and encourage the preservation of historic structures identified during the ministerial application process.	The Project site does not contain any important historic resources. They are not determined to be significant resources; therefore, neither preservation nor adaptive reuse is required. The Proposed Project is consistent with Policy COS-8.1.
Policy COS-8.2: Education and Interpretation. Encourage and promote the development of educational and interpretive programs that focus on the rich multicultural heritage of the County of San Diego.	As noted in Section 2.6.2.3, the project site did not have any important owners, tenants, and/or occupants associated with the buildings over the course of their existence to justify historical significance or importance to the history of San Diego County or its communities. No owners, tenants, or occupants affected the course of local, state, or national history. In particular, none of Howard G. Golem's contributions or achievements has been determined to be historically significant. In addition, the onsite structures were not determined significant; therefore an education and interpretation program is not required. The Proposed Project is consistent with Policy COS-8.2.

Objective/Policy	Project Consistency
Objective CO-5: Protect and conserve significant cultural resource sites (archeological and historical) in the SPA.	Based upon the analysis in Section 2.6.3, the Project site does not support any significant archaeological or historical resources. The Proposed Project is consistent with Objective CO-5.
Policy CO-5.1: Sites identified as Significant-Mitigable through Avoidance/ Preservation in the Cultural Resources Technical Report shall be placed in the Open Space I land use designation. These are sites SDI-532/4935A; SDi-4935B; SDi-316; SDi-149; SDi-12,684; and SDi-12,685H.	None of the sites identified under this policy are located within the Project site. Therefore there is no requirement for an open space area onsite to preserve cultural resources. The Proposed Project would not preclude the preservation of these site. The Proposed Project is consistent with Policy CO-5.1.
Policy CO-5.2: Prior to or concurrently with approval of Final or Parcel Maps, issuance of grading permits or improvements plans in lieu of grading permits and prior to issuance of any other discretionary permits within the subject property, sites identified in Policy CO-5.1 shall be dedicated in permanent open space easements. The language of the easements shall describe permitted activities, if any, within the easement.	None of the sites identified in Policy CO-5.2 are located within the Project site. Therefore there is no requirement for an open space area onsite to preserve cultural resources. The Proposed Project would not preclude the preservation of these sites. The Proposed Project is consistent with Policy CO-5.2.
Policy CO-5.3: Prior to conditional approval of discretionary permits, areas that have not been surveyed for cultural resources that are located in development areas must be surveyed by a qualified archaeologist.	The Project site was surveyed by a County approved archaeologist. The results are summarized in the archeological report included as Appendix F of this SEIR. The Proposed Project is consistent with Policy CO-5.3.
Policy CO-5.4: All untested or unevaluated cultural resource sites are considered as important resources until testing proves otherwise.	The Project site was surveyed by a County approved archaeologist. The results are summarized in the archeological report included as Appendix F of this SEIR. No important cultural resources were identified on the project site. The Proposed Project is consistent with Policy CO-5.4.

2.4 Hazards – Fire Safety and Hazardous Chemicals

The assessment of the Project's potential to have an adverse effect related to hazards and fire safety is based on technical studies prepared for the Project. The results of the analysis are presented below and are included in appendices of this DSEIR.

- Appendix H: *Fire Protection Plan Chinese Bible Church of San Diego* (Robin Church and Firewise 2000, 2015, 2018) and MUP 10-037 Changes to Project Description (Firewise 2000, 2016)
- Appendix I: *Phase I Environmental Site Assessment* (Coast 2 Coast Environmental, Inc., 2016)

The Santa Fe Valley Specific Plan (SFVSP) EIR (SP95-00) was also reviewed. The SFVSP EIR did not specifically analyze hazards or hazardous materials; however, consideration was given to fire safety under the category Public Services and Utilities (Section 4.13). The SFVSP EIR identified significant impacts related to the provision of fire protection facilities.

One comment was received related to hazards during the Notice of Preparation (NOP). This comment addressed the potential for fires from the commercial kitchen. This concern is addressed in this section. Copies of the NOP and comment letters received in response to the NOP are included in Appendix A.

2.4.1 Background

The previously certified Santa Fe Valley Specific Plan EIR (1995) did not specifically analyze hazards or hazardous materials; however, consideration was given to fire safety under the category Public Services and Utilities (Section 4.13). Significant and mitigable impacts to Public Services and Utilities were identified in the previous EIR. The previous EIR included the following mitigation measure:

- Mitigation Measure 10A required the subdividers to obtain a "will serve" letter from the appropriate fire agency and develop a fire management plan.

Mitigation Measure 10A is still applicable to the Project and a Project Facility Availability Form for fire service from the Rancho Santa Fe Fire Protection District (RSFFPD) has been secured for the Project (Appendix P of the DSEIR). Additionally a Fire Protection Plan (FPP), which serves as the fire management plan identified in Mitigation Measure 10A, has been prepared for the Project and included as Appendix H of the DSEIR.

Changes Requiring New Analysis

Since certification of the Santa Fe Valley Specific Plan EIR in 1995, the RSFFPD has mapped all areas within its boundary, including the Project site, as a Very High Fire Hazard Severity Zone. Therefore this following analysis is provided to analyze the Project in light of the recent mapping by RSFFPD. The analysis also discusses the results of an updated Phase I Environmental Site Assessment.

2.4.2 Existing Conditions

This section provides an overview of site condition and federal, state and local regulations related to fire hazards and hazardous materials.

2.4.2.1 *Site Conditions*

Land Use, Topography and Climate

The site is composed of residentially developed and agricultural lands with the exception of a small area of open space in the northwestern corner. The site has residential development to the north, south and east, and a fire station to the west.

The County is divided into five climate zones from the coast to the desert (Climates of San Diego County, Agricultural Relationships, University of California, Agricultural Extension Service, and U.S. Weather Bureau). These climate zones are determined by several factors: proximity to the ocean, terrain, elevation, and latitude. Using the Köppen system, the metropolitan areas of Southern California have a Mediterranean climate, characterized by mild, sometimes wet winters and warm, very dry summers. The Mediterranean climate includes all coastal areas, valleys and foothills. Annual precipitation amounts increase gradually from the coast to the mountain crests, then drop dramatically into the deserts. Most precipitation comes from winter storms between November and March. The Project site is located within the coastal climate zone. Average rainfall is 13 inches per year (Western Regional Climate Center).

The topography of the Project site is gently sloping with the local topographic gradient tending to the north toward Jason Creek, a seasonal creek paralleling the north border of the site. Regionally the topographic gradient tends to the west-southwest. Site elevation ranges from approximately 485 AMSL on the north end of the Project site to 516 feet AMSL on the south end of the site.

Vegetation, Fuel Loads and Fire History

The entire Project site, with the exception of the open space limit in the northwest corner, will be developed as part of the Project. The open space contains emergent wetlands and non-native grassland. The non-native grassland may develop into a shrub community through time. The site is surrounded by development to the south, east and southwest. Offsite fuel threat from the north and northwest are primarily additional emergent wetlands and non-native grassland.

According to CalFire maps, the Project site is located within a State Responsibility Area and a high fire hazard severity zone with the adjacent areas being mapped as very high, moderate and urban/developed. The RSFFPD has declared all area within its service boundary as Very High Fire Hazard Severity Zone by adopting a more stringent ordinance (District Ordinance 2011-001). RSFFPD's Very High Fire Hazard Severity Zone designation applies to all areas, regardless if they are adjacent to developed areas. The fire history of the site and surrounding area (approximately two- mile radius) as documented by CalFire and San Diego Geographic Information Source (SanGIS) Data Warehouse was reviewed. The assessment includes most fires greater than 10 acres in size, however not all historic fires may be documented. A total of 12

documented fires have burned in the Project vicinity between the years 1919 and 2010. The Project site has burned two times during that period, in 1943 and 1981. The Witch Fire of 2007 came within 200 feet of the western property line of the Project site.

Fire Protection Services

The Project is located within the RSFFPD. The closest fire station to the Project site is Fire Station No. 2, which is located directly across Four Gee Road from the Project site. The fire companies assigned at Station No. 2 respond to emergencies in the communities of 4S Ranch, Santa Fe Valley and Bernardo Lakes Estates, Bernardo Point and Summit of Rancho Bernardo. Travel time from Fire Station No. 2 to the Project site is approximately two minutes.

Fire Station No. 2 is also a regional training facility. The facility houses a 4-story training tower with three burn rooms, three underground vaults simulating confined-space rescue incidents, an extrication area where firefighters practice cutting cars apart to free victims of traffic collisions, three roof props to simulate ventilation techniques, a 33,000 gallon drafting pit, and a splash wall. The facility also holds an on-site classroom.

Historical Land Use

The Project site consists of two parcels, one of which is undeveloped and the other of which contains an occupied single-family residence with an attached two-car garage, a caretaker's cottage, and a carport/work space. Historically, the site has been utilized for agricultural operations from at least 1947 to 1949. The property was utilized as a residence and cattle ranch in the 1950s through 1997. An organic farming operation cultivated row crops on the east side of the Property from 2006 to 2011.

2.4.2.2 *Federal Regulations and Standards*

Resource Conservation and Recovery Act

The Resource Conservation and Recovery Act (RCRA), as amended by the Hazardous and Solid Waste Amendments of 1984, establishes a framework for national programs to achieve environmentally sound management of both hazardous and non-hazardous wastes. RCRA was designed to protect human health and the environment, reduce/eliminate the generation of hazardous waste, and conserve energy and natural resources. RCRA also promotes resource recovery techniques. The Hazardous Waste Management subchapter of the RCRA deals with a variety of issues regarding the management of hazardous materials including the export of hazardous waste, State programs, inspections of hazardous waste disposal facilities, enforcement, and the identification and listing of hazardous waste.

Uniform Fire Code

The Uniform Fire Code (UFC) is the primary means for authorizing and enforcing procedures and mechanisms to ensure the safe handling and storage of any substance that may pose a threat to public health and safety. The UFC regulates the use, handling and storage requirements for hazardous materials at fixed facilities. The UFC and the Uniform Building Code use a hazard classification system to determine what protective

measures are required to protect fire and life safety. These measures may include construction standards, separations from property lines, and specialized equipment. To ensure that these safety measures are met, the UFC employs a permit system based on hazard classification.

Chemical Accident Prevention Provisions

The Chemical Accident Prevention Provisions are listed under Part 68 of the Code of Federal Regulations and set forth the list of regulated substances and thresholds, the petition process for adding or deleting substances to the list of regulated substances, the requirements for owners or operators of stationary sources concerning the prevention of accidental releases, and the State accidental release prevention programs approved under Section 112(r).

2.4.2.3 *State Regulations and Standards*

California Code of Regulations

Title 24 of the California Code of Regulations contains several International Codes that address fire safety including the International Fire Code, International Building Code. Additional safety regulations adopted by the California Building Standards Commission include the Uniform Mechanical Code, and Uniform Plumbing Code, which are also part of the California Code of Regulations.

California Code of Regulations Title 14 (SRA Fire Safe Regulations) contains regulations that establish minimum wildfire protection standards in conjunction with building construction and development in the State Responsibility Area (SRA). Over 90 percent of the unincorporated area of the County is located within the SRA. The County has authority to approve subdivisions and issue building permits and, therefore, is the "inspection authority" authorized in Title 14 "SRA Fire Safe Regulations". However, since the state Board of Forestry and Fire Protection certified the County Fire Code and Consolidated Fire Code under 14 CCR Section 1270.03, the County Fire Code and Consolidated Fire Code apply in lieu of the SRA Fire Safe Regulations.

California Code of Regulations Title 19 (State Fire Marshal) contains regulations that have been developed by the State Fire Marshal for the purpose of establishing additional fire protection for group occupancies, such as places of assembly, schools, high rise buildings, hospitals and organized camps.

California Health and Safety Code

The County of San Diego Department of Environmental Health (DEH) Hazardous Materials Division is responsible for the implementation of the Hazardous Materials Business Plan (HMBP) program and the California Accidental Release Program (CalARP) in San Diego County, both of which are found in the California Health and Safety Code, Chapter 6.95. The HMBP and CalARP Program provide threshold quantities for regulated hazardous substances. When the indicated quantities are exceeded, a HMBP or Risk Management Plan (RMP) is required pursuant to the regulation.

The Hazardous Waste Control Act regulates the generation, treatment, storage and disposal of hazardous waste. Hazardous Waste is any material or substance that is discarded, relinquished, disposed or burned, or for which there is no intended use or reuse, and the material or substance causes or significantly contributes to an increase in mortality or illness; or the material or substance poses a substantial present or potential hazard to human health or the environment. These materials or substances include: spent solvents and paints (oil and latex), used oil, used oil filters, used acids and corrosives, and unwanted or expired products (pesticides, aerosol cans, cleaners, etc.). If the original material or substance is labeled danger, warning, toxic, caution, poison, flammable, corrosive or reactive, the waste is very likely to be hazardous.

2.4.2.4 *Local Regulations and Standards*

County of San Diego Building and Fire Codes

Following the October 2003 and fall 2007 wildfires in San Diego, assessments were made of damaged and destroyed homes in an effort to identify areas where codes could be strengthened in order to enhance the chances of a structure surviving a wildfire. As a result, in February 2008, the County amended the Fire Code and Building Code to include strengthened ignition-resistive construction requirements, modifying the previous two-tiered system and requiring "enhanced" standards for all new construction.

County Consolidated Fire Code

The County Consolidated Code is based on the County Fire Code and incorporates local fire district fire codes as ratified by the Board of Supervisors into a single document. The County Consolidated Fire Code includes notations where the local fire district(s) requirements differ from the County Fire Code. The County Consolidated Fire Code is the current fire regulations approved by the Board of Supervisors that apply in the various fire districts. The County Consolidated Fire Code has been certified by the California Board of Forestry and Fire Protection for use in lieu of "SRA Fire Safe Regulations" in CCR title 14.

General Plan Safety Element

The Safety Element provides information to facilitate the inclusion of "safety considerations in the planning and decision-making process by establishing policies related to future development that will minimize the risk of personal injury, loss of life, property damage, and environmental damage associated with natural and man-made hazards." The Safety Element contains information about topic areas including, but not limited to, wildfires and hazardous materials.

The following policies identified in the County of San Diego General Plan (August 2011) Safety Element are applicable to the Project:

1. **Goal S-3: Minimized Fire Hazards.** Minimize injury, loss of life, and damage to property resulting from structural or wildland fire hazards.

a. **Policy S-3.1: Defensible Development.** Require development to be located, designed, and constructed to provide adequate defensibility and minimize the risk of structural loss and life safety resulting from wildland fires.

b. **Policy S-3.3: Minimize Flammable Vegetation.** Site and design development to minimize the likelihood of a wildfire spreading to structures by minimizing pockets or peninsulas, or islands of flammable vegetation within a development.

c. **Policy S-3.4: Service Availability.** Plan for development where fire and emergency services are available or planned.

d. **Policy S-3.5: Access Roads.** Require development to provide additional access roads when necessary to provide for safe access of emergency equipment and civilian evacuation concurrently.

e. **Policy S-3.6: Fire Protection Measures.** Ensure that development located within fire threat areas implement measures that reduce the risk of structural and human loss due to wildfire. Mitigation measures include, but are not limited to, the use of ignition resistant materials, multiple ingress and egress routes, and fire protection systems.

f. **Policy S-3.7: Fire Resistant Construction.** Require all new, remodeled, or rebuilt structures to meet current ignition resistance construction codes and establish and enforce reasonable and prudent standards that support retrofitting of existing structures in high fire threat areas.

2. **Goal S-4: Managed Fuel Loads.** Managed fuel loads, including ornamental and combustible vegetation.

    a. **Policy S-4.1: Fuel Management Programs.** Support programs consistent with state law that require fuel management/modification within established defensible space boundaries and when strategic fuel modification is necessary outside of defensible space, balance fuel management needs to protect structures with the preservation of native vegetation and sensitive habitats.

3. **Goal S-11: Controlled Hazardous Material Exposure.** Limited human and environmental exposure to hazardous materials that pose a threat to human lives or environmental resources.

    a. **Policy S-11.3: Hazards-Sensitive Uses.** Require that land uses using hazardous materials be located and designed to ensure sensitive uses, such as schools, hospitals, day care centers, and residential neighborhoods, are protected. Similarly, avoid locating sensitive uses near established hazardous materials users or High Impact Industrial areas where incompatibilities would result.

2.4.3 Analysis of Project Effects and Determination as to Significance

2.4.3.1 *Compliance with Applicable Fire Codes*

Guideline for the Determination of Significance

A significant fire hazards impacts would occur if:

- The project cannot demonstrate compliance with all applicable fire codes.

Guideline Source

This guideline is from *The County of San Diego's Guidelines for Determining Significance and Report Format and Content Requirements Wildland Fire and Fire Protection* (August 2010).

Analysis

All projects located within the RSFFPD are required by law to comply with all applicable fire protection and construction-related local regulations and standards, including District Ordinance 2011-01, County of San Diego Ordinances 10146-10148, and the Consolidated Fire Code, County Ordinance 10172.

Fuel Management

The San Diego County Consolidated Fire Code and the RSFFPD Fire Code require management of flammable vegetation within 100 feet of structures. The main entrance roadway, Grace Way, requires 30 feet of fuel management from the improved surface. The purpose of this zone is to provide the necessary defensible space for fire suppression and to reduce the radiant heat and convective heat that would result from a fire.

The minimum fuel management zone adjacent to open space is 100 feet. All of the proposed buildings are a minimum of 100 feet from the on-site or off-site open space. A 150-foot buffer (50-foot no build buffer and 100-foot fire safety buffer) from the EW habitat offsite was also examined and fire safety measures within that area were reviewed and confirmed by the fire safety specialist (Appendix H). Also, the Landscape Concept Plan (Figure 1-7) shows that the fuel management zone will be composed of hardscape primarily in the form of parking with landscaping. The fuel management zone is almost four times the largest anticipated flame length of 28 feet. The balance of the Project is adjacent to development. Therefore, the Project is in compliance with the Consolidated Fire Code and RSFFPD Fire Code for fuel management.

Water Availability/Flow

The Project site is located within the OMWD. Due to the Project being located within a hazardous fire area, the main capacity for the Project shall be 2,500 gallons per minute at 20 psi residual pressure in conformance with the Consolidated Fire Code, the District Fire Code, and the letter from the District dated December 30, 2015 (Appendix A of the FPP). Fire hydrants would be installed at locations acceptable to the District and within 300 feet to all parts of buildings. The location of the hydrants would be identified during the Construction Drawing Phase of the Project. The design of the water supply system

shall be reviewed and approved by the District prior to installation. The water supply system shall be installed prior to bring flammable building materials onsite. As detailed further in Section 3.1.7, Utilities/Service Systems, the OMWD indicated that they have or will have adequate facilities with sufficient capacity to serve the Project. Therefore, the Project would have sufficient water supplies available and impacts would be **less than significant**.

Access

As described above, the Project provides access via Grace Way which will be improved to a width of 44 feet. This is 20 feet wider than the minimum required. The internal loop road allows for fire truck access to within 150 feet of all portions of the building when a truck is parked perpendicular to parked cars, as required by Section 503 of the Consolidated Fire Code. In addition, all of the buildings will have approved automatic sprinkler systems. Per the FPP, the access road, Grace Way and internal loop will be constructed and maintained in conformance with Section 503 of the Consolidated Fire Code, County Ordinance 10148, and RSFFPD Ordinance 2014-01A. Additionally, a lighted directory map, meeting current Fire District Standards will be installed in a pre-approved location to assist the Fire Department with locating buildings in the event of an emergency. The Project provides an approved primary access and all roads and driveways proposed as part of the Project meet San Diego County, RSFFPD, and Consolidated Fire Code requirements.

Fire Hazards from the Commercial Kitchen

Chapter 6, Building Services and Systems, of the California Fire Code addresses installation, operation, and maintenance of commercial kitchen equipment, among other systems. Section 609 addresses commercial kitchen hoods installed for grease vapors. Inspection and cleaning frequency of the commercial cooking system is outlined in Table 609.3.3.1. Cleaning records are required to be completed and automatic fire-extinguishing systems shall be installed and in operation as required by Section 904.11.6, along with the provision of a fire extinguisher. Section 609 also stipulates that commercial kitchen exhaust hoods shall comply with the California Mechanical Code as well. Section 610 addresses the storage of commercial kitchen cooking oil. Adherence to these requirements would ensure risks related to kitchen fires are minimized and, should such fires occur, proper fire-extinguishing systems are operational. Impacts resulting from kitchen fires would be **less than significant**.

2.4.3.2 *Fire Protection Plan Consistency*

Guideline for the Determination of Significance

A significant fire hazards impacts would occur if:

- A comprehensive Fire Protection Plan has been accepted, and the Project is inconsistent with its recommendations.

Guideline Source

This guideline is from The *County of San Diego's Guidelines for Determining Significance* and *Report Format and Content Requirements Wildland Fire and Fire Protection* (August 2010).

Analysis

A FPP was prepared by the applicant and approved by the RSFFPD Fire Marshal and the San Diego County Planning and Development Services pursuant to Article 86, Section 8601 of the 2001 California Fire Code. The complete FPP is included as Appendix H of the DSEIR. Key points of the FPP are summarized below.

Fuel Management Zones and Fire Behavior Modeling

Several factors were taken into consideration when determining the fuel management zones including topography, degree of exposure, parcel size, and proximity to biological open space. Fire modeling was performed using Behave Plus 4.0 for three types of weather conditions, a Santa Ana weather condition, a peak weather condition and a summer weather condition. Weather data for the Santa Ana, peak and summer conditions were determined by the Standard Weather Parameters for the Coastal Zone from the County of San Diego Guidelines For Determining Significance and Report Format and Content Requirements for Wildland Fire and Fire Protection (County 2010). Modeling was performed for non-native grassland and, as a conservative estimate if the grassland converts to a shrub community, coastal sage scrub. Model results estimate flame length and rate of spread. The rate of spread is measured in chains per hour (ch/h) and is defined as the speed with which the fire is moving away from the site of origin. Wind, moisture, and slope drive the fire. The flaming zone, or fire head, moves away from the origin quickly with great intensity.

Fire Behavior for a Santa Ana Condition

A Santa Ana weather condition is potentially the worst weather for fire. Santa Ana's typically occur from September to May. The fall Santa Ana can create extremely dangerous fire conditions because they are associated with high temperatures, high winds coming from the north/northeast and low humidity. They also occur after long periods of no rain when the vegetation is in a drought stress condition. The soft shrubs that compose habitats such as coastal sage scrub are semi-drought deciduous and have typically lost the majority of their foliage by the end of summer.

Santa Ana winds result in a wind driven fire. These winds typically come from the northeast that are warm dry winds that result from air spilling over high elevations and moving downhill. These are gravity winds that typically follow the ground. When gravity winds hit an obstacle they can either split around the obstacle and continue or follow the object to the top and then launch over the top resulting in an area behind the obstacle with normal wind conditions. The primary topographic feature near the site is the San Dieguito River with a generally northeast to southwest trending path upstream and adjacent to the Project site. The fork of the river that the Project is located on ends upstream to the east approximately 400 feet and is a narrow swath surrounded by

development. The adjacent development would inhibit a Santa Ana wind driven fire from getting a large run on the Project site from wildland fuels.

The model results for the Santa Ana condition produced flame-lengths of up to approximately 17 feet in height for grassland and 26 feet for coastal sage scrub. The rate of spread is 275 chains per hour (ch/h) for grassland and 88 ch/h for coastal sage scrub.

Fire Behavior for Peak Conditions

Peak conditions are the extreme conditions during a Santa Ana event. The peak winds represent the gusts that occur during a Santa Ana. The fire behavior would be essentially the same as during a Santa Ana, however the gusts could significantly increase the rate of spread and the distance that fire brands travel during the time that they are occurring. The model results produced flame-lengths of up to approximately 19 feet in height for grassland and 28 feet for coastal sage scrub. The rate of spread is 374 ch/h for grassland and 107 ch/h for coastal sage scrub.

Fire Behavior for Normal Weather Condition

Normal weather conditions consist of an onshore flow from the southwest. This condition has a lower temperature and higher humidity than a Santa Ana condition. A fire under normal conditions is typically a fuel driven fire, however wind will also contribute to the rate of spread. The Project site has a limited exposure to wildland fuels. Modeling was performed using the summer weather conditions. The model results produced flame-lengths of up to approximately 16 feet in height for grassland and 25 feet for coastal sage scrub. The rate of spread is 237 ch/h for grassland and 80 ch/h for coastal sage scrub.

Fire Behavior Modeling Summary

As shown by the modeling, the greatest anticipated flame length is from the vegetation burning during a Peak Santa Ana fire. The resulting flame length is 28 feet. The flame lengths for other modeled conditions are less than 28 feet. Whereas a shrub fire will have greater flame lengths a grassland fire will have a much faster rate of spread due to the fast ignition of the fine fuels. The model is an estimate of the flame lengths that can be anticipated. Actual fire behavior can be more or less intensive.

Fuel Management, Landscaping, and Maintenance Design Considerations

As per the FPP for the Project, the following fuel management, landscaping and maintenance Project design features will be implemented:

1. All fuel management and landscaping shall be in conformance with Section 4704.4 of the Consolidated Fire Code and RSFFPD Ordinance 2014-01A. Additionally Section 4707.4 as adopted by the Rancho Santa Fe Fire Protection District requires that the Project submit Landscape Plans to be reviewed and approved by the District. The Rancho Santa Fe Fire District is the only fire district to have a professional urban forester on staff to monitor fuel management and landscaping. All landscaping must be installed prior to final inspection and certificate of occupancy.

2. All of the plants used for landscaping must be listed on the Wildland/Urban Interface Development plant palette included as Appendix D of the Fire Protection Plan (Appendix H of the DSEIR). No plants on the Undesirable Plant List or Invasive Species Plant List shall be planted as per Appendix E of the Fire Protection Plan (Appendix H of the DSEIR).
3. Vegetation maintenance shall be the responsibility of the Chinese Bible Church of San Diego, its successors or assignees, or owner as designated with the County Tax Assessor. The following maintenance activities shall be performed:
    - Conduct annual or more frequent if necessary maintenance to reduce fuel volumes, remove dead and detached material, and maintain in healthy succulent condition;
    - Maintain irrigation in a working condition;
    - Mature trees greater than 18 feet shall be limbed up to a minimum of six feet above the ground;
    - No tree limbs within 10 feet of chimneys or dead limbs overhanging structures or roadways;
    - Trees adjacent to or overhanging roadways, driveways, or other emergency access paths shall be maintained with a minimum height clearance of 13 feet and six inches.
    - Palm trees to be maintained in conformance with the Rancho Santa Fe Fire District Policy included as Appendix F of the Fire Protection Plan (Appendix H of the DSEIR).
    - Perform additional measures that may be required by the Fire District.

Access

The Project's main access point is from Four Gee Road at the proposed Grace Way. The proposed improved width is 44 feet, which is wider than the minimum required of 24 feet. The intersection of Four Gee Road and Grace Way is the first location from which a car may turn left or right to leave the area. The Project does not provide nor is it required to provide secondary access because the Project meets design requirements for single access as provide in the County of San Diego Consolidated Fire Code.

The internal loop road allows for fire truck access to within 150 feet of all portions of the building when a truck is parked perpendicular to parked cars as required by Section 503 of the Consolidated Fire Code. In addition, all of the buildings will have approved automatic sprinkler systems.

Access Road Design Considerations

As per the FPP for the Project, the following Project design features will be implemented related to fire access road design:

- The access road, Grace Way and internal loop shall be constructed in conformance with Section 503 of the Consolidated Fire Code, County Ordinance 10148, and District Ordinance 2014-01A.
- Per Section 503 of the Consolidated Fire Code, fire apparatus access roads shall be provided for every facility, building, or portion of building and shall extend within 150 feet of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility. A fire code official may increase the 150 foot minimum when the building is equipped throughout with an approved automatic sprinkler system installed in accordance with sections 903.3.1.1, 903.3.1.2 or 903.3.1.3.
- All other portions of Section 503 of the Consolidated Fire Code apply including but not limited to: dimensions, vertical clearance, grade, surface and imposed loads. The first layer of asphalt must be in place and serviceable prior to delivery of combustible materials to the site.
- To assist emergency personnel to find a building, a lighted directory map, meeting current Fire District Standards shall be installed in a pre-approved location.
- Fire lanes shall be marked and fire alarms installed.

Ignition Resistant Construction and Fire Protection Systems

Due to the location of the Project in a very high fire hazard severity zone, a range of "fire safe" construction measures are proposed below that control the materials, design, and safety systems used in the building.

As per the FPP for the Project, the following Project design features will be implemented related to construction:

- The Project shall be required to use construction methods for exterior wildfire exposure per Section 4910.1 of the County Ordinance 10148, County Fire Code.
- The construction methods for exterior wildfire exposure in a wildland-urban interface fire area shall be as provided in Chapter 7A of the County Building Code.
- The Project shall also comply with District Ordinance 2014-01A.
- The Project shall install an automatic fire protection system sprinklers as appropriate to the use of each building in conformance with the requirements of for Group 'E' occupancies as identified by NFPA 13, the State, District and the County Codes.

Emergency Response

The Project is located within the service area of Rancho Santa Fe Fire Protection District. The nearest fire station to the Project site is located directly across from Grace Way, the Project entrance. Under most circumstances, there would be exceptional response time from Fire Station No. 2 to the Project site. However, regularly scheduled

services and facility uses may result in large volumes of vehicles entering and exiting the Project during a consolidated period of time. Due to the fact that the driveway for Fire Station No. 2 is located directly across from Grace Way, the Project entrance, and there is no feasible way to relocate the entrance location, there is a potential for the traffic to result in delays to emergency vehicle response from the fire station, resulting in a **significant impact (Impact HZ-1)**. Mitigation is required.

Fire Fuel Assessment

With the exception of non-native grassland in the northwest corner, the entire Project site will be developed, including the 100-foot fuel management zone around buildings. Only District-approved plants will be included in the Project, as identified above. Adjacent to the Project site is development to the south, east and southwest. The only adjacent fuel threats are the emergent wetlands and non-native grasslands to the north and northwest, respectively.

As stated above, the greatest anticipated flame length is 28 feet resulting from the vegetation burning during a Peak Santa Ana fire. Because the terrain leading to the Project site is a gentle slope and developed on all sides, except a narrow swath 400 feet to the east, a Santa Ana wind driven fire would not be able to get a large run on the Project site due to lack of sufficient wildland fuels. As provided above, the fuel management zone is almost four times the largest anticipated flame length.

The wildlands and non-native fuels on and adjacent to the Project site would not expose people or structures to a significant risk of loss, injury, or death as a result of wildland fires.

Summary of Wildland Fire Impact Discussion

The Project is designed in conformance and meets or exceeds all applicable codes and standards. With incorporation of the aforementioned design measures for fuel management, landscaping, and maintenance, access road design, and construction, the Project would not expose people or structures to a significant risk of loss, injury, or death as a result of wildland fires. However, due to the Project's location across from Fire Station No. 2, large volumes of vehicles entering and exiting the Project site could result in traffic delays to emergency vehicles exiting Fire Station No. 2. Due to this potential, impacts related to emergency response time would be considered significant and require mitigation.

2.4.3.3 *Consistency with Emergency Response Objectives in County General Plan*

Guidelines for the Determination of Significance

A significant fire hazards impacts would occur if:

- The project does not meet the emergency response objectives identified in the Safety Element of the County General Plan or offer feasible alternative that offer comparable emergency response objectives.

Guideline Source

This guideline is from The County of San Diego's Guidelines for Determining Significance and Report Format and Content Requirements Wildland Fire and Fire Protection (August 2010).

Analysis

The Safety Element of the County General Plan identifies travel time standards for the closest fires station based upon regional categories and/or land use designation. The General Plan regional category for the site is Semi Rural and has a land use designation of SPA (Santa Fe Valley Specific Plan).

Based upon a Semi-Rural Residential Category, the Project should be within a 10 minute travel time from the closest fire station. The closest fire station to the Project is RSFFPD Station No. 2, which is located at 16930 Four Gee Road, immediately across the street from the Project site. Estimated response times from Station No. 2 to the Project site is less than two minutes, which is in compliance with the Safety Element of the County General Plan. Therefore impacts are **less than significant**.

Further, a Project Facility Availability Form for fire service from RSFFPD was prepared for the Project in December 2015. RSFFPD indicated that the expected travel time to the Project site would be less than 2 minutes.

2.4.3.4 *Hazardous Substance Handling*

Guideline for the Determination of Significance

A significant hazardous materials impact would occur if:

- The project is a business, operation, or facility that proposes to handle hazardous substances in excess of the threshold quantities listed in Chapter 6.95 of the Health and Safety Code, generate hazardous waste regulated under Chapter 6.5 of the Health and Safety Code, and/or store hazardous substances in underground storage tanks regulated under Chapter 6.7 of the Health and Safety Code and the project will not be able to comply with applicable hazardous substance regulations; or
- The project is a business, operation, or facility that would handle regulated substances subject to CalARP RMP requirements that in the event of a release could adversely affect children's health due to the presence of a school or day care within one-quarter mile of the facility.

Guideline Source

This guideline is from The County of San Diego's Guidelines for Determining Significance and Report Format and Content Requirements Hazardous Materials and Existing Contamination (July 2007).

Analysis

There is a potential for accidental upset of fuels, lubricants or various other liquids needed to operate construction equipment on the site. These materials include diesel fuel, gasoline, equipment fluids, concrete, cleaning solutions and solvents, lubricant oils, adhesives, human waste, and chemical toilets. Direct impacts from accidental spills of small amounts of hazardous materials from construction equipment during construction could occur in the case of accidental spill or upset. However, existing federal and state standards are in place for the handling, storage and transport of these materials. These include, but are not limited to, the federal Chemical Accident Prevention Provisions (Part 68 of the Code of Federal Regulations), California Highway Patrol and California Department of Transportation container and licensing requirements for transportation of hazardous waste on public roads, the International Fire Code, the Resource Conservation and Recovery Act of 1976 as amended by the Hazardous and Solid Waste Amendments of 1984, California's Hazardous Waste Control Law, the California Fire Code, California Health and Safety Code Hazardous Materials Release Response Plans and Inventory, the California Integrated Waste Management Act, regulations developed by California OSHA, and the state Hazardous Waste Control Act.

Operationally, future uses proposed within the Project area are limited to a church and café. These types of land uses are not typically characteristic of generating, releasing, or using large amounts of hazardous materials. Industrial uses are not proposed as part of the Project. The only hazardous materials anticipated for use and disposal associated with the completed Project are routinely used commercial products such as cleaners, paint, solvents, batteries, and garden maintenance products. As stated above, household hazardous waste programs that are part of the Integrated Waste Management Plan of the County of San Diego address the use, handling, and disposal of these products.

Therefore, the Project would not handle or store hazardous substances in excess of those permitted by hazardous substance regulations. Impacts would be **less than significant**.

The closest school or day care facility is located just under one-quarter mile south of the Project site. While Del Norte High School is located within one-quarter mile of the Project site, the Project would not handle regulated substances subject to CalARP RMP requirements. Impacts would be **less than significant**.

2.4.3.5 *Existing Onsite Contamination*

Guideline for the Determination of Significance

A significant hazardous materials impact would occur if:

- The project is located on or within one-quarter mile from a site identified in one of the regulatory databases compiled pursuant to Government Code Section 65962.519 or is otherwise known to have been the subject of a release of hazardous substances, and as a result the project may result in a significant hazard to the public or the environment;

- The project proposes structure(s) for human occupancy and/or significant linear excavation within 1,000 feet of an open, abandoned, or closed landfill (excluding burnsites) and as a result, the project would create a significant hazard to the public or the environment;
- The project is proposed on or within 250 feet of the boundary of a parcel identified as containing burn ash (from the historic burning of trash); and as a result, the project would create a significant hazard to the public or the environment;
- The project is proposed on or within 1,000 feet of a FUDS and it has been determined that it is probable that munitions or other hazards are located onsite that could represent a significant hazard to the public or the environment;
- The project could result in human or environmental exposure to soils or groundwater that exceed U.S. Environmental Protection Agency (USEPA) Region 9 Primary Remediation Goals, Cal/EPA California Human Health Screening Levels (CHHSLs), or Primary State or Federal Maximum Contaminant Levels (MCLs) for applicable contaminants and the exposure would represent a hazard to the public or the environment; or
- The project will involve the demolition of commercial, industrial or residential structures that may contain asbestos-containing materials (ACM), lead-based paint (LBP) and/or other hazardous materials and as a result, the project would represent a significant hazard to the public or the environment.

Guideline Source

This guideline is from The County of San Diego's Guidelines for Determining Significance and Report Format and Content Requirements Hazardous Materials and Existing Contamination (July 2007).

Analysis

Hazardous Materials Sites

A search of environmental records conducted by Environmental Data Resources, Inc. (EDR) did not find listings for the Property on the federal National Priority List Liens database, Comprehensive Environmental Response, Compensation and Liability Information System liens database, State Deed Restriction Listing or State Environmental Liens Listing. The Property does appear on the Hazardous Materials Management Division database for the presence of two permitted above ground storage fuel tanks for its on-site organic farming operation between 2006 and 2011. The County Department of Agriculture conducted a close out inspection in January 2012 and noted that hazardous materials were not observed on site.

One neighboring site (Proposed Salviati Community/Bernardo Lakes Dev. Prop. 1) appeared on the EnviroStore & County Site Assessment & Mitigation databases. These listings date to 2000 and address a concern in the Santa Fe Valley area concerning methane. The County of San Diego Board of Supervisors issued an ordinance concerning methane after it was found beneath completed homes in the area and

appears to have been a partial cause of an explosion while digging a trench for a stormwater drain. The environmental site assessment concluded that this site does not represent an imminent threat to the Project site.

Three additional sites within 1/8 to 1/2 mile of the Project site appear on the California Department of Toxic Substance Control (DTSC)'s EnviroStor and School Evaluation databases. The two school sites nearest the Project site were evaluated for past use of agricultural chemicals and issues of concern were not found. Agricultural chemicals were reportedly found at the third school located 0.45 mile from the Project site but DTSC did not require further action beyond the preliminary assessment. No evidence was found during the environmental site assessment that indicated these neighboring sites adversely impacted the Project site. The environmental site assessment concluded that these sites do not represent an imminent threat to the Project site.

In summary, the Project site is not located on or within one-quarter mile of a site identified in any regulatory database compiled pursuant to Government Code Section 65962.519. Impacts would be **less than significant**.

Landfills

No open, abandoned, or closed landfills exist within 1,000 feet of the Project site. The Project would not create a significant hazard to the public or the environment due to the construction of structures for human occupancy or linear excavation. **No impact would occur**.

Burn Ash

The Project site is not located on or within 250 feet of the boundary of a parcel identified as containing burn ash. No indication of such burn areas was identified during the site reconnaissance during preparation of the environmental site assessment. **No impact would occur**.

Formerly Used Defense Sites

The Project site is not located on or within 1,000 feet of a formerly used defense site. No associated munitions or other hazards are located on the Project site. **No impact would occur**.

Contaminated Soils and Groundwater

As identified above, the Project site was utilized for agricultural operations in the 1940s. Records documenting what crops were planted or whether pesticides and herbicides were used were not located during the environmental site assessment. Visitors to the Project site, including children within any play areas, could be exposed to unidentified pesticides and/or herbicides in areas of exposed soil. This represents a **potentially significant impact (Impact HZ-2a)**. Mitigation is required.

The potential also exists for human or environmental exposure to contaminated soils if such soils are transported off site. This also represents a **potentially significant impact (Impact HZ-2b)**. Mitigation is required.

The site reconnaissance conducted during the environmental site assessment did not identify any additional hazardous materials or areas of concern.

Asbestos and Lead

A limited visual asbestos survey of the buildings located on the Project site was conducted to assess if the buildings contain significant sources of ACM. Friable or damaged, nonfriable building materials likely to contain ACM were not found on the Project site. Potential ACM observed to generally be in good condition included drywall systems, resilient flooring, and roofing materials. Insulation materials were not visible in either residence, but if they exist, they are also a potential ACM. The Project proposes demolition of the existing structures. Demolition activity could disturb ACM. This represents a **potentially significant impact (Impact HZ-3)**. Mitigation is required.

As the buildings on the Project site were constructed in the 1950s and 1960s, it is possible that lead-based paint was used on the buildings. Lead-based paint was effectively banned for residential purposes as of 1978. While painted surfaces appeared to be intact and surfaces with cracked, chipped and peeling paint were not observed, demolition of the existing structures could disturb lead-based paint. This represents a **potentially significant impact (Impact HZ-4)**. Mitigation is required.

2.4.4 Cumulative Impact Analysis

All projects proposed for development in the County are required to conform to the San Diego County Consolidated Fire Code, as revised October 28, 2011. The Code includes substantial fire safety measures designed to minimize fire risk associated with development. When projects conform to the San Diego County Consolidated Fire Code, they minimize their vulnerability and potential to contribute to fire risks.

The Project meets RSFFPD requirements for fire protection. The Project conforms to the County's Consolidated Fire Code and local fire district fire safety requirements, including fuel management, landscaping, and maintenance, access road design, fire safe construction measures, water supply availability and fire hydrant design. Due to proposed signalization and Project design features, the Project would not contribute to any delay in emergency response time, service ratios or other performance objectives for fire protection. The Project, when considered with the other projects in the area with a fire safety impact, does not have a cumulatively considerable impact. Guidelines are not exceeded. Impacts are not significant. No mitigation will be necessary.

For hazardous materials, impacts are generally site specific and addressed on a site-by-site basis. Of the 20 cumulative projects identified in Table 1-2, one project was identified as having a potential for impacts related to fire safety. TPM 21229, which is still under environmental review, identified a potential hazard impact related to fire safety.

Implementation of the Project would have a potentially significant impact to emergency response and contaminated soils, and would have the potential for the presence of asbestos and lead. Mitigation in the form of signalization of the intersection at Four Gee Road and Grace Way (M-HZ-1), soil sampling and remediation (M-HZ-2), and a survey for ACM and lead-based paint which would include management of the contaminants

(M-HZ-3, M-HZ-4) would be made conditions of approval which would reduce impacts to less than significant. The Project would not have an impact related to fire safety. With the requirement of the mitigation measures identified in section 2.4.6 below, the Project would not contribute to any cumulative impacts related to hazards or hazardous materials. Cumulative impacts would be **less than significant**.

2.4.5 Significance of Impacts Prior to Mitigation

The following significant impacts related to hazards would occur with implementation of the Proposed Project:

- **Impact HZ-1** There is a potential for project traffic to result in delays to emergency vehicle response from the fire station.
- **Impact HZ-2** There is the potential for human or environmental exposure to soils contaminated from pesticide and/or herbicides in areas of exposed soil.
- **Impact HZ-3** Demolition activities could result in the disturbance of asbestos-containing materials
- **Impact HZ-4** Demolition activities could result in the disturbance of materials containing lead-based paint.

2.4.6 Mitigation

Implementation of the following mitigation measures will be required as a condition of project approval to reduce hazards/fire safety impacts to below a level of significance:

- **M-HZ-1** In order to reduce the potential for delays to emergency vehicle response from Fire Station No. 2, the intersection of Four Gee Road and Grace Way shall be signalized. This signal shall be capable of being controlled from Fire Station No. 2, which is located directly across from Grace Way. The purpose is to allow fire station personnel to control traffic so that emergency vehicles can safely exit the fire station unimpeded in an emergency. The signal at the intersection of Camino Del Sur and Four Gee Road shall be connected to this control system so that fire personnel can coordinate signal changes between the two intersections, which are in close proximity to one another. The ability to coordinate the intersection signals will prevent delays in response time as a result of church-related activities. Additionally, road striping “Do Not Block” shall be painted in front of the Fire Station entrance. These measures will be completed prior to occupancy of the facilities.
- **M-HZ-2a** If the redevelopment plans include areas of exposed soil where visitors may congregate, soil sampling for pesticides, herbicides, and metals shall be completed. If finished areas where people will congregate are paved or covered with an impermeable surface, sampling would not be necessary.

- **M-HZ-2b** If soil is to be transported from the Project site during redevelopment, sampling shall be conducted to confirm if the soil is a hazardous waste due to historic agricultural chemical use.
- **M-HZ-3** A survey for ACM shall be completed prior to demolition of the existing structures in order to properly manage these contaminants during demolition.
- **M-HZ-4** A survey for lead-based paint shall be completed prior to demolition of the existing structures in order to properly manage these contaminants during demolition.

2.4.7 Conclusion

Due to the fact that that the driveway for Fire Station No. 2 is located directly across from Grace Way, the Project entrance, there is a potential for the traffic to result in potentially significant delays to emergency vehicle response from the fire station. Signalizing the intersection of Four Gee Road and Grace Way, and allowing Fire Station No. 2 personnel to control signalization of that intersection and the intersection of Camino Del Sur and Four Gee Road, will prevent delays in response time as a result of church related activities. Painting “Do Not Block” in front of the Fire Station entrance will further reduce potential delays to emergency vehicle response. This mitigation measure was identified in cooperation with the Rancho Santa Fe Fire Protection District. Design measures outlined above will provide fire protection in compliance with current fire codes and will provide an added measure of safety for the Project. Further, these improvements were reviewed and included in the Traffic Impact Analysis discussed in Chapter 3.1.6, Traffic, of this DSEIR. Taken together, these measures fully mitigate Project impacts related to fire hazards (emergency response).

Impacts related to hazardous materials were determined to be less than significant with the exception of potentially contaminated soils and the presence of ACM and lead-based paint. Previous agricultural use could have resulted in the use of pesticides and/or herbicides. Areas of exposed soils could expose site visitors to these chemicals, if present. In addition, if such soils are hauled off site during Project construction, such materials could impact humans or the environment. Mitigation confirming the presence of such chemicals via soil sampling would reduce these impacts to below a level of significance. As demolition of the on-site structures is proposed, incorporation of mitigation requiring tests to properly classify and dispose of such materials would ensure that impacts are reduced to less than significant levels.

In summary, all impacts would be reduced to below a level of significance with the incorporation of mitigation.

2.5 Noise

The assessment of the Project's potential to have an adverse effect related to noise is based on the technical study and addendum prepared for the Project. The results of the analysis presented below are included as an appendix to the DSEIR.

- Appendix J: *Acoustical Analysis Report, Santa Fe Valley Bible Church of San Diego* (Eilar Associates, 2017)

The Santa Fe Valley Specific Plan (SFVSP) EIR (SP95-001) was also reviewed. The SFSVP EIR identified potentially significant impacts related to noise, specifically relating to future commercial uses within the Santa Fe Valley Specific Plan area and also the potential for noise conflicts between a proposed sewer treatment plant and existing residential uses. These impacts and the mitigation identified in the SFVSP EIR are further detailed in Section 2.5.1, below.

Comments received in response to the Notice of Preparation included:

- Noise from church activities and special events;
- Church bell;
- Noise impact to adjacent open space;
- Noise impact to offsite residents;
- Vehicular noise

These concerns are addressed in the attached report and summarized in this section. A copy of the NOP and comment letters received in response to the NOP are included in Appendix A.

2.5.1 Background

The SFVSP EIR identified potentially significant impacts related to noise, specifically relating to future commercial uses within the Santa Fe Valley Specific Plan area and also the potential for noise conflicts between a proposed sewer treatment plant and existing residential uses. The following mitigation measures were identified in the certified EIR and impacts were reduced to below a level of significance:

- As part of Major Use Permit approval for the neighborhood commercial site, a site-specific noise analysis will be required for each commercial land use as they are proposed to ensure compliance with the County noise ordinance.
- A site-specific noise analysis would be required for the proposed sewage treatment plant to ensure compliance with the County noise ordinance.

According to the EIR, if the businesses and sewage treatment plant were designed and operated in compliance with the County noise ordinance, noise impacts would be fully mitigated.

While the Project is not a sewage treatment plant or a neighborhood commercial site, an acoustical report was still prepared to consider the existing and future noise environment and identifies potential impacts to the Project site.

Changes Requiring New Analysis

This subchapter describes the existing noise environment within the Project site and vicinity and evaluates potential impacts (including cumulative impacts) and mitigation measures related to implementation of the Project. An Acoustical Analysis Report was prepared for the Project by Jonathan Brothers of Eilar Associates, Inc. (2017). Mr. Brothers is on the County of San Diego CEQA Consultant List for Privately Initiated Project in the Noise subject area. The complete report is included as DSEIR Appendix J.

2.5.2 Existing Conditions

2.5.2.1 *Noise Descriptors*

Noise has been defined as "unwanted sound." Sound becomes "unwanted" when it interferes with normal activities, causes actual physical harm, or has adverse effects on health.

Sound level values discussed in this subchapter are expressed in terms of decibels (dB). Sound levels are not measured directly, but are calculated from sound pressure levels typically measured in A-weighted decibels (dBA), which are adjusted to approximate the hearing sensitivity of humans. Time-averaged noise levels are referred to as "equivalent sound level" (L_{EQ}), which represents the average sound level over a given sample period. Unless a different time period is specified, L_{EQ} refers to a period of one hour.

The Community Noise Equivalent Level (CNEL) is the average of the intensity of sound, with corrections made for time of day, and then averaged over 24 hours. The corrections are made to actual sound levels to account for increased human sensitivity to sound during the evening and night hours, when there is a decrease in the overall amount and loudness of noise generated, as compared to daytime hours. During these hours, sounds seem louder and are weighted accordingly. The time of day corrections require the addition of 5 dB to sound levels in the evening from 7:00 PM to 10:00 PM and the additional of 10 dB to sound levels at night from 10:00 PM to 7:00 AM.

2.5.2.2 *Existing Noise Sources*

The primary noise source in the vicinity of the Project site includes automobile and truck traffic noise from Camino Del Sur/Camino Del Norte, Rancho Bernardo Road and Four Gee Road. Current traffic volumes are based on information from the San Diego Association of Governments (SANDAG) Series 12 Transportation Forecast Information Center. Future traffic volume research was conducted through the San Diego County General Plan Update – Circulation Element Road Network and Framework – San Dieguito Area. Traffic estimates from the traffic study (KOA 2017) were also considered in this analysis.

Camino Del Norte is a four-lane, two-way Prime Arterial running east-west to the south of the Project site. The posted speed limit is 45 MPH. According to SANDAG, the traffic volume as of 2008 was approximately 11,900 Average Daily Traffic (ADT). The current traffic volume is approximately 20,071 (KOA 2017). The 2017 traffic Average Daily Traffic (ADT) was used for this noise analysis.

Beyond Rancho Bernardo Road, Camino Del Norte becomes Camino Del Sur, a County of San Diego maintained road. Camino Del Sur is a four-lane, two-way Major Arterial running east-west to the south of the Project site. The posted speed limit is 45 MPH. According to SANDAG, the traffic volume as of 2008 in the vicinity of the Project site was approximately 16,900 ADT. The current traffic volume is approximately 25,523 ADT (KOA 2017). The 2017 traffic volume was used for this noise analysis.

Rancho Bernardo Road is a four-lane, two-way Major Road running east-west to the east of the Project site. The posted speed limit is 50 MPH. According to SANDAG, the traffic volume as of 2008 was approximately 8,800 ADT. No average daily traffic volumes were provided for Rancho Bernardo Road in the traffic study.

Four Gee Road is a two-lane, two-way non-circulation element roadway in the vicinity of the Project site. The posted speed limit is 25 MPH. No traffic information was listed by SANDAG. The current weekday traffic volume is approximately 3,088 ADT (KOA 2017).

2.5.2.3 *Existing Ambient Noise Levels*

An on-site inspection and traffic noise measurements were made on November 17, 2011. A “one-hour" equivalent measurement was made approximately 25 feet from the Four Gee Road centerline at the entrance to the Project site. Traffic volumes for Four Gee Road were recorded for automobiles, medium-size trucks, and large trucks during the measurement period. After a continuous 10-minute sound level measurement, no changes in the L_{EQ} were observable and results were recorded. The measured noise level was 61.2 dBA L_{EQ}.

2.5.2.4 *Existing Noise-Sensitive Land Uses*

The Project site is currently zoned Specific Plan (S88).Properties to the north and west are also zoned S88. Properties to the south are zoned AR-1 in the City of San Diego and properties to the east are zoned RS in the County of San Diego. Residential uses are considered to be noise-sensitive land uses.

2.5.2.5 *Regulatory Framework*

State Regulations and Standards

California Noise Control Act

The California Health and Safety Code 46000-46080 finds that excessive noise is a serious hazard to the public health and welfare and that exposure to certain levels of noise can result in physiological, psychological, and economic damage. It also finds that there is a continuous and increasing bombardment of noise in the urban, suburban, and

rural areas. The California Noise Control Act declares that the State of California has a responsibility to protect the health and welfare of its citizens by the control, prevention, and abatement of noise. It is the policy of the State to provide an environment for all Californians free from noise that jeopardizes their health or welfare.

Local Regulations and Standards

The County of San Diego addresses two separate types of noise sources, mobile and stationary. In the context of the noise analysis, transportation (mobile) noise levels associated with the Project are regulated by goals and policies in the Noise Element of the County General Plan. County Noise Ordinance Sections 36.404 and 36.409 govern operational (stationary) and construction noise levels, respectively.

Offsite impacts generally focus on transportation-related noise associated with increases in project-related vehicular activity. Noise level increases and impacts attributable to development of a project are estimated by comparing the "with project" ADT to the "without project" ADT (refer to Section 3.1.6, Traffic, of this DSEIR).

County of San Diego General Plan, Noise Element

The Noise Element of the County of San Diego General Plan establishes limitations on sound levels to be received by noise sensitive land uses (NSLUs). New development may cause an existing NSLU to be affected by noise caused by the new development, or it may create or locate a NSLU in such a place that it is affected by noise. The Noise Element identifies airports and traffic on public roadways as the major sources of noise. The Noise Element states that an acoustical study is required if it appears that a NSLU would be subject to noise levels of CNEL equal to 60 decibels (A) or greater. If that study confirms that greater than 60 dB CNEL would be experienced, modifications that reduce the exterior noise level to less than 60 dB CNEL and the interior noise levels to below 45 dB CNEL must be made to the development. The Noise Element includes special provisions for interior noise levels in rooms that are usually occupied only a part of the day, such as a church.

The following are applicable policies from the Noise Element:

- **N-1.1 Noise Compatibility Guidelines.** Use the Noise Compatibility Guidelines and the Noise Standards presented in the Noise Element as a guide in determining the acceptability of exterior and interior noise for proposed land uses.
- **N-1.2 Noise Management Strategies.** Require the following strategies as higher priorities than construction of conventional noise barriers where noise abatement is necessary:
    - Avoid placement of noise sensitive uses within noisy areas
    - Increase setbacks between noise generators and noise sensitive uses
    - Orient buildings such that the noise sensitive portions of a project are shielded from noise sources
    - Use sound-attenuating architectural design and building features

- Employ technologies when appropriate that reduce noise generation (i.e., alternative pavement materials on roadways)

- **N-1.3 Sound Walls.** Discourage the use of noise walls. In areas where the use of noise walls cannot be avoided, evaluate and require where feasible, a combination of walls and earthen berms and require the use of vegetation or other visual screening methods to soften the visual appearance of the wall.
- **N-1.4 Adjacent Jurisdiction Noise Standards.** Incorporate the noise standards of an adjacent jurisdiction into the evaluation of a proposed project when it has the potential to impact the noise environment of that jurisdiction.
- **N-2.1 Development Impacts to Noise Sensitive Land Uses**. Require an acoustical study to identify inappropriate noise level where development may directly result in any existing or future noise sensitive land uses being subject to noise levels equal to or greater than 60 CNEL and require mitigation for sensitive uses in compliance with the noise standards listed in the Noise Element.
- **N-2.2 Balconies and Patios.** Assure that in developments where the exterior noise level on patios or balconies for multi-family residences or mixed-use developments exceed 65 CNEL, a solid noise barrier is incorporated into the building design of the balconies and patios while still maintaining the openness of the patio or balcony.
- **N-4.1 Traffic Noise.** Require that projects proposing General Plan Amendments (GPAs) that increase the average daily traffic beyond what is anticipated in this General Plan do not increase cumulative traffic noise to off-site noise sensitive land uses beyond acceptable levels.
- **N-6.4 Hours of Construction.** Require development to limit the hours of operation as appropriate for non-emergency construction and maintenance, trash collection, and parking lot sweeper activity near noise sensitive land uses.

County of San Diego Noise Ordinance

Section 36.404 of the County Noise Ordinance provides performance standards and noise control guidelines for determining and mitigating non-transportation (stationary) noise source impact to residential properties. The purpose of the Noise Ordinance is to protect, create, and maintain an environment free from noise and vibration that may jeopardize the health and welfare, or degrade the quality of life.

According to County stationary source exterior noise standards, no person shall operate any source of sound at any location within the County or allow the creation of any noise on a property that causes the noise level to exceed the exterior noise standards at the property boundary. The Noise Ordinance sets an exterior noise limit for residential uses adjacent to the property of 50 dBA L_{EQ} for daytime hours of 7:00 AM to 10:00 PM and 45 dBA L_{EQ} during the noise-sensitive nighttime hours of 10:00 PM to 7:00 AM.

Section 36.409 of the Noise Ordinance controls construction equipment noise and establishes a 75 dBA L_{EQ} standard between 7:00 AM and 7:00 PM, Monday through Saturday at the boundary line of the property where noise source is being generated or any occupied property where noise is received during construction. Excluding emergency work, the County sets a threshold for construction equipment of 75 dBA averaged over a period of eight hours from 7:00 AM to 7:00 PM.

Section 36.410 controls impulsive noise. Impulsive noise is defined as a single noise event, or a series of single noise events, which causes a high peak noise level of short duration (one second or less), measured at a specific location (e.g., gun shot, explosion, or a noise generated by construction equipment). According to this section, no generation of noise in excess of 82 dBA shall occur at occupied residential properties when measured at the property boundary or any surrounding property boundary. This noise cannot occur for more than 25 percent of the minutes in the measurement period. Measurements shall be made over a minimum of one hour, during which a measurement shall be taken every minute from a fixed location.

Santa Fe Valley Specific Plan

The Santa Fe Valley Specific Plan does not identify any specific objectives, goals or policies related to noise.

City of San Diego Municipal Code

According to the City of San Diego Municipal Code, hourly average noise level at a property with a single-family residential use should not exceed 50 dBA between the hours of 7:00 AM and 7:00 PM, 45 dBA between the hours of 7:00 PM and 10:00 PM, or 40 dBA between the hours of 10:00 PM and 7:00 AM. Properties adjacent to the proposed Project site are located within the City of San Diego and are therefore subject to the City's Municipal Code standards.

2.5.3 Analysis of Project Effects and Determination as to Significance

2.5.3.1 *Noise Sensitive Land Uses Affected by Airborne Noise*

Guidelines for Determining Significance

A significant direct noise impact would occur if implementation of the Project would:

- Expose exterior on- or off-site, existing or reasonably foreseeable future noise sensitive land uses to noise (including road noise) in excess of 60 dBA CNEL for single-family residential uses, 65 dBA CNEL for multi-family residential uses, or an increase of 10 dBA CNEL or more over existing noise levels (if that noise level is less than 50 CNEL).
- Expose interior on- or off-site existing or reasonably foreseeable future noise sensitive land uses to noise in excess of 45 dBA CNEL. For rooms that are usually occupied only a part of the day, the indoor one-hour average sound level should not exceed 50 dBA CNEL.

Guidelines Source

The above guidelines are based on the *County's Guidelines for Determining Significance – Noise (January 27, 2009)* as amended by the 2011 General Plan.

Methodology

The future (2050) traffic volumes for Camino Del Sur/Camino Del Norte and Four Gee Road were obtained from the traffic noise study prepared by KOA Corporation. The future traffic volume of Camino Del Norte is expected to increase to 25,490 ADT by the year 2050. The future traffic volume of Camino Del Sur is expected to increase to 32,414 ADT by the year 2050. The future traffic volume of Four Gee Road is expected to increase to 3,922 ADT by the year 2050. According to the SANDAG Series 12 Transportation Forecast Information Center the future traffic volume of Rancho Bernardo Road is expected to increase to 20,700 ADT by the year 2050.

According to the traffic study (KOA 2017), the Project contributes the most amount of traffic on Four Gee Road and Camino Del Norte. Sunday church services will generate the greatest amount of traffic, creating 2,758 additional ADT on Four Gee Road and an additional 2,520 ADT on Camino Del Norte.

In order to determine whether any direct noise impacts would be experienced at off-site receivers, the existing traffic scenario was compared to the increase in volumes shown in the existing plus Project traffic scenario. Sunday church services would generate the greatest amount of traffic, creating 2,775 additional ADT on Sundays, including 925 total trips during the peak hour.

A traffic noise model was generated with the near term traffic estimates, both with and without the Project, to determine the noise impact of the additional trips on Four Gee Road and Camino Del Norte during peak hour conditions.

A traffic noise model was also generated for future (2050) traffic estimates with the Project to compare the existing Sunday traffic impacts to the future Sunday traffic estimates with Project related traffic to determine the noise impact of the additional trips on Four Gee Road and Camino Del Sur. Traffic CNEL impacts were determined for Sunday traffic projections with and without the Project at the same receivers identified previously.

Analysis

On-Site Exterior Analysis

The County of San Diego Noise Element states that planned outdoor useable areas must adhere to an exterior noise limit of 65 CNEL for noise sensitive land uses such as places of worship.

Current traffic CNEL noise levels on the Project site are presented in Figure 2.5-1, Current Traffic CNEL Contours and Noise Measurement Location. As shown in Figure 2.5-1, the Project site is located between the current 50 and 55 CNEL contours. With the addition of future traffic to area roadways from ambient growth, the future CNEL contour is expected to lie along the southeastern corner of the Project site.

Project structures are expected to lie between the 50 and 60 CNEL contours. The CNEL on the Project site will remain below the 60 CNEL level (Figure 2.5-2, Future Traffic CNEL Contours and Noise Measurement Location). Therefore, all facades and outdoor use areas on the Project site would have noise levels below 65 dBA CNEL and impacts would be **less than significant**.

On-Site Interior Analysis

The County of San Diego requires places of worship to be designed in order to attenuate, control, and maintain interior noise levels to below 45 dBA in noise-sensitive spaces. Current exterior building construction, which proposes plastered wall surfaces, is generally expected to achieve at least 15 dB of exterior-to-interior noise attenuation, with windows opened. Therefore, proposed building structures exposed to exterior noise levels greater than 60 CNEL could be subject to interior noise levels exceeding the 45 dBA CNEL noise limits for noise-sensitive spaces.

As shown in Figure 2.5-2, Future Traffic CNEL Contours and Noise Measurement Locations, without mitigation or proposed structures, the future traffic 60 CNEL contour is expected to lie along the southeastern corner of the Project site. Project structures would lie between the 50 and 60 CNEL contours. As no proposed building facades are expected to be exposed to noise levels exceeding 60 CNEL, interior noise levels should not exceed 45 dBA for any buildings in the development including proposed guest quarters. Therefore, impacts would be **less than significant**.

Off-Site Exterior Analysis

As shown in Table 2.5-1, Weekend Traffic Noise Impacts at Worst Case Receivers, the maximum increase in noise levels was found to be approximately 2 dB at Receivers 1 and 2. As a direct noise impact is defined by the County of San Diego Noise Report Format and Content Requirements as a doubling of existing sound energy, or an increase of 3 dB, the Project would not generate direct noise impacts. Exterior noise levels to off-site residences would be **less than significant**.

2.5.3.2 *Project-Generated Airborne Noise*

Guideline for Determining Significance

A significant direct noise impact would occur if implementation of the Project would:

- Generate non-construction noise that exceeds the standard listed in the San Diego County Code, Section 36.404, Sound Level Limits, at all property lines.

Guideline Source

The above guidelines are based on the *County's Guidelines for Determining Significance – Noise* (January 27, 2009).

Methodology

This Project includes the installation of rooftop mechanical equipment for building heating and cooling. The nearest noise sensitive receivers are residential properties, for which the most restrictive noise limit during hours of operation is 45 dBA in the nighttime hours of 10:00 PM. to 7:00 AM. Residences located to the south of the

property are within the City of San Diego. The most restrictive limit during hours of operation is 40 dBA during this same timeframe. Based upon County standards, noise levels from these units should not exceed 45 dBA at neighboring residential property lines.

Noise modeling was conducted using the manufacturer information for the proposed heating, ventilation, and air conditioning (HVAC) units. Figure 2.5-3, Rooftop Mechanical Equipment and Receiver Locations, shows the proposed HVAC unit locations and the nearest residential receptors.

To approximate noise levels of activities taking place in the outdoor areas, measurements provided in the *Handbook of Acoustical Measurements and Noise Control* for noise levels of speech for males and females in a variety of vocal efforts (i.e., casual, normal, raised, loud, and shouting) were consulted. The noise analysis incorporated measurements of loud voices, which would approximate primarily normal and occasional shouting. The *Handbook* states that, at a distance of 3.28 feet, an average male will generate a noise level of 75 dBA when speaking with a loud voice, and a female will generate a noise level of 71 dBA when speaking with a loud voice. For this analysis, outdoor events were anticipated to include a group of approximately 500 guests (250 loud male voices and 250 loud female voices) divided across the courtyard area.

In order to estimate the noise level of the anticipated church bell, a noise measurement was performed of a church bell in Escondido, California. The measured church bell plays a melody every day at noon for approximately two minutes. The measurement was performed across the street from the church, at a distance of approximately 120 feet. Over a one-minute period during which there were no cars driving near the sound level meter, and the church bell was ringing steadily, an average noise level of 61.8 dBA was measured. As the bell was only ringing for a two-minute period and was creating no noise for the remainder of the hour, the hourly average noise level of the church bell was calculated to be 47.0 dBA.

Analysis

HVAC Equipment Noise

The Project includes the installation of rooftop HVAC units on all five proposed buildings. Building B will have a three-foot high parapet wall around the roof, which was considered in the noise modeling for the HVAC equipment. Table 2.5-2, Calculated Noise Impacts of Rooftop Mechanical Equipment, lists noise levels in dBA at nearby receivers.

As shown in Table 2.5-2, the highest exterior noise level was calculated to be 43.9 dBA at Receiver R-1 located at the site's north property line. Receivers R-3 and R-4 are levels were also calculated to be below 45 dBA. This is below the most restrictive County noise limit of 45 dBA. Receiver R-2 at the site's south property line was calculated to be 39.2 dBA, which is below the most restrictive City noise limit of 40 dBA. Thus noise levels are not expected to exceed the County or City of San Diego nighttime

noise limits of 45 and 40 dBA, respectively, at any surrounding property line. Therefore, impacts would be **less than significant.**

Church Events

When completed, the church would include a maximum of 1,500 seats. The largest group gathering (1,500 maximum) would be the weekly Sunday morning worship, which will take place in the sanctuary. Typical sound transmission loss and distance attenuation is expected to be sufficient to bring noise from indoor church services into compliance with the County of San Diego daytime noise regulations at residential receivers.

The facility will also have a number of outdoor use areas including a courtyard, a tot lot, and other play areas. There are currently no planned major outdoor events or uses; however, any future events would likely take place during the daytime hours. Any future events would be required to comply with the County and City noise limit of 50 dBA, enforced by both the County of San Diego and the City of San Diego, at all surrounding residential property lines.

Events were considered to include a group of guests gathering around the courtyard area. In order to model the noise from many spread out sources, an area source was used, which divides all of the sound power along the surface of a plane. A typical event may include up to 500 guests, and therefore, a Cadna model was created with 250 loud male voices and 250 loud female voices, divided across the courtyard area. Each noise source was calculated as speaking for 40 percent of every hour, which is considered conservative estimate to account for pauses within speech as well as breaks for listening.

The results of the analysis to approximate noise levels of outdoor activities are presented in Table 2.5-3, Calculated Noise Impacts of Church Events. A graphical representation of event noise contours and receiver locations is provided as Figure 2.5-4, Event Noise Contours and Receiver Locations. As shown in Table 2.5-3, the highest calculated exterior noise level was 50.0 dBA at the south property line. This meets the County and City noise limit of 50 dBA. Therefore, impacts would be **less than significant**.

If any outdoor events are proposed to include more than 500 people or extend after the hours of 7:00 PM, there may be a **significant impact (Impact N-1)**. Mitigation is required.

No audio or public address system was included in this analysis, as it is currently unknown if or where such a system would be implemented. According to the Project applicant, if an outdoor audio system is to be used, the church would use updated sound equipment that directs sound to designated areas. The church would also have speakers face exterior buildings to help contain the sound in the areas around the buildings and would not exceed maximum sound levels at the property lines. This would minimize noise impacts. However, noise could exceed County and City of San Diego limits, and there could be a **significant impact (Impact N-1).** Mitigation is required.

Church Bell

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

For a worst case analysis, the noise from the proposed church bell can be rounded up to 65.0 dBA, which is more than a doubling of the sound power of the measured church bell. The nearest residential receiver is located approximately 300 feet from the proposed bell location. At this distance, if the bell were to ring for a period of five minutes out of an hour, the hourly average noise level is calculated to be 46.2 dBA. This level is in compliance with the 50 dBA daytime noise limit at residential properties. Therefore, impacts would be **less than significant**.

2.5.3.3 *Construction Noise Levels*

Guideline for Determining Significance

A significant direct noise impact would occur if project implementation would:

- Generate construction noise that exceeds the standards listed in the San Diego County Code, Section 36.409, Sound Level Limitations on Construction Equipment.

Guideline Source

The above guidelines are based on the *County's Guidelines for Determining Significance – Noise* (January 27, 2009).

Methodology

The noise levels of anticipated construction equipment to be used during construction were reviewed and compared with applicable noise thresholds.

Analysis

Temporary construction noise limits for noise sensitive receivers are designated within the San Diego County Code of Regulatory Ordinance (Noise Ordinance) Sections 36.408 and 36.409 which states that noise from temporary construction activity should not exceed an average sound level of 75 dBA for an 8-hour period between 7:00 AM to 7:00 PM at the property lines of noise sensitive receivers.

Noise sensitive receivers are defined as "any property which is developed and used either in part or in whole for residential purposes." The property lines to the south are zoned AR-1 in the City of San Diego and properties to the east are zoned RS in the County of San Diego, and include residences, and are therefore considered noise sensitive receivers. The property lines to the north and west are both zoned S-88 and are not developed or used for residential purposes. These areas are preserved in perpetuity as biological open space and would not be developed. Therefore they are excluded from this analysis.

Construction equipment anticipated to be used on the Project site includes a cement mixer, crane, dozer, excavator, forklift, generator, grader, loader/backhoe, paver, roller, water truck and welder. As shown in Table 2.5-4, Typical Construction Equipment Noise Levels, noise levels at 50 feet from this equipment ranges from 65 to 75 dBA, depending on the type of equipment. A graphical representation of the source and receiver locations is shown in Figure 2.5-5, Construction Noise Source and Worst-Case Receiver Locations. Temporary construction noise levels at neighboring properties north and south are shown in Table 2.5-5, Temporary Construction Nosie Levels at Neighboring Properties to the North and South.

As a Project design feature, and consistent with the construction equipment section of the Noise Ordinance, construction activities would be limited to hours of 7:00 AM to 7:00 PM, Monday through Saturday (except legal holidays). There will be no construction activity on Sunday. Fences and gates will be installed as a control feature to limit after-hours access to the construction site. In addition, the following best management practices would occur:

1. Turn off equipment when not in use.
2. Equipment used in construction should be maintained in proper operating condition, and all loads should be properly secured, to prevent rattling and banging.
3. Use equipment with effective mufflers.
4. Minimize the use of backup alarms.
5. Equipment staging areas should be placed at locations away from noise-sensitive (occupied) receivers.

These general recommendations, in addition to limiting construction equipment operation to the allowable hours detailed in the County of San Diego Noise Ordinance, will assist in maintaining the comfort of neighboring sensitive receivers during the construction of this site. Impacts will be **less than significant**.

2.5.3.4 *Impulsive Noise*

Guideline for Determining Significance

A significant direct noise impact would occur if project implementation would:

- Generate impulsive noise that exceeds the standards listed in the San Diego County Code, Section 36.410, Sound Level Limitations on Impulsive Noise.

Guideline Source

The above guideline is based on the County's Guidelines for Determining Significance – Noise (January 27, 2009).

Analysis

Activities that would occur at the Project site are not anticipated to cause a high peak noise level of short duration. In addition, there is no anticipated need for impulsive

construction activity on site. Therefore, this noise source has not been included in this analysis. **No impact** would occur.

2.5.3.5 *Ground-Borne Vibration/Noise*

Guidelines for Determining Significance

A significant vibration impact would occur if the Project would:

- Subject residences to:
    - Ongoing ground-borne vibration levels of 0.0040 inches per second (in/sec) root mean square (rms) from frequent events, or 0.010 in/sec rms for occasional or infrequent events, and/or
    - Ongoing ground-borne noise level of 35 dBA re micro Pascals for frequent events or 43 dBA re micro Pascals for occasional or infrequent events.
- Subject residences to vibration from isolated events (e.g., blasting) with peak particle velocity (PPV) exceeding one in/sec. Non-transportation vibration sources such as impact pile drivers or hydraulic breakers are significant when their PPV exceeds 0.1 in/sec.

Guidelines Source

The above guidelines are based on the *County's Guidelines for Determining Significance – Noise* (January 27, 2009).

Analysis

Ground-borne vibration and ground-borne noise are typically related to materials handling and blasting or associated with specific types of projects or facilities, such as transportation corridors, railroads, and extractive industries. The Project is a church and would not be characterized as a use that would generate ground-borne vibration or noise. Blasting will not be required for the Project and earthwork activities will be limited. Therefore impacts will be **less than significant.**

2.5.4 Cumulative Impact Analysis

Guideline for Determining Significance

A significant cumulative impact would occur if project implementation would:

- Considerably contribute to a cumulative scenario that would result in the exposure of any on- or off-site, existing or reasonably foreseeable future noise sensitive land use to: (1) an increase of 10 dB (CNEL) over pre-existing noise levels or less than 50 dB CNEL resulting in a combined exterior noise level of 60 dB CNEL or greater, (2) an increase of 3 dB CNEL in existing plus project plus cumulative conditions if that total is above 60 dB CNEL. A "cumulatively considerable" project contribution to an identified significant cumulative noise impact would occur if the project would contribute more than a one dB increase.

Guideline Source

The above guidelines are based on the *County's Guidelines for Determining Significance – Noise* (January 27, 2009).

Methodology

A Traffic Noise Model was generated to compare the existing Sunday traffic impacts to the near term cumulative Sunday traffic estimates with the Project related traffic to determine the noise impact of the additional trips on Four Gee Road and Camino Del Sur.

Analysis

No projects in the Project vicinity are expected to be under construction at the same time as the Project. Therefore, cumulative construction-related impacts would be **less than significant**.

For operational impacts, traffic CNEL impacts were determined for weekend traffic projections with and without the Project at the same receivers evaluated above. The results of this analysis can be seen below in Table 2.5-6, Cumulative Weekend Traffic CNEL Impacts at Worst Case Receivers.

As shown, the maximum increase in traffic noise level was found to be approximately 3 dB at Receivers 1, 2 and 3. A cumulatively significant noise impact is defined by the County of San Diego Noise Report Format and Content Requirements as a doubling of existing sound energy, or an increase of 3 dB; however, as the nearest affected receivers are multi-family properties, and as resulting noise levels are still below the 65 CNEL threshold for multi-family properties contained within the Noise Element to the General Plan, it has been determined that no cumulatively considerable noise impacts will be caused by the Project. No mitigation is deemed necessary to attenuate Project-generated traffic noise. Impacts would be **less than significant**.

2.5.5 Significance of Impacts Prior to Mitigation

The following significant impact related to noise would occur with implementation of the Project:

Impact N-1 If any outdoor events are proposed that include more than 500 people, or extend after the hours of 7:00 PM, the County and City noise limits could be exceeded.

2.5.6 Mitigation

The following mitigation measure shall be implemented as a condition of Project approval. The mitigation measure was modified to clarify the circumstances under which it would apply:

M-N-1 If any outdoor event is proposed that will involve the use of an outdoor audio system and that includes more than 500 people, or if any outdoor event will extend past 7 PM, the noise impacts of the specific event must include design features and mitigation measures to comply with the applicable noise regulations. Such measures would include, but are not limited to:

- Locating events to maximize attenuation from intervening buildings and topography
- Limiting the time of the event and cease all substantial noise generating activities by 10 PM.
- Limiting the number of attendees not to exceed 500 people to minimize impacts to off-site receptors.
- Associated outdoor audio equipment shall be directed away from the occupied neighbors. Audio equipment would be directed in designated areas, facing towards the center of the site and/or using intervening structures to screen and shield associated noise sources.
- The audio system will be tested prior to the event and the system will be adjusted to that noise does not exceed County of San Diego noise limits. Results will be provided to the County of San Diego 30 days prior to the event to allow for review.

2.5.7 Design Features

The following design feature and noise measure shall be implemented as a condition of Project approval:

- **PDF1** Church bell operations shall be limited to operate during daytime hours and shall comply with the one hour average sound level limit of 50 dBA at the project property line.

- **PDF2** Construction activities would be limited to hours of 7:00 AM to 7:00 PM, Monday through Saturday (except legal holidays). There will be no construction activity on Sunday. Fences and gates will be installed as a control feature to limit after-hours access to the construction site. In addition, the following best management practices would occur:

    1. Turn off equipment when not in use.

    2. Equipment used in construction should be maintained in proper operating condition, and all loads should be properly secured, to prevent rattling and banging.

    3. Use equipment with effective mufflers.

    4. Minimize the use of backup alarms.

    5. Equipment staging areas should be placed at locations away from noise-sensitive (occupied) receivers.

- **PDF3** Overflow parking lot will be closed at 6 PM except for special events. Barriers and signage will be used to restrict access. Announcements will be made 30 minutes prior to closing to aid in timely closures.

2.5.8 Conclusion

A noise study was prepared for the Project and considered transportation noise levels, operational noise, and construction noise. As the proposed structures lie outside of the 60 CNEL contour, outdoor use areas will be exposed to noise levels below 65 CNEL, and interior noise levels should not exceed 45 CNEL for any buildings in the Project footprint. Therefore, the analysis concluded that Project-level impacts related to noise sensitive land uses affected by airborne noise for both on- and off-site receptors with exterior and interior spaces would be less than significant.

Project-generated airborne noise was analyzed in terms of proposed mechanical HVAC equipment, church services, and noise generated from a church bell. Due to distance separation of the Project site and off-site sensitive receptors and according to noise calculations, impacts were determined to be less than significant.

If outdoor events are proposed to include more than 500 guests or extend past 7 PM, County and City noise limits could be exceeded. Per M-N-1, the noise impacts of the specific event shall be evaluated and reviewed by the County to determine design features and mitigation measures required to ensure compliance with all applicable noise regulations such that impacts would be less than significant.

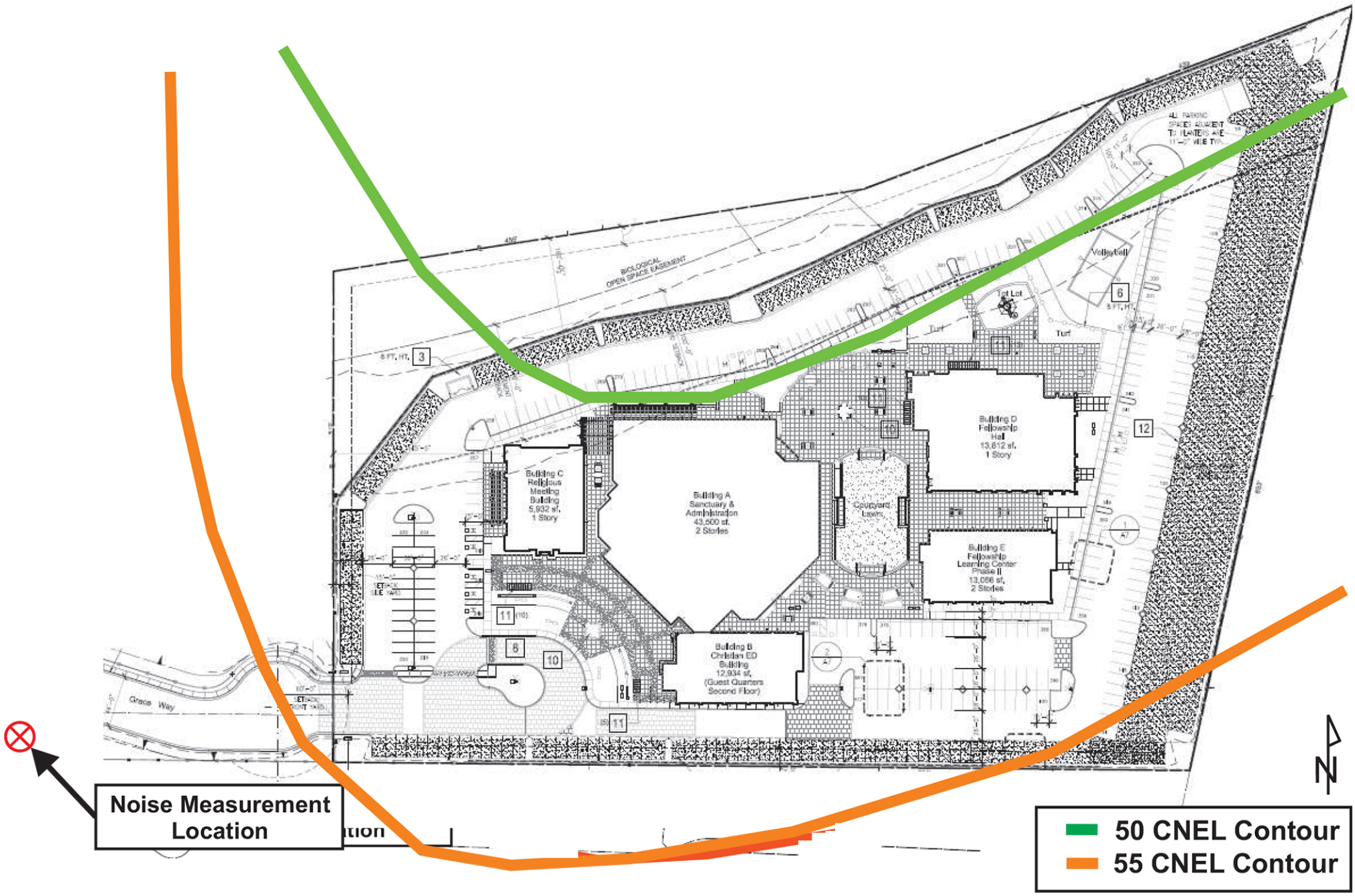
If an outdoor audio system is to be used, the church would use updated sound equipment that directs sound to designated areas. The church would also have speakers face exterior buildings to help contain the sound in the areas around the buildings and would not exceed maximum sound levels at the property lines. Noise levels of the system will be tested and the system adjusted as needed to assure it meets County and City of San Diego requirements. This would minimize noise impacts and ensure that impacts related to use of an outdoor audio system would be less than significant.

Noise from use of the overflow parking lot will be controlled by closing the lot by 6 PM except in the case of special events. Barriers, signage, and announcements will be used to enforce this limitation.

Temporary construction noise was calculated to determine the impact this activity will have on surrounding residential properties. Current proposed construction activities are expected to meet County of San Diego noise regulations for temporary construction noise during all phases of construction. General good practice measures should also be followed, including reasonable maintenance of equipment, conservative planning of simultaneous equipment operation, and using equipment with effective mufflers. Equipment operation must also be limited to the allowable hours of operation set by the County of San Diego. With these recommendations, it is expected that construction equipment noise levels will be at or below an average eight-hour equivalent noise level of 75 dBA, in compliance with County of San Diego regulations and impacts would be less than significant.

No cumulative construction or operational impacts are anticipated because no projects in the area are anticipated to be under construction at the same time as the Project.

In summary, noise impacts were determined to be less than significant or mitigated to below a level of significance.

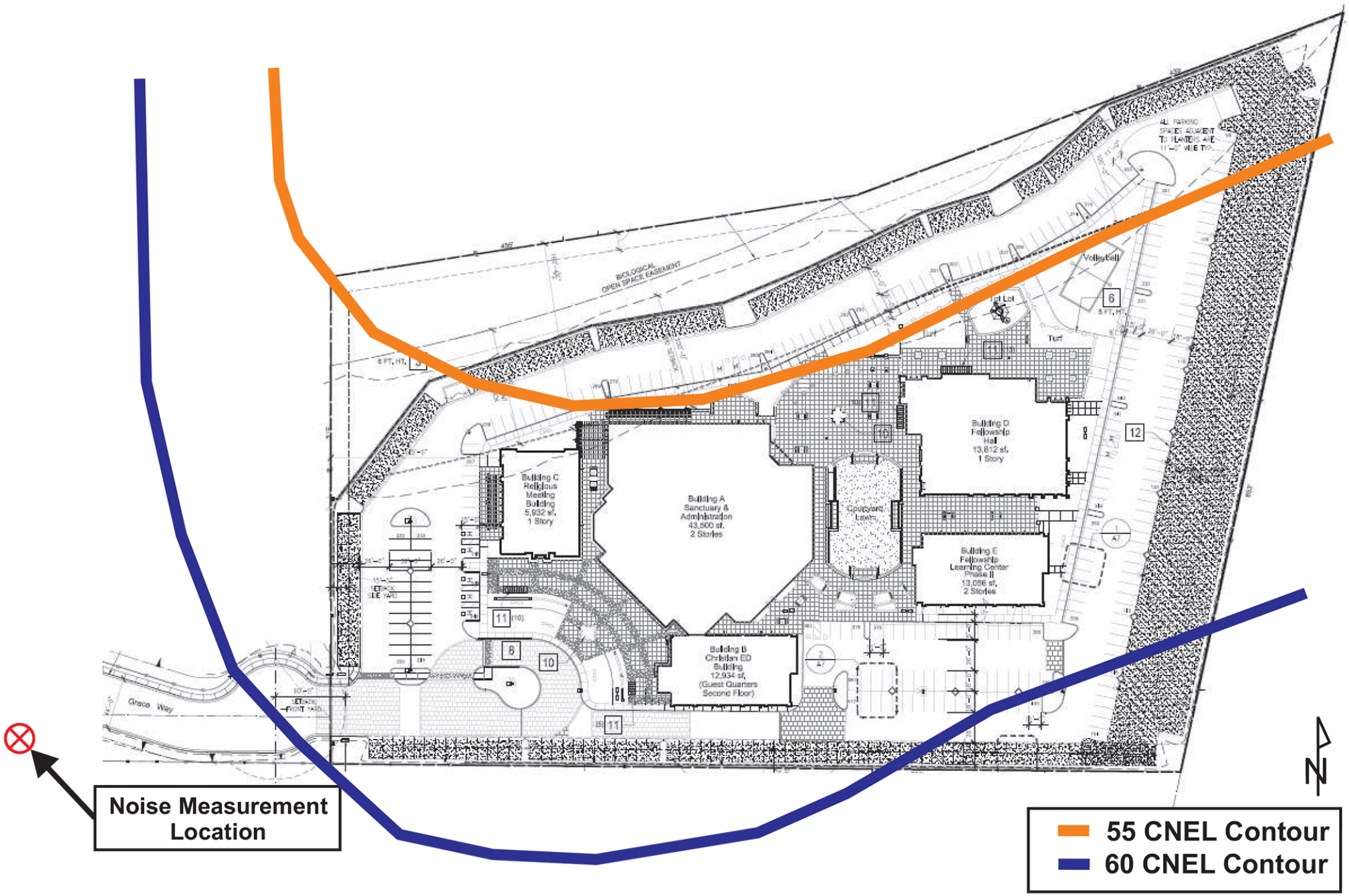


Eilar Associates, Inc.

TRS CONSULTANTS

Current Traffic CNEL Contours and Noise Measurement Locations

Figure 2.5-1



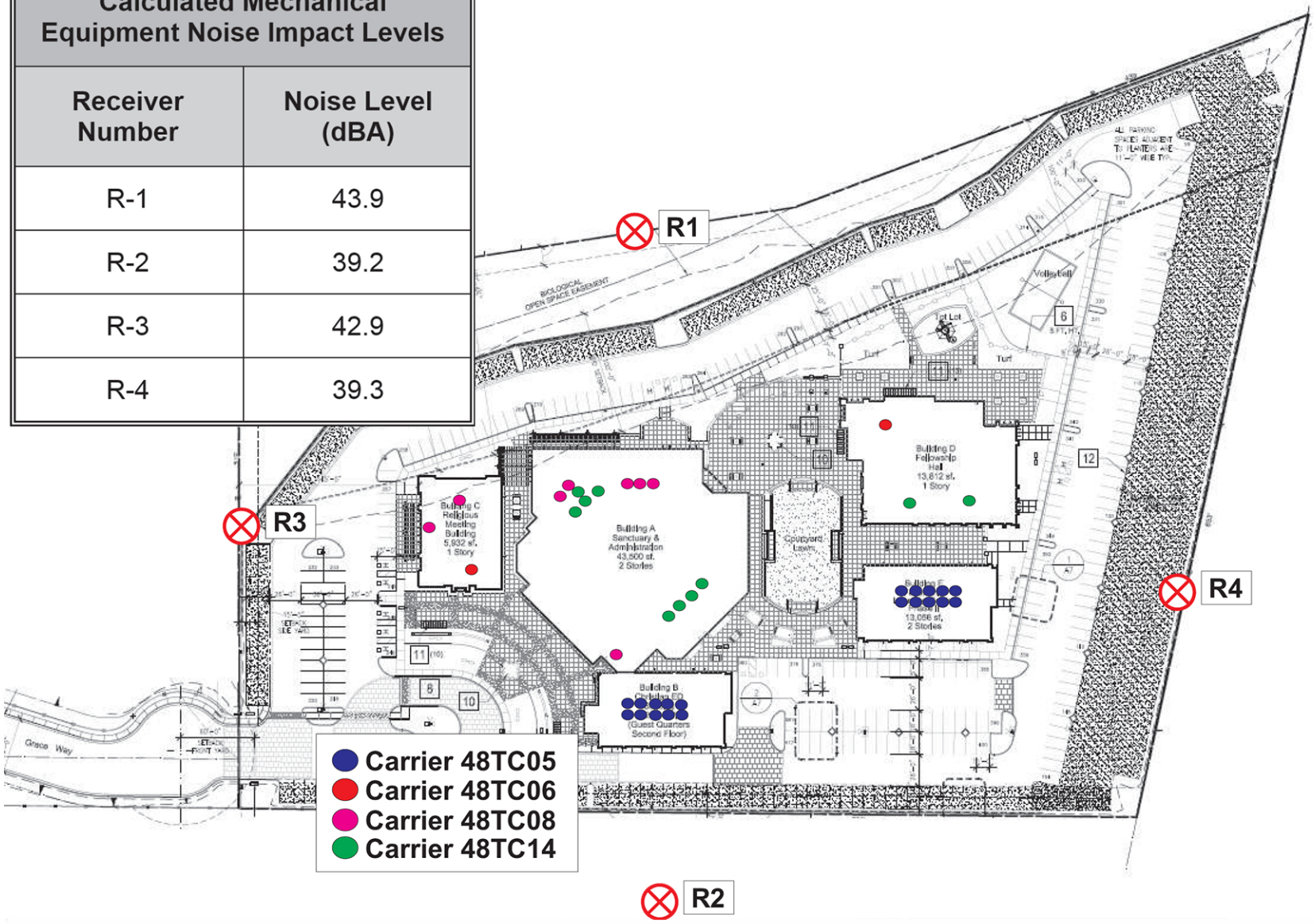
Eilar Associates, Inc.

TRS CONSULTANTS

Future Traffic CNEL Contours and Noise Measurement Locations

Figure 2.5-2

Calculated Mechanical Equipment Noise Impact Levels	
Receiver Number	**Noise Level (dBA)**
R-1	43.9
R-2	39.2
R-3	42.9
R-4	39.3



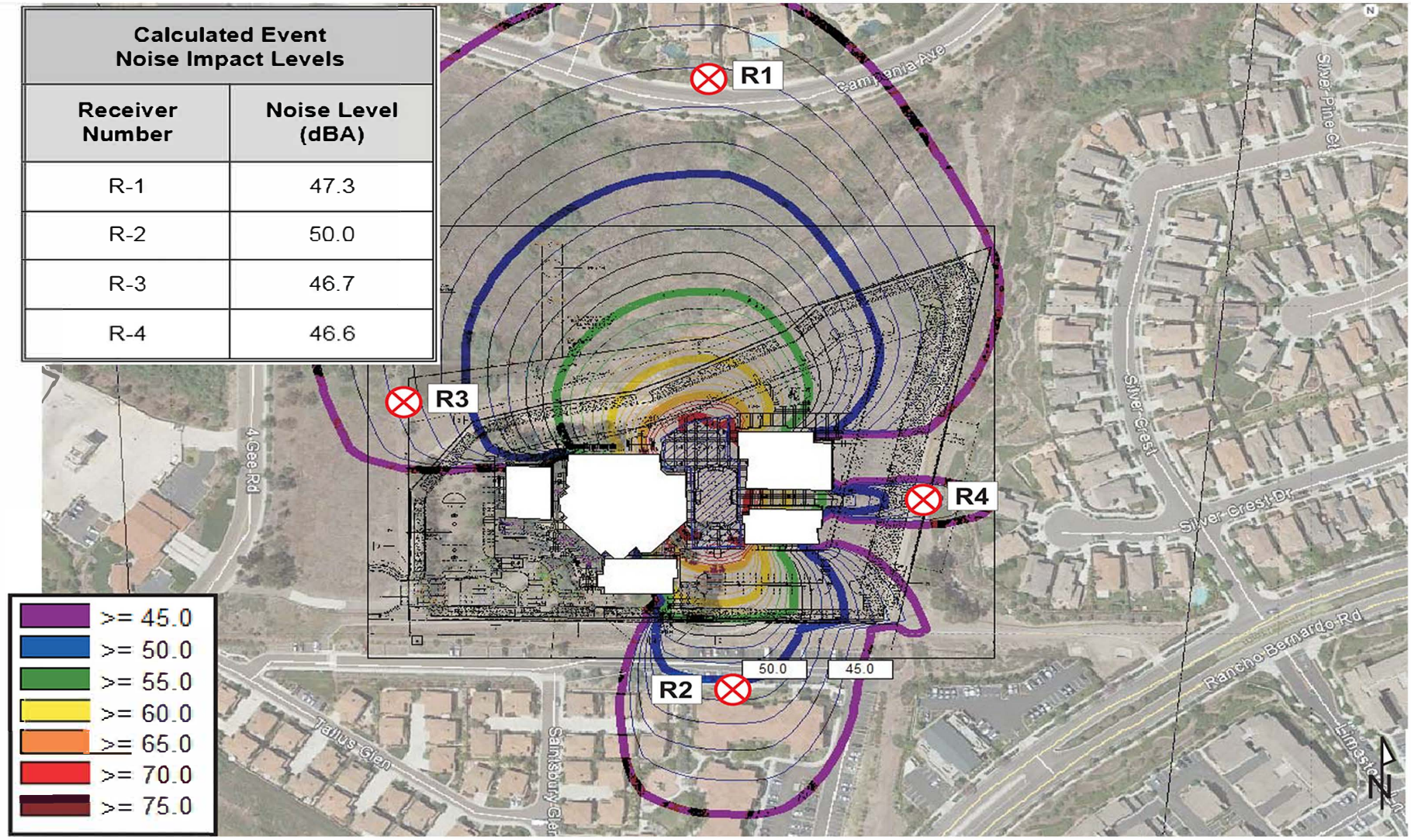
Eilar Associates, Inc.

TRS CONSULTANTS

Rooftop Mechanical Equipment and Receiver Locations

Figure 2.5-3

Calculated Event Noise Impact Levels	
Receiver Number	Noise Level (dBA)
R-1	47.3
R-2	50.0
R-3	46.7
R-4	46.6

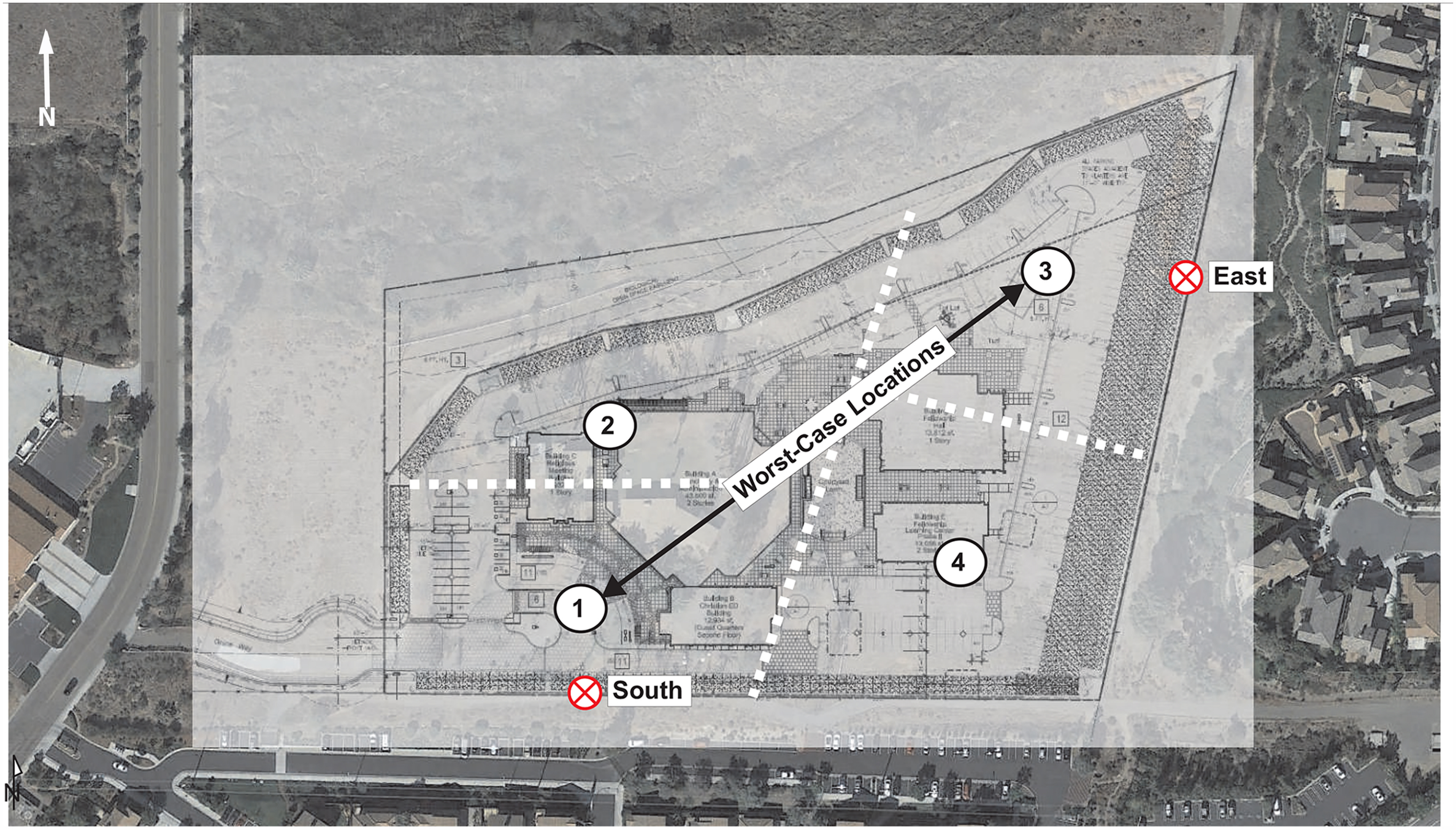


Eilar Associates, Inc.

TRS CONSULTANTS

Event Noise Contours and Receiver Locations

Figure 2.5-4



Eilar Associates, Inc.

TRS CONSULTANTS

Construction Noise Sources and Worst-Case Receiver Locations

Figure 2.5-5

Receiver	Weekend Hour Traffic Noise Level (CNEL)		Increase of Traffic Noise Level (dB)
	Without Proposed Project	With Proposed Project	
Receiver 1	60	62	2
Receiver 2	59	61	2
Receiver 3	60	61	1

Source: Eilar Associates 2017

TRS CONSULTANTS

Weekend Traffic Noise at Worst Case Receivers

Table 2.5-1

Receiver Number - Location	Approximate Distance to Nearest Equipment (feet)	Noise Limit (dBA)	Exterior Noise Impact (dBA)
R-1 - North Property Line	200	45	43.9
R-2 - South Property Line	200	40	39.2
R-3 - East Property Line	225	45	42.9
R-4 - West Property Line	175	45	39.3

Source: Eilar Associates 2017

TRS CONSULTANTS

Calculated Noise Impacts of Rooftop Mechanical Equipment

Table 2.5-2

Receiver Number - Location	Approximate Distance to Courtyard (feet)	Noise Limit (dBA)	Exterior Noise Impact (dBA)
R-1 - North Property Line	600	50	47.3
R-2 - South Property Line)	250	50	50.0
R-3 - East Property Line	250	50	46.7
R-4 - West Property Line	250	50	46.6

Source: Eilar Associates 2017

TRS CONSULTANTS

Calculated Noise Impacts of Church Events

Table 2.5-3

Equipment Description	Duty Cycle (%)	Noise Level at 50 feet (dBA)
Grader	40	70
Dozer	40	71
Backhoe/Loader	40	65
Water Truck	40	77
Excavator	40	69
Generator	50	57
Concrete Mixer	40	75
Paver	50	71
Roller	20	69
Crane	16	73
Forklift	40	74
Welder	40	69

[1] Unless noted otherwise, noise levels from DEFRA Construction Noise Level Database (see reference).

[2] Eilar Associates, Inc. noise measurement data.

TRS CONSULTANTS

Typical Construction Equipment Noise Levels

Table 2.5-4

Phase	Equipment Used	8-Hour Average Noise Level (dBA)	
		South Property Line	East Property Line
Grading	Grader, Dozer, Backhoe/ Loader, Water Truck	69.7	65.6
Trenching	Excavator, Backhoe/ Loader, Other General Industrial Equipment[1]	62.6	58.5
Paving	Backhoe/Loader, Concrete Mixer, Paver, Roller	68.3	64.1
Building Construction	Crane, Generator, Backhoe/ Loader, Forklift, Welder	67.4	63.3

[1] Noise levels generated by "Other General Industrial Equipment" were approximated through the inclusion of an additional backhoe and a generator in calculations.

Source: Eilar Associates 2017

TRS CONSULTANTS

Temporary Construction Noise Levels at Neighboring Properties to North and South

Table 2.5-5

Receiver	Sunday Traffic Impacts (CNEL)		Increase of Traffic Noise Level (dB)
	Existing	Existing + Cumulative + Proposed Project	
Receiver 1	60	63	3
Receiver 2	59	62	3
Receiver 3	60	63	3

Source: Eilar Associates 2017

TRS CONSULTANTS

Cumulative Weekend Traffic CNEL Impacts at Worst Case Receivers

Table 2.5-6