THE CITY OF SAN DIEGO

NEGATIVE DECLARATION

Project No. 475172
SCH No. N/A

SUBJECT: **Newbreak Church – CUP Amendment**

I. PROJECT DESCRIPTION: See attached Initial Study.

II. ENVIRONMENTAL SETTING: See attached Initial Study.

III. DETERMINATION:

The City of San Diego has conducted an Initial Study and determined that the proposed project will not have a significant environmental effect and the preparation of an Environmental Impact Report will not be required.

UPDATE: **Please Note that changes within this document are identified in ~~strikeout~~ and added language is within an underlined format as it relates to the DRAFT document.**

4/11/17 - Since distribution of this Draft document, parking availability for special events was requested to be clarified from the Transportation Reviewer for the project. The following clarifications were identified:

"It was determined utilization of this space would ~~never~~ not exceed the site's available parking (with limitations for special event timeframes)."

"• Other various special meeting events ~~from time to time (typically in the evenings)~~ during evening hours of operations"

Additionally it was realize there was a minor typographical error contained within the "Description of Project Section" of the Initial Study:

"Weekday parking ~~would~~ is estimated between 8 and 12 spaces for staff during typical work hours and up to 50 spaces for small group meetings on some weekday evenings after 6:00 p.m."

The acronym SDIA refer to the San Diego International Airport, not MCAS Miramar; however, MCAS Miramar was noted in the description preceding the acronym so the description remains overall accurate:

"In addition, the project site is located in the Airport Influence Area (AIA) Review Area 2 for the MCAS Miramar ~~(SDIA)~~ as depicted in the adopted 2014 Airport Land Use Compatibility Plan (ALUCP) and the Federal Aviation Administration (FAA) Part 77 Notification Area (570' AMSL). The subject parcel is situated in a neighborhood setting of similar uses. The project is located in a developed area currently served by existing public services and utilities."

In accordance with the California Environmental Quality Act, Section 15073.5(c)(4), the addition of new information that clarifies, amplifies, or makes insignificant modifications does not require recirculation as there are no new impacts and no new mitigation identified. An environmental document needs only to be recirculated when there is the identification of new significant environmental impacts or the addition of a new mitigation measure is required to avoid a significant environmental impact. The modifications within the environmental document do not affect the environmental analysis or conclusions of the Negative Declaration.

IV. DOCUMENTATION: The attached Initial Study documents the reasons to support the above Determination.

V. MITIGATION, MONITORING AND REPORTING PROGRAM: **NONE REQUIRED**

VI. PUBLIC REVIEW DISTRIBUTION:

Draft copies or notice of this Negative Declaration were distributed to:

CITY OF SAN DIEGO
Mayor's Office
Councilmember Kersey - District 5
City Attorney's Office (93C)

Development Services:
LDR – Development Project Manager
LDR – EAS
LDR – Engineering Review
LDR – Water and Sewer
LDR – Landscaping
LDR – Transportation
LDR – Planning Review

Fire – Plan Review
Plan – MSCP

San Diego Central Library (81A)
Scripps Miramar Ranch Library (81F.F.)

OTHER ORGANIZATIONS AND INTERESTED PARTIES

Beeler Canyon Conservancy (436)
Scripps Ranch Planning Group (437)
Alliant International University (438)
Miramar Ranch North Planning Committee (439)
Scripps Ranch Civic Association (440)

Robert Wachs, Newbreak Church, Owner/Applicant
Karen Ruggels, Agent
Brittany Ruggels, Agent

VII. RESULTS OF PUBLIC REVIEW:

(X) No comments were received during the public input period.

( ) Comments were received but did not address the accuracy or completeness of the draft environmental document. No response is necessary and the letters are incorporated herein.

( ) Comments addressing the accuracy or completeness of the draft environmental document were received during the public input period. The letters and responses are incorporated herein.

Copies of the Negative Declaration and any Initial Study material are available in the office of the Entitlements Division for review, or for purchase at the cost of reproduction.

CHRIS TRACY, AICP
SENIOR PLANNER, O.C.A.
Development Services Department

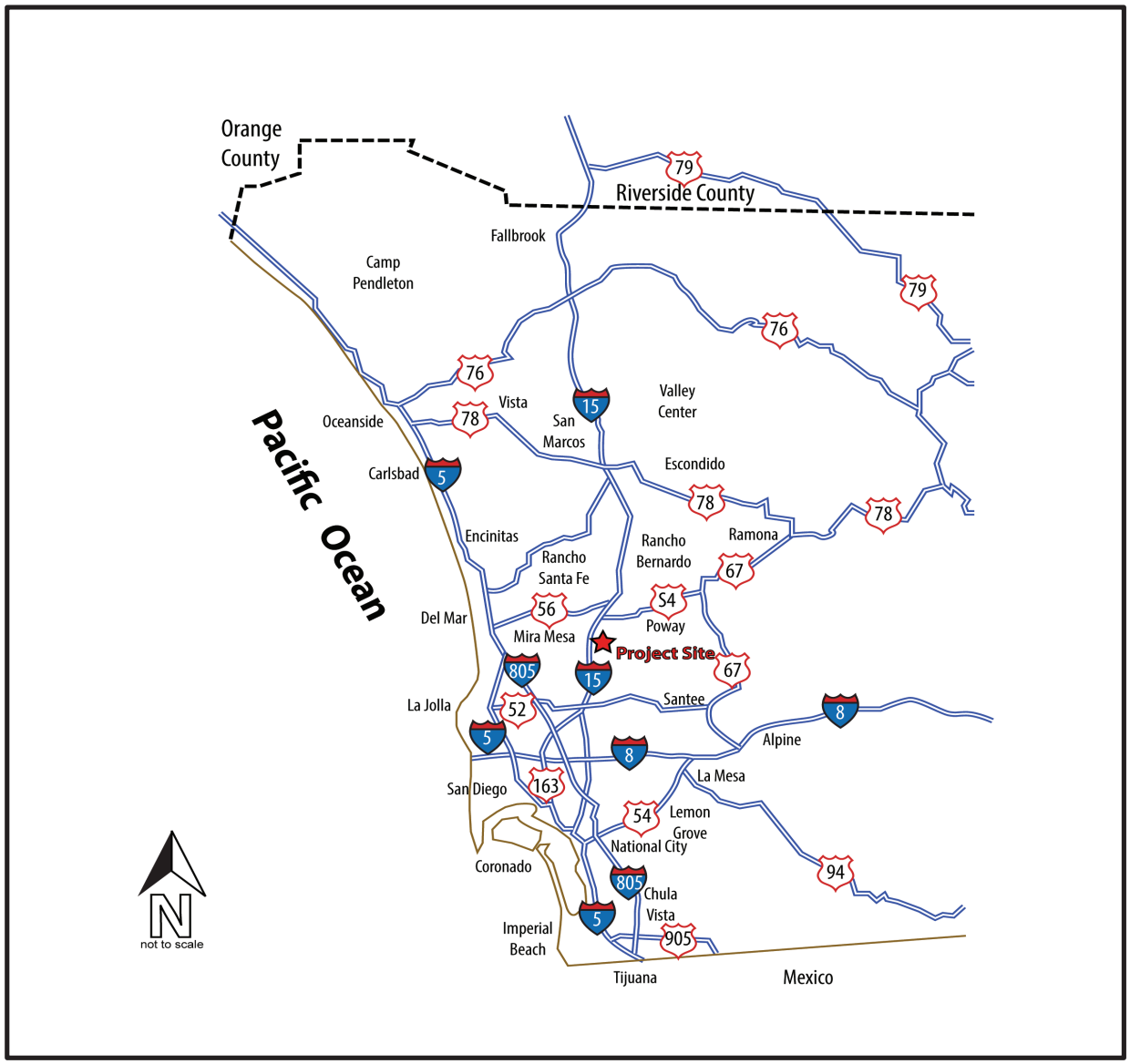
3/6/17
Date of Draft Report

4/11/17
Date of Final Report

Analyst: CHRIS TRACY, AICP

Attachments: Figure 1 – Vicinity Map
Figure 2 – Location Map
Figure 3 – Site Plan

Figure 4 – Proposed Floor Plan
Initial Study Checklist
Appendix "A" – CAP Checklist
Appendix "B" – Trip Generation and Parking Analysis

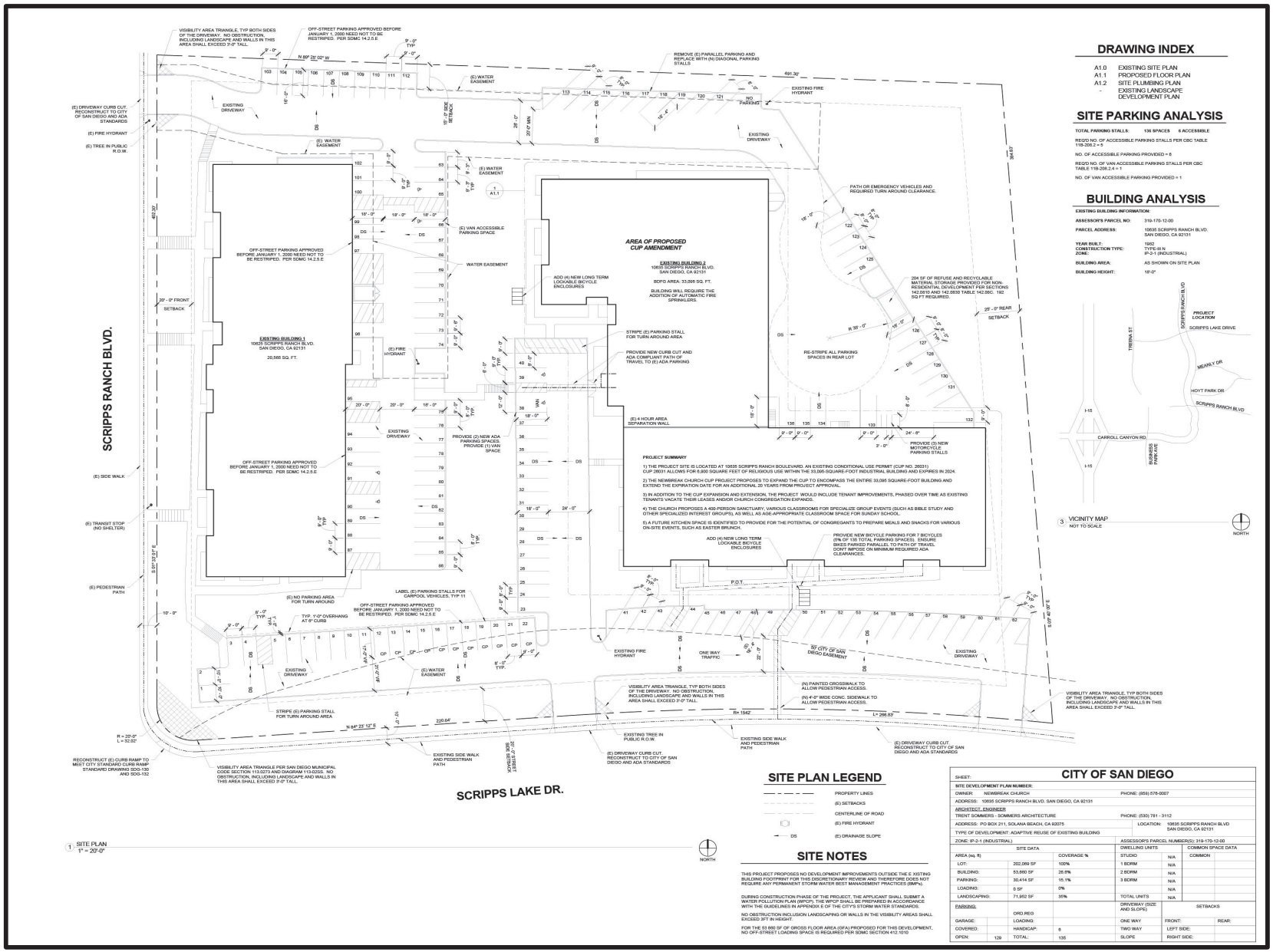


Vicinity Map
Newbreak Church / Project No. 475172
City of San Diego – Development Services Department

FIGURE No. 1

Location Map
Newbreak Church / Project No. 475172
City of San Diego – Development Services Department

FIGURE No. 2

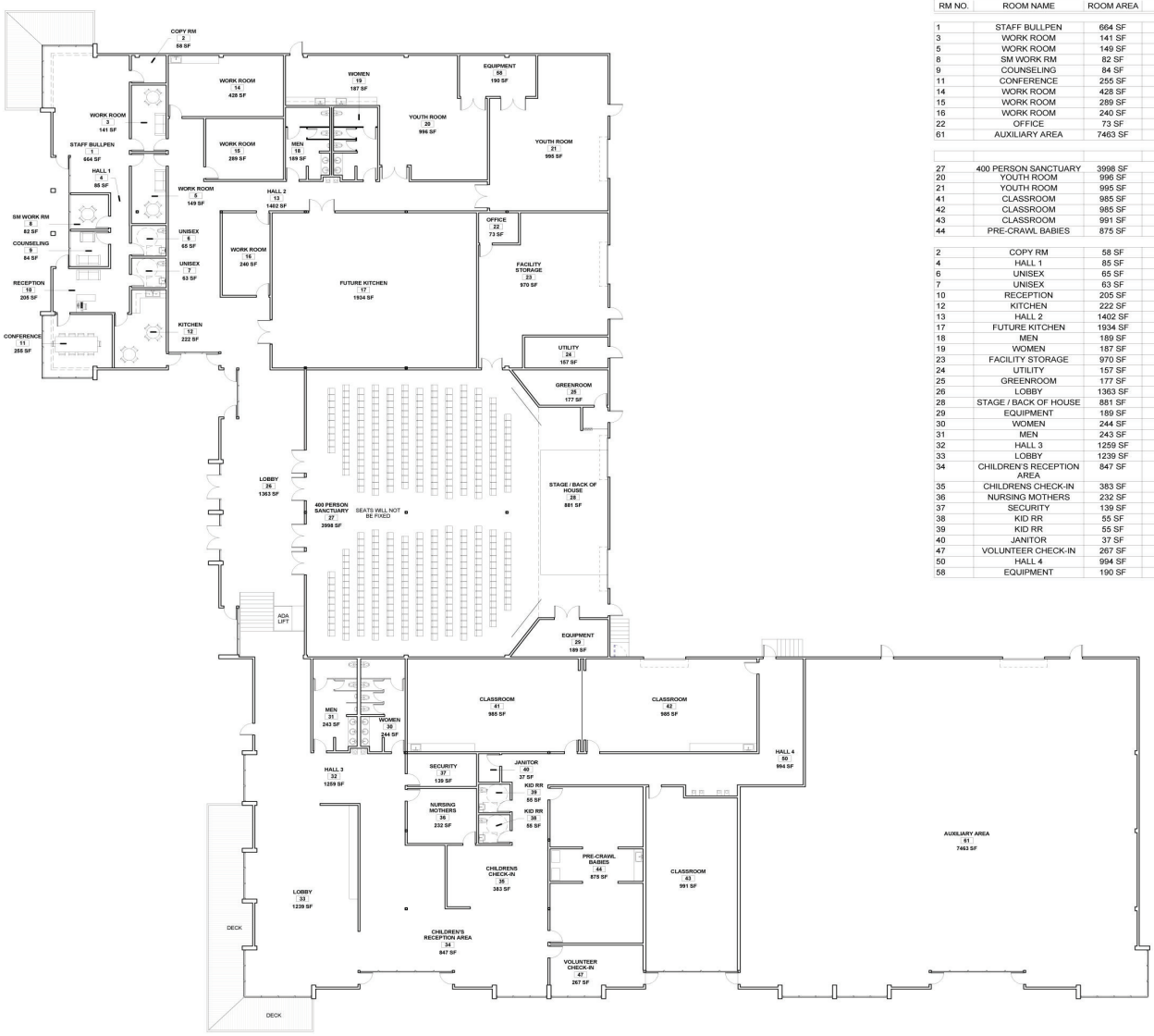


Site Plan

Newbreak Church / Project No. 475172

City of San Diego – Development Services Department

FIGURE No. 3



1 PRELIMINARY FLOOR PLAN
1" = 10'-0"

NORTH

ROOM SCHEDULE

RM NO.	ROOM NAME	ROOM AREA	ROOM USE
1	STAFF BULLPEN	664 SF	ADMIN
3	WORK ROOM	141 SF	ADMIN
5	WORK ROOM	149 SF	ADMIN
8	SM WORK RM	82 SF	ADMIN
9	COUNSELING	84 SF	ADMIN
11	CONFERENCE	255 SF	ADMIN
14	WORK ROOM	428 SF	ADMIN
15	WORK ROOM	289 SF	ADMIN
16	WORK ROOM	240 SF	ADMIN
22	OFFICE	73 SF	ADMIN
61	AUXILIARY AREA	7463 SF	ADMIN
27	400 PERSON SANCTUARY	3998 SF	ASSEMBLY SPACE
20	YOUTH ROOM	996 SF	CLASSROOM
21	YOUTH ROOM	995 SF	CLASSROOM
41	CLASSROOM	985 SF	CLASSROOM
42	CLASSROOM	985 SF	CLASSROOM
43	CLASSROOM	991 SF	CLASSROOM
44	PRE-CRAWL BABIES	875 SF	CLASSROOM
2	COPY RM	58 SF	SUPPORT & CIRCULATION
4	HALL 1	85 SF	SUPPORT & CIRCULATION
6	UNISEX	65 SF	SUPPORT & CIRCULATION
7	UNISEX	63 SF	SUPPORT & CIRCULATION
10	RECEPTION	205 SF	SUPPORT & CIRCULATION
12	KITCHEN	222 SF	SUPPORT & CIRCULATION
13	HALL 2	1402 SF	SUPPORT & CIRCULATION
17	FUTURE KITCHEN	1934 SF	SUPPORT & CIRCULATION
18	MEN	189 SF	SUPPORT & CIRCULATION
19	WOMEN	187 SF	SUPPORT & CIRCULATION
23	FACILITY STORAGE	970 SF	SUPPORT & CIRCULATION
24	UTILITY	157 SF	SUPPORT & CIRCULATION
25	GREENROOM	177 SF	SUPPORT & CIRCULATION
26	LOBBY	1363 SF	SUPPORT & CIRCULATION
28	STAGE / BACK OF HOUSE	881 SF	SUPPORT & CIRCULATION
29	EQUIPMENT	189 SF	SUPPORT & CIRCULATION
30	WOMEN	244 SF	SUPPORT & CIRCULATION
31	MEN	243 SF	SUPPORT & CIRCULATION
32	HALL 3	1259 SF	SUPPORT & CIRCULATION
33	LOBBY	1239 SF	SUPPORT & CIRCULATION
34	CHILDREN'S RECEPTION AREA	847 SF	SUPPORT & CIRCULATION
35	CHILDRENS CHECK-IN	383 SF	SUPPORT & CIRCULATION
36	NURSING MOTHERS	232 SF	SUPPORT & CIRCULATION
37	SECURITY	139 SF	SUPPORT & CIRCULATION
38	KID RR	55 SF	SUPPORT & CIRCULATION
39	KID RR	55 SF	SUPPORT & CIRCULATION
40	JANITOR	37 SF	SUPPORT & CIRCULATION
47	VOLUNTEER CHECK-IN	267 SF	SUPPORT & CIRCULATION
50	HALL 4	994 SF	SUPPORT & CIRCULATION
58	EQUIPMENT	190 SF	SUPPORT & CIRCULATION

Proposed Floor Plan
Newbreak Church / Project No. 475172
City of San Diego – Development Services Department

FIGURE No. 4

INITIAL STUDY CHECKLIST

1. Project title/Project number: Newbreak Church CUP / 475172

2. Lead agency name and address: City of San Diego, 1222 First Avenue, MS-501, San Diego, California 92101

3. Contact person and phone number: Chris Tracy, AICP, Associate Planner / (619) 446-5381

4. Project location: 10635 Scripps Ranch Boulevard (APN: 319-170-12) San Diego, CA 92131

5. Project Applicant/Sponsor's name and address: Newbreak Church/Robert Wachs, Executive Pastor 10791 Tierrasanta Boulevard San Diego, California, 92124

6. General/Community Plan designation: General Plan Designation: Industrial Employment, Scripps Miramar Ranch Community Plan Designation: Industrial Park

7. Zoning: IP-2-1 (Industrial-Park)

8. Description of project (Describe the whole action involved, including but not limited to, later phases of the project, and any secondary, support, or off-site features necessary for its implementation.):

   CONDITIONAL USE PERMIT (PROCESS 3) (Amendment to CUP No. 026031) to expand the existing religious assembly use from 6,900-square feet to 33,095-square feet and extend the expiration date for an additional 20 years. The 4.64 acre site is located at 10635 Scripps Ranch Boulevard within the IP-2-1 Zone of the Scripps Miramar Ranch Community Plan, Council District 5.

   The current Conditional Use Permit No. 26031 allows for the operation of a religious facility encompasses an area of 6,900 square feet within a 33,095-square-foot industrial building. This permit currently expires in 2024. This amendment proposes to expand the use to encompass the entire 33,095 square-foot building and extend the expiration date of use an additional 20 years from project approval.

The existing buildings on-site were constructed in 1984 as the Scripps Terrace Equity Partners (STEP) Business Park. This business park was developed with two buildings totaling 53,660 square feet in area. The western building (10625 Scripps Ranch Boulevard) is adjacent to Scripps Ranch Boulevard and encompasses 20,565 square feet of area. The eastern building (10635 Scripps Ranch Boulevard) is adjacent to Scripps Lake Drive and encompasses 33,095 square feet of area.

In addition to the general project scope, the project would include tenant improvements, phased over time as existing tenants vacate their leases and/or the church congregation expands. This would be solely within the existing 33,095-square-foot building covered under this application. The church would initially occupy the western roughly two-thirds of the building, with expansion potential labeled on the Site Plan as Future Administrative Area, which would be utilized either as tenants vacate their leases within that portion of the building or as the church requires extra space for its congregation. The Future Administrative Area would not be used on Sundays. It was determined utilization of this space would ~~never~~ not exceed the site's available parking (with limitations for special event timeframes). Additionally, the church proposes a 400 person sanctuary and various classrooms for specialized group events (such as bible study and other groups), as well as age-appropriate classroom space for Sunday school. A future kitchen space is identified to provide for the potential of congregants to prepare meals and snacks for various on-site events, such as Easter brunch.

Staffing at the church would include approximately eight people for Sunday services. Staffing during the week would range from eight to 12 people, depending on the day and various meetings.

The following church programs/activities may occur at the project site:

- Sunday services in the proposed 400-person sanctuary. Usage times are from 7 a.m. to 7 p.m. and include set up, actual service times, break down, and clean up.
- Children and student programs on Tuesday and Wednesday evenings from 6 p.m. to 9 p.m.
- Small group meetings on various nights of the week from 6 p.m. to 9 p.m.
- Office space for staff weekdays from 8 a.m. to 5 p.m.
- Other various special meeting events ~~from time to time (typically in the evenings)~~ during evening hours of operations.

The project would provide a total of 135 parking spaces. On Sundays, parking would be provided on the entire project site (including within the western building's parking area), as light industrial uses occurring in that building are closed on Sunday and the applicant has ownership of the entire parcel inclusive of both buildings. Church congregation has been determined based on available parking and would not exceed parking available. Maximum parking for Sunday services is estimated at 135 spaces, including 6 that are ADA (American's with Disabilities) accessible. Weekday parking ~~would~~ is estimated between 8 and 12 spaces for

staff during typical work hours and up to 50 spaces for small group meetings on some weekday evenings after 6:00 p.m.

9. Surrounding land uses and setting: Briefly describe the project's surroundings:

The 4.64 acre site is located at the northeast corner of Scripps Ranch Boulevard and Scripps Lake Drive at 10635 Scripps Ranch Boulevard. The project site is surrounded by industrial uses to the north and west in the form of single- and multi-story light industrial and office buildings and a self-storage facility. Multi-family housing is located approximately 0.1 mile north of the project site, commercial uses are located approximately 0.3 mile northwest of the project site, and recreational uses are located east of the project site in the form of Lake Miramar Reservoir. Regional access is provided via Interstate 15, and a transit stop is located along the western boundary of the project site.

In addition, the project site is located in the Airport Influence Area (AIA) Review Area 2 for the MCAS Miramar (~~SDIA~~) as depicted in the adopted 2014 Airport Land Use Compatibility Plan (ALUCP) and the Federal Aviation Administration (FAA) Part 77 Notification Area (570' AMSL). The subject parcel is situated in a neighborhood setting of similar uses. The project is located in a developed area currently served by existing public services and utilities.

10. Other public agencies whose approval is required (e.g., permits, financing approval, or participation agreement.):

None required.

11. Have California Native American tribes traditionally and culturally affiliated with the project area requested consultation pursuant to Public Resources Code section 21080.3.1? If so, has consultation begun?

Yes a Native American Tribe traditionally and culturally affiliated with the project area has requested consultation with the City of San Diego pursuant to Pubic Resources Code section 21082.3 (c). The City has been in consultation with this tribe. However, the project is located in an urbanized and developed area where it was determined in consultation with the tribe that monitoring would not be required pursuant to AB 52.

Note: Conducting consultation early in the CEQA process allows tribal governments, lead agencies, and project proponents to discuss the level of environmental review, identify and address potential adverse impacts to tribal cultural resources, and reduce the potential for delay and conflict in the environmental review process. (See Public Resources Code section 21083.3.2.) Information may also be available from the California Native American Heritage Commission's Sacred Lands File per Public Resources Code section 5097.96 and the California Historical Resources Information System administered by the California Office of Historic Preservation. Please also note that Public Resources Code section 21082.3(c) contains provisions specific to confidentiality.

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

☐ Aesthetics	☐ Greenhouse Gas Emissions	☐ Population/Housing
☐ Agriculture and Forestry Resources	☐ Hazards & Hazardous Materials	☐ Public Services
☐ Air Quality	☐ Hydrology/Water Quality	☐ Recreation
☐ Biological Resources	☐ Land Use/Planning	☐ Transportation/Traffic
☐ Cultural Resources	☐ Mineral Resources	☐ Tribal Cultural Resources
☐ Geology/Soils	☐ Noise	☐ Utilities/Service System
		☐ Mandatory Findings Significance

DETERMINATION: (To be completed by Lead Agency)

On the basis of this initial evaluation:

☒ The proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.

☐ Although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.

☐ The proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

☐ The proposed project MAY have a “potentially significant impact” or “potentially significant unless mitigated” impact on the environment, but at least one effect (a) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and (b) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required.

☐ Although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or (MITIGATED) NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or (MITIGATED) NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

EVALUATION OF ENVIRONMENTAL IMPACTS:

1) A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact answer should be explained where it is based on project specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis.)

2) All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.

3) Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.

4) "Negative Declaration: Less Than Significant With Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from "Earlier Analyses", as described in (5) below, may be cross-referenced).

5) Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or (mitigated) negative declaration. *Section 15063(c)(3)(D).* In this case, a brief discussion should identify the following:

    a. Earlier Analysis Used. Identify and state where they are available for review.

    b. Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.

    c. Mitigation Measures. For effects that are "Less Than Significant With Mitigation Measures Incorporated", describe the mitigation measures that were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.

6) Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.

7) Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.

8) This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project's environmental effects in whatever format is selected.

9) The explanation of each issue should identify:

    a. The significance criteria or threshold, if any, used to evaluate each question; and

    b. The mitigation measure identified, if any, to reduce the impact to less than significant.

	Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
I)	AESTHETICS – Would the project:				
	a) Have a substantial adverse effect on a scenic vista?	☐	☐	☐	☒

No designated public viewsheds and/or scenic corridors designated per the Scripps Miramar Ranch Community Plan area Plan exist on the site. Additionally, the project would utilize an existing building and does not propose any exterior modifications, other than parking and access improvements; as such, the visual character would remain largely the same as exists currently. Therefore, the project would not result in a substantial adverse effect on a scenic vista. No impacts would result.

	b) Substantially damage scenic resources, including but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	☐	☐	☐	☒

No such scenic resources (trees, rock outcroppings, or historic buildings) or state scenic highways are located on, near, or adjacent to the site. Therefore, the project would not result in a substantial adverse effect on a scenic resource. No impacts would result.

	c) Substantially degrade the existing visual character or quality of the site and its surroundings?	☐	☐	☐	☒

The operation and expansion of thus use would be compatible and is permitted by the community plan and zoning designation and would not substantially degrade the existing visual character of the neighborhood. The project site is completely landscaped. It should be noted mature trees, shrubs, and groundcover dominate the project site's landscape features. The Scripps Miramar Ranch Community makes extensive use of trees in its landscape palette, and existing site landscaping blends in with the forested nature of Scripps Ranch community. The project would utilize an existing building and does not propose any exterior modifications; the visual character would remain the same as exists currently. Mature landscaping would not be substantially altered. The project would not substantially degrade the existing visual character or quality of the site or the surrounding area, as no exterior modifications would occur. No impacts would result.

	d) Create a new source of substantial light or glare that would adversely affect day or nighttime views in the area?	☐	☐	☒	☐

The project site is currently fully developed and is required to comply with City glare regulations. The project area is characterized by other industrial buildings that already have several lighting sources, such as streetlights and building signage. Other sources of light in the area include light

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact

from homes, parking lot lighting, and security lighting. All permanent exterior lighting would be required to comply with City regulations to reduce potential adverse effects on neighboring properties. In addition, no substantial sources of light would be generated during project construction, as construction activities would occur during daylight hours. The project would also be subject to the City's Outdoor Lighting Regulations per Municipal Code Section 142.0740. Any impacts would be less than significant.

II. AGRICULTURAL AND FOREST RESOURCES: In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. – Would the project:

a) Converts Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	☐	☐	☐	☒

The General and Community Plan designates the project site for Industrial uses and the project is consistent with the community plan and would not result in the conversion of prime farmland, unique farmland, or farmland of statewide importance (farmland). Agricultural land is not present on the site or in the general site vicinity. No impacts would result.

b) Conflict with existing zoning for agricultural use, or a Williamson Act Contract?	☐	☐	☐	☒

Refer to Il (a). There are no Williamson Act Contract lands on or within the vicinity of the project site. Furthermore, the project would not affect any properties zoned for agricultural use or affected by a Williamson Act Contract, as there are none within the project vicinity. Agricultural land is not present on the project site or in the general vicinity of the site; therefore, no conflict with the Williamson Act Contract would result. No impact would result.

c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 1220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?	☐	☐	☐	☒

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact

The project is consistent with the community plan and zone. The project would not result in the rezoning of forestland or timberland. Forestland is not present on the site or in the general vicinity. No impacts would result.

d) Result in the loss of forest land or conversion of forest land to non-forest use?	☐	☐	☐	☒

Refer to II(c). Furthermore, the project would not contribute to the conversion of any forested land to non-forest use, as surrounding land uses are built out. No impact would result.

e) Involve other changes in the existing environment, which, due to their location or nature, could result in conversion of Farmland to non-agricultural use or conversion of forest land to non-forest use?	☐	☐	☐	☒

Refer to II(a) through (d), above. No impacts would result.

III. AIR QUALITY – Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied on to make the following determinations – Would the project:

a) Conflict with or obstruct implementation of the applicable air quality plan?	☐	☐	☒	☐

The San Diego Air Pollution Control District (SDAPCD) and San Diego Association of Governments (SANDAG) are responsible for developing and implementing the clean air plan for attainment and maintenance of the ambient air quality standards in the San Diego Air Basin (SDAB). The County Regional Air Quality Strategy (RAQS) was initially adopted in 1991, and is updated on a triennial basis (most recently in 2009). The RAQS outlines the SDAPCD's plans and control measures designed to attain the state air quality standards for ozone (03). The RAQS relies on information from the California Air Resources Board (CARB) and SANDAG, including mobile and area source emissions, as well as information regarding projected growth in San Diego County and the cities in the county, to project future emissions and then determine the strategies necessary for the reduction of emissions through regulatory controls. CARB mobile source emission projections and SANDAG growth projections are based on population, vehicle trends, and land use plans developed by San Diego County and the cities in the county as part of the development of their general plans.

The RAQS relies on SANDAG growth projections based on population, vehicle trends, and land use plans developed by the cities and by the county as part of the development of their general plans. As such, projects that propose development that is consistent with the growth anticipated by local plans would be consistent with the RAQS. However, if a project proposes development that is

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact

greater than that anticipated in the local plan and SANDAG's growth projections, the project might be in conflict with the RAQS and may contribute to a potentially significant cumulative impact on air quality.

The project consist of expanding an existing use within an existing building envelope. The project is consistent with the General Plan, community plan, and the underlying zoning. Therefore, the project would be Consistent at a sub-regional level with the underlying growth forecasts in the RAQS, and would not obstruct implementation of the RAQS. As such, any impacts would be less than significant.

b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	☐	☐	☒	☐

Short-term Emissions (Construction)

Project construction activities would be very minimal in scope inclusive of some parking and access improvements (striping, access ramps). Construction activities would be short-term and impacts to neighboring uses would be extremely minimal and temporary. Impacts associated with fugitive dust would be considered less than significant, and would not violate an air quality standard or contribute substantially to an existing or projected air quality violation. Impacts related to short-term emissions would be less than significant.

Long-term Emissions (Operational)

The project would produce minimal stationary source emissions. Long-term air emissions could potentially result from such sources as heating, ventilation, and cooling (HVAC) systems and other motorized equipment typically associated with religious assembly uses. The proposed project is compatible with surrounding development and is permitted by the community plan and zoning designation with the application of the use permit. Based on the low-intensity land use, project emissions over the long-term are not anticipated to violate any air quality standard or contribute substantially to any existing or projected air quality violations. Impacts would be less than significant.

Overall, the project is not expected to generate substantial emissions that would violate any air quality standard or contribute to an existing or projected air quality violation; therefore, impacts would be less than significant.

c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	☐	☐	☒	☐

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact

As described above in response lll(b), construction operations may temporarily increase the emissions of dust and other pollutants. However, construction emissions would be temporary and short-term in duration. Implementation of Best Management Practices (BMP's) would reduce potential impacts related to construction activities to a less than significant level. Therefore, the project would not result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under applicable federal or state ambient air quality standards. Impacts would be less than significant.

d) Create objectionable odors affecting a substantial number of people?	☐	☐	☒	☐

Short-term (Construction)

Odors would be generated from vehicles and/or equipment exhaust emissions during the minimal scope related to the construction phase of the project (striping, access ramps). Odors produced during construction would be attributable to concentrations of unburned hydrocarbons from tailpipes of construction equipment. Such odors are temporary and generally occur at magnitudes that would not affect a substantial number of people. Therefore, impacts would be less than significant.

Long-term (Operational)

Typical long-term operational characteristics of the project are not associated with the creation of such odors nor anticipated to generate odors affecting a substantial number of people. Religious Assembly Uses, in the long-term operation, are not typically associated with the creation of such odors nor are they anticipated to generate odors affecting a substantial number or people. Therefore, project operations would result in less than significant impacts.

IV. BIOLOGICAL RESOURCES – Would the project:

a) Have substantial adverse effects, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	☐	☐	☒	☐

The project site fully developed within an urbanized area. No native habitat is located on-site. The project does not propose any exterior modifications to the project site other than some very minor parking lot/access improvements. This is limited to disturbed areas site and the access improvements will be designed/conditioned in a manner to avoid the removal of the existing Eucalyptus trees. As such, the proposed project would not directly or through habitat modification

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact

effect any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by California Department of Fish and Wildlife (CDFW) or United States Fish and Wildlife Service (USFW).

The project site is located adjacent to the City's Multi-Habitat Preservation Area (MHPA) for the Miramar Reservoir. The proposed project will comply with the MHPA Land Use Adjacency Guidelines. The proposed CUP Amendment project would not result in impacts to the MHPA located east of the project site and would be consistent with the City's Multiple Species Conservation Program relative to Land Use Adjacency. The project would result in internal/minor exterior modifications that would not affect the adjacent MHPA. The project would not decrease water quality or affect vegetation, aquatic animals, or terrestrial wildlife that depends upon the water resources. The project proposes an expansion of church use of the existing building, which would result in an increase in human presence on and around project sites. However, the proposed use is of an existing building, which is already used for a similar purpose. No disturbance would occur within the MHPA or other areas that have not already been developed. Nighttime lighting is currently part of the existing development. The proposed project would not result in alteration of existing lighting and would not cause significant impacts on wildlife habitat. Internal modifications that would result from the project would not generate significant noise levels that would impact or interfere with wildlife use of the adjacent MHPA. The project does not require brush management, as it involves use of an existing building within a developed site. No grading is proposed that could affect the adjacent MHPA. Any impacts would be less than significant.

b) Have a substantial adverse effect on any riparian habitat or other community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	☐	☐	☒	☐

Refer to response IV (a) above. The project would not directly or indirectly impact any riparian habitat or other plant community. Any impacts would be less than significant.

c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including but not limited to marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	☐	☐	☐	☒

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact

Refer to response IV (a) above. The project site does not contain any federally protected wetlands as defined by Section 404 of the Clean Water Act. The project site is located within a developed neighborhood. No impacts would result.

d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	☐	☐	☐	☒

Refer to IV (a), above. No formal and/or informal wildlife corridors are located on the project, as the site is fully developed and is located within an urbanized area. Additionally, no native wildlife nursery sites are located on the project site. No impacts would result.

e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	☐	☐	☒	☐

Refer to IV (a), above. The Scripps Miramar Community Plan does contain a policy to preserve Eucalyptus Trees. It does appear the site contains Eucalyptus trees which may be potentially affected by the minor exterior walkway improvements; however, this issue will be addressed through project conditions to minimize/and replace in-kind any and all affected trees. As such, any impacts would be reduced to less than significant with the implementation of these project conditions.

f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	☐	☐	☐	☒

Refer to response IV(a) above. No impacts would result.

V. CULTURAL RESOURCES – Would the project:

a) Cause a substantial adverse change in the significance of an historical resource as defined in §15064.5?	☐	☐	☒	☐

The purpose and intent of the Historical Resources Regulations of the Land Development Code (Chapter 14, Division 3, and Article 2) is to protect, preserve and, where damaged, restore the historical resources of San Diego. The regulations apply to all proposed development within the City of San Diego when historical resources are present on the premises. Before approving discretionary projects, CEQA requires the Lead Agency to identify and examine the significant

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact

adverse environmental effects which may result from that project. A project that may cause a substantial adverse change in the significance of a historical resource may have a significant effect on the environment (Sections 15064.5(b) and 21084.1). A substantial adverse change is defined as demolition, destruction, relocation, or alteration activities, which would impair historical significance (Sections 15064.5(b)(1)). Any historical resource listed in, or eligible to be listed in the California Register of Historical Resources, including archaeological resources, is considered to be historically or culturally significant.

Archaeological Resources

The project site was previously disturbed during construction of the two business park buildings located at the site. Due to the previous extensive disturbance that has occurred on and adjacent to the property, there is minimal potential for sub-surface resources to be unearthed during the minor ground-disturbing activities with the installation of pedestrian walkway. Based upon a review of the existing site conditions and the location of the project, there would be less-than-significant impacts to archaeological resources and mitigation is not required.

Built Environment

The City of San Diego reviews projects requiring the demolition of structures 45 years or older for historic significance in compliance with the California Environmental Quality Act (CEQA). CEQA Section 21084.1 states that "A project that may cause a substantial adverse change in the significance of an historical resource is a project that may cause a significant effect on the environment." Historic property (built environment) surveys are required for properties which are 45 years of age or older and which have integrity of setting, location, design, materials, workmanship, feeling, and association. The existing development on-site is less than 45 years of age, as such, no impacts would result.

b)	Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?	☐	☐	☒	☐

See Response V (a). With extensive prior disturbance of the site, it was determined in communications with AB 52 Tribal Representatives that this project would not create a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5. Any impacts would less than significant with the installation of a pedestrian walkway and no mitigation would be required.

c)	Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	☐	☐	☐	☒

According to the "Geology of the San Diego Metropolitan Area, California, La Jolla, 7.5 Minute Quadrangle Maps" (Kennedy and Peterson, 1975), the project site is underlain with the Santiago Peak Volcanic (Jsp). As the site relates to the City's Paleontological Monitoring Determination Matrix table under the City's Significance Determination Thresholds, the site is identified as

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact

"Potential Fossil Localities: B. All other areas, Sensitivity Rating: B. Zero"; therefore, paleontological resource monitoring would not be required. No impacts would result.

d) Disturb and human remains, including those interred outside of dedicated cemeteries?	☐	☐	☐	☒

Refer to V(a). The proposed project site is not currently used as a cemetery and is not otherwise known to contain human remains. Furthermore, the project would not cause a substantial adverse on archaeological resource and disturbances to human remains would not occur.

VI. GEOLOGY AND SOILS – Would the project:

a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:

i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	☐	☐	☒	☐

The site is not underlain by an active, potentially active, or inactive faulting. Nor is the project located within an Alquist-Priolo Fault Zone. The nearest known active fault is the Rose Canyon Fault, located one and half miles southwest of the site. , located on the coast approximately 14 miles west of the project site. The estimated deterministic maximum earthquake magnitude and peak ground acceleration for the Rose Canyon Fault is 7.5 and 0.60g, respectively. The project would utilize proper engineering design and standard construction practices in order to ensure that potential impacts remain below a level of significance. No other active faults are mapped near the site. The site is not located within a State of California Earthquake Fault Zone (EFZ). Therefore, risks from rupture of a known earthquake fault would be less than significant.

ii) Strong seismic ground shaking?	☐	☐	☒	☐

The project site is located with Geologic Hazard Categories 52 and 53. Geologic Hazard 52 is defined as, "Other level areas, gently sloping to steep terrain, favorable geologic structure, low risk." Geologic Hazard 52 is defined as 53 Level or sloping terrain, unfavorable geologic structure, low to moderate risk." Proper engineering design and adherence to the California Building Code, as well as, utilization of standard construction practices would be required and would ensure that impacts resulting from seismic ground shaking would be less than significant.

Issue		Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
iii)	Seismic-related ground failure, including liquefaction?	☐	☐	☒	☐

As mentioned in response VI(a)(ii), the site is located in an area known to contain favorable geologic structure. The potential for liquefaction and seismically induced settlement occurring within the soils found on site is considered to be negligible due to the nature of the site formational units and the lack of groundwater. Proper engineering design and utilization of standard construction practices would be required and would ensure impacts resulting from liquefaction would not occur. Impacts do to seismic-related ground failure or liquefaction would be less than significant

iv)	Landslides?	☐	☐	☐	☒

Evidence of landsliding was not observed on the project site, nor are there any geomorphic features indicative of landsliding noted in the review of published geological maps. No impacts would result.

b)	Result in substantial soil erosion or the loss of topsoil?	☐	☐	☒	☐

Construction activities such as grading (with the installation of the pedestrian walkway) may have the potential to cause soil erosion or loss of topsoil. Short-term erosion effects during the construction phase of the project would be prevented through required implementation of a Storm Water Pollution and the Soil Management Plan (SWPPP). The SWPPP would include standard construction methods such as temporary detention basins to control on-site and off-site erosion. With implementation of an approved SWPPP, impacts resulting from erosion during construction operations would remain below a level of significance. In addition, the contractor would be required to take remedial measures to prevent erosion of freshly-graded areas until such time as permanent drainage and erosion control features have been installed. Areas subjected to erosion or sedimentation shall be properly prepared prior to placing additional fill or structures. Impacts due to soil erosion or the loss of topsoil would be less than significant.

c)	Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	☐	☐	☒	☐

Please see VI(a)iv and VI(a)iii. Impacts would be less than significant.

d)	Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	☐	☐	☐	☒

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact

Geologic maps show Pleistocene-aged Very Old Paralic Deposits (formerly Lindavista Formation) underlie the project area. This deposit on-site consists of very dense clayey sand to very still/hard sandy clay with varying amounts of gravel and cobbles. The Very Old Paralic Deposits are considered suitable for support of structural fill and settlement-sensitive structures. No impacts would result.

e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	☐	☐	☐	☒

The project does not propose the use of septic tanks. As a result, septic tanks or alternative wastewater systems would not be used. Therefore, no impacts with regard to the capability of soils to adequately support the use of septic tanks or alternative wastewater disposal systems would result.

VII. GREENHOUSE GAS EMISSIONS – Would the project:

a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	☐	☐	☐	☒

In December 2015, the City adopted a Climate Action Plan (CAP) that outlines the actions that the City will undertake to achieve its proportional share of State greenhouse gas (GHG) emission reductions. The CAP is a plan for the reduction of GHG emissions in accordance with CEQA Guidelines Section 15183.5. Pursuant to CEQA Guidelines Sections 15064(h)(3), 15130(d), and 15183(b), a project's incremental contribution to a cumulative GHG emissions effect may be determined not to be cumulatively considerable if it complies with the requirements of the CAP. In July 2016, the City adopted the CAP Consistency Checklist (Checklist) to provide a streamlined review process for the analysis of potential GHG impacts from proposed new development.

The proposed project has been found to be consistent with the Checklist. The following summarizes that determination based on the various items included on the Checklist. The Newbreak Church CUP Project CAP Consistency Checklist will become part of Exhibit "A". Compliance with the Checklist will be implemented as a condition of approval of the discretionary permit. A copy of the project's completed Checklist can be found in Appendix "A" to this ND.

<u>"Land Use Consistency</u>

1. The project is consistent with the land use designations in the City's General Plan and the Scripps Miramar Ranch Community Plan. The Community Plan designates the project site for use as Industrial Park. Existing CUP No. 026031 allows for "Assembly and

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact

Entertainment Uses, Including Places of Religious Assembly" on the project site, consistent with the underlying zone (IP-2-1). No change in land use or zone is required for this proposed project.

CAP Strategies Consistency – Not applicable, as the project has been deemed consistent with the existing General Plan and Community Plan land use and zoning designations. In addition, Footnote 4 outlining this step of the Checklist cites a "discretionary map actions that do not propose specific development" as an example of an action not subject to this step of the CAP consistency review."

Therefore, the project's contribution to a cumulative GHG emissions effect is determined not to be cumulatively considerable. The project does not propose any new development. No impact would result.

b) Conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	☐	☐	☐	☒

The project as proposed would not conflict with any applicable plan, policy, or regulation adopted for the purpose of reducing greenhouse gas emissions in that it would be constructed in an established urban area with services and facilities available. In addition, the project is consistent with the underlying zones and land use designation. No impacts would result.

VIII. HAZARDS AND HAZARDOUS MATERIALS – Would the project:

a) Create a significant hazard to the public or the environment through routine transport, use, or disposal of hazardous materials?	☐	☐	☒	☐

The project would result in the construction of a pedestrian walkway in conjunction with the use. Although minimal amounts of such substances may be present during construction, they are not anticipated to create a significant public hazard. Once constructed, due to the nature of the project, the routine transport, use, or disposal of hazardous materials on or through the subject site is not anticipated. Therefore, impacts would be less than significant, and no mitigation is required.

b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	☐	☐	☒	☐

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact

Refer to response VIII (a) above. Construction of a pedestrian walkway in conjunction with the expansion of the proposed assembly use would not be associated with such impacts. Therefore, no significant impacts related to this issue were identified, and no mitigation measures are required.

c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	☐	☐	☒	☐

Refer to responses VIII (a) and VIII (b) above. The project site is within one quarter mile of an existing school (Scripps Ranch High School); however, future risk of releases of hazardous substances would not occur as a result of project operations because it is anticipated that future on-site operations would not require the routine use or transport of acutely hazardous materials.

Construction of the project may require a minimal use of hazardous materials (fuels, lubricants, solvents, etc.), which would require proper storage, handling, use and disposal. Further, the project would be required to comply with all federal, state and local requirements associated with the transportation of hazardous materials; therefore, impacts would be less than significant.

d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	☐	☐	☐	☒

A hazardous waste site records search was completed on February 15, 2017, using "Geotracker" https://geotracker.waterboards.ca.gov/map/?CMD=runreport&myaddress=san+diego%2C+ca The records search showed that two sites within 1,000 feet, but none on the site itself. It appears there was a gasoline spill at 10102 Scripps Lake Dr., San Diego, Ca 92131, Currie Samuelson Development (T0607303160) which was cleaned up 8/13/1988 and no further action was needed. Additionally, at 9988 Hibert St San Diego, Ca 92131, New West Fed Savings & Loan Association (T0608190836), a case was created "not specified" and closed 6/4/1998 with no further action. Based on the very minimal disturbance for the construction of a pedestrian walkway in conjunction with the expansion, any impacts would be less than significant.

e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two mile of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	☐	☐	☒	☐

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact

The basic function of Airport Land Use Compatibility Plans (ALUCPs or Compatibility Plans) is to promote compatibility between airports and the land uses that surround them to the extent that these areas are not already devoted to incompatible uses. With limited exception, California law requires preparation of a compatibility plan for each public-use and military airport in the state. Most counties have established an airport land use commission (ALUC), as provided for by law, to prepare compatibility plans for the airports in that county and to review land use plans and development proposals, as well as certain airport development plans, for consistency with the compatibility plans. In San Diego County, the ALUC function rests with the San Diego County Regional Airport Authority (SDCRAA), as provided in Section 21670.3 of the California Public Utilities Code.

The project site is located within Review Area 2 of the MCAS Miramar Airport Influence Area (AIA). Additionally, the project site is located within the Airspace Protection Compatibility Area and the Overflight Notification Area. It was determined that the proposed project is consistent with AICUZ noise and safety compatibility guidelines, and the proposed height of the new structure does not appear to penetrate the Federal Aviation Administration (FAA) Part 77 Outer Horizontal Surface and/or any Terminal Instrument Procedures (TERPS) surfaces. This will be validated/provided for at ministerial permit process prior to any issuance of a construction permit. Any impacts would be less than significant.

f)	For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	☐	☐	☐	☒

The project site is not in proximity to any private airstrip. No impacts would result.

g)	Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	☐	☐	☐	☒

The project site is fully developed. No change to the existing circulation network would occur. The proposed project would not impair or physically interfere with the implementation of an adopted emergency response plan or emergency evacuation plan. The project would not interfere with circulation or access. No impacts would result.

h)	Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	☐	☐	☐	☒

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact

The project site is located within an urbanized area and does not interfere with any wildland spaces. The project site is fully developed and landscaped. The MHPA at Lake Miramar is located east of the project site. The area is not densely vegetated and is separated from structures on the project site by surface parking areas. Additionally, the project includes the addition of fire sprinklers per CBC Section 903.2.1.3. No impacts would result.

IX. HYDROLOGY AND WATER QUALITY - Would the project:

a) Violate any water quality standards or waste discharge requirements?	☐	☐	☒	☐

This project is located in the Miramar Hydrologic Area (906.40) within the Peñasquitos Hydrologic Unit (906.00) according to the San Diego Regional Water Quality Control Board's (RWQCB) Water Quality Control Plan for the San Diego Basin. The total drainage area of the Los Peñasquitos watershed covers approximately 100 square miles. Storm water from the project eventually discharges to Rose Creek, Mission Bay, and the Pacific Ocean. The primary pollutants of concern are nutrients and heavy metals. Rose Creek is impaired for selenium and toxicity pursuant to the 2010 303(d) list of water quality limited segments. In addition, Mission Bay at the mouth of Rose Creek is 303(d) listed for eutrophic and lead. Furthermore, The project would comply with all storm water quality standards during and after construction, and appropriate Best Management Practices (BMP's) with Low Impact Design (LID's) standards will be utilized and provided for on-site with the minor exterior improvements proposed. Implementation of theses BMP's would preclude any violations of existing standards and discharge regulations. Any impacts would be less than significant.

b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	☐	☐	☐	☒

The project does not require the construction of wells. The project is located within a developed neighborhood with existing public water supply infrastructure. No impacts would result.

c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner, which would result in	☐	☐	☒	☐

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
substantial erosion or siltation on- or off-site?				

The project would not substantially alter the existing drainage pattern of the site or the area. Although grading is proposed for the construction of a pedestrian walkway, the project would implement on-site BMPs, therefore ensuring that substantial erosion or siltation on- or off-site would not occur. Impacts would be less than significant, and no mitigation measures are required.

d)	Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner, which would result in flooding on- or off-site?	☐	☐	☒	☐

The project would implement low impact development principles ensuring that a substantial increase in the rate or amount of surface runoff resulting in flooding on or off-site, or a substantial alteration to the existing drainage pattern would not occur with the proper implementation of BMPs. Impacts would be less than significant, and no mitigation measures are required.

e)	Create or contribute runoff water, which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	☐	☐	☒	☐

The project would comply with all City storm water quality standards during and after construction. Appropriate BMP's would be implemented to ensure that water quality is not degraded; therefore, ensuring that the project runoff is directed to appropriate onsite drainage systems. Due to the nature of the project, any runoff from the site is not anticipated to exceed the capacity of existing storm water systems or provide substantial additional sources of polluted runoff that would require new or expanded facilities. See IX(a) for additional discussion. Impacts would be less than significant, and no mitigation measures are required.

f)	Otherwise substantially degrade water quality?	☐	☐	☒	☐

The project would comply with all City storm water quality standards during and after construction. Appropriate BMP's would be implemented to ensure that water quality is not degraded. Impacts would be less than significant, and no mitigation measures are required.

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	☐	☐	☐	☒

The project site is not located within a 100-year flood hazard area or any other known flood area. No impacts would result.

h) Place within a 100-year flood hazard area, structures that would impede or redirect flood flows?	☐	☐	☐	☒

See Response (IX)(g) above. No impacts would result.

X. LAND USE AND PLANNING – Would the project:

a) Physically divide an established community?	☐	☐	☐	☒

The project site is fully developed and utilizes existing right-of-way and roadways. The project would not physically divide the community. No impact would result. No impacts would result.

b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	☐	☐	☐	☒

The project site is located within the Scripps Miramar Ranch Community Plan area. The Scripps Miramar Ranch Community Plan identifies the project site as Industrial Park, and the existing Conditional Use Permit No. 26031 allows for Assembly and Entertainment Uses, including Places of Religious Assembly on the project site. The proposed project is, therefore, consistent with the underlying zone, IP-2-1. No impacts would result.

c) Conflict with any applicable habitat conservation plan or natural community conservation plan?	☐	☐	☐	☒

Refer to IV (f), above. No impacts would result.

XI. MINERAL RESOURCES – Would the project?

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	☐	☐	☐	☒

There are no known mineral resources located on the project site. The site is classified as MRZ-3 (Mineral Resource Zone) as identified on Figure CE-6 of the City of San Diego's General Plan – Conservation Element. MRZ-3. The urbanized and developed nature of the project site and vicinity would preclude the extraction of any such resources. No impacts would result.

b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	☐	☐	☐	☒

See response Xl (a) above. The project site has not been delineated on a local general plan, specific plan, or other land use plan as a locally important mineral resource recovery site, and no such resources would be affected with project implementation. No impacts would result.

XII. NOISE – Would the project result in:

a) Generation of, noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	☐	☐	☒	☐

Short Term

Short-term noise impacts would be associated with onsite grading, and construction activities for the project with the minor exterior improvements. Construction-related short-term noise levels would be higher than existing ambient noise levels in the project area, but would no longer occur once construction is completed. Sensitive receptors (e.g. residential uses) do not occur in the immediate area and may be temporarily affected by construction noise; however, construction activities would be required to comply with the construction hours specified in the City's Municipal Code (Section 59.5.0404, Construction Noise), which are intended to reduce potential adverse effects resulting from construction noise. With compliance to the City's construction noise requirements, project construction noise levels would be reduced to less than significant, and no mitigation measures are required.

Long Term

For the long-term, as all operations are limited to the interior of the building, and the project would not result in an increase in the existing ambient noise level. The project would not result in noise levels in excess of standards established in the City of San Diego General Plan or Noise

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact

Ordinance. No significant long-term impacts would occur, and no mitigation measures are required.

b) Generation of, excessive ground borne vibration or ground borne noise levels?	☐	☐	☒	☐

See response XII (a) above. Potential effects from construction noise would be reduced through compliance with City restrictions. As such, any impacts would be less than significant and no mitigation measures are required.

c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	☐	☐	☐	☒

The project would not significantly increase long-term (ambient) noise levels. Post-construction noise levels would be generally unchanged as compared to noise with the existing commercial/office uses in the vicinity and all activities are within an enclosed building. Therefore, no substantial permanent increase in ambient noise levels is anticipated. No impacts would result.

d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above existing without the project?	☐	☐	☒	☐

The project would not expose people to a substantial increase in temporary or periodic ambient noise levels. Construction noise would result during grading and construction activities, but would be temporary in nature. Construction-related noise impacts from the project would generally be higher than existing ambient noise levels in the project area, but would no longer occur once construction is completed. In addition, the project would be required to comply with the San Diego Municipal Code, Article 9.5, Noise Abatement and Control. Implementation of these standard measures would reduce potential impacts from an increase in ambient noise level during construction to a less than significant level, and no mitigation measures are required.

e) For a project located within an airport land use plan, or, where such a plan has not been adopted, within two miles of a public airport or public use airport would the project expose people residing or working in the area to excessive noise levels?	☐	☐	☐	☒

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact

The project is located outside of the 60 decibel (dB) Community Noise Equivalent Level (CNEL) as depicted in the 2014 ALUCP. The proposed development would not result in safety hazards for people residing or working in the project area. Impacts would not occur.

f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	☐	☐	☐	☒

The project site is not located within the vicinity of a private airstrip. No impacts would result.

XIII. POPULATION AND HOUSING – Would the project:

a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	☐	☐	☐	☒

The project does not propose any development that would induce substantial population growth in the area. No impacts would result.

b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	☒

There is no existing housing within the project site. No housing would be displaced by the project. No impact would result.

c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	☒

No people currently reside within the project site, as the site is developed with light industrial buildings. No population would be displaced by the project. No impacts would result.

XIV. PUBLIC SERVICES

a) Would the project result in substantial adverse physical impacts associated with the provisions of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service rations, response times or other performance objectives for any of the public services:				
i) Fire Protection	☐	☐	☒	☐

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact

The project site is fully developed and is located in an urbanized area where fire protection services are already provided. The project would not adversely affect existing levels of fire protection services to the area, and would not require the construction of new or expanded governmental facilities. Any impacts would be less than significant, and no mitigation measures are required.

ii) Police Protection	☐	☐	☒	☐

The project site is located in an urbanized and developed area within the City of San Diego where police protection services are already provided. Construction of the project would not adversely affect existing levels of police protection services to the area or create significant new demand for such services. Additionally, the project would not require the construction of new, or expansion of, existing governmental facilities. Any impacts would be less than significant, and no mitigation measures are required.

iii) Schools	☐	☐	☐	☒

The project does not involve the provision of housing or an increase in student population. The project, therefore, would not result in the need for new or expanded school facilities. No impacts would result.

v) Parks	☐	☐	☐	☒

The project does not involve the provision of housing or an increase in student population. The project, therefore, would not result in the need for new or expanded park facilities. No impact would result.

vi) Other public facilities	☐	☐	☒	☐

The project site is located in an urbanized and developed area where City services are already available. Construction of the project would not require the construction of new, or expansion of, existing governmental facilities. Any impacts would be less than significant, and no mitigation measures are required.

XV. RECREATION

a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	☐	☐	☐	☒

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact

The project site is located in an urbanized area where City services are already provided. The project would not adversely affect existing levels of facilities to the area, and would not require the construction of new or expanded governmental facilities. No impacts would result.

b) Does the project include recreational facilities or require the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment?	☐	☐	☐	☒

See response to XIV(a) above. The project does not propose recreation facilities, nor does it require the construction or expansion of any such facilities. No impacts would result.

XVI. TRANSPORTATION/TRAFFIC – Would the project?

a) Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?	☐	☐	☒	☐

LOS Engineering, Inc., prepared a Trip Generation Analysis for the proposed project (September 29, 2016). A copy of this analysis can be found in Appendix B.

This Trip Generation Analysis concluded that the proposed project would result in a slight reduction in daily traffic during peak hours. The existing Industrial/Business Park use of the property is calculated to generate 393 Average Daily Traffic (ADT) with 43 AM peak hour trips (39 inbound and four outbound) and 47 PM peak hour trips (nine inbound and 38 outbound). The proposed use as a Place of Worship is calculated to also generate 393 ADT with 16 AM peak hour trips (13 inbound and three outbound) and 32 PM peak hour trips (16 inbound and 16 outbound). Applying an existing trip credit against the proposed project, the net change in traffic is calculated at 0 ADT, -27 AM peak hour trips (-26 inbound and -1 outbound), and -15 PM peak hour trips (7 inbound and -22 outbound). The added Sunday use would generate ADT, but a traffic study is not required because the weekday generation is below the established thresholds.

Overall the proposed project results in a ~~daily~~ weekday reduction in traffic at this location and would not conflict with an applicable plan, ordinance, or policy establishing measures of effectiveness for the performance of the circulation system. The proposed project would not impact transit and non-motorized travel and relevant components of the circulation system,

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact

including, but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and transit. Any impacts would be less than significant, and no mitigation measures are required.

b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?	☐	☐	☒	☒

Refer to response XVI(a) above. The project would decrease daily vehicular traffic from what is currently generated by uses on-site. Therefore, the project would not adversely impact level of service standards, travel demand measures, or other established standards.

c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	☐	☐	☐	☒

The project would not result in a change to air traffic patterns. No impacts would result.

d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	☐	☐	☐	☒

Access points have been previously designed and constructed to be consistent with the City's engineering standards and would not create a hazard for vehicles, bicycles, or pedestrians entering or existing the site. The project does not include nor does it propose any project elements that could create a hazard to the public. No impacts would result. Impacts would be less than significant.

e) Result in inadequate emergency access?	☐	☐	☐	☒

Access points have been previously designed and constructed to be consistent with the City's engineering standards relative to emergency access. No new impacts would result.

f) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?	☐	☐	☐	☒

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact

Pedestrian and bicycle access to the project site are provided through existing sidewalks and bike lanes. Sidewalks are provided on both Scripps Ranch Boulevard and Scripps Lake Drive. The project would not result in design or circulation features that would conflict with existing policies, plans, or programs supporting alternative transportation, as no new construction would occur. No impacts would result.

XVII. TRIBAL CULTURAL RESOURCES- Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:

a) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or	☐	☐	☐	☒

No tribal cultural resources as defined by Public Resources Code section 21074 have been identified on the project site. Furthermore, the project site was not determined to be eligible for listing on either the State or local register of historical resources. No impacts would result.

b) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.	☐	☐	☐	☒

No significant resources pursuant to subdivision (c) of Public Resources Code Section 5024.1 have been identified on the project site. No impacts would result.

XVIII. UTILITIES AND SERVICE SYSTEMS – Would the project:

a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	☐	☐	☒	☐

Implementation of the project would not interrupt existing sewer service to the project site or other surrounding uses. No increase in demand for wastewater disposal or treatment would be created by the project, as compared to current conditions. The proposed expansion is not

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact

anticipated to generate significant amounts of wastewater in comparison to what currently exists from a demand perspective. Wastewater facilities used by the project would be operated in accordance with the applicable wastewater treatment requirements of the Regional Water Quality Control Board (RWQCB). Additionally, the project site is located in an urbanized and developed area. Adequate services are already available to serve the project. Impacts would be less than significant, and no mitigation measures are required.

b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	☐	☐	☒	☐

See response XVll (a) above. Adequate services are available to serve the project site. Additionally, the proposed expansion of the use would not significantly increase the demand for water or wastewater treatment services and thus, would not trigger the need for new treatment facilities. Impacts would be less than significant, and no mitigation measures are required.

c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	☐	☐	☐	☒

The project would not exceed the capacity of the existing storm water drainage systems and therefore, would not require construction of new or expansion of existing storm water drainage facilities of which could cause significant environmental effects. No impacts would result.

d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	☐	☐	☒	☐

The proposed project is not anticipated to have a detrimental impact on existing water supply. The project site is served by existing water service from the City, and adequate services are available to serve the project. Impacts would be less than significant, and no mitigation measures are required.

e) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	☐	☐	☒	☐

Implementation of the project would not interrupt existing sewer service to the site or other surrounding uses. No significant increase in demand for wastewater disposal or treatment would

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact

be created by the project, as compared to current conditions. In addition, because the site is located in an urbanized and developed area, adequate services are already available to serve the project site. Impacts are considered to be less than significant, and no mitigation measures are required.

f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	☐	☐	☒	☐

All solid waste from the project site would be transported to an appropriate facility, which would have adequate capacity to accept the waste generated by the project. The project would be required to comply with the City's Recycling Ordinance (SDMC Section 66.0701 et. seq), which requires the provision of recycling service for commercial facilities. Furthermore, the project would be required to comply with the City's Municipal Code requirement for diversion of both construction waste during the short-term, construction phase and solid waste during the long-term, operational phase. Impacts are considered to be less than significant, and no mitigation measures are required.

g) Comply with federal, state, and local statutes and regulation related to solid waste?	☐	☐	☒	☐

The project would comply with all Federal, State, and local statutes and regulations related to solid waste. The project would not result in the generation of large amounts of solid waste, nor generate or require the transport of hazardous waste materials, other than minimal amounts generated during the construction phase. All demolition activities would comply with any City of San Diego requirements for diversion of both construction waste during the demolition phase and solid waste during the long-term, operational phase. Impacts would be less than significant, and no mitigation measures are required.

XIX. MANDATORY FINDINGS OF SIGNIFICANCE –

a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	☐	☐	☐	☒

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact

As documented in this Initial Study, the project does not propose any redevelopment of a previously developed site. The project site is presently developed, and the project would not have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory. The project would not have the potential to result in significant impacts to archeological or paleontological resources. No impacts would result.

b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable futures projects)?	☐	☐	☒	☐

As documented in this in the respective issue areas of this Initial study, the proposed Project would not have cumulatively considerable environmental impacts. Any potential significant impacts are below a level of insignificance. The Project would have no cumulatively considerable environmental impacts as it relates to current and proposed site conditions. Other future projects within the surrounding neighborhood or community would be required to comply with applicable local, State, and Federal regulations to reduce the potential impacts to less than significant, or to the extent possible. As such, the project is not anticipated to contribute potentially significant cumulative environmental impacts.

c) Does the project have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly?	☐	☐	☒	☐

The operation of a religious facility within an enclosed existing structure is consistent with the setting and with the use anticipated by the City. It is not anticipated that demolition or construction activities would create conditions that would significantly directly or indirectly impact human beings. Impacts would be less than significant.

INITIAL STUDY CHECKLIST

REFERENCES

I. Aesthetics / Neighborhood Character

_X_ City of San Diego General Plan.

_X_ Community Plans: Scripps Miramar Ranch

_X_ Site Specific Report: Proposed Site Exhibit, Architectural Drawings

II. Agricultural Resources & Forest Resources

_X_ City of San Diego General Plan

_X_ U.S. Department of Agriculture, Soil Survey - San Diego Area, California, Part I and II, 1973

___ California Agricultural Land Evaluation and Site Assessment Model (1997)

___ Site Specific Report:

III. Air Quality

_X_ California Clean Air Act Guidelines (Indirect Source Control Programs) 1990

_X_ Regional Air Quality Strategies (RAQS) - APCD

____ Site Specific Report:

IV. Biology

_X_ City of San Diego, Multiple Species Conservation Program (MSCP), Subarea Plan, 1997

_X_ City of San Diego, MSCP, "Vegetation Communities with Sensitive Species and Vernal Pools" Maps, 1996

_X_ City of San Diego, MSCP, "Multiple Habitat Planning Area" maps, 1997

___ Community Plan - Resource Element

___ California Department of Fish and Game, California Natural Diversity Database, "State and Federally-listed Endangered, Threatened, and Rare Plants of California," January 2001

___ California Department of Fish & Game, California Natural Diversity Database, "State and Federally-listed Endangered and Threatened Animals of California, "January 2001

___ City of San Diego Land Development Code Biology Guidelines

___ Site Specific Report:

V. Cultural Resources (includes Historical Resources)

_X_ City of San Diego Historical Resources Guidelines

_X_ City of San Diego Archaeology Library

___ Historical Resources Board List

___ Community Historical Survey:

___ Site Specific Report:

VI. Geology/Soils

_X_ City of San Diego Seismic Safety Study

___ U.S. Department of Agriculture Soil Survey - San Diego Area, California, Part I and II, December 1973 and Part III, 1975

___ Site Specific Report:

VII. Greenhouse Gas Emissions

_X_ Site Specific Report: Climate Action Plan (CAP) Checklist, 475172/Newbreak Church CUP Amendment, September 30, 2016

VIII. Hazards and Hazardous Materials

___ San Diego County Hazardous Materials Environmental Assessment Listing

_X_ State Water Resources Control Board GeoTracker: https://geotracker.waterboards.ca.gov/map/?CMD=runreport&myaddress=san+diego%2C+ca February 15, 2017.

___ San Diego County Hazardous Materials Management Division

___ FAA Determination

___ State Assessment and Mitigation, Unauthorized Release Listing, Public Use Authorized

_X_ Airport Land Use Compatibility Plan

___ Site Specific Report:

IX. Hydrology/Water Quality

_X_ Flood Insurance Rate Map (FIRM)

_X_ Federal Emergency Management Agency (FEMA), National Flood Insurance Program-Flood Boundary and Floodway Map

___ Clean Water Act Section 303(b) list, http://www.swrcb.ca.gov/tmdl/303d_lists.html

___ Site Specific Report:

X. Land Use and Planning

_X_ City of San Diego General Plan

_X_ Community Plan: Uptown

_X_ Airport Land Use Compatibility Plan

_X_ City of San Diego Zoning Maps

___ FAA Determination

___ Other Plans:

XI. Mineral Resources

_X_ City of San Diego General Plan

___ California Department of Conservation - Division of Mines and Geology, Mineral Land Classification

___ Division of Mines and Geology, Special Report 153 - Significant Resources Maps

___ Site Specific Report:

XII. Noise

_X_ City of San Diego General Plan

_X_ Community Plan

_X_ MCAS Miramar – Land Use Compatibility Plan

___ Brown Field Airport Master Plan CNEL Maps

___ Montgomery Field CNEL Maps

____ San Diego Association of Governments - San Diego Regional Average Weekday Traffic Volumes

____ San Diego Metropolitan Area Average Weekday Traffic Volume Maps, SANDAG

_X_ Site Specific Report:

XIII. Paleontological Resources

_X_ City of San Diego Paleontological Guidelines

____ Deméré, Thomas A., and Stephen L. Walsh, "Paleontological Resources City of San Diego," Department of Paleontology San Diego Natural History Museum, 1996

_X_ Kennedy, Michael P., and Gary L. Peterson, "Geology of the San Diego Metropolitan Area, California. Del Mar, La Jolla, Point Loma, La Mesa, Poway, and SW 1/4 Escondido 7 1/2 Minute Quadrangles," California Division of Mines and Geology Bulletin 200, Sacramento, 1975

____ Kennedy, Michael P., and Siang S. Tan, "Geology of National City, Imperial Beach and Otay Mesa Quadrangles, Southern San Diego Metropolitan Area, California," Map Sheet 29, 1977

____ Site Specific Report:

XIV. Population / Housing

_X_ City of San Diego General Plan

____ Community Plan

____ Series 11/Series 12 Population Forecasts, SANDAG

____ Other:

XV. Public Services

_X_ City of San Diego General Plan

____ Community Plan

XVI. Recreational Resources

_X_ City of San Diego General Plan

_X_ Community Plan: Scripps Miramar

____ Department of Park and Recreation

____ City of San Diego - San Diego Regional Bicycling Map

____ Additional Resources:

XVII. Transportation / Circulation

_X_ City of San Diego General Plan

____ Community Plan

____ San Diego Metropolitan Area Average Weekday Traffic Volume Maps, SANDAG

_____ San Diego Region Weekday Traffic Volumes, SANDAG

_X_ Site Specific Report: "Trip Generation and Parking Analysis for the proposed Newbreak Church in the City of San Diego", LDS Engineering, Inc. September 29, 2016

XVIII. Utilities

_X_ City of San Diego General Plan

XIX. Water Conservation

____ Sunset Magazine, New Western Garden Book, Rev. ed. Menlo Park, CA: Sunset Magazine

Created: REVISED - October 11, 2013