

Phap Vuong Monastery
PDS2014-MUP-14-010

North County Metro Regional Planning Area

~ Roads

□ Site

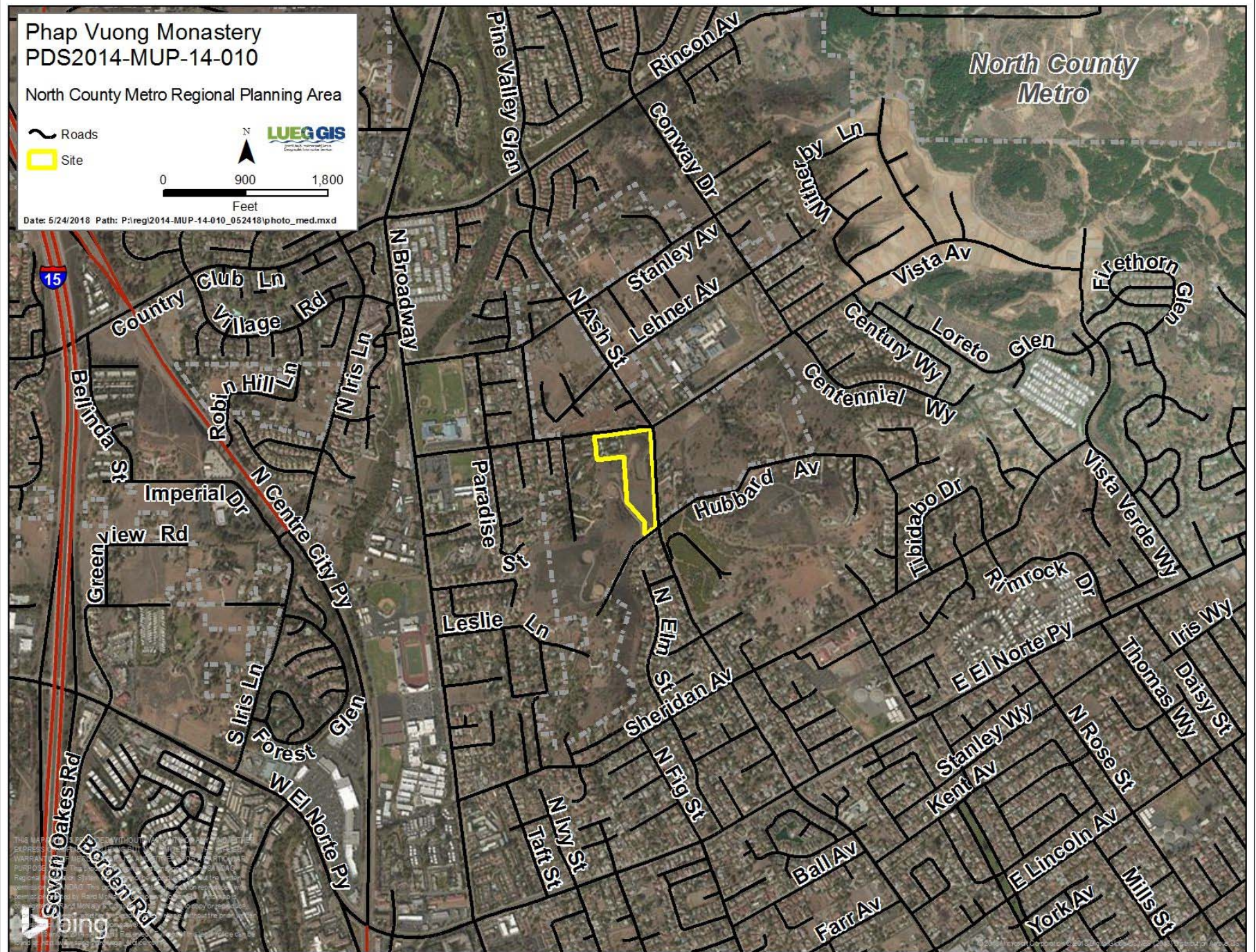


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County of San Diego

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TO: Jeff Smyser, Land Use/Environmental Planner III
FROM: Ricky Williams, Air Quality Specialist
SUBJECT: Tran Monastery, PDS2014-MUP-14-010 Air Quality Analysis
DATE: January 11, 2019

This memorandum summarizes the air quality emissions calculations for the Tran Monastery project (project). The project is proposing to expand an existing monastery through constructing an 8,272-square foot structure, including a small meditation room, large meditation room, a kitchen, bedrooms, social room with accommodations for up to four on-site residents at any one time. The project site is located at 715 Vista Avenue in Escondido. Air quality emissions were quantified based on data provided by the applicant.

Project construction is scheduled to begin in July 2019 and take approximately 6 months to complete, and project buildout is anticipated to be in 2020. Earthwork consists of 2.7 acres of grading, 13,000 cubic yards (c.y.) of cut, 500 c.y. of fill, and 12,500 c.y. of soil export. Short-term construction emissions would result from fuel combustion and exhaust from construction equipment and vehicle traffic (i.e., worker commute), and grading and site work. Grading activities associated with construction of the project would be subject to County of San Diego Grading Ordinance, which requires the implementation of dust control measures, and San Diego Air Pollution Control District (SDAPCD) Rule 55. SDAPCD Rule 55 requires the implementation of dust control measures such as application of water to graded/exposed surfaces and during loading/unloading activities, wheel-washing or other means to minimize track out dust on vehicles entering/leaving the project site, stabilization of dirt piles, and hydroseeding of graded areas to minimize dust emissions from exposed surfaces. The project would be required to water the site three times daily and replace ground cover in disturbed areas when they become inactive.

Analysis Guidelines

SDC PDS RCVD 01-25-19
MUP14-010

The County has established Guidelines for Determining Significance (Guidelines) which incorporate the SDAPCD's established screening-level thresholds (SLTs) for all new source review (NSR) in SDAPCD Rule 20.2 and Rule 20.3. These SLTs can be used as numeric limits to demonstrate that a project's total emissions (e.g. stationary and fugitive emissions, as well as emissions from mobile sources) would not result in a significant impact to air quality. Because SDAPCD does not have SLTs for emissions of volatile organic compounds (VOCs), the screening level from the South Coast Air Quality

Management District (SCAQMD) for the Coachella Valley (which is more appropriate for the San Diego Air Basin) is used. Based on these SLTs, a significant impact would result if any of the following would occur:

- The project would result in emissions that exceed 250 pounds per day of NO_x or 75 pounds per day of VOCs;
- The project would result in emissions of CO that, when totaled with the ambient concentration, would exceed a 1-hour concentration of 20 parts per million (ppm) or an 8-hour average of 9 ppm;
- The project would result in emissions of PM_{2.5} that exceed 55 pounds per day;
- The project would result in emissions of PM₁₀ that exceed 100 pounds per day and increase the ambient PM₁₀ concentrations by 5 micrograms per cubic meter (µg/m³) or greater at the maximum exposed individual.

Construction Analysis

Construction for the proposed project is anticipated to begin in July 2019 and take approximately 6 months to complete. The table below summarizes the expected construction schedule and number of pieces of equipment that would be used.

Table 1 Expected Construction Schedule and Construction Equipment

Equipment Type	Proposed Start Date	Proposed Completion Date	Quantity
Site Preparation	7/1/2019	7/5/2019	
Rubber Tired Dozers			1
Tractors/Loaders/Backhoes			1
Grading	7/8/2019	7/26/2019	
Excavators			1
Graders			1
Rubber Tired Dozers			1
Tractors/Loaders/Backhoes			3
Paving	7/29/2019	8/2/2019	
Pavers			2
Paving Equipment			2
Rollers			2
Building Construction	8/5/2019	12/31/2019	
Cranes			1
Forklifts			3
Generator Set			1
Tractors/Loaders/Backhoes			3
Welders			1
Architectural Coating	12/23/2019	12/31/2019	
Air Compressor			1
Source: Ldn Consulting, Inc. 2017. <i>Global Climate Change Analysis: Tran Monastery Major Use Permit</i> . Adjusted to reflect construction timeline beginning in July 2019.			

Short-term construction-related emissions of criteria air pollutants and precursors were calculated using the California Emissions Estimator Model (CalEEMod) Version 2016.3.2

computer program.¹ Modeling was based on project-specific information (e.g., building type and size), where available, and default values in CalEEMod that are based on the project's location, land use type, and type of construction. Consistent with SDAPCD Rule 67.0.1, nonresidential interior paint would not exceed flat coating limits (i.e., 50 grams per liter [g/L] VOC), exterior paint would not exceed non-flat coating limits (i.e., 100 g/L VOC), and a small portion of exterior trim paint and other minor paint finishes would not exceed non-flat high-gloss coating limits (i.e., 150 g/L VOC). It was conservatively assumed in CalEEMod that all nonresidential interior and exterior architectural coating would be 150 g/L VOC.

Table 2 presents the maximum daily criteria air pollutant and precursor emissions resulting from the construction of the project.

Table 2 Maximum Daily Estimated Construction Criteria Air Pollutant and Precursor Emissions (pounds per day)¹

Year	VOC	NOx	CO	SO_x	PM₁₀	PM_{2.5}
2019	21	64	28	<1	6	3
Maximum Daily Emissions	21	64	28	<1	6	3
Screening-Level Threshold	75	250	550	250	100	55
Exceeds Screening-Level Threshold?	No	No	No	No	No	No
Notes: CO = carbon monoxide; NOx = nitrogen oxides; PM10 = respirable particulate matter; PM2.5 = fine particulate matter; SO2 = sulfur dioxide; VOC = volatile organic compounds ¹ The maximum daily emissions are obtained from the summer scenario. Source: Modeling conducted by the County of San Diego in 2019.						

Operational Analysis

Operational emissions from all sources were estimated at full buildout of the project, which would occur as early as 2020. CalEEMod Version 2016.3.2 was used to estimate long-term operational emissions of criteria air pollutants and precursors from area sources (i.e., consumer products, architectural coatings, and landscape maintenance equipment use), energy consumption (i.e., electricity and natural gas consumption), and mobile sources. CalEEMod default values incorporate the current 2016 Title 24 standards that would apply to the project. Long-term building maintenance requires reapplication of architectural coatings; therefore, it was conservatively assumed in CalEEMod that all nonresidential interior and exterior architectural coating would be 150 g/L VOC. Mobile source emissions were estimated with default trip lengths included in CalEEMod. Trip generation rates from the project's traffic study were used to estimate Sunday trip rates and adjusted for weekday and Saturday trip rates based on the ratio of CalEEMod default

¹ California Air Pollution Control Officers Association. 2016. *California Emissions Estimator Model Version 2016.3.2*. Available: <http://caleemod.com/>. Accessed January 11, 2019.

trip rates for these rates compared to the default Sunday rate. Based on the project-specific traffic study, the project would generate up to 108 daily trips on Sundays.²

Table 3 presents the maximum daily and annual criteria air pollutant and precursor emissions resulting from the operation of the project.

Table 3 Maximum Daily and Annual Estimated Operational Criteria Air Pollutant and Precursor Emissions

Category	VOC	NOx	CO	SO _x	PM ₁₀	PM _{2.5}
pounds per day¹						
Area	<1	<1	<1	0	<1	<1
Energy	<1	<1	<1	<1	<1	<1
Mobile	<1	<1	2	<1	<1	<1
Total	<1	<1	2	<1	<1	<1
Screening-Level Threshold	75	250	550	250	100	55
Exceed Screening-Level Threshold?	No	No	No	No	No	No
tons per year						
Area	<1	<1	<1	0	0	0
Energy	<1	<1	<1	<1	<1	<1
Mobile	<1	<1	<1	<1	<1	<1
Total	<1	<1	<1	<1	<1	<1
Screening-Level Threshold	13.7	40	100	40	15	10
Exceed Screening-Level Threshold?	No	No	No	No	No	No
Notes: CO = carbon monoxide; NOx = nitrogen oxides; PM10 = respirable particulate matter; PM2.5 = fine particulate matter; SO2 = sulfur dioxide; VOC = volatile organic compounds. Columns may not add up due to rounding. ¹ The maximum daily emissions are obtained from the winter scenario. Source: Modeling conducted by the County of San Diego in 2019.						

Conclusion

As shown in Tables 2 and 3, project construction and operational criteria air pollutant and precursor emissions would not exceed the SDAPCD SLTs for any criteria air pollutants or precursors.

² Linscott, Law & Greenspan, Engineers. 2014 (July). *Tran Monastery – Traffic Letter Report*.

Attachment A
CalEEMod Calculations

Biological Technical Report for the Tran Monastery Project

August 15, 2017

Prepared for:

Latitude 33 Planning & Engineering

9968 Hibert Street, 2nd Floor
San Diego, CA 92131

Prepared by:

Alden Environmental, Inc.

3245 University Avenue, #1188
San Diego, CA 92104

I certify that the information in this survey report and attached exhibits fully and accurately represent my work.



SDC PDS RCVD 01-25-19
MUP14-010

Greg Mason -County Qualified Consultant



Tran Monastery Biological Technical Report

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1.0 INTRODUCTION

This report describes existing biological conditions on the Tran Monastery project site and provides the County of San Diego (County) and project applicant with information necessary to assess impacts to biological resources under the California Environmental Quality Act (CEQA) and the County's Draft North County Multiple Species Conservation Program (MSCP) Subarea Plan.

1.1 PROJECT LOCATION

The site is located at intersection of Vista Avenue and North Ash Street (Figures 1 and 2) within a portion of the County that is surrounded by the City of Escondido. The project site is within Section 3, Township 12 South, Range 2 West of the U.S. Geological Survey 7.5-minute Valley Center quadrangle. The Assessor Parcel Number for the project site is 227-010-57.

1.2 PROJECT DESCRIPTION

The project involves a Major Use Permit (MOU) and the construction of a monastery building along with additional facilities and parking areas within previously graded areas on the monastery site. Off-site roadway improvements also would occur on North Ash Street.

1.3 PHYSICAL DESCRIPTION AND LAND USE

The project site is located on the north easterly facing slope of a hill. The northern portion of the site is developed with the existing Phap Vuong Monastery. The majority of the remainder of the site was previously used as an orchard and is currently disturbed. The site is bounded by Vista Avenue to the north and North Ash Street to the East. Residential and agricultural uses surround the site. Soils on site consist of Las Posas Fine Sandy Loam and Fallbrook - Vista Sandy Loam (Bowman 1973). On-site elevations range from approximately 750 feet in the northwest corner to 850 feet in the center of the site.

2.0 METHODS

2.1 LITERATURE REVIEW

Prior to conducting biological field surveys, searches of the California Natural Diversity Database (CNDDB) and the County's Draft North County MSCP Subarea Plan were conducted for information regarding sensitive species known to occur within the vicinity of the site.

2.2 BIOLOGICAL SURVEYS

Fieldwork on the site includes a Stephens' kangaroo rat (*Dipodomys stephensi*; SKR) habitat assessment, vegetation mapping, rare plant surveys, and a general biological assessment (Table 1). Incidental plant and animal observations were noted during each visit. The results of the SKR assessment are included in Appendix A.

Table 1 SURVEY INFORMATION				
DATE	START/STOP TIMES	PERSONNEL	SURVEY TYPE	WEATHER CONDITIONS
12/30/13	0900-1400	Philippe Vergne	SKR Habitat Assessment	Sky cover clear, Wind 0-5 mph, 65-70°F
1/5/14	1415-1630	Greg Mason	Vegetation Mapping and General Biology	Sky cover clear, Wind 0-3 mph, 76-75°F
5/22/14	1230-1600	Lee Ripma	Spring Rare Plant Survey	Overcast Wind 0-1 mph 64-66°F
6/25/14	1600-1705	Lee Ripma	Summer Rare Plant Survey	Sky cover clear, Wind 2-4 mph, 80-81°F

2.2.1 Vegetation Mapping

General biological surveys and vegetation mapping were conducted by Alden Environmental, Inc. in January, 2014. The site was surveyed on foot with the aid of binoculars where necessary. Vegetation communities were mapped according to Holland (1986) or Oberbauer (2008) classifications. Plant and animal species detected on site were recorded during fieldwork conducted on site. In addition, a review of historical aerial photographs available from Google Earth was conducted to determine the vegetation that occurred on site prior to the clearing for the parking area. Based on the Google Earth aerial photography, the parking area was installed between August 4, 2004 and August 26, 2005. The parking area is clearly visible in the 2005 aerial photo, but not in the 2004 aerial. The 2004 aerial photograph was therefore used to forensically map the vegetation occurring on site prior to clearing for the parking area. This mapping is somewhat generalized as it is based entirely on aerial photograph interpretation.

2.2.2 Stephens' Kangaroo Rat

A literature review and records check was conducted by SKR-permitted biologist Philippe Vergne (TE068072-3) for known SKR presence in the vicinity of the site. Following the research, a phase I SKR habitat evaluation of the project area was conducted. The field survey provided information on the existing conditions on site and the potential for the SKR to be present. The evaluation was conducted by walking transects over all suitable/potential SKR habitat on the property. SKR sign searched for included burrows, tail drags, scat, and tracks.

2.2.3 Jurisdictional Features

During the site visit to map vegetation, the site also was inspected for wetland/riparian features that could be considered jurisdictional and regulated by the County (per the resource Protection Ordinance; RPO), U.S. Army Corps of Engineers (Corps), California Department of Fish and Wildlife (CDFW), and the Regional Water Quality Control Board (RWQCB).

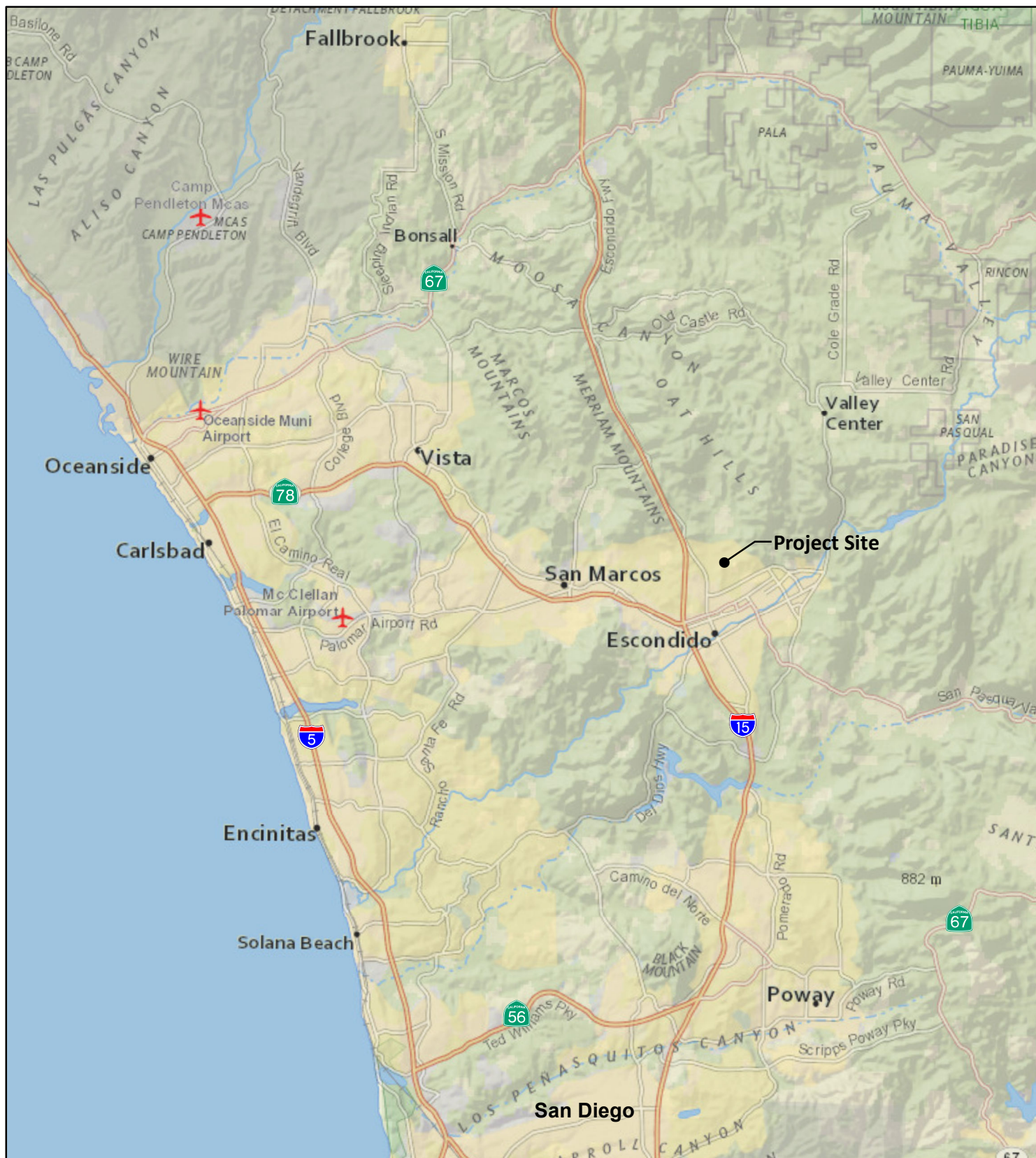
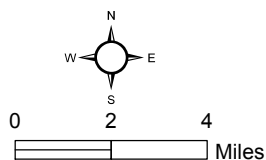


Figure 1

Regional Location

TRAN MONASTERY PROJECT



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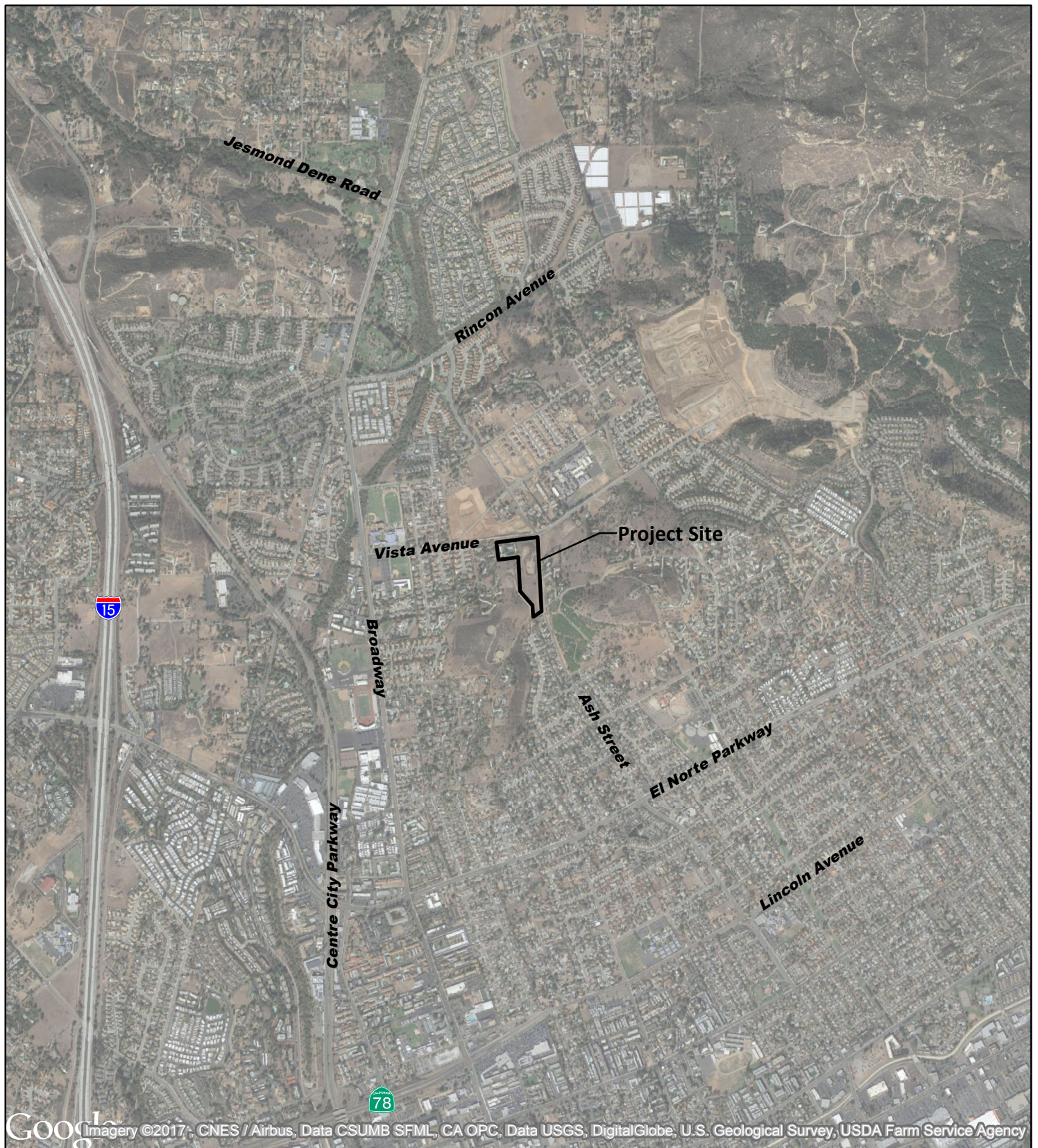
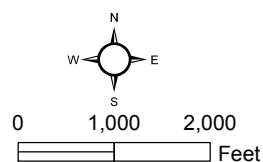


Figure 2

Project Location

TRAN MONASTERY PROJECT



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2.2.4 Rare Plant Surveys

Two rare plant surveys were conducted on the site in the spring and summer of 2014 to identify potentially occurring sensitive plant species.

2.3 SURVEY LIMITATIONS

Few survey limitations exist for the study area. The site visits were conducted during daylight hours; therefore, the presence of nocturnal animals such as coyotes (*Canis latrans*), raccoons (*Procyon lotor*), and rodents could be determined only by indirect sign (tracks, scat, or burrows). A complete list of these species would require night surveys and trapping, but is not warranted because potential to occur and the relative sensitivity of animals that might be detected are both low.

2.4 NOMENCLATURE

Nomenclature used in this report follows the conventions used in the County's Guidelines for Determining Significance for Biological Resources (County 2010). Vegetation community classifications follow Holland (1986) and Oberbauer (2008); plant names follow Baldwin, ed. (2012). Sensitive plant status follows CNPS (2012) and CDFG (2012). Animal nomenclature is taken from Crother (2001) for amphibians and reptiles, American Ornithologists' Union (2009) for birds, and Baker et al. (2003) for mammals. Sensitive animal status follows CDFG (2011).

3.0 RESULTS

3.1 VEGETATION COMMUNITIES

Two sensitive vegetation communities (Diegan coastal sage scrub and non-native grassland) occur on site (Table 2). Developed, ornamental, and disturbed areas also occur. Figures 3 and 4 present the vegetation mapping in 2004 and 2017, respectively.

Table 2		
EXISTING VEGETATION COMMUNITIES¹		
Community	2004²	2017
Diegan coastal sage scrub-disturbed (32520 ³)	1.8	1.2
Non-native grassland (42210)	1.2	0.5
Developed/ Ornamental (12000)	2.0	3.9
Disturbed Habitat (11300)	1.9	4.0
Orchard (18100)	2.8	-
TOTAL	9.6	9.6

¹Rounded to the nearest 0.1 acre

²Based on aerial interpretation of 2004 aerial imagery

³Holland code number

3.1.1 Diegan Coastal Sage Scrub-Disturbed (32520)

In 2004 approximately 1.8 acres of disturbed coastal sage scrub habitat occurred on site (Figure 3). The current amount of this habitat on site is 1.2 acres (Figure 4). Diegan coastal sage scrub is a sensitive vegetation community. It occupies xeric (dry) sites characterized by shallow soils. Coastal sage scrub is dominated by subshrubs whose leaves abscise during the summer and may be replaced by a lesser amount of small leaves. This adaptation allows these species to better withstand the prolonged dry period in the summer and fall.

Diegan coastal sage scrub on site is disturbed and occurs in several patches adjacent to the existing disturbed and developed areas (Figures 3 and 4). Predominant plant species in this community on site include California sagebrush (*Artemisia californica*) and California buckwheat (*Eriogonum fasciculatum*). Coastal sage scrub is considered a sensitive habitat by the County, CDFW, and USFWS. Many species are dependent upon coastal sage scrub, including the federal listed threatened coastal California gnatcatcher (*Poliioptila californica californica*; CAGN). This habitat on site is sparse, fragmented, and surrounded by developed and agricultural land. Given the small amount of habitat on site and the lack of adjacent suitable habitat, this CAGN is not anticipated to occur on site.

3.1.2 Non-native Grassland (42210)

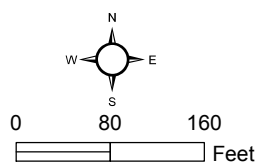
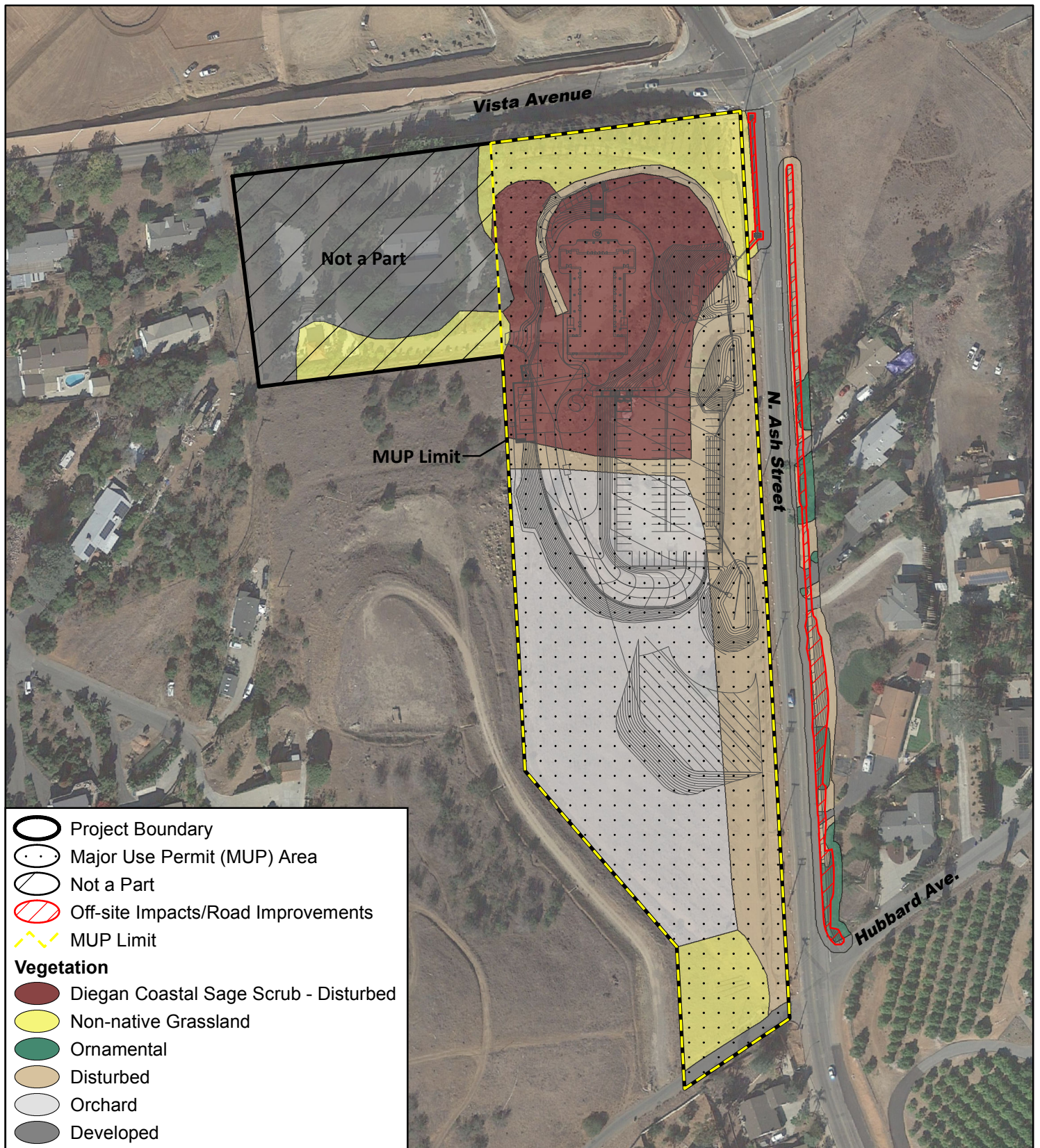
Non-native (annual) grassland is a sensitive vegetation community. It is characterized by a dense to sparse cover of exotic annual grasses and is often associated with numerous species of showy-flowered native annual forbs (Holland 1986). Characteristic species within this vegetation community on site include wild oats (*Avena* spp.), foxtail chess (*Bromus madritensis* ssp. *rubens*), ripgut grass (*B. diandrus*), filaree (*Erodium* spp.), and mustard (*Brassica nigra*). Although not as sensitive as native grasslands, non-native grasslands can support many of the same plant and animal species. Non-native grasslands also are valuable as habitat for native rodents and foraging habitat for sensitive raptor species. Approximately 1.2 acres of non-native grassland occurred on the site in 2004 (Figure 3). Currently, the site supports approximately 0.5 acre of non-native grassland (Figure 4).

3.1.3 Developed/Ornamental Areas (12000)

Developed and ornamental areas consist of monastery facilities, landscaping, and paved areas. Approximately 2.0 acres developed/ornamental areas occurred on the site in 2004 (Figure 3). Currently, the site supports approximately 3.9 acres of developed and ornamental areas (Figure 4). These areas are not considered sensitive.

3.1.4 Disturbed Habitat (11300)

Disturbed habitat includes unvegetated or sparsely vegetated areas, particularly where the soil has been heavily compacted by prior development or where agricultural lands have been abandoned. Disturbed habitat is generally bare or dominated by non-native weedy species that adapt to frequent disturbance or consists of dirt trails and roads. Species present within this habitat on site include mustard, star thistle (*Centaurea melitensis*), and Russian thistle (*Salsola tragus*). Approximately 1.9 acres disturbed habitat occurred on the site in 2004 (Figure 3).



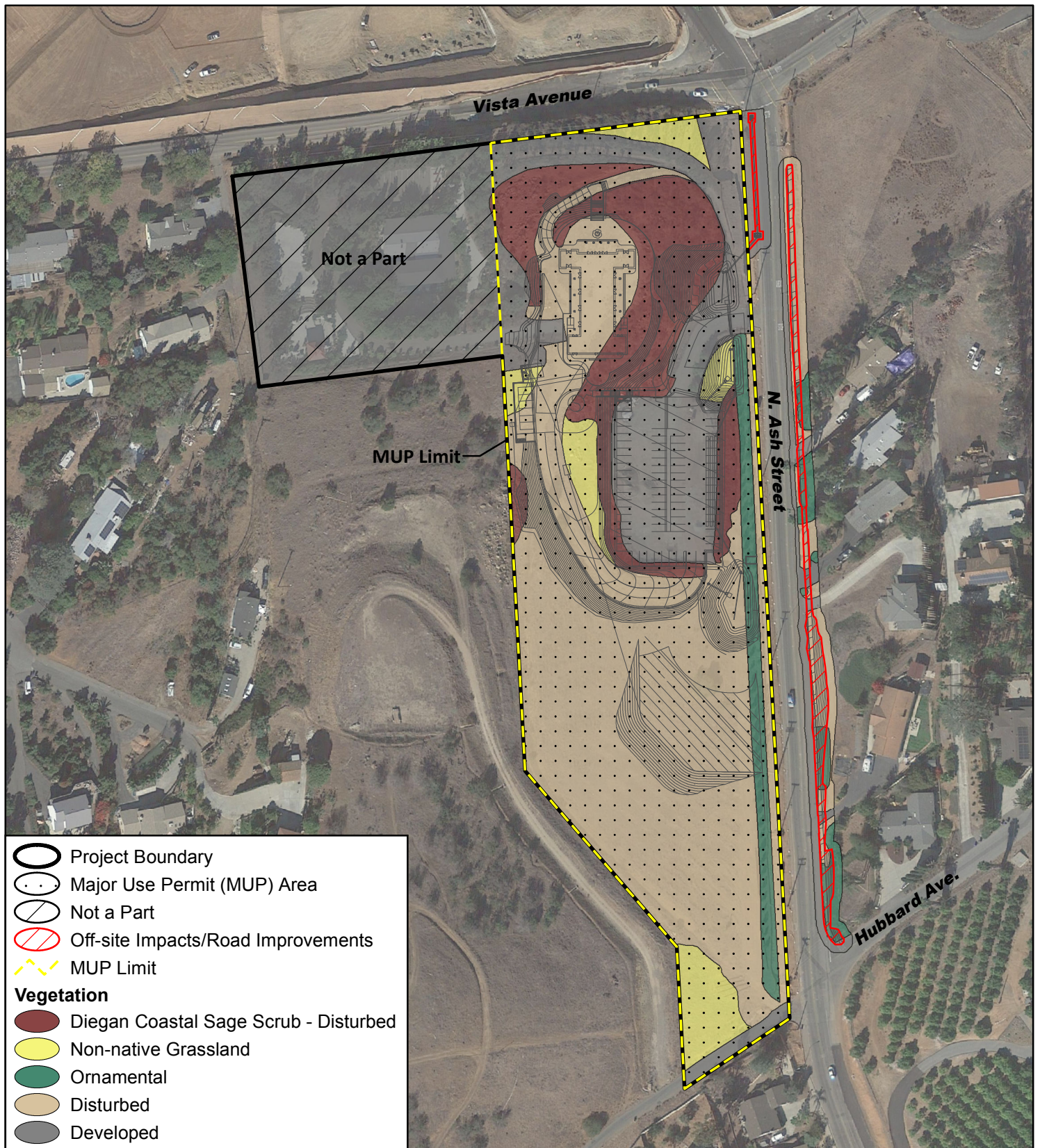
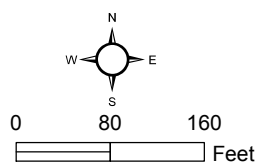


Figure 4

Current Vegetation Mapping

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Currently, the site supports approximately 4.0 acres of disturbed habitat (Figure 4). These areas are not considered sensitive.

3.1.5 Orchard (11300)

An approximately 2.8 acre orchard is visible in the 2004 aerial photograph of the site (Figure 3). This area is no longer being used as an orchard and is currently mapped as non-native grassland and disturbed areas (Figure 4). Orchards are not considered to be sensitive habitat.

3.2 PLANT SPECIES OBSERVED

A list of plant species observed on site is presented in Appendix B.

3.3 ANIMAL SPECIES OBSERVED OR DETECTED

A list of animal species observed or detected on site is presented in Appendix C.

3.4 STEPHENS' KANGAROO RAT

The focused SKR assessment (Appendix A) did not result in the identification of any SKR or sign of kangaroo rat presence on the project site. The SKR is not currently present on the property or on adjacent properties. No impacts to SKR or their habitat will occur due to project implementation.

3.5 JURISDICTIONAL FEATURES

The site does not support drainages or wetland/riparian features that would be considered jurisdictional by the County (RPO), Corps, CDFW, or RWQCB.

4.0 SENSITIVE RESOURCES

Sensitive resources are those defined as (1) habitat areas or vegetation communities that are unique, of relatively limited distribution, or of particular value to wildlife; and (2) species that have been given special recognition by federal, state, or local government agencies and organizations due to limited, declining, or threatened populations.

4.1 SENSITIVE VEGETATION COMMUNITIES

Sensitive vegetation communities are considered rare within the region or sensitive by the County, CDFW, and the USFWS. These communities in any form are considered sensitive because they have been historically depleted, are naturally uncommon, or support sensitive species. The study area supports two sensitive vegetation communities: Diegan coastal sage scrub and non-native grassland. Disturbed, developed, and ornamental areas are not considered sensitive.

4.2 SENSITIVE PLANT SPECIES

No sensitive plant species were identified as occurring on or adjacent to the site in the CNDDDB database. Additionally, no sensitive plant species were observed during the field visits. Based on the results of the database search and the disturbed/developed nature of the site, no sensitive plant species are anticipated to occur on the site.

Sensitive plant species not observed but with potential to occur are presented in Appendix D. An explanation of status codes is provided in Appendix E.

4.3 SENSITIVE ANIMAL SPECIES

No sensitive animal species were observed or detected within the study area during biological surveys. There is some potential for the CAGN to occur within the coastal sage scrub habitat on site; however, given the small patch size and disturbed nature of this habitat on site, the CAGN is not anticipated to occur and surveys are not recommended. Additionally, the project must confer with the USFWS as part of the County's Habitat Loss Permit (HLP) ordinance for impacts to DCSS habitat.

The site does have suitable nesting (eucalyptus trees) and foraging habitat (non-native grassland) for raptor species such as the red-tailed hawk (*Buteo jamaicensis*).

Sensitive animal species not observed but with potential to occur are presented in Appendix F.

5.0 REGIONAL AND REGULATORY CONTEXT

Biological resources within the project site are subject to regulatory control by the federal government, State of California, and the County. The federal government administers non-marine plant and wildlife related regulations through the USFWS, while Waters of the U.S. (wetlands and non-wetland waters) are administered by the Corps. California law regarding wetland, water-related, and wildlife issues is administered by the CDFW. The County is the lead agency for the CEQA environmental review process in accordance with state law and local ordinances.

5.1 FEDERAL GOVERNMENT

Administered by the USFWS, the federal Endangered Species Act (ESA) provides the legal framework for the listing and protection of species (and their habitats) that are identified as being endangered or threatened with extinction. Actions that jeopardize endangered or threatened species and the habitats upon which they rely are considered take under the ESA. Section 9(a) of the ESA defines take as "to harass, harm, pursue, hunt, shoot, wound, kill, trap, capture, or collect, or attempt to engage in any such conduct." "Harm" and "harass" are further defined in federal regulations and case law to include actions that adversely impair or disrupt a listed species' behavioral patterns.

Federal wetland regulation (non-marine issues) is guided by the Rivers and Harbors Act of 1899 and the Clean Water Act. The Rivers and Harbors Act deals primarily with discharges into navigable waters, while the purpose of the Clean Water Act is to restore and maintain the chemical, physical, and biological integrity of all Waters of the U.S. Permitting for projects filling Waters of the U.S. (including wetlands) is overseen by the Corps under Section 404 of the Clean Water Act. There are no federal jurisdictional features on site; therefore, a Clean Water Act permit would not be required.

The Migratory Bird Treaty Act (MBTA; 16 U.S. Code Sections 703-711) includes provisions for protection of migratory birds, including the non-permitted take of migratory birds. The MBTA regulates or prohibits taking, killing, possession of, or harm to migratory bird species listed in Title 50 Code of Federal Regulations Section 10.13. Migratory birds include geese, ducks, shorebirds, raptors, songbirds, and many others. Disturbance that causes nest abandonment and/or loss of reproductive effort (killing or abandonment of eggs or young) is considered a “take.” The MBTA is an international treaty for the conservation and management of bird species that migrate through more than one country, and is enforced in the United States by the USFWS. The MBTA was amended in 1972 to include protection for migratory birds of prey (raptors).

5.2 STATE OF CALIFORNIA

The California ESA is similar to the federal ESA in that it contains a process for listing of species and regulating potential impacts to listed species. Section 2081 of the California ESA authorizes CDFW to enter into a memorandum of agreement for take of listed species for scientific, educational, or management purposes. There are no state listed species on site; therefore, there is no need to pursue authorization per the California ESA.

The California Fish and Game Code (Sections 1600 through 1603) requires a CDFW agreement for projects affecting riparian and wetland habitats through issuance of a Streambed Alteration Agreement. A 1602 Streambed Alteration Agreement would be required for the proposed project if impacts occur to CDFW jurisdictional areas. There are no jurisdictional features on site; therefore, no agreement with the CDFW is required.

5.3 COUNTY OF SAN DIEGO

The North County MSCP Subarea Plan is still in draft form and has not yet been implemented by the County. However, the proposed requirements and policies in the draft plan likely would be implemented by the County for this project. The County also will implement the County of San Diego Biology Guidelines and Report Format and Content Requirements as well as the requirements in the RPO. The project site is not located within an area mapped as a Pre-Approved Mitigation Area (PAMA) in the Draft North County MSCP Subarea Plan. Of the communities identified on site, the Diegan coastal sage scrub and non-native grassland habitats would be considered sensitive and require mitigation for impacts. Additionally, the County is the lead agency under the CEQA.

Because the project is not within an adopted NCCP area and would impact Diegan coastal sage scrub habitat, it will require a Habitat Loss Permit (HLP) from the County. The HLP will require CDFW and USFWS concurrence and provide for allocation of a portion of the County's 5 percent take allowance of Diegan coastal sage scrub. The project proponent will be responsible for submitting all required application materials to obtain an HLP. If the North County MSCP is adopted prior to project approval the HLP permit would not be required.

6.0 PROJECT IMPACTS

Project impacts may be considered either direct or indirect. A direct impact occurs when the primary effects of the project replace existing habitat with graded or developed areas. An indirect impact consists of secondary effects of a project, including habitat insularization, drainage/water quality, lighting, noise, roadkill, exotic plant species, raptor foraging/nesting, nuisance animal species, and human intrusion. The magnitude of an indirect impact may be the same as a direct impact; however, the effect usually takes a longer time to become apparent.

6.1 DIRECT IMPACTS

6.1.1 Vegetation Communities

Impacts to vegetation communities are based on the 2004 aerial photography vegetation mapping, prior to the parking area clearing, and do not reflect current site conditions. Approximately 7.3 acres would be impacted (Figure 3; Table 3). This includes the entire MUP area as well as the off-site road improvements. The impacted areas include disturbed Diegan coastal sage scrub, non-native grassland, disturbed habitat, and developed area.

Table 3 IMPACTS TO VEGETATION COMMUNITIES^{1,2}	
Vegetation Communities	Area
Diegan coastal sage scrub-disturbed (32520)	1.8
Non-native grassland (42210)	0.8
Disturbed habitat (11300)	1.7
Developed/ Ornamental (12000)	0.2
Orchard (11300)	2.8
TOTAL	7.3

¹Based on the 2004 vegetation mapping

²Includes the entire MUP area as well as the off-site road improvements

Sensitive Communities

Diegan Coastal Sage Scrub-disturbed (32520)

Approximately 1.8 acres of disturbed Diegan coastal sage scrub would be impacted upon implementation of the proposed project and MUP(Figure 3).

Non-native Grassland (42210)

Approximately 0.8 acre of non-native grassland would be impacted upon implementation of the proposed project and MUP (Figure 3).

Other Areas

Approximately 4.7 acres of non-sensitive disturbed, developed, ornamental, and orchard areas also would be impacted upon implementation of the proposed project and MUP (Figure 3).

6.1.2 Sensitive Plant Species

Implementation of the proposed project is not anticipated to impact any sensitive plant species.

6.1.3 Sensitive Animal Species

A small amount of disturbed Diegan coastal sage scrub habitat would be impacted by the project. This habitat type is known to support the listed CAGN; however, due to the small size and fragmented nature of this habitat on site, this species is not anticipated to occur.

Impacts to raptor foraging habitat would occur through the loss of non-native grassland and other upland habitats. Direct impacts to other sensitive animal species would not be considered significant due to their low sensitivity status.

6.1.4 Jurisdictional Features

The project would not result in impacts to any County (RPO), Corps, CDFW, or RWQCB jurisdictional areas.

6.1.5 Wildlife Corridors

The project site is not within or adjacent to any local or regional wildlife corridors. As such, project development would not impact any wildlife corridors.

6.2 INDIRECT IMPACTS

Potential indirect project impacts consist of secondary effects of a project, including habitat insularization, drainage/water quality, lighting, noise, exotic plant species, raptor foraging/nesting, and human intrusion. The project is not adjacent to any areas supporting sensitive biological resources. Given the developed nature of the surrounding area, no indirect impacts would result from the proposed project.

7.0 MITIGATION MEASURES

The following measures are proposed to mitigate for project related impacts.

7.1 MITIGATION FOR DIRECT IMPACTS

7.1.1 Vegetation Communities

The project proponent proposes to mitigate for impacts to 1.8 acres of disturbed Diegan coastal sage scrub at 1:1 ratio and impacts to 0.8 acre of non-native grassland at a 0.5:1 ratio. The resulting 2.2 acre mitigation requirement would be met through habitat preservation, purchase of credits in an approved mitigation bank and/or preservation of suitable habitat off site. The final mitigation would be determined through consultation with the wildlife agencies during the County HLP process.

7.1.2 Coastal California Gnatcatcher

While the DCSS habitat on site is not anticipated to support the CAGN, the habitat is still being mitigated at the same ratio as if it were present. Direct impacts to potential CAGN habitat shall be mitigated through purchase of mitigation credits and/or off site habitat preservation, in accordance with the mitigation measure discussed above in Section 7.1.1. In addition, the USFWS and CDFW will identify specific measures to be implemented for the take of the DCSS habitat and potential CAGN presence on site through the HLP process. It is anticipated that the HLP measures will coincide with the upland habitat mitigation identified in Section 7.1.1 above.

7.1.3 Nesting Birds

To avoid any direct impacts to the CAGN, raptors, and/or any native/migratory birds protected by the MBTA, removal of habitat that supports active nests in the proposed area of disturbance should occur outside of the general avian breeding season (February 15 to September 15). If vegetation must be removed during this season, a qualified biologist will conduct a nesting bird survey of potentially suitable nesting vegetation prior to removal. Surveys will be conducted no more than three (3) days prior to scheduled removals. If active nests are identified, the biologist will establish buffers around the vegetation containing the active nest (300 feet for the CAGN and raptors; 100 feet for other non-raptors). The vegetation containing the active nest will not be removed, and no grading will occur within the established buffer, until a qualified biologist has determined that the nest is no longer active (i.e., the juveniles are surviving independent from the nest). If clearing is not conducted within three days of a negative survey, the nesting survey must be repeated to confirm the absence of nesting birds.

7.2 MITIGATION FOR INDIRECT IMPACTS

To mitigate for potential impacts to the CAGN during construction, the following measures shall be required:

- No clearing, grubbing, grading, or other construction activities shall occur within 500 feet of

Diegan coastal sage scrub habitat between March 1 and August 15 (CAGN breeding season) until the following requirements have been met:

A. A qualified biologist (possessing a valid ESA Section 10(a)(1)(A) Recovery Permit) shall survey appropriate habitat (coastal sage scrub) areas within 500 feet of the project footprint and would be subject to construction noise levels exceeding 60 dB hourly average for the presence of the CAGN. If no appropriate habitat is present then the surveys will not be required. If appropriate habitat is present, gnatcatcher surveys shall be conducted pursuant to USFWS protocol survey guidelines within the breeding season prior to commencement of any construction. If gnatcatchers are present the following conditions must be met:

I. Between March 1 and August 15, no construction activities shall occur within any portion of the site where construction activities would result in noise levels exceeding 60 dB hourly average at the edge of occupied gnatcatcher habitat. An analysis showing that noise generated by construction activities would not exceed 60 dB hourly average at the edge of occupied habitat must be completed by a qualified acoustician (possessing current noise engineer license or registration with monitoring noise level experience with listed animal species) and approved by the prior to the commencement of construction activities. Prior to commencement of construction activities during the breeding season, areas restricted from such activities shall be staked or fenced under supervision of a qualified biologist; or

III. At least two weeks prior to commencement of construction activities and under direction of a qualified acoustician, noise attenuation measures (e.g., berms, walls) shall be implemented to ensure that noise levels resulting from construction activities will not exceed 60 dB hourly average at the edge of habitat occupied by the CAGN. Concurrent with commencement of construction activities and construction of necessary noise attenuation facilities, noise monitoring* shall be conducted at the edge of occupied habitat area to ensure that noise levels do not exceed 60 dB hourly average. If the noise attenuation techniques implemented are determined to be inadequate by the qualified acoustician or biologist, then the associated construction activities shall cease until such time that adequate noise attenuation is achieved or until the end of the breeding season (August 16).

* Construction noise shall continue to be monitored at least twice weekly on varying days, or more frequently depending on the construction activity to verify that noise levels at the edge of occupied habitat are maintained below 60 dB hourly average or to the ambient noise level if it already exceeds 60 dB hourly average. If not, other measures shall be implemented in consultation with the biologist, as necessary, to reduce noise levels within occupied habitat to below 60 dB hourly average or to the ambient noise level if it already exceeds 60 dB hourly average. Such measures may include but are not limited to limitations on the placement of construction equipment and the simultaneous use of equipment.

B. If CAGNs are not detected during the protocol survey, the qualified biologist shall submit substantial evidence to the County and applicable wildlife agencies, and no mitigation would be required.

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Appendix A

STEPHENS' KANGAROO RAT EVALUATION REPORT

ENVIRA

Aquaculture Fisheries Environmental

P.O. Box 2612, Ramona, California, USA 92065

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Philippe Vergne, a permitted Stephen's (*Dipodomys stephensi*)-SKR biologist (TE068072-3), was contracted by Alden Environmental, Inc. to conduct a phase one evaluation for SKR on the estimated 30 acre proposed Tran Monastery project.

METHODS

A literature review and records check was conducted for sensitive resources within the vicinity of the proposed project. In addition to the literature review, a general field survey of the project area was conducted. The field survey provided information on the existing conditions on the site and the potential for sensitive resources to be present. A phase one walk-over of the site was conducted by walking transects over all suitable/potential kangaroo rat habitat on the property. Kangaroo rat sign looked for included burrows, tail drags, scat, and tracks.

LITERATURE REVIEW

A literature review was conducted prior to the trapping effort. This included a review of standard field guides and texts on sensitive and non-sensitive biological resources, as well as the following sources:

- List of sensitive biological resources provided by the California Natural Diversity Data Base (CNDDB);
- Biological resources reports for the project site and adjacent properties; and
- General texts and other documents identifying potential resources on the site.

All technical information reviewed is included in the References section of this document.

The Dulzura (*Dipodomys simulans*) and the Stephens kangaroo rat (*Dipodomys stephensi*) have overlapping ranges. Dulzura kangaroo rats are known to occasionally inhabit open grasslands more characteristic of SKR. SKR are infrequently known to inhabit areas of denser vegetation. Therefore, trapping is often the only definitive method of confirming the absence or presence, distribution, and abundance of SKR in areas where they are sympatric with other kangaroo rat species, or where trace sign is found.

Stephens Kangaroo Rat

The Stephens kangaroo rat (SKR) prefers open areas with sparse perennial cover (Lackey 1967, Bleich 1977, Thomas 1975). They occur in areas of loose soil where the soil depth is at least 0.5 meters (Price and Endo 1989). SKR will also inhabit disturbed areas such as fallow fields by using the burrows of other rodents, including pocket gophers (*Thomomys bottae*) (Bleich 1977) and the Beechey ground squirrel (*Spermophilus beecheyi*) (O'Farrell 1989).

Like all kangaroo rats, the SKR is primarily a seed eater, feeding on the seeds of both annual and shrub species. It also feeds on green vegetation and insects when these are available. Being primarily a dry biome species, kangaroo rats obtain nearly all of their water from the food they eat, and can subsist indefinitely on water extracted from dry seeds. They forage in open ground and underneath shrubs. Burrows are dug in loose soil.

The closest SKR populations to the proposed project are located in the Fallbrook Airport Area and at the Naval Weapon Storage Center facility in Fallbrook. Other populations occur on Camp Pendleton, in Valley Center and in Ramona California.

PHASE ONE BIOLOGICAL SURVEYS

A reconnaissance-level phase one pedestrian survey was conducted on the property on December 30 of 2013, from 9AM to 2 PM to assess suitable habitat for SKR resources within the project boundaries. Notes were taken during the surveys of all plant and wildlife species observed. Observations of wildlife species included scat, trails, tracks, burrows, nests, calls, and visual observation. In addition, site characteristics such as soils, topography, the condition of the plant communities, and evidence of human use of the site were noted.

Based on the available information and site conditions, there was a moderate probability that SKR could occur on the project site. SKR were known to occupy similar habitat in several areas in San Diego County.

Topography and Soils

The majority of the site consists of gently to mid sloping terrain and small hills located above the existing monastery.

The sandy and clay loam soils on site are mostly suitable for SKR occupancy.

Surrounding Land Uses

Surrounding land are open space and rural housing with mostly disturbed annual grasslands and sparse remnant or emergent coastal sage scrub.

Plant Communities

There are two plant communities on the property. In decreasing order of importance they are: disturbed annual grasslands and sparse sage scrub.

Disturbed Annual/Ruderal Grassland

The disturbed annual grassland plant community is composed of annual grasses, weeds and sparse emergent scrub. Plant species within this community consists of bromes such as red brome (*Bromus madritensis*) and ripgut grass (*Bromus diandrus*), herbaceous annuals such as red-stemmed filaree (*Erodium cicutarium*), fiddleneck (*Amsinckia menziesii*), annual sunflower (*Helianthus annuus*), doveweed (*Eremocarpus setigerus*), horehound (*Marrubium vulgare*), western ragweed (*Ambrosia psilostachya*), and short-podded mustard (*Hirschfeldia incana*).

Coastal Sage Scrub

The coastal sage scrub stands on site are mostly along isolated patches near the property edge. The dominant species in the sage scrub stands is California buckwheat. The understory is dominated by brome grasses.

Wildlife

Wildlife activity was moderate to high, with most of the wildlife represented by bird species and small fossorial mammals captured during the trapping effort.

Reptiles were observed mainly in the open scrub habitats and in bare areas (dirt roads, etc.) within the ruderal-annual grassland habitats.

Bird species were the most common. Mammal species observed included Botta's pocket gopher (*Thomomys bottae*), California ground squirrel (*Spermophilus beecheyi*), Audubon's cottontail (*Sylvilagus aubudonii*), and coyote (*Canis latrans*).

Disturbances

Several roads crisscross the property. Other disturbed areas of the site include fencing, grading and disking.

Findings

No sign of kangaroo rats was observed on the property. The SKR is not currently present on the property or on adjacent properties. No impacts to SKR or their habitat will occur due to project implementation.

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Appendix B

PLANT SPECIES OBSERVED

FAMILY	SCIENTIFIC NAME	COMMON NAME
Amaranthaceae	<i>Salsola tragus</i> *	Russian thistle
Anacardiaceae	<i>Malosma laurina</i>	laurel sumac
Asteraceae	<i>Ambrosia psilostachya</i>	western ragweed
	<i>Artemisia californica</i>	California sage
	<i>Baccharis salicifolia</i>	mule fat
	<i>Centaurea melitensis</i> *	star thistle
	<i>Deinandra fasciculata</i>	fascicled tarplant
	<i>Encelia californica</i>	California encelia
	<i>Gazania linearis</i> *	treasure flower
	<i>Hedypnois cretica</i> *	Crete hedypnois
	<i>Helianthus annuus</i>	western sunflower
	<i>Heterotheca grandiflora</i>	telegraph weed
	<i>Isocoma menziesii</i>	goldenbush
	<i>Logfia arizonica</i>	Arizona filago
	<i>Sonchus asper</i> *	prickly sow-thistle
	<i>Sonchus oleraceus</i> *	common sow-thistle
Boraginaceae	<i>Amsinckia intermedia</i>	rancher's fiddleneck
Brassicaceae	<i>Brassica nigra</i>	black mustard
	<i>Brassica</i> sp.*	mustard
	<i>Hirschfeldia incana</i> *	perennial mustard
	<i>Lepidium lasiocarpum</i>	peppergrass
	<i>Croton setigerus</i>	doveweed
Euphorbiaceae	<i>Acmispon glaber</i>	deerweed
Fabaceae	<i>Medicago polymorpha</i> *	bur-clover
	<i>Quercus agrifolia</i> var. <i>agrifolia</i>	coast live oak
Fagaceae	<i>Erodium cicutarium</i> *	red-stem filaree
Geraniaceae	<i>Erodium moschatum</i> *	green-stem filaree
	<i>Marrubium vulgare</i> *	horehound
Lamiaceae	<i>Salvia apiana</i>	white sage
	<i>Malva parviflora</i> *	cheeseweed
Malvaceae	<i>Oxalis californica</i>	California wood-sorrel
Oxalidaceae	<i>Pinus</i> sp.*	ornamental pine tree
Pinaceae	<i>Avena barbata</i> *	slender wild oat
	<i>Avena fatua</i> *	wild oat
	<i>Brachypodium distachyon</i> *	purple falsebrome
	<i>Bromus diandrus</i> *	common ripgut grass

FAMILY	SCIENTIFIC NAME	COMMON NAME
	<i>Bromus hordeaceus</i> *	soft chess
	<i>Hordeum murinum</i> *	barley
	<i>Bromus madritensis</i> ssp. <i>rubens</i> *	foxtail chess
	<i>Cynodon dactylon</i> *	Bermuda grass
	<i>Pennisetum setaceum</i> *	African fountain grass
Polygonaceae	<i>Eriogonum fasciculatum</i> ssp. <i>fasciculatum</i>	California buckwheat
	<i>Rumex crispus</i> *	curly dock
Primulaceae	<i>Anagallis arvensis</i> *	scarlet pimpernel
Rutaceae	<i>Citrus tangerine</i> *	tangerine
Solanaceae	<i>Nicotiana glauca</i> *	tree tobacco

*Non-native species

Appendix C
ANIMAL SPECIES OBSERVED OR DETECTED

SCIENTIFIC NAME	COMMON NAME
<u>Reptiles</u>	
Phrynosomatidae – Earless, Spiny, Tree, Side-blotched, and Horned Lizards	
<i>Sceloporus occidentalis</i>	western fence lizard
<u>Birds</u>	
Columbidae – Doves and Pigeons	
<i>Zenaida macroura</i>	mourning dove
Corvidae – Jays, Magpies, and Crows	
<i>Corvus brachyrhynchos</i>	American crow
Emberizidae – Sparrows, Longspurs, and Emberiza Buntings	
<i>Passer domesticus</i>	house sparrow
Fringillidae – Finches	
<i>Carpodacus mexicanus</i>	house finch
<u>Mammals</u>	
Geomyidae – Gophers	
<i>Thomomys bottae</i>	Botta's pocket gopher (burrows)
Leporidae – Rabbits and Hares	
<i>Sylvilagus auduboni</i>	desert cottontail (scat)
Sciuridae – Squirrels, Chipmunks, and Marmots	
<i>Spermophilus beecheyi</i>	California ground squirrel

Appendix D
SENSITIVE PLANT SPECIES WITH POTENTIAL TO OCCUR

SPECIES	STATUS*	POTENTIAL TO OCCUR/COMMENTS
San Diego thorn-mint (<i>Acanthomintha ilicifolia</i>)	FT/SE CNPS List 1B.1	Very low. Occurs on cracked clay soils in sage scrub or chaparral openings, often associated with vernal pools. Appropriate habitat not present.
California adolphia (<i>Adolphia californica</i>)	--/-- CNPS List 2.1	Moderate. Occurs below 1,000 feet AMSL in elevation in sage scrub and chaparral habitats. Likely would have been observed if present.
San Diego ambrosia (<i>Ambrosia pumila</i>)	FE/-- CNPS List 1B.1	None. Occurs in sage scrub, grasslands, wetlands, disturbed habitat, sloped areas, creek beds, seasonally dry drainages, and floodplains. Suitable habitat does not occur on site.
Del Mar Manzanita (<i>Arctostaphylos glandulosa</i> ssp. <i>crassifolia</i>)	--/-- CNPS List 1B.1	Low. Occurs within coastal sage scrub and chaparral communities.
Rainbow manzanita (<i>Arctostaphylos rainbowensis</i>)	--/-- CNPS List 1B.1	Low. Occurs within coastal sage scrub and chaparral communities.
Davidson's saltscale (<i>Atriplex serenana</i> var. <i>davidsonii</i>)	--/-- CNPS List 1B.2	None. Historically associated with the isolated alkaline flats of southern California valley areas that have primarily been drained and converted to residential housing or agriculture. Appropriate habitat does not occur within the project site.
Thread leafed brodiaea (<i>Brodiaea filifolia</i>)	--/-- CNPS List 1B.1	Very low. Found in vernal moist grasslands and along vernal pool periphery. Occasionally will grow on streamside embankments in clay soils.
Orcutt's brodiaea (<i>Brodiaea orcuttii</i>)	--/-- CNPS List 1B.1	Very low. Found in vernal moist grasslands and along vernal pool periphery. Occasionally will grow on streamside embankments in clay soils.
Lewis sun cup (<i>Camissonia lewisii</i>)	--/-- CNPS List 3	None. Found in coastal bluff scrub, coastal dunes as well as areas of coastal sage scrub and valley and foothill grassland with particularly sandy soils. Suitable habitat does not occur within the project site.

Wart-stemmed ceanothus (<i>Ceanothus verrucosus</i>)	--/-- CNPS List 2.2	Low. Found in San Diego County and Baja. Occurs largely in coastal chaparral communities.
Orcutt's spineflower (<i>Chorizanthe orcuttiana</i>)	FE/SE CNPS List 1B.1	None. Found only in sandy areas on mesas in the coastal region. Generally associated with coastal sage scrub or chaparral openings. Known from only 3 occurrences in Encinitas and Point Loma. Suitable habitat does not occur within the project site.
Summer holly (<i>Comarostaphylis diversifolia</i> ssp. <i>diversifolia</i>)	--/-- CNPS List 1B.2	Low. Mesic north-facing slopes in southern mixed chaparral are the preferred habitat of this large, showy shrub. Rugged steep drainages seem to be a preferred location for isolated shrubs. Suitable habitat does not occur within the project site.
Western dichondra (<i>Dichondra occidentalis</i>)	--/-- CNPS List 4.2	Low. Occurs in dry, sandy banks in coastal sage scrub, chaparral, or southern oak woodland. Often proliferates on recently burned slopes.
Sticky dudleya (<i>Dudleya viscida</i>)	--/-- CNPS List 1B.2	None. An obvious species found in rock crevices and other mesic, shady areas on exposed, north facing slopes. Suitable habitat does not occur within the project site.
Palmer's goldenbush (<i>Ericameria palmeri palmeri</i>)	--/-- CNPS List 2.2	Low. Generally occurs along drainages within chaparral communities or occasionally within coastal sage scrub.
San Diego button celery (<i>Eryngium aristulatum</i> var. <i>parishii</i>)	FE/SE CNPS List 1B.1	Very low. Prefers vernal pools and marshes. Nearest reported sites are on Camp Pendleton. Suitable habitat does not occur on site.
Graceful tarplant (<i>Holocarpha virgata elongate</i>)	--/-- CNPS List 4.2	Moderate. Generally grows in grassland communities on coastal mesas and foothills.
Ramona horkelia (<i>Horkelia truncate</i>)	--/-- CNPS List 1B.3	Low. Occurs in chaparral and foothill woodland habitats.
Decumbent goldenbush (<i>Isocoma menziesii</i> var. <i>decumbens</i>)	--/-- CNPS List 1B.2	Low. Prefers clay soils and is often found in disturbed areas within coastal sage scrub. Little potential habitat within the project site.
San Diego marsh elder (<i>Iva hayesiana</i>)	--/-- CNPS List 2.2	None. Occurs in low-lying, moist, or alkaline areas. No suitable habitat occurs on site.

Robinson's peppergrass (<i>Lepidium virginicum robinsonii</i>)	--/-- CNPS List 1B.2	Low. Occurs in dry, exposed openings within coastal sage scrub and chaparral. Typically found on volcanic soils. Appropriate soils do not occur within the project site.
Felt-leaved monardella (<i>Monardella hypoleuca</i> ssp. <i>lanata</i>)	--/-- CNPS List 1B.2	None. Chaparral understory, typically beneath mature stands of chamise in xeric situations. Appropriate habitat does not occur within the project site.
Spreading navarretia (<i>Navarretia fossalis</i>)	FT/-- CNPS List 1B.1	None. Occurs in vernal pools, vernal swales, or roadside depressions. Suitable habitat does not occur within the project site.
Cooper's rein orchid (<i>Piperia cooperi</i>)	--/-- CNPS List 4.2	None. Vernal moist areas, coast, and foothills. Shallow soils on small rockfalls adjacent to watercourses may be utilized. Suitable habitat does not occur within the project site.
Ahsy spike moss (<i>Selaginella cinerascens</i>)	--/-- CNPS 4.1	Moderate. Occurs in open chaparral and sage scrub. Appropriate habitat occurs within the project site.
Bottle liverwort (<i>Sphaerocarpus drewei</i>)	--/-- CNPS List 1B.1	None. Occurs in openings in chaparral and coastal sage scrub. Most rare liverwort species in North America.
Parry's tetracoccus (<i>Tetracoccus dioicus</i>)	--/-- CNPS List 1B.2	Very low. Gabbro soils in low growing chamise chaparral and sage scrub. Usually, conditions are quite xeric with only limited annual growth. Appropriate soils do not occur within the project site.

*Refer to Appendix E for a listing and explanation of status and sensitivity codes

Appendix E

EXPLANATION OF STATUS CODES FOR PLANT AND ANIMAL SPECIES

FEDERAL AND STATE CODES

U.S. Fish and Wildlife Service (USFWS)

- FE Federally listed endangered
- FC Federal candidate species (discussed in more detail, below)
- FT Federally listed threatened
- BCC Birds of Conservation Concern (discussed in more detail, below)

California Department of Fish and Game (CDFG)

- SE State listed endangered
- ST State listed threatened
- SSC State species of special concern
- Fully Protected Fully Protected species refers to all vertebrate and invertebrate taxa of concern to the Natural Diversity Data Base regardless of legal or protection status. These species may not be taken or possessed without a permit from the Fish and Game Commission and/or CDFG.

OTHER CODES AND ABBREVIATIONS

USFWS Federal Candidate (FC) Species

Federal candidate species are those for which the USFWS has on file “sufficient information on biological vulnerability and threats to support a proposal to list as endangered or threatened, but for which preparation and publication of a proposal is precluded by higher-priority listing actions. [The USFWS] maintain[s] this list for a variety of reasons: to notify the public that these species are facing threats to their survival; to provide advance knowledge of potential listings that could affect decisions of environmental planners and developers; to provide information that may stimulate conservation efforts that will remove or reduce threats to these species; to solicit input from interested parties to help us identify those candidate species that may not require protection under the [Endangered Species Act] or additional species that may require the Act’s protections; and to solicit necessary information for setting priorities for preparing listing proposals” (Federal Register 70:90 [May 11, 2005]).

USFWS Birds of Conservation Concern (BCC)

This report from 2002 aims to identify accurately the migratory and non-migratory bird species (beyond those already designated as federally threatened or endangered) that represent USFWS’ highest conservation priorities and draw attention to species in need of conservation action.

Appendix E (cont.)
EXPLANATION OF STATUS CODES FOR PLANT AND ANIMAL SPECIES

California Native Plant Society (CNPS) Codes

Lists

1A = Presumed extinct.

1B = Rare, threatened, or endangered in California and elsewhere. Eligible for state listing.

2 = Rare, threatened, or endangered in California but more common elsewhere. Eligible for state listing.

3 = Distribution, endangerment, ecology, and/or taxonomic information needed. Some eligible for state listing.

4 = A watch list for species of limited distribution. Needs monitoring for changes in population status. Few (if any) eligible for state listing.

List/Threat Code Extensions

.1 = Seriously endangered in California (over 80 percent of occurrences threatened/high degree and immediacy of threat)

.2 = Fairly endangered in California (20 to 80 percent occurrences threatened)

.3 = Not very endangered in California (less than 20 percent of occurrences threatened, or no current threats known)

A CA Endemic entry corresponds to those taxa that only occur in California.

All List 1A (presumed extinct in California) and some List 3 (need more information; a review list) plants lacking threat information receive no threat code extension. Threat Code guidelines represent only a starting point in threat level assessment. Other factors, such as habitat vulnerability and specificity, distribution, and condition of occurrences, are considered in setting the Threat Code.

APPENDIX F

SENSITIVE ANIMAL SPECIES WITH POTENTIAL TO OCCUR

SPECIES	STATUS*	POTENTIAL TO OCCUR/COMMENTS
INVERTEBRATES		
San Diego fairy shrimp (<i>Branchinecta sandiegonensis</i>)	FE/--	None. Occurs within ephemeral water holding basins. No suitable habitat occurs on site.
Quino checkerspot butterfly (<i>Euphydryas editha quino</i>)	FE/--	None. Populations are known to exist only as several (probably isolated) colonies in southwestern Riverside and southern San Diego counties as well as northern Baja. The principal larval host plant of this species in San Diego is dwarf plantain.
Harbison's dun skipper (<i>Euphyes vestris harbisoni</i>)	--/--	None. Typically not found within 10 miles of the coast. Restricted to chaparral and oak riparian areas with narrow drainages, particularly where the larval host plant (San Diego sedge [<i>Carex spissa</i>]) occurs. No suitable habitat on site.
Hermes copper butterfly (<i>Lycaena hermes</i>)	--/--	None. Species' host plant spiny redberry (<i>Rhamnus crocea</i>) was not observed within the project site.
Riverside fairy shrimp (<i>Streptocephalus woottoni</i>)	FE/--	None. Occurs within ephemeral water holding basins. No suitable habitat occurs on site.
VERTEBRATES		
Fish		
Arroyo chub (<i>Gila orcutti</i>)	--/SSC	None. Suitable habitat not present.
Tidewater goby (<i>Eucyclogobius newberryi</i>)	FE/SSC	None. Suitable habitat not present.
Amphibians		
Arroyo toad (<i>Anaxyrus californicus</i>)	FE/SSC	None. Found on stream banks under open-canopy riparian forest characterized by willows, cottonwoods, or sycamores. Breeds in areas with shallow, slow moving streams, but burrows in adjacent uplands during dry months.

California red-legged frog (<i>Rana aurora draytoni</i>)	FT/SSC	None. Appropriate habitat is characterized by dense, shrubby riparian vegetation with deep, slow moving water. Believed extirpated from San Diego County.
Western spadefoot (<i>Spea hammondi</i>)	--/SSC	None. Prefers floodplains, washes, and low hills. Southern California habitats include coastal sage scrub, chaparral, and grassland. Important habitat components include temporary pools (which form during winter and spring rains) for breeding and friable soils for burrowing. No suitable habitat on site.
Reptiles		
Silvery legless lizard (<i>Anniella pulchra pulchra</i>)	--/SSC	Low. Occurs in areas with loose soil, particularly sand dunes or otherwise sandy soil. Generally found in leaf litter, under rocks, logs, or driftwood in oak woodland, chaparral, and desert scrub. Species is reclusive and rarely observed without night surveys or pitfall trapping.
Rosy boa (<i>Charina trivirgata</i>)	--/--	Low. Mostly nocturnal, occurring among rocky outcrops in coastal sage scrub, chaparral, and desert scrub. Little suitable habitat occurs within the project site.
Southwestern pond turtle (<i>Clemmys marmorata pallida</i>)	--/SSC	None. Open water aquatic species. Suitable habitat not present.
Orange-throated whiptail (<i>Aspidoscelis hyperythra</i>)	--/SSC	Moderate. Coastal sage scrub, chaparral, edges of riparian woodlands, and washes. Also found in weedy, disturbed areas adjacent to these habitats. Suitable habitat occurs within the project site.
Coastal whiptail (<i>Aspidoscelis tigris stejnegeri</i>)	--/--	Moderate. Open coastal sage scrub, chaparral, and woodlands. Frequently found along the edges of dirt roads traversing its habitats. Suitable habitat occurs within the project site.
San Diego banded gecko (<i>Coleonyx variegatus abbotti</i>)	--/--	Low. Chaparral and coastal sage scrub in areas with rock outcrops. Very little suitable habitat occurs within the project site.

Northern red-diamond rattlesnake (<i>Crotalus ruber ruber</i>)	--/SSC	Moderate. Found in chaparral, coastal sage scrub, along creek banks, and in rock outcrops or piles of debris with a supply of burrowing rodents for prey. Some suitable habitat occurs within the project site.
Coronado skink (<i>Eumeces skiltonianus interparietalis</i>)	--/SSC	Moderate. Occurs in grasslands, coastal sage scrub, open chaparral, oak woodland, and coniferous forests, usually under rocks, leaf litter, logs, debris, or in the shallow burrows it digs. Some suitable habitat occurs within the project site.
San Diego horned lizard (<i>Phrynosoma coronatum blainvillii</i>)	--/SSC	Moderate. Coastal sage scrub and open areas in chaparral, oak woodlands, and coniferous forests with sufficient basking sites, adequate scrub cover, and areas of loose soil; require native ants, especially harvester ants (<i>Pogonomyrmex</i> sp.), and are generally excluded from areas invaded by Argentine ants (<i>Linepithema humile</i>). Some suitable habitat occurs within the project site.
Coast patch-nosed snake (<i>Salvadora hexalepis virgultea</i>)	--/SSC	Low. Found in coastal sage scrub, chaparral, riparian, grasslands, and agricultural fields (Zeiner et al. 1988). Prefers open habitats with friable or sandy soils, burrowing rodents for food, and enough cover to escape being preyed upon. Some suitable habitat occurs within the project site.
Two-striped garter snake (<i>Thamnophis hammondi</i>)	--/SSC	Low. Occurs along permanent and intermittent streams bordered by dense riparian vegetation, but occasionally associated with vernal pools or stock ponds. No suitable habitat occurs on site.
South coast gartersnake (<i>Thamnophis sirtalis</i> ssp. <i>novum</i>)	--/--	Low. Occurs in aquatic habitats, preferably rocky streams with protected pools, cattle ponds, marshes, vernal pools, and other shallow bodies of water lacking large, aquatic predators. No suitable habitat occurs on site.

Birds		
Sharp-shinned hawk (<i>Accipiter striatus</i>)	--/WL	Low. Usually observed in areas with tall trees or other vegetative cover; species can be observed in a variety of habitats. Widespread distribution in San Diego County, but occurs in small numbers and only in the winter.
Tricolored blackbird (<i>Agelaius tricolor</i>)	BCC/SSC	Low. Forages in pastures, croplands, lakeshores, and irrigated grassy areas. Breeds in freshwater marsh and emergent wetlands.
Southern California rufouscrowned sparrow (<i>Aimophila ruficeps canescens</i>)	--/WL	Moderate. Occurs in coastal sage scrub and open chaparral as well as shrubby grasslands.
Grasshopper sparrow (<i>Ammodramus savannarum</i>)	--/SSC	Low. Inhabits prairie grasslands and pastures.
Bell's sage sparrow (<i>Amphispiza belli belli</i>)	BCC/WL	Low. Occurs in sunny, dry stands of coastal sage scrub and chaparral.
Golden eagle (<i>Aquila chrysaetos</i>)	BCC/WL	Low. Forages in grassy and open, shrubby habitats. Nests most often on cliffs, less often in trees. Tends to require solitude and is usually found at a distance from human habitation. Project site is likely too developed for this species.
Great blue heron (<i>Ardea herodias</i>)	--/--	Low. Occurs throughout San Diego County in wetland habitats, but may be observed foraging away from water. No wetland habitat occurs on site.
Long-eared owl (<i>Asio otus</i>)	--/SSC	None. In San Diego County, species is a rare resident of oak woodlands and riparian forests. Ideal habitats possess closed canopies and are in proximity to open foraging habitat. No suitable habitat occurs on site.
Burrowing owl (<i>Athene cunicularia</i>)	BCC/SSC	None. Restricted to essentially flat, open country with suitable burrow sites. Some suitable habitat occurs within the project site. No burrows or signs of burrowing owls observed on site.
Green heron (<i>Butorides striatus</i>)	--/--	None. Occurs throughout San Diego County in wetland habitats. No suitable habitat occurs on site.

Coastal cactus wren (<i>Campylorhynchus brunneicapillus sandiegensis</i>)	BCC/SSC	None. Observed in coastal lowlands in cactus thickets. No suitable habitat occurs within the project site.
Northern harrier (<i>Circus cyaneus</i>)	--/SSC	Low. In San Diego County, distribution primarily scattered throughout lowlands but can also be observed in foothills, mountains, and desert. Would have been observed if present.
Yellow-billed cuckoo (<i>Coccyzus americanus occidentalis</i>)	FC, BCC/SE	Low. Considered extirpated from San Diego County. Found in open woodlands with dense understories, riparian woodlands, dense thickets, and occasionally parks. Rare in the western U.S.
Southwestern willow flycatcher (<i>Empidonax traillii extimus</i>)	FE/SE	None. Occurs in San Diego County during the breeding season within riparian/wetland habitats. No suitable habitat occurs on site.
California horned lark (<i>Eremophila alpestris actia</i>)	--/WL	Moderate. Species prefers sandy beaches, agricultural fields, grasslands, and open areas. Some suitable habitat occurs within the project site
Coastal California gnatcatcher (<i>Polioptila californica californica</i>)	FT/--	Low. Species occurs in Diegan coastal sage scrub habitat. The habitat on site is sparse, fragmented, and surrounded by developed and agricultural land. Given the small amount of habitat on site and the lack of adjacent suitable habitat this species is not anticipated to occur on site.
Merlin (<i>Falco columbarius</i>)	--/WL	Low. In San Diego County, the species is rare and can only be found in the winter. It is usually observed in grasslands, but can occur in any habitat except dense woodlands. Suitable habitat occurs within the project site.

Loggerhead shrike (<i>Lanius ludovicianus</i>)	BCC/SSC	Moderate. Habitat includes a combination of open areas with adequate perching locations. Suitable habitat occurs within the project site. Species would have likely been detected if present.
Summer tanager (<i>Piranga rubra</i>)	--/SSC	None. Common in mature riparian forest, especially areas with cottonwood trees. No suitable habitat occurs on site.
Light-footed clapper rail (<i>Rallus longirostris levipes</i>)	FE/SE	None. Coastal salt marshes, especially those dominated by cordgrass (<i>Spartina</i> sp.), but has been known to use brackish and freshwater sites. Suitable habitat is not present.
Barn owl (<i>Tyto alba</i>)	--/--	Low. Occurs in woodland habitats and open areas with trees or other structures that can offer shelter. Some suitable habitat occurs adjacent the project site.
Least Bell's vireo (<i>Vireo bellii pusillus</i>)	FE/SE	None. Prefers riparian woodland and is frequent in areas that combine an understory of willows (<i>Salix</i> spp.) and mule fat. No suitable habitat occurs on site.
Mammals		
Pallid bat (<i>Antrozous pallidus</i>)	--/SSC	None. Found in deserts and canyons. Daytime roosts in buildings, crevices; less often in caves, mines, hollow trees, and other shelters. Project site outside species range.
Northwestern San Diego pocket mouse (<i>Chaetodipus fallax fallax</i>)	--/--	Very low. Found in chaparral understory, typically beneath mature stands of chamise in xeric situations. Appropriate habitat does not occur within the project site.
Mexican long-tongued bat (<i>Choeronycteris mexicana</i>)	--/SSC	Very low. Prefers arid scrub, mixed forest, and canyons in mountain ranges rising from the desert of extreme southern California. Roosts in caves, mines, and sometimes in buildings near the entrance. Project site outside species range.

Stephens' kangaroo rat (<i>Dipodomys stephensi</i>)	FE/ST	None. Found in sparsely vegetated habitats of sagebrush or annual forbs and grasses. Focused habitat assessment determined habitat to be non-suitable.
Western mastiff bat (<i>Eumops perotis</i>)	--/SSC	None. Permanent resident in southern California in chaparral and where coast live oaks are found. Also occurs in arid, rocky areas, cliffs, and canyons. No suitable habitat occurs on site.
Western red bat (<i>Lasiurus blossevillii</i>)	--/SSC	None. Found in streamside habitats dominated by cottonwoods, oaks, sycamores, and walnuts, and rarely in desert habitats. No suitable habitat occurs on site.
Black-tailed jackrabbit (<i>Lepus californicus bennettii</i>)	--/SSC	Moderate. Occurs primarily in open habitats including open coastal sage scrub, chaparral, grasslands, croplands, and disturbed areas (if at least some shrub cover present).
California leaf-nosed bat (<i>Macrotus californicus</i>)	--/SSC	None. Found in desert scrub, often in abandoned mine tunnels. No suitable habitat occurs on site.
Yuma myotis (<i>Myotis yumanensis</i>)	--/--	None. Occurs near ponds, streams, or lakes. Found by day under sidings or shingles, caves, mines, buildings, or under bridges. No suitable habitat occurs on site.
San Diego desert woodrat (<i>Neotoma lepida intermedia</i>)	--/SSC	Low. Found in open chaparral and coastal sage scrub, often building large, stick nests in rock outcrops.
Pocketed free-tailed bat (<i>Nyctinomops femorosaccus</i>)	--/SSC	None. Found in the desert regions of southern California, Prefers to roost in rock outcrops. Project site outside species range.
Pocketed free-tailed bat (<i>Nyctinomops femorosaccus</i>)	--/SSC	Low. Locally abundant in parts of southern California, Prefers rocky areas and roosts in rocky cliffs, caves, buildings, or tree holes.
American badger (<i>Taxidea taxus</i>)	--/SSC	Low. Occurs in level, open areas in grasslands, agricultural fields, and open shrub habitats. This species digs large burrows in dry, friable soils, which are easily observed if present.

*Refer to Appendix E for a listing and explanation of status and sensitivity codes



Permit Number: _____

COUNTY OF SAN DIEGO
LAND USE AND ENVIRONMENT GROUP
Department of Planning & Development Services

Phap Vuong Monastery PDS2014-MUP-14-010

May 17, 2018

Appendix A: Final Climate Action Plan

Consistency Review Checklist

Introduction

The County of San Diego (County) Climate Action Plan (CAP), adopted by the Board of Supervisors on February 14, 2018, outlines actions that the County will undertake to meet its greenhouse gas (GHG) emissions reduction targets. Implementation of the CAP will require that new development projects incorporate more sustainable design standards and implement applicable reduction measures consistent with the CAP. To help plan and design projects consistent with the CAP, and to assist County staff in implementing the CAP and determining the consistency of proposed projects with the CAP during development review, the County has prepared a CAP Consistency Review Checklist (Checklist). This Checklist, in conjunction with the CAP, provides a streamlined review process for proposed discretionary projects that require environmental review pursuant to the California Environmental Quality Act (CEQA). Please refer to the County's Guidelines for Determining Significance for Climate Change (Guidelines) for more information on GHG emissions, climate change impact requirements, thresholds of significance, and compliance with CEQA Guidelines Section 15183.5.

The purpose of this Checklist is to implement GHG reduction measures from the CAP that apply to new development projects. The CAP presents the County's comprehensive strategy to reduce GHG emissions to meet its reduction targets. These reductions will be achieved through a combination of County initiatives and reduction actions for both existing and new development. Reduction actions that apply to existing and new development will be implemented through a combination of mandatory requirements and incentives. This Checklist specifically applies to proposed discretionary projects that require environmental review pursuant to CEQA. Therefore, the Checklist represents one implementation tool in the County's overall strategy to implement the CAP. Implementation of measures that do not apply to new development projects will occur through the implementation mechanisms identified in Chapter 5 of the CAP. Implementation of applicable reduction measures in new development projects will help the County achieve incremental reductions towards its targets, with additional reductions occurring through County initiatives and measures related to existing development that are implemented outside of the Checklist process.

The Checklist follows a two-step process to determine if projects are consistent with the CAP and whether they may have a significant cumulative impact under the County's adopted GHG thresholds of significance. The Checklist first assesses a project's consistency with the growth projections and land use assumptions that formed the basis of CAP emissions projections. If a project is consistent with the projections and land use assumptions in the CAP, its associated growth in terms of GHG emissions would have been accounted for in the CAP's projections and project implementation of the CAP reduction measures will contribute towards reducing the County's emissions and meeting the County's reduction targets. Projects that include a land use plan and/or zoning designation amendment that would result in an equivalent or less GHG-intensive project

when compared to existing designation, would also be within the projections assumed in the CAP. Projects responding in the affirmative to Step 1 questions can move forward to Step 2 of the Checklist. If a land use and/or zoning designation amendment results in a more GHG-intensive project, the project is required to demonstrate consistency with applicable CAP measures and offset the increase in emissions as described in the Guidelines. Step 2 of the Checklist contains the CAP GHG reduction measures that projects are required to implement to ensure compliance with the CAP. Implementation of these measures would ensure that new development is consistent with relevant CAP strategies and measures and will contribute towards achieving the identified GHG reduction targets. Projects that are consistent with the CAP, as determined using this Checklist, may rely on the CAP for the cumulative impacts analysis of GHG emissions under CEQA.

A project's incremental contribution to cumulative GHG emissions may be determined to not be cumulatively considerable if it is determined to be consistent with the CAP. As specified in the CEQA Guidelines, the mere existence of significant cumulative impacts caused by other projects alone shall not constitute substantial evidence that the project's incremental effects are "cumulatively considerable" (CCR, Title 14, Division 6, Chapter 3, Section 15064[h][4]). Projects requiring discretionary review that cannot demonstrate consistency with the CAP using this Checklist may have a cumulatively considerable contribution to a significant cumulative impact and would be required to prepare a separate, more detailed project-level GHG analysis as part of the CEQA document prepared for the project.

Checklist Applicability

This Checklist only applies to development projects that require discretionary review and are subject to environmental review (i.e., not statutorily or categorically exempt projects) pursuant to CEQA. Projects that are limited to ministerial review and approval (e.g., only building permits) would not be subject to the Checklist. The CAP contains other measures that, when implemented, would apply broadly to all ministerial and discretionary projects. These measures are included for discretionary projects in this Checklist, but could also apply more broadly once the County takes action to codify specific requirements or standards.

Checklist Procedures

General procedures for Checklist compliance and review are described below. Specific guidance is also provided under each of the questions under Steps 1 and 2 of the Checklist in subsequent pages.

1. The County's Department of Planning & Development Services (PDS) reviews development applications and makes determinations regarding environmental review requirements under CEQA. Procedures for CEQA can be found on the County's [Process Guidance & Regulations/Statutes Homepage](#). The Director of PDS will determine whether environmental review is required, and if so, whether completion of the CAP Checklist is required for a proposed project or whether a separate project-level GHG analysis is required.
2. The specific applicable requirements outlined in the Checklist shall be required as a condition of project approval.
3. The project must provide substantial evidence that demonstrates how the proposed project will implement each applicable Checklist requirement described herein to the satisfaction of the Director of PDS.
4. If a question in the Checklist is deemed not applicable (N/A) to a project, substantial evidence shall be provided to the satisfaction of the Director of PDS demonstrating why the Checklist item is not applicable. Feasibility of reduction measures for new projects was assessed in development of the

CAP and measures determined to be feasible were incorporated into the Checklist. Therefore, it is expected that projects would have the ability to comply with all applicable Checklist measures.

5. Development projects requiring discretionary review that cannot demonstrate consistency with the CAP using this Checklist shall prepare a separate, project-level GHG analysis as part of the CEQA document prepared for the project and may be required to prepare an Environmental Impact Report (EIR). Guidance for project-specific GHG Technical Reports is outlined in the Report Format and Content Requirements for Climate Change document, provided under separate cover. The Report Format and Content Requirements document provides guidance on the outline and content of GHG analyses for discretionary projects processed by PDS that cannot show compliance with the CAP Checklist.

Checklist Updates

The Guidelines and Checklist may be administratively updated by the County from time to time to comply with amendments to State laws or court directives, or to remove measures that may become mandatory through future updates to State or local codes. Administrative revisions to the Guidelines and Checklist will be limited to changes that do not trigger a subsequent EIR or a supplement to the SEIR for the CAP pursuant to CEQA Guidelines Section 15162. Administrative revisions, as described above, will not require approval by the Board of Supervisors (Board). All other changes to the Guidelines and Checklist require Board approval.

Comprehensive updates to the Guidelines and Checklist will be coordinated with each CAP update (i.e., every five years beginning in 2025) and would require Board approval. Future updates of the CAP, Guidelines, and Checklist shall comply with CEQA.

Application Information

Contact Information

Project No. and Name: _____
Property Address and
APN: _____

Applicant Name and Co.: _____

Contact Phone: _____ Contact Email: _____

Was a consultant retained to complete this checklist? ☐ Yes ☐ No

If Yes, complete the following:

Consultant Name: _____ Contact
Phone: _____

Company Name: _____ Contact Email: _____

Project Information

1. What is the size of the project site (acres [gross and net])? _____

2. Identify all applicable proposed land uses (indicate square footage [gross and net]):

☐ Residential (indicate # of single-family dwelling units): _____

☐ Residential (indicate # of multi-family dwelling units): _____

☐ Commercial (indicate total square footage [gross and net]): _____

☐ Industrial (indicate total square footage [gross and net]): _____

☐ Agricultural (indicate total acreage [gross and net]): _____

☐ Other (describe): _____

3. Provide a description of the project proposed. This description should match the project description used for the CEQA document. The description may be attached to the Checklist if there are space constraints.

PROJECT DESCRIPTION

The currently proposed project is a Major Use Permit (MUP) to allow a religious assembly use with a new monastery building. The proposed new monastery is a two-story structure of 8,272 square feet with a maximum allowable occupancy of 300. The property is 8.9 acres but the new monastery would be constructed on the 7.1-acre, eastern portion of the site rather than the 1.8-acre western portion where the existing buildings and parking are. The new structure would operate as a monastery, meditation hall, and residence. The project includes 76 parking spaces. A new driveway would access North Ash Street rather than Vista Avenue. The new structure will be 33 feet high with a total area of 8,272 square feet, including: a large meditation room, small meditation room, kitchen, social room and guest room on the first floor, and four bedrooms and a sitting area on the second floor. The proposed monastery will be open daily and also will host special events. A bell and a drum/gong used for special ceremonies will be completely within the building. Nine parking area lighting poles with LED fixtures will be installed.

CAP Consistency Checklist Questions

Step 1: Land Use Consistency

For projects that are subject to CAP consistency review, the first step in determining consistency is to assess the project's consistency with the growth projections used in the development of the CAP. This section allows the County to determine a project's consistency with the land use assumptions used in the CAP.

Step 1: Land Use Consistency		
Checklist Item (Check the appropriate box and provide explanation and supporting documentation for your answer)	Yes	No
<p>1. Is the proposed project consistent with the existing General Plan regional category, land use designations, and zoning designations?</p> <p>If "Yes," provide substantiation below and then proceed to Step 2 (CAP Measures Consistency) of the Checklist.</p> <p>If "No," proceed to question 2 below.</p>	<input type="checkbox"/>	<input type="checkbox"/>
<p>Project Detail: Please substantiate how the project satisfies question 1.</p>		
<p>2. Does the project include a land use element and/or zoning designation amendment that would result in an equivalent or less GHG-intensive project when compared to the existing designations?</p> <p>If "Yes," the project must provide estimated project GHG emissions under both existing and proposed designation(s) for comparison to substantiate the response and proceed to Step 2 (CAP Measures Consistency) of the Checklist.</p> <p>If "No," (i.e., the project proposes an increase in density or intensity above that which is allowed under existing General Plan designations and consequently would not result in an equivalent or less GHG-intensive project when compared to the existing designations), the project must prepare a separate, more detailed project-level GHG analysis. As outlined in the County's Guidelines for Determining Significance for Climate Change and Report Format and Content Requirements for Climate Change, this analysis must demonstrate how the project would offset the increase in GHG emissions over the existing designations or baseline conditions. The project must also incorporate each of the CAP measures identified in Step 2 to mitigate cumulative GHG emissions impacts. Proceed and complete a separate project-specific GHG analysis and Step 2 of the Checklist. Refer to Section 4 of the County's Guidelines for procedures on analyzing General Plan Amendments.</p>	<input type="checkbox"/>	<input type="checkbox"/>
<p>Project Detail: Please substantiate how the project satisfies question 2.</p> <p>_____</p> <p>_____</p> <p>_____</p> <p>_____</p> <p>_____</p>		

Step 2: CAP Measures Consistency

The second step of the CAP consistency review is to review and evaluate a project's consistency with the applicable measures of the CAP. Each checklist item is associated with a specific GHG reduction measure(s) in the County CAP.

Step 2: CAP Measures Consistency				
Checklist Item (Check the appropriate box and provide an explanation for your answer)	CAP Measure	Yes	No	N/A
Step 2A: Project Operations (All projects with an operational component must fill out this portion of the Checklist)				
Reducing Vehicle Miles Traveled				
<p>1a. Reducing Vehicle Miles Traveled</p> <p><u>Non-Residential:</u> For non-residential projects with anticipated tenant-occupants of 25 or more, will the project achieve a 15% reduction in emissions from commute vehicle miles traveled (VMT), and commit to monitoring and reporting results to demonstrate on-going compliance? VMT reduction may be achieved through a combination of Transportation Demand Management (TDM) and parking strategies, as long as the 15% reduction can be substantiated.</p> <p>VMT reduction actions though TDM may include, but are not limited to:</p> <ul style="list-style-type: none"> <input type="checkbox"/> Telecommuting <input type="checkbox"/> Car Sharing <input type="checkbox"/> Shuttle Service <input type="checkbox"/> Carpools <input type="checkbox"/> Vanpools <input type="checkbox"/> Bicycle Parking Facilities <input type="checkbox"/> Transit Subsidies <p>Shared and reduced parking strategies may include, but are not limited to:¹</p> <ul style="list-style-type: none"> <input type="checkbox"/> Shared parking facilities <input type="checkbox"/> Carpool/vanpool-only parking spaces <input type="checkbox"/> Shuttle facilities <input type="checkbox"/> Electric Vehicle-only parking spaces <p>The project may incorporate the measures listed above, and propose additional trip reduction measures, as long as a 15% reduction in emissions from commute VMT can be demonstrated through substantial evidence.</p> <p>Check "N/A" if the project is a residential project or if the project would not accommodate more than 25 tenant-occupants.</p>	T-2.2 and T-2.4	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>1b. Project Detail:</p> <p>Please substantiate how the project satisfies question 1a.</p> <hr/> <hr/> <hr/> <hr/>				

¹ Reduction actions and strategies under 1a may be used to achieve a 10% reduction in emissions from commute VMT under 2a

Step 2: CAP Measures Consistency

Step 2: CAP Measures Consistency				
Checklist Item (Check the appropriate box and provide an explanation for your answer)	CAP Measure	Yes	No	N/A
Shared and Reduced Parking				
<p>2a. Shared and Reduced Parking</p> <p><u>Non-Residential:</u> For non-residential projects with anticipated tenant-occupants of 24 or less, will the project implement shared and reduced parking strategies that achieves a 10% reduction in emissions from commute VMT?</p> <p>Shared and reduced parking strategies may include, but are not limited to:</p> <ul style="list-style-type: none"> <input type="checkbox"/> Shared parking facilities <input type="checkbox"/> Carpool/vanpool-only parking spaces <input type="checkbox"/> Shuttle facilities <input type="checkbox"/> Electric Vehicle-only parking spaces <p>Check "N/A" if the project is a residential project or if the project would accommodate 25 or more tenant-occupants.</p>	T-2.4	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>2b. Project Detail:</p> <p>Please substantiate how the project satisfies question 2a.</p> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/>				
Water Heating Systems				
<p>3a. Electric or Alternately-Fueled Water Heating Systems</p> <p><u>Residential:</u> For projects that include residential construction, will the project, as a condition of approval, install the following types of electric or alternately-fueled water heating system(s)? Please check which types of system(s) will be installed:</p> <ul style="list-style-type: none"> <input type="checkbox"/> Solar thermal water heater <input type="checkbox"/> Tankless electric water heater <input type="checkbox"/> Storage electric water heaters <input type="checkbox"/> Electric heat pump water heater <input type="checkbox"/> Tankless gas water heater <input type="checkbox"/> Other <p>Check "N/A" if the project does not contain any residential buildings.</p>	E-1.2	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>3b. Project Detail:</p> <p>Please substantiate how the project satisfies question 3a.</p> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/>				

Step 2: CAP Measures Consistency

Step 2: CAP Measures Consistency				
Checklist Item (Check the appropriate box and provide an explanation for your answer)	CAP Measure	Yes	No	N/A
Water-Efficient Appliances and Plumbing Fixtures				
<p>4a. Water Efficient Appliances and Plumbing Fixtures</p> <p><u>Residential:</u> For new residential projects, will the project comply with all of the following water efficiency and conservation BMPs²?</p> <p><input type="checkbox"/> Kitchen Faucets: The maximum flow rate of kitchen faucets shall not exceed 1.5 gallons per minute at 60 psi. Kitchen faucets may temporarily increase the flow above the maximum rate, but not to exceed 2.2 gallons per minute at 60 psi, and must default to a maximum flow rate of 1.5 gallons per minute at 60 psi³.</p> <p><input type="checkbox"/> Energy Efficient Appliances: Install at least one qualified ENERGY STAR dishwasher or clothes washer per unit.</p> <p>Check "N/A" if the project is a non-residential project.</p>	W-1.1	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>4b. Project Detail:</p> <p>Please substantiate how the project satisfies question 4a.</p> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/>				
Rain Barrel Installations				
<p>5a. Rain Barrel Installations</p> <p><u>Residential:</u> For new residential projects, will the project make use of incentives to install one rain barrel per every 500 square feet of available roof area?</p> <p>Check "N/A" if the project is a non-residential project; if State, regional or local incentives/rebates to purchase rain barrels are not available; or if funding for programs/rebates has been exhausted.</p>	W-2.1	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>5b. Project Detail:</p> <p>Please substantiate how the project satisfies question 5a.</p> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/>				

² CALGreen Tier 1 residential voluntary measure A4.303 of the [California Green Building Standards Code](#).

³ Where complying faucets are unavailable, aerators or other means may be used to achieve reduction.

Step 2: CAP Measures Consistency

Step 2: CAP Measures Consistency				
Checklist Item (Check the appropriate box and provide an explanation for your answer)	CAP Measure	Yes	No	N/A
Reduce Outdoor Water Use				
<p>6a. Reduce Outdoor Water Use</p> <p><u>Residential:</u> Will the project submit a Landscape Document Package that is compliant with the County's Water Conservation in Landscaping Ordinance⁴ and demonstrates a 40% reduction in current Maximum Applied Water Allowance (MAWA) for outdoor use?</p> <p><u>Non-Residential:</u> Will the project submit a Landscape Document Package that is compliant with the County's Water Conservation in Landscaping Ordinance and demonstrates a 40% reduction in current MAWA for outdoor use?</p> <p>Check "N/A" if the project does not propose any landscaping, or if the aggregate landscaped area is between 500 – 2,499 square feet and elects to comply with the Prescriptive Compliance Option within the Water Conservation in Landscaping Ordinance.</p>	W-1.2	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>6b. Project Detail: Please substantiate how the project satisfies question 6a.</p> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/>				
Agricultural and Farming Operations⁵				
<p>7a. Agricultural and Farming Equipment</p> <p>Will the project use the San Diego County Air Pollution Control District's (SDAPCD's) farm equipment incentive program to convert gas- and diesel-powered farm equipment to electric equipment?</p> <p>Check "N/A" if the project does not contain any agricultural or farming operations; if the SDAPCD incentive program is no longer available; or if funding for the incentive program has been exhausted.</p>	A-1.1	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>7b. Project Detail: Please substantiate how the project satisfies question 7a.</p> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/>				

⁴ <http://www.sandiegocounty.gov/content/dam/sdc/cob/ordinances/ord10427.pdf>.

⁵ Existing agricultural operations would not be subject to questions 7 and 8 of the Checklist, unless a proposed expansion is subject to discretionary review and requires environmental review pursuant to CEQA.

Step 2: CAP Measures Consistency

Checklist Item (Check the appropriate box and provide an explanation for your answer)	CAP Measure	Yes	No	N/A
<p>8a. Electric Irrigation Pumps</p> <p>Will the project use SDAPCD's farm equipment incentive program to convert diesel- or gas-powered irrigation pumps to electric irrigation pumps?</p> <p>Check "N/A" if the project does not contain any agricultural or farming operations; if the SDAPCD incentive program is no longer available; or if funding for the incentive program has been exhausted.</p>	A-1.2	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

8b. Project Detail:

Please substantiate how the project satisfies question 8a.

Tree Planting

<p>9a. Tree Planting</p> <p><u>Residential</u>: For residential projects, will the project plant, at a minimum, two trees per every new residential dwelling unit proposed?</p> <p>Check "N/A" if the project is a non-residential project.</p>	A-2.1	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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9b. Project Detail:

Please substantiate how the project satisfies question 9a.

GLOBAL CLIMATE CHANGE ANALYSIS

Tran Monastery Major Use Permit County of San Diego, CA

Lead Agency:

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Project: 1583-06 Tran Monastery GHG

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LIST OF ACRONYMS

Assembly Bill 32 (AB32)

Business as Usual (BAU)

California Air Pollution Control Officers Association's (CAPCOA)

California Air Resources Board (CARB)

California Climate Action Registry General Reporting Protocol Version 3.1 (CCARGRPV3.1)

California Energy Commission (CEC)

California Environmental Quality Act (CEQA)

Carbon Dioxide (CO₂)

Cubic Yards (CY)

Environmental Protection Agency (EPA)

Green House Gas (GHG)

International Residential Code (IRC)

Low Carbon Fuel Standard (LCFS)

Methane (CH₄)

Nitrous Oxide (N₂O)

San Diego Air Basin (SDAB)

San Diego Air Pollution Control District (SDAPCD)

Senate Bill 97 (SB97)

Vehicle Miles Traveled (VMT)

EXECUTIVE SUMMARY

This analysis has been completed in order to quantify greenhouse gas (GHG) emissions from the project site and was prepared according to guidelines established within the California Global Warming Solutions Act of 2006 – Assembly Bill 32 (AB32), Senate Bill (SB) 97 (SB97) and the California Environmental Quality Act (CEQA). GHGs analyzed in this study are carbon dioxide (CO₂), methane (CH₄), and nitrous oxide (N₂O). To simplify GHG calculations, both CH₄ and N₂O are converted to equivalent amounts of CO₂ and are identified as CO₂e.

The proposed development is located at 33° 9' 15" N and 117° 05' 2" W at 715 Vista Avenue, Escondido within the unincorporated San Diego County, CA. The Project proposes to expand the site with an 8,272 square foot structure complete with a kitchen, bedrooms, social room, small meditation room, and large meditation room. Accommodations will be provided for up to four on-site residents at any one time. Construction of the project is proposed in June 2017 with full buildout expected late 2017.

Adding both annual construction emissions and the expected operational emissions including design features from Area, Energy, Mobile, Waste and Water sources, the project would generate emissions of 169.09 MT CO₂e. Based on this, the project would not exceed the screening level of 900 MT CO₂e as identified by California Air Pollution Control Officers Association (CAPCOA) and would not require further analysis.

1.0 INTRODUCTION

1.1 Purpose of this Study

The purpose of this Greenhouse Gas (GHG) Assessment is to show conformance to the California Global Warming Solutions Act of 2006 – Assembly Bill 32 (AB32) and Senate Bill 97 (SB97). AB32 requires that by 2020 the state's GHG emissions be reduced to 1990 levels and SB97 a "companion" bill directed amendments to the CEQA statute to specifically establish that GHG emissions and their impacts are appropriate subjects for CEQA analysis. Should impacts be determined, the intent of this study would be to recommend suitable mitigation measures to bring the project to a level considered less than significant under CEQA or show that the project GHG emissions would be below CAPCOA screening thresholds.

1.2 Project Location

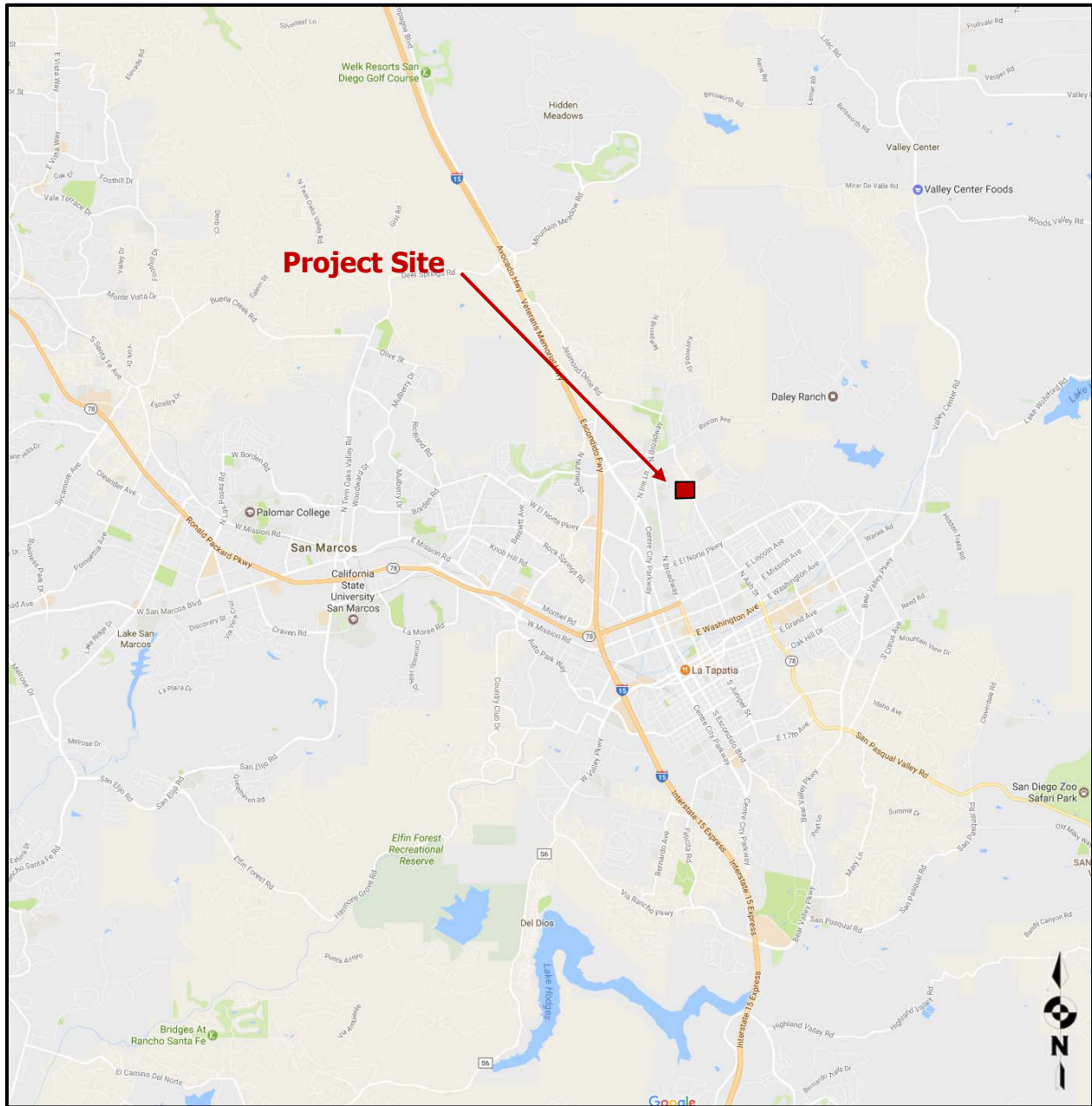
The proposed development is located at 33° 9' 15" N and 117° 05' 2" W at 715 Vista Avenue, Escondido within the unincorporated San Diego County, CA. A general project vicinity map is shown in Figure 1–A on the following page.

1.3 Project Description

The Project seeks a Major Use Permit to expand an existing monastery through constructing an 8,272 square foot structure complete with a kitchen, bedrooms, social room, small meditation room, and large meditation room with accommodations for up to four (4) on-site residents at any one time. Approximately 2,000 Cubic Yards (CY) of balanced earthwork is expected.

Project operations or site activities would take place during the both the weekdays and weekends. Based on information provided by the applicant, weekday activities would be unsubstantial in terms of traffic generation. The Project proposes an instructional facility for the four (4) on-site residents who, consistent with Buddhist teachings, adhere to a daily regimen of studying, silent meditation, silent communal meals, and maintenance of the facility. Onsite residents make only a few (typically one) trip per week outside the facility. The typical activity of the Project site will be the regular meditation and prayer practice which would occur every Sunday between the hours of 3:00 PM and 5:00 PM. Construction of the project is proposed in June 2017 with full buildout expected late 2017. The project site plan is shown on in Figure 1-B on Page 3 of this report.

Figure 1-A: Project Vicinity Map



Source: (Google, 2017)

1583-06 Tran Monastery GHG

2.0 EXISTING ENVIRONMENTAL SETTING

2.1 Understanding Greenhouse Gasses

GHGs such as water vapor and CO₂ are abundant in the earth's atmosphere. These gases are called "greenhouse gases" because they absorb and emit thermal infrared radiation which acts like an insulator to the planet. Without these gases, the earth's ambient temperature would either be extremely hot during the day or blistering cold at night. However, because these gases can both absorb and emit heat, the earth's temperature does not sway too far in either direction.

Over the years as human activities require the use of burning fossil fuels, stored carbon is released into the air in the form of CO₂ and to a much lesser extent Carbon Monoxide CO. Additionally, over the years, scientists have measured this rise in CO₂ and fear that it may be heating the planet too. Additionally, it is thought that other greenhouse gases such as methane (CH₄) and nitrous oxide (N₂O) are to blame.

GHGs of concern as analyzed in this study CO₂, CH₄, and N₂O. To simplify GHG calculations, both CH₄ and N₂O can be converted to an equivalent amount of CO₂ or CO₂e. CO₂e is calculated by multiplying the calculated levels of CH₄ and N₂O by a global warming potential (GWP). The Intergovernmental Panel on Climate Change (IPCC) publishes 100 year GWPs for various GHGs. The IPCC's latest 4th assessment report (AR4) shows the GWP for CH₄ and N₂O is 25 and 298 respectively (IPCC, 2007).

2.2 Existing Setting

The project site is located at 715 Vista Avenue in the North County Metropolitan Subregional Plan area (Hidden Meadows), within unincorporated San Diego County. The site is subject to the Semi-Rural (SR) General Plan Regional Category, SR-1 Land Use Designation, and Residential (RS) Zoning Regulations. The site is developed with an existing structure that would be retained as part of this project. Access to the existing structure is provided by an existing driveway connecting to Vista Avenue, and access to the proposed monastery would be provided by a driveway connecting to North Ash Street. The development plan is generally represented by a diverse topography with elevations ranging from approximately 775 feet to 820 feet above mean sea level. The surrounding land uses are mostly rural residential and agriculture.

2.3 Climate and Meteorology

Climate within the San Diego Air Basin (SDAB) area varies dramatically over short geographical distances due to size and topography. Most of southern California is dominated by high-pressure systems for much of the year, which keeps the high desert

mostly sunny and warm. Typically, during the winter months, the high-pressure system drops to the south and brings cooler, moister weather from the north. Prevailing winds are generally westerly flowing towards the east for most of the year; however, during the autumn and winter, it is common for strong warm dry winds originating in the desert having a more easterly flow characteristic.

Meteorological trends within the Escondido area typically have daytime highs that range between 68°F in the winter to approximately 89°F in the summer with August usually being the hottest month. Median temperatures range from approximately 54°F in the winter to approximately 76°F in the summer. The average humidity is approximately 65 Percent in the winter and about 75 Percent in the summer (City-Data, 2017). Escondido usually receives approximately 15 inches of rain per year with February usually being the wettest month (weather.com, 2017).

3.0 **CLIMATE CHANGE REGULATORY ENVIRONMENT**

3.1 Regulatory Standards (Assembly Bill 32)

The Global Warming Solutions Act of 2006 (AB 32), requires that by 2020 the state's greenhouse gas emissions be reduced to 1990 levels or roughly a 28.3 Percent reduction. The pertinent Sections are referenced within Part 4 of AB 32 Titled *Greenhouse Gas Emissions Reductions* are shown below:

Section 38560.5 (b) states:

On or before January 1, 2010, the state board shall adopt regulations to implement the measures identified on the list published pursuant to subdivision (a).

Section 38562 states:

(A) On or before January 1, 2011, the state board shall adopt greenhouse gas emission limits and emission reduction measures by regulation to achieve the maximum technologically feasible and cost-effective reductions in greenhouse gas emissions in furtherance of achieving the statewide greenhouse gas emissions limit, to become operative beginning on January 1, 2012.

(B) In adopting regulations pursuant to this Section and Part 5 (commencing with Section (38570), to the extent feasible and in furtherance of achieving the statewide greenhouse gas emissions limit, the state board shall do all of the following:

- 1. Design the regulations, including distribution of emissions allowances where appropriate, in a manner that is equitable, seeks to minimize costs and maximize the total benefits to California, and encourages early action to reduce greenhouse gas emissions.*
- 2. Ensure that activities undertaken to comply with the regulations do not disproportionately impact low-income communities.*
- 3. Ensure that entities that have voluntarily reduced their greenhouse gas emissions prior to the implementation of this Section receive appropriate credit for early voluntary reductions.*
- 4. Ensure that activities undertaken pursuant to the regulations complement, and do not interfere with, efforts to achieve and maintain federal and state ambient air quality standards and to reduce toxic air contaminant emissions.*
- 5. Consider cost-effectiveness of these regulations.*
- 6. Consider overall societal benefits, including reductions in other air pollutants, diversification of energy sources, and other benefits to the economy, environment, and public health.*
- 7. Minimize the administrative burden of implementing and complying with these regulations.*
- 8. Minimize leakage.*
- 9. Consider the significance of the contribution of each source or category of sources to statewide emissions of greenhouse gases.*

(C) In furtherance of achieving the statewide greenhouse gas emissions limit, by January 1, 2011, the state board may adopt a regulation that establishes a system of market-based declining annual aggregate emission limits for sources or categories of sources that emit greenhouse gas emissions, applicable from January 1, 2012, to December 31, 2020, inclusive, that the state board determines will achieve the maximum technologically feasible and cost-effective reductions in greenhouse gas emissions, in the aggregate, from those sources or categories of sources.

(D) Any regulation adopted by the state board pursuant to this part or Part 5 (commencing with Section 38570) shall ensure all of the following:

- 1. The greenhouse gas emission reductions achieved are real, permanent, quantifiable, verifiable, and enforceable by the state board.*
- 2. For regulations pursuant to Part 5 (commencing with Section 38570), the reduction is in addition to any greenhouse gas emission reduction otherwise required by law or regulation, and any other greenhouse gas emission reduction that otherwise would occur.*
- 3. If applicable, the greenhouse gas emission reduction occurs over the same time period and is equivalent in amount to any direct emission reduction required pursuant to this division.*

3.2 Regulatory Standards (Assembly Bill 341)

AB 341 sets a policy goal for the state of California to reduce, recycle or compost not less than 75 Percent of solid waste generated by the year 2020. This bill requires businesses and multi-family residential uses that generate more than 4 cubic yards of solid waste per week have more than 5 dwelling units respectively arrange for recycling services.

This bill will increase diversion requirements by an additional 25 Percent over Business as Usual, as was defined under AB 939 and SB 1322, which were signed into law as the Integrated Waste Management Act of 1989, which as of the year 2000 only required 50 percent diversion.

3.3 Regulatory Standards SB 97

SB 97 requires the Office of Planning and Research (OPR) to prepare and transmit to the Resources Agency, guidelines and directed amendments to the CEQA statute specifically for the mitigation of greenhouse gas emissions or the effects of greenhouse gas emissions.

3.4 AB 1493 (Pavley Standards)

AB 1493 regulations, also known as Pavley rules are California Standards for vehicle fleets. These regulations are designed to reduce GHG emissions and also reduce fuel consumption.

Under Pavley, starting with vehicles produced in 2009, manufacturers have the flexibility in meeting California standards through a combination of reducing tailpipe emissions of CO₂, N₂O, CH₄ as well as hydrofluorocarbons from vehicle air conditioning systems. Furthermore, the California standards were estimated to increase fleet fuel efficiency to 31.6 miles per gallon (mpg) starting in 2015 (California Air Resources Board, 2013).

3.5 Advanced Clean Car Program

Pavley II along with other low-Emission Vehicle (LEV) regulations including new approaches to increase zero emission vehicles and hybrids have since been combined into a single effort program termed Advanced Clean Cars (California Air Resources Board, 2014). The new effort uses a number of emission control programs to control smog, soot and global warming and would be in effect from 2017 to 2025. This program is estimated to reduce GHGs by 4.0 Million MT CO₂e (MMTCO₂e) or roughly 2.47 Percent beyond that of Pavley I (California Air Resources Board, 2011).

3.6 Vehicle Efficiency Measures

Additional vehicle efficiency measures within the 2008 Scoping Plan include Low Friction Oil, Tire Pressure Regulation, Tire Tread Program, and Solar Reflective Automotive Paint and specialized window glazing and according to the scoping plan will reduce GHGs by 4.5 MMTCO₂e in 2020. To date however, some of the reduction measures under Vehicle Efficacy are still under review with the exception of the Tire Pressure Regulations which estimate to reduce GHGs by 0.6 MMTCO₂e by 2020.

3.7 Energy Independence and Security Act of 2007

The Energy Independence and Security Act of 2007 (P.L. 110-140, H.R. 6) is an energy policy law adopted by congress which consists mainly of provisions designed to increase energy efficiency and the availability of renewable energy. The law will require automakers to boost fleet wide gas mileage averages from the current 25 mpg to 35 mpg by 2020. The rule was updated in 2010 which required fleet-wide fuel economy standard to be set at 34.1 mpg by 2016 and affect cars built in 2012 through 2016. Also, in October 2012, the rules were further changed to 54.5 mpg for cars and light-duty trucks by Model Year 2025. This fleet wide average is known as the Corporate Average Fuel Economy (CAFE) standard..

3.8 Executive Order S-3-05

Executive Order S-3-05 was signed by Governor Arnold Schwarzenegger in June 2005 and established GHG reduction goals for the State of California as follows:

- By 2010, reduce GHG emissions to 2000 levels.
- By 2020, reduce GHG emissions to 1990 levels.

- By 2050, reduce GHG emissions to 80 percent below 1990 levels.

3.9 Executive Order S-01-07

Executive Order S-01-07 was signed by Governor Arnold Schwarzenegger in January 2007 and is effectively known as the Low Carbon Fuel Standard or LCFS. The Executive Order seeks to reduce the carbon intensity of California's passenger vehicle fuels by at least 10 percent by 2020. The LCFS will require fuel providers in California to ensure that the mix of fuel they sell into the California market meet, on average, a declining standard for GHG emissions measured in CO₂e grams per unit of fuel energy sold.

3.10 Executive Order B-30-15

Executive Order B-30-15 established a statewide emissions reduction target of 40 percent below 1990 levels by 2030. This interim measure was identified by the Governor as one way to keep the State on a trajectory needed to meet the 2050 goal of reducing GHG emissions to 80 percent below 1990 levels by 2050 pursuant to Executive Order S-3-05. The 2030 and 2050 goals described in both these Executive Orders are an expression of executive policy and have not been adopted through legislative or regulatory action as of this writing. (Office of Governor Edmund G. Brown Jr., 2015).

3.11 Executive Order S-14-08 and SB X1-2

Executive Order S-14-08 was signed by Governor Arnold Schwarzenegger and is effectively known as the Renewable Portfolio Standard (RPS). According to S-14-08, the RPS will require that all retail sellers of electricity shall serve 33 percent of their load with renewable energy by 2020. State government agencies are hereby directed to take all appropriate actions to implement this target in all regulatory proceedings, including siting, permitting, and procurement for renewable energy power plants and transmission lines. In April 2011 Governor Jerry Brown signed SB X1-2 which effectively required RPS goals of 20 percent of electrical retail sales from renewables by the end of 2013, 25 percent by the end of 2016, and the 33 percent by the end of 2020.

3.12 Senate Bill 375

SB 375 addresses GHG emissions associated with the transportation sector through regional transportation and sustainability plans. SB 375 required CARB to adopt regional GHG reduction targets for the automobile and light-truck sector for 2020 and 2035. Regional metropolitan planning organizations (MPOs) are then responsible for preparing a Sustainable Communities Strategy within their Regional Transportation Plan. In 2010, CARB adopted the

SB 375 targets for the regional metropolitan planning organizations. The targets for the San Diego Association of Governments (SANDAG) are a 7 percent reduction in emissions per capita by 2020 and a 13 percent reduction by 2035.

It should be noted that Governor Jerry Brown is committed to increasing this regulation such that the renewable portfolio in 2030 would be at least 50 Percent. This commitment was entered into agreement with multiple international states signed on May 19, 2015 by California (Subnational Global Climate Leadership Memorandum of Understanding, 2015). For purposes of the post-2020 analysis, the emission reduction benefits of achieving a 50 percent RPS by 2030 has been quantified as a 17 percent increase over RPS in 2020 or 30 percent over the 20 Percent which has already been achieved in the baseline year.

3.13 Title 24 Standards

The California Energy Code, or Title 24, Part 6 of the California Code of Regulations, also titled The Energy Efficiency Standards for Residential and Nonresidential Buildings, were established in 1978 in response to a legislative mandate to reduce California's energy consumption. The standards are updated periodically to allow consideration and possible incorporation of new energy efficiency technologies and methods (California Energy Code, 2015)

The Energy Commission adopted the 2008 changes to the Building Energy Efficiency Standards for some of the following reasons and would reduce both Natural Gas and Electrical demand:

1. *To provide California with an adequate, reasonably-priced, and environmentally-sound supply of energy.*
2. *To respond to Assembly Bill 32, the Global Warming Solutions Act of 2006, which mandates that California must reduce its greenhouse gas emissions to 1990 levels by 2020.*
3. *To pursue California energy policy that energy efficiency is the resource of first choice for meeting California's energy needs.*
4. *To act on the findings of California's Integrated Energy Policy Report (IEPR) that Standards are the most cost effective means to achieve energy efficiency, expects the Building Energy Efficiency Standards to continue to be upgraded over time to reduce electricity and peak demand, and recognizes the role of the Standards in reducing energy related to meeting California's water needs and in reducing greenhouse gas emissions.*
5. *To meet the West Coast Governors' Global Warming Initiative commitment to include aggressive energy efficiency measures into updates of state building codes.*

6. To meet the Executive Order in the Green Building Initiative to improve the energy efficiency of nonresidential buildings through aggressive standards.

Title 24 2008 has been found reduce electrical emissions by 22.7 percent when comparing prototype buildings built to the minimum standards in 2005 and then comparing the prototypes within duplicate models built to standards in 2008. (Architectural Energy Corporation for California Energy Commission, November 7, 2007)

Title 24 2010 incorporated California Green Building (CALGreen) standards and added a voluntary tiered approach which compared efficiency over Title 24 2008. (California Building Standards Commission, June 2010).

Title 24 2013 were effective as of July 1, 2014. Looking at the entire construction outlook for low-rise single-family detached homes, electricity use is reduced by 36.4 percent and 23.3 percent for multi-family uses and natural gas consumption is reduced by 6.5 percent for single family developments and 3.8 Percent for multi- family structures (Architectural Energy Corporation (AEC), 2013). Nonresidential Newly Constructed Buildings would have a reduction from the 2010 Standards of 21.8 percent for electricity and 16.8 percent for natural gas. It should be noted that these reductions would be for Title 24 energy sources such as heating, cooling and lighting.

In addition, the 2016 Title 24 standards have been approved and are now required as of January 1, 2017. Further, both the California Energy Commission (CEC) and the California Public Utilities Commission (CPUC) remain committed to their goal that all new residential construction in California achieves zero net energy standards starting in 2020.

Looking at the entire construction outlook for low-rise single-family detached homes, under Title 24 (2016), electricity use is reduced from 2013 standards by 11.7 percent and 15.2 percent for single and multi-family uses and natural gas consumption is reduced by 21.1 percent for single family developments and 30.7 Percent for multi-family structures (California Energy Commission, 2015). Nonresidential Newly Constructed Buildings would have a reduction from the 2013 Standards of 4.4 percent for electricity and no significant change for natural gas.

3.14 California Environmental Quality Act Requirements

As directed by SB 97, the Natural Resources Agency adopted Amendments to Title 14 Division 6 Chapter 3 CEQA Guidelines for greenhouse gas emissions on December 30, 2009. On February 16, 2010, the Office of Administrative Law approved the Amendments, and

filed them with the Secretary of State for inclusion in the California Code of Regulations. The amendments became effective on March 18, 2010. The pertinent Sections are shown below:

Section 15064.4 - Determining the Significance of Impacts from Greenhouse Gas

- (A) *The determination of the significance of greenhouse gas emissions calls for a careful judgment by the lead agency consistent with the provisions in Section 15064. A lead agency should make a good-faith effort, based to the extent possible on scientific and factual data, to describe, calculate or estimate the amount of greenhouse gas emissions resulting from a project. A lead agency shall have discretion to determine, in the context of a particular project, whether to:*
- 1. Use a model or methodology to quantify greenhouse gas emissions resulting from a project, and which model or methodology to use. The lead agency has discretion to select the model or methodology it considers most appropriate provided it supports its decision with substantial evidence. The lead agency should explain the limitations of the particular model or methodology selected for use; and/or*
 - 2. Rely on a qualitative analysis or performance-based standards.*
- (B) *A lead agency should consider the following factors, among others, when assessing the significance of impacts from greenhouse gas emissions on the environment:*
- 1. The extent to which the project may increase or reduce greenhouse gas emissions as compared to the existing environmental setting;*
 - 2. Whether the project emissions exceed a threshold of significance that the lead agency determines applies to the project.*
 - 3. The extent to which the project complies with regulations or requirements adopted to implement a statewide, regional, or local plan for the reduction or mitigation of greenhouse gas emissions. Such requirements must be adopted by the relevant public agency through a public review process and must reduce or mitigate the project's incremental contribution of greenhouse gas emissions. If there is substantial evidence that the possible effects of a particular project are still cumulatively considerable notwithstanding compliance with the adopted regulations or requirements, an EIR must be prepared for the project.*

General Questions recommended within the environmental checklist are:

- (a) Will the project generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?
- (b) Will the project conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?

3.15 CARB Scoping Plan Measures

In response to AB 32, California Air Resources Board (CARB) developed the Climate Change Scoping Plan. In that plan, the Board developed GHG emission reduction strategies which expanded energy efficiency programs, increased utility renewable energy requirements, developed clean car and (LCFS, developed the cap-and-trade program and identified adopted discretionary measures to assist the state in meeting the 2020 limits established by AB 32.

In May 2014, the CARB adopted the first update to the original scoping plan which was necessary to help establish long-term GHG policies to make deep GHG emission reductions to put the state on a trajectory to help achieve goals established in S-3-05. The update includes key recommendations for six key economic sectors (energy, transportation, agriculture, water, waste management, and natural and working lands) as well as short-lived climate pollutants, green buildings, and the Cap-and-Trade Program. The findings largely affect regulatory measures that will indirectly reduce GHG emissions and generate a need to update local policies.

In November 2017, CARB released California's Climate Change Scoping Plan (Second Update) for public review and comment (CARB, 2017). This update proposes CARB's strategy for achieving the state's 2030 GHG target as established in Senate Bill (SB) 32, including continuing the Cap-and-Trade Program through 2030, and includes a new approach to reduce GHGs from refineries by 20 percent. As of the publication date of this report, CARB's Governing Board has not yet approved the Second Update.

3.16 Project Specific Guidelines

Projects that exceed the California Air Pollution Control Officers Association (CAPCOA) screening level of 900 metric tons of carbon dioxide equivalent (MT CO₂e) (California Air Pollution Control Officers Association, 2008), may need further address potential GHG impacts. Currently the County does not have a design standard though is working on a Climate Action Plan (CAP) which will further define these levels once adopted. For purposes of this analysis however the 900 MT CO₂e CAPCOA Screening level was utilized.

4.0 METHODOLOGY

4.1 Construction CO2e Emissions Calculation Methodology

The Project construction dates were estimated based on a hypothetical construction kickoff starting in June 2017 and buildout roughly 6 months later. CalEEMod 2016.3.1 was utilized for all calculations. CalEEMod has been updated to reflect SDAPCD Rule 67 paint VOC limits. Table 4.1 shows the expected timeframes for the construction processes for all the project infrastructure, facilities, improvements and commercial structures at the proposed project location, as well as the expected number of pieces of equipment.

Table 4.1: Expected Construction Equipment

Equipment Identification	Proposed Start	Proposed Complete	Quantity
Site Preparation	6/1/2017	6/7/2017	
Rubber Tired Dozers			1
Tractors/Loaders/Backhoes			1
Grading	6/8/2017	6/28/2017	
Excavators			1
Graders			1
Rubber Tired Dozers			1
Tractors/Loaders/Backhoes			3
Paving	6/29/2017	7/5/2017	
Pavers			2
Paving Equipment			2
Rollers			2
Building Construction	7/6/2017	12/1/2017	
Cranes			1
Forklifts			3
Generator Sets			1
Tractors/Loaders/Backhoes			3
Welders			1
Architectural Coating	8/1/2017	12/1/2017	

This equipment list is based upon equipment inventory within CalEEMod. The quantity and types are based upon assumptions from Projects of similar size and scope in the County of San Diego.

4.2 Operational Emissions Calculation Methodology

Once construction is completed the proposed project would generate GHG emissions from daily operations which would include sources such as consumer products, Area, Energy, Mobile, Solid waste and Water uses, which are calculated within CalEEMod 2016.3.1. Area Sources include usage of landscaping and architectural coatings as part of regular maintenance. Energy sources would be from uses such as electricity and natural gas. Solid

waste generated in the form of trash is also considered as decomposition of organic material breaks down to form biogenic GHGs or GHGs generated through biological processes. Also, biogenic GHGs are typically considered to be renewable sources with a shorter lifecycle than fossil fuels. GHGs from water are also indirectly generated through the conveyance of the resource via pumping throughout the state and as necessary for wastewater treatment. Finally, the project would also generate GHGs through the use of carbon fuel burning vehicles for transportation. The annual CalEEMod inputs are shown in Attachments A at the end of this report. Both Biogenic and non-biogenic GHGs are produced by this project however for purposes of this analysis they are treated the same.

4.3 CalEEMod Mobile Calculations

CalEEMod calculates the emissions associated with on-road mobile sources. The traffic inputs for CalEEMod were modified to reflect estimates by the traffic engineer (LLG Engineers, 2014). The analysis determined that the project would generate 108 daily worst case trips on Sundays. Also for purposes of this analysis, the 4 bedrooms for the 4 persons staying onsite were assumed to be 4 apartment complexes within the model which would be worst case and all trips associated with the worst case assumptions are above and beyond the 108 trips identified within the traffic study. Also, there would be three special events; however, these events would generate fewer trips than Sundays so no modifications were made to the trip generation for these events.

4.4 CalEEMod Area Calculations

The area source module is used to calculate direct sources of air emissions located at the project site and includes consumer products, architectural coatings and landscape maintenance equipment. The area source model does not include the emissions associated with natural gas usage for space heating or water heating as these are calculated in the building energy use module (CAPCOA, 2016).

4.5 CalEEMod Energy Usage Calculations

GHGs are emitted as a result of activities in buildings for which electricity and natural gas are used as energy sources. Combustion of any type of fuel emits criteria pollutants and GHGs directly into the atmosphere. Electricity generation typically takes place offsite at the power plant therefore the GHG emissions will be calculated from electricity generation from the Utility provider or San Diego Gas & Electric. CalEEMod utilizes input sources recommended for the proposed uses for both natural gas and electricity. Based on current law, the project applicant would be required to meet Title 24 standards (2016); CalEEMod

2016.3.1 utilizes Title 24 (2013) standards. Energy reductions for 2016 requirements were not included in the GHG model and this is acceptable since this would be worst-case.

4.6 CalEEMod Solid Waste Usage Calculations

Municipal solid waste (MSW) is the amount of material that is disposed of by landfilling, recycling, or composting. CalEEMod calculates the indirect GHG emissions associated with waste that is disposed of at a landfill. The program uses annual waste disposal rates from the CalRecycle data for individual land uses.

4.7 Water Use Emission Calculation Methodology

The amount of water used and wastewater generated by a project has indirect GHG emissions associated with it. These emissions are a result of the energy used to supply, distribute, and treat the water and wastewater. It will often be the case that the water treatment and wastewater treatment occur outside of the project area. In this case, it is still important to quantify the energy and associated GHG emissions attributable to the water use. In addition to the indirect GHG emissions associated with energy use, wastewater treatment can directly emit both CH₄ and N₂O. These emissions are calculated within the model.

5.0 FINDINGS

5.1 Project Related Construction Emissions

Utilizing the CalEEMod Version 2016.3.1 inputs for the model as shown in Table 4.1 above, grading and construction of the project will produce approximately 159.92 metric tons of CO₂e over the construction life of the project for an average of 5.33 MT CO₂e. The CalEEMod outputs are provided as **Attachment A** to this report. Given the fact that the total emissions will ultimately contribute to 2020 cumulative levels, it is acceptable to average the total construction emission over a project's lifecycle. Guidance from the South Coast Air Quality Management District (SCAQMD) supports using a 30-year project life to analyze a project's GHG emissions under CEQA. A summary of the construction emissions is shown in Table 5.1 below.

Table 5.1: Expected Annual Construction CO₂e Emissions Summary

Year	Bio-CO ₂	NBio-CO ₂	Total CO ₂	CH ₄	N ₂ O	CO ₂ e (MT)
2017	0.00	158.98	158.98	0.04	0.00	159.92
Total	0.00	158.98	158.98	0.04	0.00	159.92
Yearly Average Construction Emissions (Metric Tons/year over 30 years)						5.33
Expected Construction emissions are based upon CalEEMod modeling assumptions for equipment and durations listed in Table 4.1 above.						

5.2 Project-Related Operational Emissions

As previously discussed, emissions generated from area, energy, mobile, solid waste and water uses are calculated within CalEEMod. These settings, which are mostly automatically populated throughout the model, are based on the proposed use and include a worst-case assumption for the four live in residents as four apartment complexes. Also the model was adjusted to meet the project traffic study and architectural coating requirements within the County under Rule 67. The calculated operational emissions for the 2020 scenario are shown on the following page in Table 5.2.

Adding both annual construction emissions and the expected operational emissions from Consumer products, Area, Energy, Mobile, Waste and Water sources, the project would generate emissions of 169.09 MT CO₂e per year. Based on this, the project would not

generate emissions in excess of the 900 MT screening level and would therefore not require further analysis under CEQA.

Table 5.2: 2020 Operational Emissions Summary MT/Year

Source	Bio-CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e (MT/Yr)
Area	0.000	0.049	0.049	0.000	0.000	0.050
Electricity	0.00	0.00	28.774	0.001	0.000	28.874
Natural Gas	0.000	8.179	8.179	0.000	0.000	8.227
Mobile	0.000	96.840	96.840	0.006	0.000	96.978
Waste	9.943	0.000	9.943	0.588	0.000	24.632
Water	0.165	4.276	4.441	0.017	0.000	4.998
Sub Total (MT/Year)						163.76
Amortized Construction Emissions (Table 5.1 above)						5.33
Total Operations (MT/Year)						169.09
Data is presented in decimal format and may have rounding errors. All zero calculations are only zero to the number of significant figures presented						

6.0 REFERENCES

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7.0 CERTIFICATIONS

The contents of this report represent an accurate depiction of the projected CO₂e emissions from the proposed project development based upon the best available information at the time of preparation. The report was prepared by Jeremy Loudon; a County approved CEQA Consultant for Air Quality and Greenhouse Gas.

DRAFT

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Date January 15, 2018

ATTACHMENT A

CALEEMOD 2016.3.1 - Annual (2020)

Tran Monastery - San Diego County, Annual

Tran Monastery
San Diego County, Annual

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Place of Worship	8.27	1000sqft	8.65	8,272.00	0
Apartment Low Rise	4.00	Dwelling Unit	0.25	4,000.00	11

1.2 Other Project Characteristics

Urbanization	Urban	Wind Speed (m/s)	2.6	Precipitation Freq (Days)	40
Climate Zone	13			Operational Year	2020
Utility Company	San Diego Gas & Electric				
CO2 Intensity (lb/MWhr)	720.49	CH4 Intensity (lb/MWhr)	0.029	N2O Intensity (lb/MWhr)	0.006

1.3 User Entered Comments & Non-Default Data

Tran Monastery - San Diego County, Annual

Project Characteristics - 2020

Land Use - 8.9 acre site

4 monks live onsite... a 4 unit apartment was selected which is worst case

Construction Phase - cs

Off-road Equipment - ce

Off-road Equipment -

Off-road Equipment - ce

Off-road Equipment -

Off-road Equipment -

Off-road Equipment - ce

Grading - 8.9 acre site

Architectural Coating - Rule 67 Compliant Paint

Vehicle Trips - 108 ADT Mad on Sundays per Traffic Study

Vehicle Emission Factors -

Vehicle Emission Factors -

Vehicle Emission Factors -

Area Coating - Rule 67 Compliant Paint

Energy Use -

Woodstoves - no hearth options installes within the development

Table Name	Column Name	Default Value	New Value
tblArchitecturalCoating	EF_Nonresidential_Exterior	250.00	150.00
tblArchitecturalCoating	EF_Nonresidential_Interior	250.00	150.00
tblAreaCoating	Area_EF_Nonresidential_Exterior	250	150
tblAreaCoating	Area_EF_Nonresidential_Interior	250	150
tblConstructionPhase	NumDays	20.00	89.00
tblConstructionPhase	NumDays	230.00	107.00
tblConstructionPhase	NumDays	20.00	15.00

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tblConstructionPhase	NumDays	20.00	5.00
tblConstructionPhase	NumDays	10.00	5.00
tblFireplaces	NumberGas	2.20	0.00
tblFireplaces	NumberNoFireplace	0.40	4.00
tblFireplaces	NumberWood	1.40	0.00
tblGrading	AcresOfGrading	7.50	8.90
tblGrading	AcresOfGrading	0.00	8.90
tblLandUse	BuildingSpaceSquareFeet	8,270.00	8,272.00
tblLandUse	LandUseSquareFeet	8,270.00	8,272.00
tblLandUse	LotAcreage	0.19	8.65
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	1.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	4.00	1.00
tblOffRoadEquipment	UsageHours	7.00	3.00
tblProjectCharacteristics	OperationalYear	2018	2020
tblTripsAndVMT	VendorTripNumber	2.00	1.00
tblTripsAndVMT	WorkerTripNumber	5.00	18.00
tblTripsAndVMT	WorkerTripNumber	6.00	3.00
tblVehicleTrips	SU_TR	36.63	13.05
tblWoodstoves	NumberCatalytic	0.20	0.00
tblWoodstoves	NumberNoncatalytic	0.20	0.00

2.0 Emissions Summary

Tran Monastery - San Diego County, Annual

2.1 Overall Construction

Unmitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	tons/yr										MT/yr					
2017	0.2131	1.5882	1.1151	1.6700e-003	0.0730	0.1065	0.1795	0.0350	0.1000	0.1350	0.0000	149.8977	149.8977	0.0366	0.0000	150.8126
2018	0.1036	0.0693	0.0651	1.1000e-004	2.8000e-004	5.2000e-003	5.4700e-003	7.0000e-005	5.2000e-003	5.2700e-003	0.0000	9.0750	9.0750	8.5000e-004	0.0000	9.0962
Maximum	0.2131	1.5882	1.1151	1.6700e-003	0.0730	0.1065	0.1795	0.0350	0.1000	0.1350	0.0000	149.8977	149.8977	0.0366	0.0000	150.8126

Mitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	tons/yr										MT/yr					
2017	0.2131	1.5882	1.1151	1.6700e-003	0.0730	0.1065	0.1795	0.0350	0.1000	0.1350	0.0000	149.8976	149.8976	0.0366	0.0000	150.8124
2018	0.1036	0.0693	0.0651	1.1000e-004	2.8000e-004	5.2000e-003	5.4700e-003	7.0000e-005	5.2000e-003	5.2700e-003	0.0000	9.0750	9.0750	8.5000e-004	0.0000	9.0962
Maximum	0.2131	1.5882	1.1151	1.6700e-003	0.0730	0.1065	0.1795	0.0350	0.1000	0.1350	0.0000	149.8976	149.8976	0.0366	0.0000	150.8124

[illegible]

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Quarter	Start Date	End Date	Maximum Unmitigated ROG + NOX (tons/quarter)	Maximum Mitigated ROG + NOX (tons/quarter)
1	6-1-2017	8-31-2017	0.9080	0.9080
2	9-1-2017	11-30-2017	0.8254	0.8254
3	12-1-2017	2-28-2018	0.1697	0.1697
4	3-1-2018	5-31-2018	0.0644	0.0644
		Highest	0.9080	0.9080

2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	0.0609	3.5000e-004	0.0299	0.0000		1.6000e-004	1.6000e-004		1.6000e-004	1.6000e-004	0.0000	0.0487	0.0487	5.0000e-005	0.0000	0.0499
Energy	8.3000e-004	7.3400e-003	5.0700e-003	5.0000e-005		5.7000e-004	5.7000e-004		5.7000e-004	5.7000e-004	0.0000	36.9520	36.9520	1.3100e-003	3.9000e-004	37.1009
Mobile	0.0316	0.1337	0.3426	1.0500e-003	0.0859	1.0700e-003	0.0869	0.0230	1.0000e-003	0.0240	0.0000	96.8397	96.8397	5.5300e-003	0.0000	96.9778
Waste						0.0000	0.0000		0.0000	0.0000	9.9425	0.0000	9.9425	0.5876	0.0000	24.6321
Water						0.0000	0.0000		0.0000	0.0000	0.1648	4.2762	4.4410	0.0171	4.4000e-004	4.9981
Total	0.0933	0.1414	0.3776	1.1000e-003	0.0859	1.8000e-003	0.0877	0.0230	1.7300e-003	0.0247	10.1073	138.1165	148.2237	0.6116	8.3000e-004	163.7588

Tran Monastery - San Diego County, Annual

2.2 Overall Operational**Mitigated Operational**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	0.0609	3.5000e-004	0.0299	0.0000		1.6000e-004	1.6000e-004		1.6000e-004	1.6000e-004	0.0000	0.0487	0.0487	5.0000e-005	0.0000	0.0499
Energy	8.3000e-004	7.3400e-003	5.0700e-003	5.0000e-005		5.7000e-004	5.7000e-004		5.7000e-004	5.7000e-004	0.0000	36.9520	36.9520	1.3100e-003	3.9000e-004	37.1009
Mobile	0.0316	0.1337	0.3426	1.0500e-003	0.0859	1.0700e-003	0.0869	0.0230	1.0000e-003	0.0240	0.0000	96.8397	96.8397	5.5300e-003	0.0000	96.9778
Waste						0.0000	0.0000		0.0000	0.0000	9.9425	0.0000	9.9425	0.5876	0.0000	24.6321
Water						0.0000	0.0000		0.0000	0.0000	0.1648	4.2762	4.4410	0.0171	4.4000e-004	4.9981
Total	0.0933	0.1414	0.3776	1.1000e-003	0.0859	1.8000e-003	0.0877	0.0230	1.7300e-003	0.0247	10.1073	138.1165	148.2237	0.6116	8.3000e-004	163.7588

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Percent Reduction	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

3.0 Construction Detail**Construction Phase**

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Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Site Preparation	Site Preparation	6/1/2017	6/7/2017	5	5	
2	Grading	Grading	6/8/2017	6/28/2017	5	15	
3	Building Construction	Building Construction	6/29/2017	11/24/2017	5	107	
4	Paving	Paving	11/25/2017	12/1/2017	5	5	
5	Architectural Coating	Architectural Coating	12/2/2017	4/5/2018	5	89	

Acres of Grading (Site Preparation Phase): 8.9

Acres of Grading (Grading Phase): 8.9

Acres of Paving: 0

Residential Indoor: 8,100; Residential Outdoor: 2,700; Non-Residential Indoor: 12,408; Non-Residential Outdoor: 4,136; Striped Parking Area: 0 (Architectural Coating – sqft)

Offroad Equipment

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Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Site Preparation	Rubber Tired Dozers	1	8.00	247	0.40
Site Preparation	Tractors/Loaders/Backhoes	1	8.00	97	0.37
Grading	Excavators	1	8.00	158	0.38
Grading	Graders	1	8.00	187	0.41
Grading	Rubber Tired Dozers	1	8.00	247	0.40
Grading	Tractors/Loaders/Backhoes	3	8.00	97	0.37
Paving	Pavers	2	8.00	130	0.42
Paving	Paving Equipment	2	8.00	132	0.36
Paving	Rollers	2	8.00	80	0.38
Building Construction	Cranes	1	3.00	231	0.29
Building Construction	Forklifts	3	8.00	89	0.20
Building Construction	Generator Sets	1	8.00	84	0.74
Building Construction	Tractors/Loaders/Backhoes	3	7.00	97	0.37
Building Construction	Welders	1	8.00	46	0.45
Architectural Coating	Air Compressors	1	6.00	78	0.48

Trips and VMT

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Site Preparation	2	18.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Grading	6	15.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Paving	6	15.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Building Construction	9	3.00	1.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Architectural Coating	1	1.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

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3.2 Site Preparation - 2017**Unmitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.0198	0.0000	0.0198	8.7900e-003	0.0000	8.7900e-003	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	3.8700e-003	0.0410	0.0176	3.0000e-005		2.2100e-003	2.2100e-003		2.0300e-003	2.0300e-003	0.0000	2.7039	2.7039	8.3000e-004	0.0000	2.7246
Total	3.8700e-003	0.0410	0.0176	3.0000e-005	0.0198	2.2100e-003	0.0220	8.7900e-003	2.0300e-003	0.0108	0.0000	2.7039	2.7039	8.3000e-004	0.0000	2.7246

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	2.1000e-004	1.7000e-004	1.6500e-003	0.0000	3.6000e-004	0.0000	3.6000e-004	1.0000e-004	0.0000	1.0000e-004	0.0000	0.3574	0.3574	1.0000e-005	0.0000	0.3577
Total	2.1000e-004	1.7000e-004	1.6500e-003	0.0000	3.6000e-004	0.0000	3.6000e-004	1.0000e-004	0.0000	1.0000e-004	0.0000	0.3574	0.3574	1.0000e-005	0.0000	0.3577

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3.2 Site Preparation - 2017**Mitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.0198	0.0000	0.0198	8.7900e-003	0.0000	8.7900e-003	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	3.8700e-003	0.0410	0.0176	3.0000e-005		2.2100e-003	2.2100e-003		2.0300e-003	2.0300e-003	0.0000	2.7039	2.7039	8.3000e-004	0.0000	2.7246
Total	3.8700e-003	0.0410	0.0176	3.0000e-005	0.0198	2.2100e-003	0.0220	8.7900e-003	2.0300e-003	0.0108	0.0000	2.7039	2.7039	8.3000e-004	0.0000	2.7246

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	2.1000e-004	1.7000e-004	1.6500e-003	0.0000	3.6000e-004	0.0000	3.6000e-004	1.0000e-004	0.0000	1.0000e-004	0.0000	0.3574	0.3574	1.0000e-005	0.0000	0.3577
Total	2.1000e-004	1.7000e-004	1.6500e-003	0.0000	3.6000e-004	0.0000	3.6000e-004	1.0000e-004	0.0000	1.0000e-004	0.0000	0.3574	0.3574	1.0000e-005	0.0000	0.3577

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3.3 Grading - 2017**Unmitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.0499	0.0000	0.0499	0.0253	0.0000	0.0253	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0230	0.2542	0.1283	2.2000e-004		0.0133	0.0133		0.0123	0.0123	0.0000	20.6696	20.6696	6.3300e-003	0.0000	20.8279
Total	0.0230	0.2542	0.1283	2.2000e-004	0.0499	0.0133	0.0632	0.0253	0.0123	0.0376	0.0000	20.6696	20.6696	6.3300e-003	0.0000	20.8279

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	5.3000e-004	4.3000e-004	4.1300e-003	1.0000e-005	9.0000e-004	1.0000e-005	9.1000e-004	2.4000e-004	1.0000e-005	2.5000e-004	0.0000	0.8934	0.8934	3.0000e-005	0.0000	0.8942
Total	5.3000e-004	4.3000e-004	4.1300e-003	1.0000e-005	9.0000e-004	1.0000e-005	9.1000e-004	2.4000e-004	1.0000e-005	2.5000e-004	0.0000	0.8934	0.8934	3.0000e-005	0.0000	0.8942

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3.3 Grading - 2017**Mitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.0499	0.0000	0.0499	0.0253	0.0000	0.0253	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0230	0.2542	0.1283	2.2000e-004		0.0133	0.0133		0.0123	0.0123	0.0000	20.6696	20.6696	6.3300e-003	0.0000	20.8279
Total	0.0230	0.2542	0.1283	2.2000e-004	0.0499	0.0133	0.0632	0.0253	0.0123	0.0376	0.0000	20.6696	20.6696	6.3300e-003	0.0000	20.8279

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	5.3000e-004	4.3000e-004	4.1300e-003	1.0000e-005	9.0000e-004	1.0000e-005	9.1000e-004	2.4000e-004	1.0000e-005	2.5000e-004	0.0000	0.8934	0.8934	3.0000e-005	0.0000	0.8942
Total	5.3000e-004	4.3000e-004	4.1300e-003	1.0000e-005	9.0000e-004	1.0000e-005	9.1000e-004	2.4000e-004	1.0000e-005	2.5000e-004	0.0000	0.8934	0.8934	3.0000e-005	0.0000	0.8942

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3.4 Building Construction - 2017**Unmitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.1489	1.2103	0.8974	1.2900e-003		0.0863	0.0863		0.0812	0.0812	0.0000	114.3458	114.3458	0.0273	0.0000	115.0286
Total	0.1489	1.2103	0.8974	1.2900e-003		0.0863	0.0863		0.0812	0.0812	0.0000	114.3458	114.3458	0.0273	0.0000	115.0286

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	3.2000e-004	7.6600e-003	2.1800e-003	1.0000e-005	3.6000e-004	7.0000e-005	4.3000e-004	1.0000e-004	7.0000e-005	1.7000e-004	0.0000	1.4369	1.4369	1.2000e-004	0.0000	1.4400
Worker	7.6000e-004	6.1000e-004	5.9000e-003	1.0000e-005	1.2900e-003	1.0000e-005	1.3000e-003	3.4000e-004	1.0000e-005	3.5000e-004	0.0000	1.2746	1.2746	5.0000e-005	0.0000	1.2757
Total	1.0800e-003	8.2700e-003	8.0800e-003	2.0000e-005	1.6500e-003	8.0000e-005	1.7300e-003	4.4000e-004	8.0000e-005	5.2000e-004	0.0000	2.7114	2.7114	1.7000e-004	0.0000	2.7157

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3.4 Building Construction - 2017**Mitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.1489	1.2103	0.8974	1.2900e-003		0.0863	0.0863		0.0812	0.0812	0.0000	114.3457	114.3457	0.0273	0.0000	115.0285
Total	0.1489	1.2103	0.8974	1.2900e-003		0.0863	0.0863		0.0812	0.0812	0.0000	114.3457	114.3457	0.0273	0.0000	115.0285

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	3.2000e-004	7.6600e-003	2.1800e-003	1.0000e-005	3.6000e-004	7.0000e-005	4.3000e-004	1.0000e-004	7.0000e-005	1.7000e-004	0.0000	1.4369	1.4369	1.2000e-004	0.0000	1.4400
Worker	7.6000e-004	6.1000e-004	5.9000e-003	1.0000e-005	1.2900e-003	1.0000e-005	1.3000e-003	3.4000e-004	1.0000e-005	3.5000e-004	0.0000	1.2746	1.2746	5.0000e-005	0.0000	1.2757
Total	1.0800e-003	8.2700e-003	8.0800e-003	2.0000e-005	1.6500e-003	8.0000e-005	1.7300e-003	4.4000e-004	8.0000e-005	5.2000e-004	0.0000	2.7114	2.7114	1.7000e-004	0.0000	2.7157

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3.5 Paving - 2017**Unmitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	4.8600e-003	0.0518	0.0376	6.0000e-005		2.9000e-003	2.9000e-003		2.6700e-003	2.6700e-003	0.0000	5.2858	5.2858	1.6200e-003	0.0000	5.3263
Paving	0.0000					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	4.8600e-003	0.0518	0.0376	6.0000e-005		2.9000e-003	2.9000e-003		2.6700e-003	2.6700e-003	0.0000	5.2858	5.2858	1.6200e-003	0.0000	5.3263

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	1.8000e-004	1.4000e-004	1.3800e-003	0.0000	3.0000e-004	0.0000	3.0000e-004	8.0000e-005	0.0000	8.0000e-005	0.0000	0.2978	0.2978	1.0000e-005	0.0000	0.2981
Total	1.8000e-004	1.4000e-004	1.3800e-003	0.0000	3.0000e-004	0.0000	3.0000e-004	8.0000e-005	0.0000	8.0000e-005	0.0000	0.2978	0.2978	1.0000e-005	0.0000	0.2981

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3.5 Paving - 2017**Mitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	4.8600e-003	0.0518	0.0376	6.0000e-005		2.9000e-003	2.9000e-003		2.6700e-003	2.6700e-003	0.0000	5.2858	5.2858	1.6200e-003	0.0000	5.3263
Paving	0.0000					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	4.8600e-003	0.0518	0.0376	6.0000e-005		2.9000e-003	2.9000e-003		2.6700e-003	2.6700e-003	0.0000	5.2858	5.2858	1.6200e-003	0.0000	5.3263

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	1.8000e-004	1.4000e-004	1.3800e-003	0.0000	3.0000e-004	0.0000	3.0000e-004	8.0000e-005	0.0000	8.0000e-005	0.0000	0.2978	0.2978	1.0000e-005	0.0000	0.2981
Total	1.8000e-004	1.4000e-004	1.3800e-003	0.0000	3.0000e-004	0.0000	3.0000e-004	8.0000e-005	0.0000	8.0000e-005	0.0000	0.2978	0.2978	1.0000e-005	0.0000	0.2981

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3.6 Architectural Coating - 2017**Unmitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Archit. Coating	0.0270					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	3.3200e-003	0.0219	0.0187	3.0000e-005		1.7300e-003	1.7300e-003		1.7300e-003	1.7300e-003	0.0000	2.5533	2.5533	2.7000e-004	0.0000	2.5600
Total	0.0303	0.0219	0.0187	3.0000e-005		1.7300e-003	1.7300e-003		1.7300e-003	1.7300e-003	0.0000	2.5533	2.5533	2.7000e-004	0.0000	2.5600

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	5.0000e-005	4.0000e-005	3.7000e-004	0.0000	8.0000e-005	0.0000	8.0000e-005	2.0000e-005	0.0000	2.0000e-005	0.0000	0.0794	0.0794	0.0000	0.0000	0.0795
Total	5.0000e-005	4.0000e-005	3.7000e-004	0.0000	8.0000e-005	0.0000	8.0000e-005	2.0000e-005	0.0000	2.0000e-005	0.0000	0.0794	0.0794	0.0000	0.0000	0.0795

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3.6 Architectural Coating - 2017**Mitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Archit. Coating	0.0270					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	3.3200e-003	0.0219	0.0187	3.0000e-005		1.7300e-003	1.7300e-003		1.7300e-003	1.7300e-003	0.0000	2.5533	2.5533	2.7000e-004	0.0000	2.5600
Total	0.0303	0.0219	0.0187	3.0000e-005		1.7300e-003	1.7300e-003		1.7300e-003	1.7300e-003	0.0000	2.5533	2.5533	2.7000e-004	0.0000	2.5600

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	5.0000e-005	4.0000e-005	3.7000e-004	0.0000	8.0000e-005	0.0000	8.0000e-005	2.0000e-005	0.0000	2.0000e-005	0.0000	0.0794	0.0794	0.0000	0.0000	0.0795
Total	5.0000e-005	4.0000e-005	3.7000e-004	0.0000	8.0000e-005	0.0000	8.0000e-005	2.0000e-005	0.0000	2.0000e-005	0.0000	0.0794	0.0794	0.0000	0.0000	0.0795

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3.6 Architectural Coating - 2018**Unmitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Archit. Coating	0.0931					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0103	0.0692	0.0640	1.0000e-004		5.1900e-003	5.1900e-003		5.1900e-003	5.1900e-003	0.0000	8.8087	8.8087	8.4000e-004	0.0000	8.8297
Total	0.1034	0.0692	0.0640	1.0000e-004		5.1900e-003	5.1900e-003		5.1900e-003	5.1900e-003	0.0000	8.8087	8.8087	8.4000e-004	0.0000	8.8297

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	1.5000e-004	1.2000e-004	1.1200e-003	0.0000	2.8000e-004	0.0000	2.8000e-004	7.0000e-005	0.0000	8.0000e-005	0.0000	0.2663	0.2663	1.0000e-005	0.0000	0.2665
Total	1.5000e-004	1.2000e-004	1.1200e-003	0.0000	2.8000e-004	0.0000	2.8000e-004	7.0000e-005	0.0000	8.0000e-005	0.0000	0.2663	0.2663	1.0000e-005	0.0000	0.2665

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3.6 Architectural Coating - 2018**Mitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Archit. Coating	0.0931					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0103	0.0692	0.0640	1.0000e-004		5.1900e-003	5.1900e-003		5.1900e-003	5.1900e-003	0.0000	8.8087	8.8087	8.4000e-004	0.0000	8.8297
Total	0.1034	0.0692	0.0640	1.0000e-004		5.1900e-003	5.1900e-003		5.1900e-003	5.1900e-003	0.0000	8.8087	8.8087	8.4000e-004	0.0000	8.8297

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	1.5000e-004	1.2000e-004	1.1200e-003	0.0000	2.8000e-004	0.0000	2.8000e-004	7.0000e-005	0.0000	8.0000e-005	0.0000	0.2663	0.2663	1.0000e-005	0.0000	0.2665
Total	1.5000e-004	1.2000e-004	1.1200e-003	0.0000	2.8000e-004	0.0000	2.8000e-004	7.0000e-005	0.0000	8.0000e-005	0.0000	0.2663	0.2663	1.0000e-005	0.0000	0.2665

4.0 Operational Detail - Mobile

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4.1 Mitigation Measures Mobile

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Mitigated	0.0316	0.1337	0.3426	1.0500e-003	0.0859	1.0700e-003	0.0869	0.0230	1.0000e-003	0.0240	0.0000	96.8397	96.8397	5.5300e-003	0.0000	96.9778
Unmitigated	0.0316	0.1337	0.3426	1.0500e-003	0.0859	1.0700e-003	0.0869	0.0230	1.0000e-003	0.0240	0.0000	96.8397	96.8397	5.5300e-003	0.0000	96.9778

4.2 Trip Summary Information

Land Use	Average Daily Trip Rate			Unmitigated	Mitigated
	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Place of Worship	75.34	85.76	107.92	152,429	152,429
Apartments Low Rise	26.36	28.64	24.28	75,347	75,347
Total	101.70	114.40	132.20	227,777	227,777

4.3 Trip Type Information

Land Use	Miles			Trip %			Trip Purpose %		
	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
Place of Worship	9.50	7.30	7.30	0.00	95.00	5.00	64	25	11
Apartments Low Rise	10.80	7.30	7.50	41.60	18.80	39.60	86	11	3

4.4 Fleet Mix

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Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Place of Worship	0.588316	0.042913	0.184449	0.110793	0.017294	0.005558	0.015534	0.023021	0.001902	0.002024	0.006181	0.000745	0.001271
Apartments Low Rise	0.588316	0.042913	0.184449	0.110793	0.017294	0.005558	0.015534	0.023021	0.001902	0.002024	0.006181	0.000745	0.001271

5.0 Energy Detail

Historical Energy Use: N

5.1 Mitigation Measures Energy

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Electricity Mitigated						0.0000	0.0000		0.0000	0.0000	0.0000	28.7735	28.7735	1.1600e-003	2.4000e-004	28.8738
Electricity Unmitigated						0.0000	0.0000		0.0000	0.0000	0.0000	28.7735	28.7735	1.1600e-003	2.4000e-004	28.8738
NaturalGas Mitigated	8.3000e-004	7.3400e-003	5.0700e-003	5.0000e-005		5.7000e-004	5.7000e-004		5.7000e-004	5.7000e-004	0.0000	8.1785	8.1785	1.6000e-004	1.5000e-004	8.2271
NaturalGas Unmitigated	8.3000e-004	7.3400e-003	5.0700e-003	5.0000e-005		5.7000e-004	5.7000e-004		5.7000e-004	5.7000e-004	0.0000	8.1785	8.1785	1.6000e-004	1.5000e-004	8.2271

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5.2 Energy by Land Use - NaturalGas**Unmitigated**

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	tons/yr										MT/yr					
Apartments Low Rise	57386.6	3.1000e-004	2.6400e-003	1.1300e-003	2.0000e-005		2.1000e-004	2.1000e-004		2.1000e-004	2.1000e-004	0.0000	3.0624	3.0624	6.0000e-005	6.0000e-005	3.0806
Place of Worship	95872.5	5.2000e-004	4.7000e-003	3.9500e-003	3.0000e-005		3.6000e-004	3.6000e-004		3.6000e-004	3.6000e-004	0.0000	5.1161	5.1161	1.0000e-004	9.0000e-005	5.1465
Total		8.3000e-004	7.3400e-003	5.0800e-003	5.0000e-005		5.7000e-004	5.7000e-004		5.7000e-004	5.7000e-004	0.0000	8.1785	8.1785	1.6000e-004	1.5000e-004	8.2271

Mitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	tons/yr										MT/yr					
Apartments Low Rise	57386.6	3.1000e-004	2.6400e-003	1.1300e-003	2.0000e-005		2.1000e-004	2.1000e-004		2.1000e-004	2.1000e-004	0.0000	3.0624	3.0624	6.0000e-005	6.0000e-005	3.0806
Place of Worship	95872.5	5.2000e-004	4.7000e-003	3.9500e-003	3.0000e-005		3.6000e-004	3.6000e-004		3.6000e-004	3.6000e-004	0.0000	5.1161	5.1161	1.0000e-004	9.0000e-005	5.1465
Total		8.3000e-004	7.3400e-003	5.0800e-003	5.0000e-005		5.7000e-004	5.7000e-004		5.7000e-004	5.7000e-004	0.0000	8.1785	8.1785	1.6000e-004	1.5000e-004	8.2271

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5.3 Energy by Land Use - Electricity**Unmitigated**

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Apartments Low Rise	18145.4	5.9301	2.4000e-004	5.0000e-005	5.9508
Place of Worship	69898.4	22.8434	9.2000e-004	1.9000e-004	22.9231
Total		28.7735	1.1600e-003	2.4000e-004	28.8738

Mitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Apartments Low Rise	18145.4	5.9301	2.4000e-004	5.0000e-005	5.9508
Place of Worship	69898.4	22.8434	9.2000e-004	1.9000e-004	22.9231
Total		28.7735	1.1600e-003	2.4000e-004	28.8738

6.0 Area Detail**6.1 Mitigation Measures Area**

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	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Mitigated	0.0609	3.5000e-004	0.0299	0.0000		1.6000e-004	1.6000e-004		1.6000e-004	1.6000e-004	0.0000	0.0487	0.0487	5.0000e-005	0.0000	0.0499
Unmitigated	0.0609	3.5000e-004	0.0299	0.0000		1.6000e-004	1.6000e-004		1.6000e-004	1.6000e-004	0.0000	0.0487	0.0487	5.0000e-005	0.0000	0.0499

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr										MT/yr					
Architectural Coating	0.0120					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	0.0479					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Hearth	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	9.1000e-004	3.5000e-004	0.0299	0.0000		1.6000e-004	1.6000e-004		1.6000e-004	1.6000e-004	0.0000	0.0487	0.0487	5.0000e-005	0.0000	0.0499
Total	0.0609	3.5000e-004	0.0299	0.0000		1.6000e-004	1.6000e-004		1.6000e-004	1.6000e-004	0.0000	0.0487	0.0487	5.0000e-005	0.0000	0.0499

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6.2 Area by SubCategory**Mitigated**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr										MT/yr					
Architectural Coating	0.0120					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	0.0479					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Hearth	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	9.1000e-004	3.5000e-004	0.0299	0.0000		1.6000e-004	1.6000e-004		1.6000e-004	1.6000e-004	0.0000	0.0487	0.0487	5.0000e-005	0.0000	0.0499
Total	0.0609	3.5000e-004	0.0299	0.0000		1.6000e-004	1.6000e-004		1.6000e-004	1.6000e-004	0.0000	0.0487	0.0487	5.0000e-005	0.0000	0.0499

7.0 Water Detail**7.1 Mitigation Measures Water**

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	Total CO2	CH4	N2O	CO2e
Category	MT/yr			
Mitigated	4.4410	0.0171	4.4000e-004	4.9981
Unmitigated	4.4410	0.0171	4.4000e-004	4.9981

7.2 Water by Land Use

Unmitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Apartments Low Rise	0.260616 / 0.164301	1.7883	8.5600e-003	2.1000e-004	2.0663
Place of Worship	0.258759 / 0.404726	2.6527	8.5400e-003	2.2000e-004	2.9318
Total		4.4410	0.0171	4.3000e-004	4.9981

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7.2 Water by Land Use**Mitigated**

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Apartments Low Rise	0.260616 / 0.164301	1.7883	8.5600e-003	2.1000e-004	2.0663
Place of Worship	0.258759 / 0.404726	2.6527	8.5400e-003	2.2000e-004	2.9318
Total		4.4410	0.0171	4.3000e-004	4.9981

8.0 Waste Detail**8.1 Mitigation Measures Waste****Category/Year**

	Total CO2	CH4	N2O	CO2e
	MT/yr			
Mitigated	9.9425	0.5876	0.0000	24.6321
Unmitigated	9.9425	0.5876	0.0000	24.6321

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8.2 Waste by Land Use**Unmitigated**

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Apartments Low Rise	1.84	0.3735	0.0221	0.0000	0.9253
Place of Worship	47.14	9.5690	0.5655	0.0000	23.7068
Total		9.9425	0.5876	0.0000	24.6321

Mitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Apartments Low Rise	1.84	0.3735	0.0221	0.0000	0.9253
Place of Worship	47.14	9.5690	0.5655	0.0000	23.7068
Total		9.9425	0.5876	0.0000	24.6321

9.0 Operational Offroad

Equipment Type	Number	Hours/Day	Days/Year	Horse Power	Load Factor	Fuel Type
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10.0 Stationary Equipment

Fire Pumps and Emergency Generators

Equipment Type	Number	Hours/Day	Hours/Year	Horse Power	Load Factor	Fuel Type
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Boilers

Equipment Type	Number	Heat Input/Day	Heat Input/Year	Boiler Rating	Fuel Type
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User Defined Equipment

Equipment Type	Number
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11.0 Vegetation



County of San Diego

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DIRECTOR

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KATHLEEN A. FLANNERY
ASSISTANT DIRECTOR

Cultural Resources Survey Report for Phap Vuong Monastery PDS2014-MUP-14-010 APN# 227-010-57

Negative Findings



Overview of survey area, Northeast

Kassandra Nearn
May 4, 2018

SDC PDS RCVD 01-25-19
MUP14-010

National Archaeological Data Base Information

Authors: Kassandra Nearn

Firm: County of San Diego

Report Date: May 4, 2018

Report Title: Cultural Resources Survey Report for Tran (Phap Vuong) Monastery;
PDS2014-MUP-14-010; APN# 227-010-57; Negative Findings

Type of Study: Intensive Pedestrian

New Sites: None

Updated Sites: None

USGS Quad: Valley Center

Acreage: 8.9

Key Words: Valley Center USGS Quad, Negative Survey, Hidden Meadows,
Escondido

May 4, 2018

South Coastal Information Center
Arts and Letters 106
5500 Campanile Drive
San Diego, CA 92182
Attn: Jaime Lennox

RE: Tran (Phap Vuong) Monastery; PDS2014-MUP-14-010
Cultural Resources - Negative Findings

Dear Ms. Lennox:

Please be advised that a survey has been conducted on the above referenced project. It has been determined that there are no cultural resources present on this property. The project has been plotted on the attached USGS 7.5 minute topographical map for your information.

County: San Diego

USGS 7.5' Quad: Valley Center; Date: No Date; Section: N/A; Township: N/A; Range: N/A;
Land Grant: Rincon Del Diablo

Address: 715 Vista Avenue
City: Escondido; State: California

UTM: 11S 3668252.7 mN/ 492204.9 mE; Thomas Brothers: 1109/H5

Other Locational Data: From Interstate 15, take exit 32 to CA-78E. Continue from CA-78E onto E Lincoln Parkway, and then turn left onto Gamble Street. Continue north on Gamble Street for 0.4 mile, then turn right onto E El Norte Parkway. Continue on E El Norte Parkway for 0.4 mile, and then turn left onto N Ash St. Continue north for 0.7 miles. The Project site is on the west side of the street between the southern intersection of Hubbard Ave and N Ash Street, and the northern intersection of N Ash St and Vista Ave.

Assessor Parcel Number(s): 227-010-57

Elevation: 800 feet AMSL

Owner and Address: Vui Tran
715 Vista Avenue
Escondido, CA 92026

Survey Type: Intensive Pedestrian
Date of Survey: April 27, 2017
Field Crew: Cassandra Nearn

Description: The field survey was conducted using standard archaeological procedures and techniques. Continuous parallel transects of approximately 5 meters were walked in a north/south direction. The site is overgrown with non-native grasses, resulting in low visibility for the southern portion of the survey area (10-20%), with the exception of some exposed areas from grading and road cuts (Figure 1). The remainder of the survey area has been cleared or graded and had fair to good visibility (Figure 2). The ground surface consisted of medium compact soils with dispersed decomposed granite. The entire parcel has been heavily disturbed.



Figure 1. Survey Area, view south.



Figure 2. Graded portion of survey area, view south.

The northwest corner has been developed for the existing office building, associated gardens, and existing paved parking lot. The northeast portion has been previously graded, including an approximately 100 by 40 meter area adjacent to N Ash Street that is currently being used as construction storage and will serve as new parking for the proposed project. Several rock piles were observed north and west of the graded area and were inspected for cultural materials or features. The granitic rock piles are highly weathered and exfoliated, and no cultural features or other materials were observed. The remainder of the parcel has been disturbed historically through agricultural uses, and is now largely overgrown with the exception of an unimproved road adjacent to N Ash St. No cultural materials were observed as a result of this survey.

This project is the construction of a new 8,272 square foot Monastery Hall and an 80-space parking lot.

Prior Research: Staff conducted a records search of the surrounding area using the California Historic Resources Inventory System (CHRIS). Sixty-five cultural studies have been conducted within a one mile radius. A total of sixteen archaeological sites, 10 historic resources, and five historic property inventory listings were also identified within a one-mile radius. The nearest site is approximately 0.2 miles from the subject property and consists of a historic reservoir facility. The nearest prehistoric site is 0.37 miles away. The results of the records search are detailed in the following tables.

Table 1. Cultural Studies within a One-Mile Radius

Report Number	Title	Author	Year
SD-04119	Draft Environmental Impact Report for San Marcos Assembly Hall	Recon	1976
SD-00215	Cultural Resources Inventory and Significance Assessment: Eagles Bluff, Oceanside	RBR & Associates, Inc.	1985
SD-00434	An Archaeological Survey of the Fig & Sheridan Tract, Escondido, California	Paul G. Chace & Associates	1977
SD-00438	An Archaeological Survey, Sheridan Manor.	Paul G. Chace	1977
SD-00480	An Archaeological Assessment of the McKellar Development, City of Escondido.	Paul G. Chace & Associates	1980
SD-01404	Archaeological Investigations of the Von Seegern Annexation Project Escondido, California.	WESTEC Services, Inc.	1977
SD-00792	An Archaeological Survey for the North Reidy Creek Channel Improvement (E.R. 86-41)	Paul G. Chace & Associates	1988
SD-01275	Oak Creek (Escondido Tract 391) Archaeological Mitigation Report City of Escondido.	MSA, Inc.	1981
SD-01398	Archaeological Investigation of Escondido Tract 16. 348 SDM-W-2177 Escondido	Flower, Ike, and Roth Archaeological Consultants	1979
SD-01406	An Archaeological Survey of Meadowview Estates, Escondido, California.	Paul G. Chace & Associates	1982
SD-01586	The Archaeology of Escondido Woods SDi-4942 and SDi-4943	Paul G. Chace & Associates	1978
SD-01689	A Cultural Resource Study of Proposed Access Roads Between the Escondido Substation and the Proposed Substation Site at Rainbow	RECON	1979
SD-01776	Results of an Archaeological Evaluation of Cultural Resource W-3461/SDi-9907 at the Sheridan Colony Project	Brian F. Smith and Associates	1989
SD-02648	AN ARCHAEOLOGICAL SURVEY OF THE MALONE LOT SPLIT PROJECT ESCONDIDO, COUNTY OF SAN DIEGO	BRIAN F. SMITH AND ASSOCIATES	1990
SD-03605	CULTURAL RESOURCE INVENTORY OF THE PROPOSED ESCONDIDO CHURCH AND SCHOOL PROJECT CITY OF ESCONDIDO, CALIFORNIA	RUDY VERDIN, APOSTOLIC ASSEMBLY OF ESCONDIDO	1999
SD-00073	An Archaeological Test Excavation at Oak Creek.	American Pacific Environmental Consultants Inc.	1980
SD-04172	CULTURAL RESOURCE SURVEY FOR ISKCON CULTURAL CENTER ESCONDIDO, CALIFORNIA	GALLEGOS AND ASSOCIATES	1999
SD-04306	ARCHAEOLOGICAL SURVEY OF THE DALEY RANCH NORTH OF ESCONDIDO, SAN DIEGO COUNTY	WESTEC SERVICES, INC.	1976
SD-08874	ARCHAEOLOGICAL INVESTIGATIONS OF THE VON SEGGERN ANNEXATION PROJECT, ESCONDIDO, CALIFORNIA	WESTEC SERVICES, INC	1977
SD-08909	Archaeological Survey for Escondido Woods Escondido, California	William H. Breece	1978
SD-05712	ARCHAEOLOGICAL SURVEY FOR ESCONDIDO MASTER PLAN CORRECTION OF DISCREPANCY FOR PARCEL P11, SITE EPS-30H/CA-SDI-12547H	OGDEN	1993
SD-09205	CULTURAL RESOURCE SURVEY FOR A PARCEL LOCATED ON LEHNER AVENUE, CITY OF ESCONDIDO, CALIFORNIA	KYLE CONSULTING	2004
SD-06796	AN ARCHAEOLOGICAL SURVEY FOR THE HIDDEN VALLEY RANCH PROJECT ESCONDIDO CALIFORNIA	BRIAN F. SMITH & ASSOC.	2001
SD-08309	AN ARCHAEOLOGICAL SURVEY FOR THE GLENBROOK VILLAGE PROJECT, ESCONDIDO, CALIFORNIA	BRIAN F. SMITH AND ASSOCIATES	2003

Report Number	Title	Author	Year
SD-08868	NEGATIVE CULTURAL RESOURCES SURVEY REPORT FOR TPM 20761, LOG NO. 03-08-043, EATON/GROENENBERG APN 227-010-56	COUNTY OF SAN DIEGO	2003
SD-06747	ARCHAEOLOGICAL & PALEONTOLOGICAL MONITORING REPORT INCLUDING ANALYSIS OF RECOVERED MATERIALS FOR THE W HOTEL DEVELOPMENT SITE IN DOWNTOWN SAN DIEGO, SAN DIEGO COUNTY, CA	CHAMBERS GROUPS, INC.	2002
SD-08951	ARCHAEOLOGICAL SURVEY REPORT FOR THE E.I.R. OF THE PROPOSED ESCONDIDO REGIONAL SHOPPING CENTER NORTH WEST OF RTS. 78 AND 395, ESCONDIDO, CA	ARCHAEOLOGICAL ASSOCIATES	1978
SD-08596	APPENDICES-RECLAIMED WATER DISTRIBUTION SYSTEM PROJECT: DRAFT ENVIRONMENTAL IMPACT REPORT	KELLER ENVIRONMENTAL ASSOC.	1992
SD-00691	Archaeological Survey for the Proposed Realignment of Valley Center Road, Valley Center, California	San Diego County Engineer Department	1974
SD-09670	Cultural Resources Survey Report for TPM 20960, Log No. 05-08-025 - Hooper Project APN 224-290-73-00-00, Negative Findings	San Diego County Department of Planning and Land Use	2005
SD-10308	CULTURAL RESOURCE SURVEY FOR APPROXIMATELY 13 ACRES LOCATED IN THE CITY OF ESCONDIDO, CALIFORNIA	Kyle Consulting	2006
SD-10426	ARCHAEOLOGICAL RESOURCES SURVEY, BOOKER ESCONDIDO PROPERTY, ESCONDIDO, SAN DIEGO COUNTY, CALIFORNIA	AFFINIS	2006
SD-10432	CULTURAL RESOURCES SENSITIVITY ANALYSIS FOR THE CARRYOVER STORAGE AND SAN VICENTE DAM RAISE PROJECT (CSP) ALTERNATIVES ANALYSIS	ASM AFFILIATES, INC.	2006
SD-12655	HISTORIC AND ARCHAEOLOGICAL RESOURCES SURVEY, VISTA FLUME STUDY, VISTA, SAN MARCOS, AND ESCONDIDO SAN DIEGO COUNTY, CALIFORNIA	AFFINIS	2009
SD-12987	EL NORTE PROPERTY AFFORDABLE HOUSING PROJECT- CULTURAL RESOURCES	AFFINIS	2011
SD-08588	DRAFT ENVIRONMENTAL IMPACT REPORT FOR EXPANSION OF WASTEWATER TREATMENT FACILITY	CITY OF ESCONDIDO	1980
SD-13464	EL NORTE APARTMENTS ARCHAEOLOGICAL MONITORING	AFFINIS ENVIRONMENTAL SERVICES	2012
SD-13541	ETS #8021; TL 688 AND TL 6932 RELOCATION AND UNDERGROUND CONVERSION PROJECT	E2M	2009
SD-14771	A CULTURAL RESOURCES STUDY FOR THE SDCWA MICROWAVE COMMUNICATIONS PROJECT SAN DIEGO COUNTY, CALIFORNIA	LSA ASSOCIATES, INC.	2013
SD-14792	HUBBARD HILL 1220 HUBBARD PLACE, ESCONDIDO, CA 92027	LSA ASSOCIATES	2013
SD-15151	CULTURAL RESOURCES ASSESSMENT OF THE CROWN CASTLE/ VERIZON FIBER PUC PROJECT, SAN DIEGO, CALIFORNIA (BCR CONSULTING PROJECT NO. SYN1404)	BCR CONSULTING LLC	2015
SD-15420	Vista Verde Reservoir Cultural Resources Survey	HELIX Environmental Planning	2012
SD-15850	CULTURAL RESOURCE RECORDS SEARCH AND SITE VISIT RESULTS FOR VERIZON WIRELESS CANDIDATE 'JESMOND DENE', 2401 NORTH BROADWAY, ESCONDIDO , SAN DIEGO COUNTY, CALIFORNIA	FirstCarbon Solutions	2014
SD-16390	HIDDEN VALLEY ESTATES PROJECT, TM 932; CULTURAL RESOURCES UPDATE STUDY	HELIX Environmental Planning	2015

Report Number	Title	Author	Year
SD-02764	CULTURAL RESOURCE LITERATURE REVIEW FOR THE SAN DIEGUITO RIVER VALLEY REGIONAL OPEN SPACE PARK FOCUSED PLANNING AREA, SAN DEIGO COUNTY, CALIFORNIA	GALLEGOS & ASSOCIATES	1993
SD-01497	Archaeological Feasibility Study of Arxegos Property, Valley Center	RECON	1986
SD-02308	RESULTS OF AN INITIAL CULTURAL RESOURCE SURVEY OF THE EL NORTE PARKWAY IMPROVEMENT PROJECT, CITY OF ESCONDIDO, CONSTRAINTS ANALYSIS.	BRIAN F SMITH & ASSOCIATES	1990
SD-02333	FRIENDLY HILLS RANCH ARCHAEOLOGICAL REPORT	CHRISTOPHER DROVER	1977
SD-02745	HISTORICAL/ARCHAEOLOGICAL TEST REPORT FOR DALEY RANCH ESCONDIDO, CALIFORNIA	GALLEGOS & ASSOCIATES	1992
SD-03435	Draft Cultural Resources Evaluation of the San Diego County Water Authority Emergency Water Storage Project	OGDEN	1994
SD-00843	An Archaeological Assessment of the Kapernick Property Near Valley Center, County of San Diego (T.P.M. #16462)	Paul G. Chace & Associates	1980
SD-02384	NEGATIVE ARCHAEOLOGICAL SURVEY REPORT	CALTRANS	1991
SD-00083	Addendum to Archaeological Investigation on the Glade Lot Split	American Pacific Environmental Consultants, Inc.	1979
SD-01779	Archaeological/Historic Report on the East Valley Annexation, City of Escondido	Scientific Resource Surveys, Inc.	1981
SD-08230	SAN DIEGO GAS & ELECTRIC VALLEY RAINBOW INTERCONNECT 230KV, 69KV AND SAN DIEGO COUNTY SUBSTATION CULTURAL SURVEYS	EDAW, INC.	2003
SD-04429	SPANISH VALLEY PROPERTY ARCHAEOLOGICAL RECONNAISSANCE	ASM	1979
SD-07322	TELECOMMUNICATIONS SITES SD 304-02, 336-03, 342-02, 367-01, 368-01, 381-02, 395-01, 397-01, 399-01, 401-02	AFFINIS	1999
SD-06786	CULTURAL RESOURCES REVIEW PHASE II: HISTORIC RESOURCES INVENTORY	RECON	1980
SD-07729	MANAGEMENT PLAN FOR CDF'S HISTORIC BUILDINGS AND ARCHAEOLOGICAL SITES	CDF	2000
SD-04834	FRIENDLY HILLS RANCH ARCHAEOLOGICAL REPORT	CHRISTOPHER E. DROVER	1977
SD-05215	Addendum a Cultural Resource Survey of the Central Valley Center Sewer (in two parts)	Paul Chace and Associates	1986
SD-07291	Test Excavation Program Addendum to an Archaeological Survey of the Leads Property, Near Valley Center	Paul G. Chace and Associates	1979
SD-05233	Watershed Work Plan Escondido Watershed, San Diego County California	ESCONDIDO SOIL CONSERVATION DISTRICT	1961
SD-06764	CULTURAL RESOURCES ASSESSMENT OF AT&TS PROPOSED SAN BERINARDINO TO SAN DIEGO FIBER OPTIC CABLE SAN BERNARDINO RIVERSIDE AND SAN DIEGO COUNTIES, CA	PEAK & ASSOCIATES, INC. AND BRIAN F. MOONEY ASSOCIATES	1990
SD-06000	RESULTS OF AN ARCHAEOLOGICAL STUDY OF A PROPOSED IMPROVEMENT FOR THE VALLECITOS WATER DISTRICT	BRIAN F. SMITH & ASSOC.	1997

Table 2. Archaeological Resources within a One-Mile Radius

Trinomial	Primary Number	Description
SDI-004944	37-004944	Prehistoric artifact scatter
SDI-022005	37-036304	Canyon Grove
SDI-015357	37-017523	Bedrock milling features
SDI-001058	37-001058	Lithic scatter
SDI-012545	37-012545	Prehistoric habitation site
SDI-001057	37-001057	Prehistoric artifact scatter
SDI-009907	37-009907	Bedrock milling
SDI-004943	37-004943	Bedrock milling
SDI-001049	37-001049	Late Prehistoric habitation site
SDI-012548	37-012548	Bedrock milling
SDI-000151	37-000151	Site form blank
SDI-001050	37-001050	Lithic scatter
SDI-004488	37-004488	Lithic scatter
SDI-009907	37-009907	Bedrock milling
SDI-012546	37-012546	Bedrock milling
SDI-015357	37-017523	Bedrock milling

Table 3. Historic Resources within a One-Mile Radius

Primary Number	Description
P-37-018750	Single story cottage style house
P-37-018751	One story bungalow
P-37-018745	One story bungalow
P-37-018738	Single story cottage style house
P-37-018899	One story bungalow
P-37-018746	One story bungalow
P-37-018752	One story bungalow
P-37-018749	One story neo-classical row house
P-37-032874	Lindley reservoir
P-37-030889	Vista Irrigation District bench flumes

Table 4. Historic Property Listings within a One-Mile Radius

Address	Name
650 El Norte Parkway	Lehner House
1410 Sheridan Ave	Conway House
700 E El Norte Parkway	N/A
853 Farr Ave	N/A
1325 Rimrock Drive	Prior House

Native American Consultation: A Sacred Lands file search was conducted by the Native American Heritage Commission (NAHC). No Sacred Lands were identified by the Native American Heritage Commission (NAHC). Pursuant to AB-52, Native American consultation was conducted with traditionally and culturally affiliated tribes including: the San Luis Rey Band of Mission Indians, Viejas Band of Kumeyaay Indians, Pala Band of Mission Indians, Rincon Band of Luiseño Indians, Lipay Nation of Santa Ysabel, and the Campo Kumeyaay Nation. Due to the extensive cultural history of the project site and surrounding area, monitoring of ground disturbing activities by an archaeologist and a Native American monitor was requested.

Recommendations: Portions of the project site have been graded and utilized for agriculture historically. The majority of the project site is disturbed only through agricultural activity, which does not preclude the possibility of inadvertent discoveries of cultural material during ground disturbing activities. Due to the cultural sensitivity of the surrounding area and low visibility for much of the project site

during pedestrian survey, a monitoring program is recommended for grading and earth disturbing activities associated with project construction.

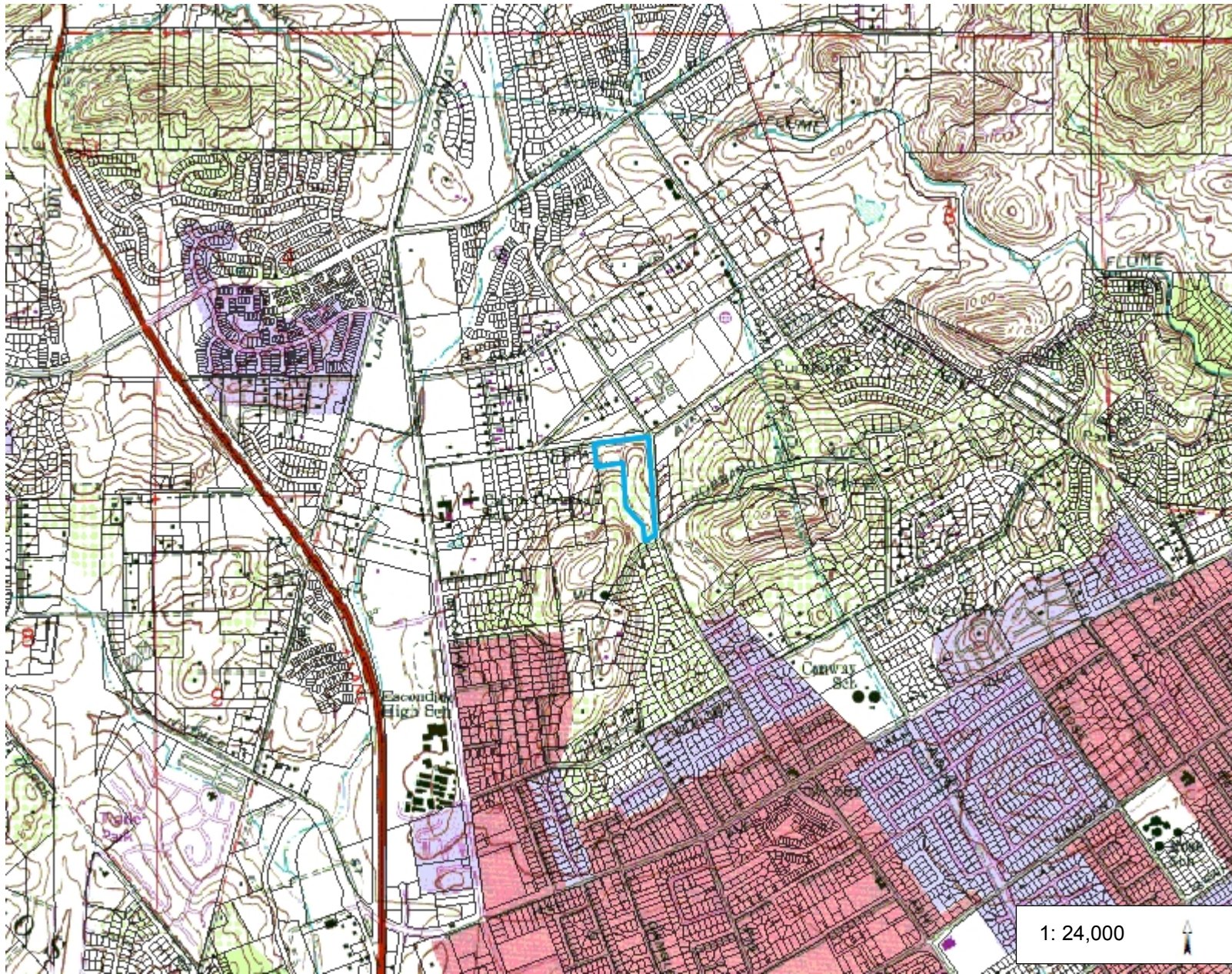
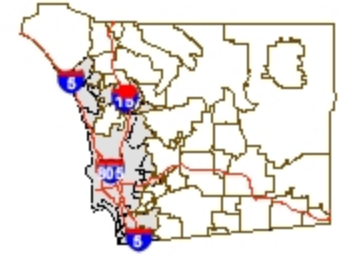
If you have any questions, please contact me at (858) 495-5452.

Sincerely,

A handwritten signature in blue ink, appearing to read 'K. Nearn', is positioned below the word 'Sincerely,'.

Kassandra Nearn, Staff Archaeologist, M.A., RPA
Planning & Development Services

Attachment
USGS Topographical Map – Valley Center
Project Plans



Legend

- Parcels
- County Boundary
- USGS 7.5 Minute Quad Image
- 0
- 1
- 2
- 3
- 4
- 5
- 6
- 7
- 8
- 9
- 10
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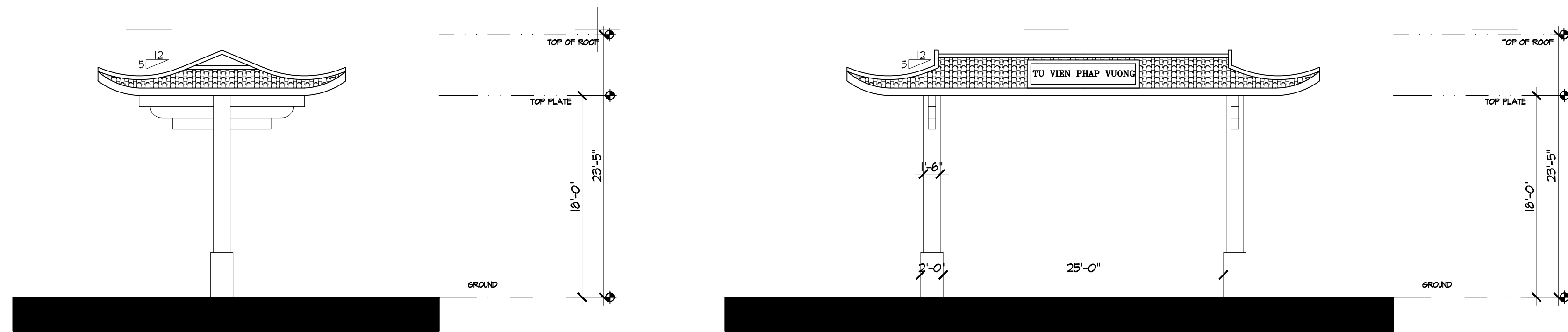
0.8 0 0.38 0.8 Miles

WGS_1984_Web_Mercator_Auxiliary_Sphere
Planning and Development Services

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

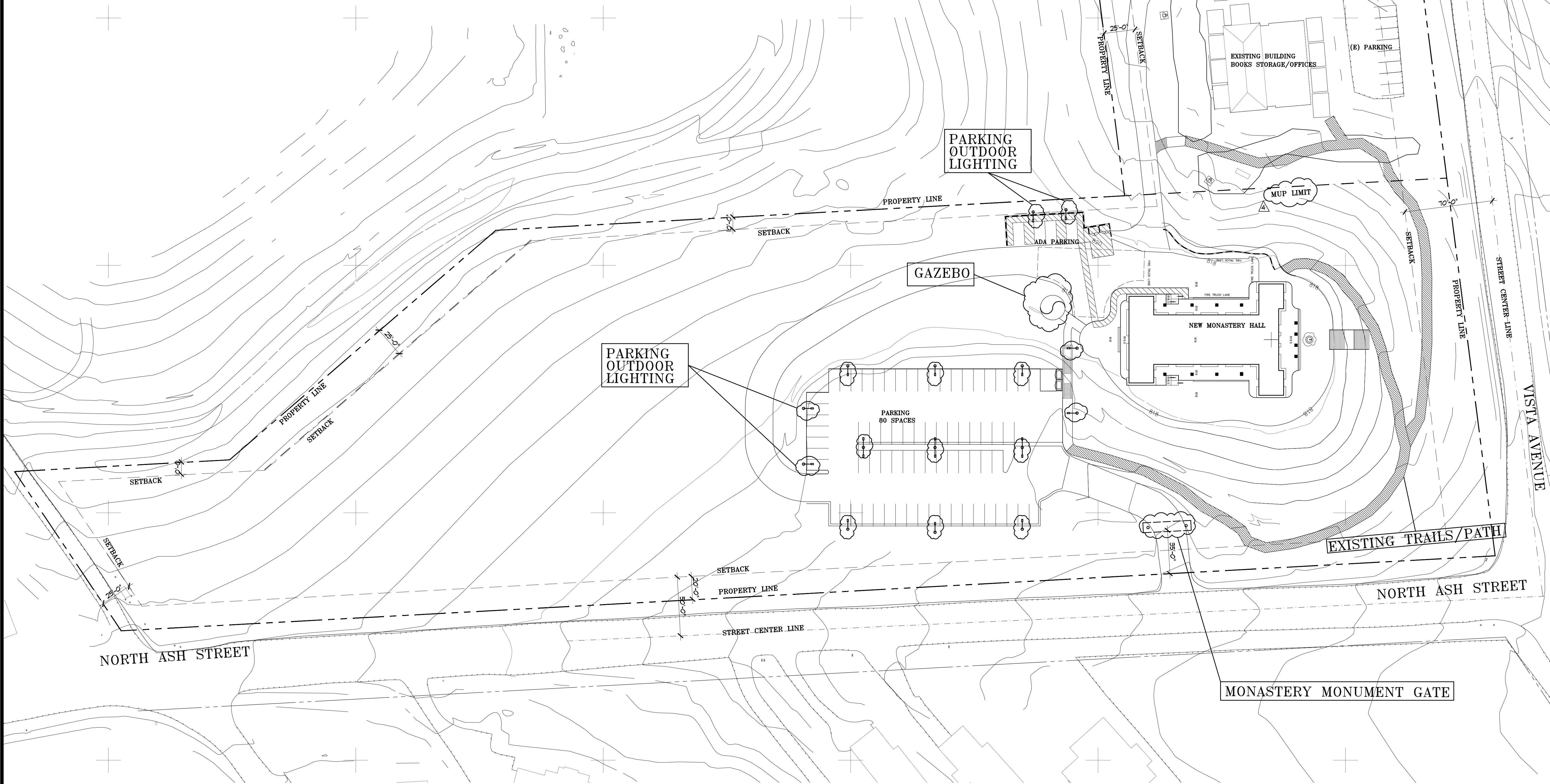
THIS MAP IS NOT TO BE USED FOR NAVIGATION

Notes



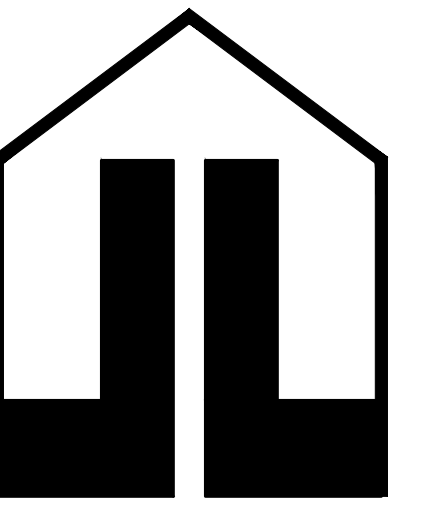
MONASTERY MONUMENT GATE

SCALE 1/8" = 1'-0"



SITE PLAN

SCALE 1" = 40'



PHAP VUONG MONASTERY

715 VISTA AVENUE
ESCONDIDO, CA 92026

MUP PROJECT #
PDS2014
MUP-14-010



Sheet Title

SITE PLAN

No.	Revisions	Date
1	FIRST SUBMITTAL	1-22-14
2	MUP REVIEW	12-01-15
3	2ND MUP REVIEW	1-12-16
4	3RD MUP REVIEW	1-19-16
5	FIRE LANE REVIEW	6-13-16

Drawn	FH
Checked	JL
Date Print	6-20-16
Scale	-
Project No.	-
Sheet No.	-

T-2



County of San Diego

RICHARD E. CROMPTON
DIRECTOR

DEPARTMENT OF PUBLIC WORKS
5510 OVERLAND AVE, SUITE 410
SAN DIEGO, CALIFORNIA 92123-1237
(858) 694-2212 FAX: (858) 694-3597
Web Site: www.sdcountry.ca.gov/dpw/

October 26, 2018

Vui Tran
715 Vista Ave.
Escondido, CA 92026

Dear Vui Tran:

REQUEST FOR AN EXCEPTION TO A PUBLIC ROAD STANDARD – NORTH ASH STREET MAJOR USE PERMIT FOR TRAN (PHAP VUONG) MONASTERY LOCATED IN THE UNINCORPORATED PORTION OF SAN DIEGO COUNTY WITHIN THE NORTH COUNTY METRO PLAN AREA, APN 227-010-57-00, PDS2014-MUP-14-010.

County of San Diego (County) Department of Public Works (DPW) has reviewed your request, dated September 14, 2018, for the following design exception to County Public Road Standard(s):

- Request to approve the use of the minimum stopping sight distance of 300 feet per the American Association of State Highway and Transportation Officials (AASHTO) criteria in lieu of the County criteria noted in Section 6.1.E., Table 5 for the intersection of the proposed private driveway and North Ash Street (2.1D Community Collector). The County's required corner sight distance for a Prevailing Speed of 40 MPH is 400 feet. The existing sight distance is 310 feet looking northerly of the proposed private driveway. The existing sight distance is limited due to existing roadway conditions on Rainbow Heights Road.

County staff has assessed the appropriateness of the requested exceptions to use AASHTO stopping sight distance criteria in lieu of corner sight distance, and the County Traffic Engineer has reviewed and supports the request. Found the request to be consistent with the sight distance requirements outlined in *A Policy on Geometric Design of Highways and Streets*, Exhibit 3-2 per AASHTO standards. The sight distance available for southbound traffic on North Ash Street approaching the intersection with the proposed driveway opening complies with the AASHTO stopping sight distance criteria, based upon the sight distances cited in the sight distance certification provided by Latitude 33 Planning & Engineering, dated October 3, 2018. It has been determined that your request for modification will not adversely affect traffic safety and flow of traffic in the area. This Design Exception Request is hereby approved. All other standards, conditions, and improvements required shall be met.

REQUEST FOR AN EXCEPTION TO A PUBLIC ROAD STANDARD – NORTH ASH STREET MAJOR USE PERMIT FOR TRAN (PHAP VUONG) MONASTERY LOCATED IN THE UNINCORPORATED PORTION OF SAN DIEGO COUNTY WITHIN THE NORTH COUNTY METRO PLAN AREA, APN 227-010-57-00, PDS2014-MUP-14-010.

Page 2

If you have any questions or need additional information related to this request, please contact Zoubir Ouadah, DPW County Traffic Engineer, at (858) 694-3857, or the following e-mail address: Zoubir.Ouadah@sdcounty.ca.gov.

Sincerely,



DEREK R. GADE, P.E., Assistant Director
Department of Public Works

EMS: SM: AB

cc: PDS2014-MUP-14-010 File;
Zoubir Ouadah – Department of Public Works
Sean Scaramella by email sean.scaramella@latitude33.com

NATURE OF REQUEST:

Departments of Public Works (DPW) and Planning & Development Services (PDS) have reviewed your request, dated September 14, 2018, for the following design exception to County Public Road Standard(s):

- Request to approve the use of the minimum stopping sight distance of 300 feet per the American Association of State Highway and Transportation Officials (AASHTO) criteria in lieu of the County criteria noted in Section 6.1.E., Table 5 for the intersection of the proposed private driveway and North Ash Street (2.1D Community Collector). The County's required corner sight distance for a Prevailing Speed of 40 MPH is 400 feet. The existing sight distance is 310 feet looking northerly of the proposed private driveway. The existing sight distance is limited due to existing roadway conditions on Rainbow Heights Road.

BACKGROUND:

The project is a Major Use Permit known as Tran Monastery which proposes the construction a new Monastery Hall that will be a two story, 32 foot structure with 8,272 square feet, complete with a kitchen, four bedrooms, a guest room, a social room, and small and large meditation rooms (1,200 square feet). There will be a bell and a drum (gong) enclosed in the small two story towers on either side of the front entrance, and will only be used on special occasions. The facility expects to host 1 day retreats on the third Sunday per month for special Buddha days, and special events throughout the year such as the Lunar New Year, Buddha Birthday, Mother's Day, Kwan Yin Boddhisatva, etc. There will be an 80-space parking lot. The facility is mainly used for individual meditation. Noise is forbidden within the facility and will be well controlled. The monastery will be open 4 hours daily M-F, and 6 hours Sat-Sun.

The Monastery will be accessed by the proposed driveway located on North Ash Street. The frontage of the lot along North Ash Street has a prevailing speed of 40 MPH.

Applicant's request is based on the following:

1. The stopping sight distance on North Ash Street in the northerly direction (southbound traffic) was determined to be 310 feet which satisfies the minimum stopping sight distance of 300 feet per the AASHTO standards criteria.
2. Use of 40 MPH based on the 85th percentile speed survey for North Ash Street provided by Linscott, Law & Greenspan (LLG), dated October 2, 2018.
3. The sight distance conditions at the intersection is existing and relocation south of the existing location would steepen the approach, hinder fire accessibility, and impact the septic leach field location.

PROJECT MANAGEMENT TEAM REVIEW:

It is recommended that the Director of Planning & Development Services support this request. Decision is based upon the following:

1. The proposed stopping sight distance of 310 feet for southbound traffic approaching the driveway, respectively, satisfies the minimum AASHTO stopping sight distance per AASHTO standards.
2. The County of San Diego, Traffic Engineer has reviewed and supported the request.

REQUEST FOR AN EXCEPTION TO A PUBLIC ROAD STANDARD – NORTH ASH STREET MAJOR
USE PERMIT FOR TRAN (PHAP VUONG) MONASTERY LOCATED IN THE UNINCORPORATED
PORTION OF SAN DIEGO COUNTY WITHIN THE NORTH COUNTY METRO PLAN AREA, APN 227-
010-57-00, PDS2014-MUP-14-010.

Page 4

RECOMMENDATION:

It is recommended that the Director of Public Works support the applicant's request.

Request Recommended / Not Recommended:



Date: 10/10/18

EDWIN M. SINSAY,
PDS Project Manager

Request Recommended // Not Recommended:



Date: 10-11-18

VINCE NICOLETTI,
DEPUTY DIRECTOR



File: 1191.00

October 3, 2018

Jeffrey Smyser

COUNTY OF SAN DIEGO

Department of Planning & Development Services

5510 Overland Avenue, Ste 310

San Diego, CA 92123-1239

SUBJECT: Tran Monastery
Design Exception Modification Recommendation

Dear Mr. Smyser:

The Tran Monastery project is requesting a Design Modification to allow, per the California Highway Design Manual's guidance and accepted practice, usage of a Corner Sight Distance equal to the stopping sight distance. The attached Design Exception provides evidence that the 85th percentile speed limit allows for a stopping sight distance which the geometry of our site provides. As such, my professional recommendation is to use the AASHTO sight distance based on the 85th percentile speed.

Sincerely,

A handwritten signature in black ink, appearing to read "N. Psychogios".

Nick Psychogios, PE
Associate Principal
RCE 67697



File: 1191.00

October 3, 2018

Jeffrey Smyser
COUNTY OF SAN DIEGO
Department of Planning & Development Services
5510 Overland Avenue, Ste 310
San Diego, CA 92123-1239

SUBJECT: Tran Monastery
Design Exception Modification Recommendation

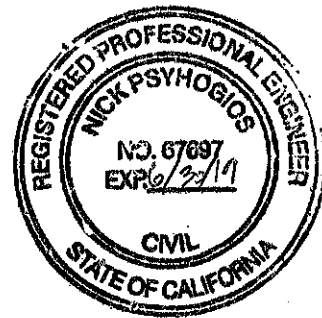
Dear Mr. Smyser:

The Tran Monastery project is requesting a Design Modification to allow, per the California Highway Design Manual's guidance and accepted practice, usage of a Corner Sight Distance equal to the stopping sight distance. The attached Design Exception provides evidence that the 85th percentile speed limit allows for a stopping sight distance which the geometry of our site provides. As such, my professional recommendation is to use the AASHTO sight distance based on the 85th percentile speed.

Sincerely,



Nick Psychogios, PE
Associate Principal
RCE 67697



DEPARTMENT OF PUBLIC WORKS

Request for a
Design Exception to a Road Standard
and/or Modification to Project Conditions
DER - Corner Sight Distance

Project Number: PDS2014-MUP-14-010 Date of Request: 09/14/2018
Project Location: 715 VISTA AVENUE, ESCONDIDO, CA 92026
Thos. Bros. Map/Grid: 1109, H-9 & 10 APN: 227-010-57
Requestor Name: Sean Scaramella Telephone: 858-875-1754
Address: 9968 Hibert Street 2nd Floor, San Diego, CA 92131

Requested Design Exception (attach engineering sketches showing existing layout, details and notes):
The Highway Design Manual, Topic 405, Table 405.1A, requires that, for streets with a
speed limit of 30 mph, the Corner Sight Distance (CSD) requirement is 330' and for 40 mph,
440'. The 85% speed limit for N. Ash Street is 38.53 mph based on a street speed survey
attached in App. A. The stopping site distance, rounding up from 38.53 mph to 40 mph is
300' per Table 201.1 in the Highway Design Manual. This Requested Design Exception is to
allow stopping sight distance over corner sight distance as the guiding design criterion.

Reason for requested Design Exception (provide attachment if additional space is required):
Per Topic 405 of the Highway Design Manual, exceptions to the CSD are allowed
"Where restrictive conditions exist" per Index 405.1(2)(a) allowing a minimum value for
CSD "equal to the stopping sight distance." Site conditions fall under the "where
restrictive conditions exist" clause, thus promoting the use of stopping site distance.
With this given, it is felt that the existing driveway is acceptable. See Appendix B.

List alternatives that could mitigate the requested Design Exception (attach engineering sketches showing proposed layouts, details and notes):
Alternative locations are not required, as the 85th percentile
speed is under 40 mph.

Describe the hardship(s) to the property owner(s) and/or neighbor(s) if the request is not approved (see note 3. on reverse):

The current location of the driveway provides an accessible approach. Relocation to an
ingress/egress south of the existing location would steepen the approach, hinder fire
accessibility, and impact the only location for the septic leach field. Given the
adherence to the applicable codes, relocation does not seem necessary.

Provide Design and Cost Estimate for meeting the Condition (see note 3. on reverse):
Not applicable.

See reverse for directions and important information.

This form is to be used for the following:

- A. Request design exception to a Road Standard and/or modify DPW Conditions included in the **Preliminary Approval** *prior* to the issuance of the Final Approval.
- B. Request design exception to a Road Standard and/or modify DPW Conditions included in the **Final Approval** document(s) *prior* to the recordation of the map, which may also require an amendment of conditions.

Note: Request for modifications to conditions of a recorded map, in most cases, requires a map modification, which is a separate process.

This request may be initiated by the owner or by an agent or consultant, the local fire prevention district or the local planning group acting on behalf of the owner. Where professional opinions, judgments, analysis, etc are included, these documents shall be signed, sealed and dated by the responsible licensed professional.

The following guidelines apply to this request:

- 1. Incomplete or unclear requests, or requests not supported by appropriate documents will be returned as incomplete applications. Requests must be specific and clear.
- 2. This request must be completed and submitted with supporting attachments. Attachments may consist of documents from the relevant County departments, regulatory agencies, fire prevention districts, water and utility districts, planning groups. Photos, plan and profile sketches, diagrams, engineering studies, certifications, cost estimates, and other pertinent information may also be included.
- 3. Provide detailed cost estimates for work included in this request. Single figure summary and "bottom line" cost estimates will not be accepted. Please note that financial hardship cannot be the sole basis of a modification request.

Example 1: A request to reduce an intersectional sight distance condition must, as a minimum, be supported by a detailed plan of the intersection showing the right-of-way easements, the available/required line(s) of sight and the existing obstructions to the line(s) of sight, a certification by a registered engineer of the prevailing speed along the major road, certification as to the minimum acceptable sight distance and the availability of such distance, as well as a detailed cost estimate for compliance with the initial condition.

Example 2: A request to reduce road width improvement standard must, as a minimum, cite the reasons necessitating the request, a letter from the local Fire Prevention District stipulating the acceptable changes to the road(s), plan and profile sketches of the road showing centerline stationing, nature, size and location of utilities that are impacted, and a detailed cost estimate for compliance with the initial improvement condition(s).

- 4. The applicant will be contacted if additional information or clarification is required. Your request may be forwarded to the local planning group for input. The DPW Project Team responsible for the project area will evaluate the request and make a recommendation to the Director through the Deputy Director. The Director's decision, which is final, will be conveyed to the applicant in writing, with copies to all parties and agencies concerned.
- 5. Requests take an average of ten (10) working days to process. They may take longer if submitted without the proper supporting documents or if there is insufficient balance in the project account.
- 6. Mail or submit your completed request(s) to the Department of Public Works (DPW), 5201 Ruffin Road (MS-O336), Suite D, San Diego, CA, 92123. An emailed pdf copy is recommended, also.
- 7. Staff time to process this request will be charged against the project account. The applicant will be contacted for additional funds if the account balance is insufficient to cover the estimated charges for processing the request.

October 2, 2018

Mr. Sean Scaramella
Latitude 33
9968 Hibert Street 2nd Floor
San Diego, CA 92131

Subject: **North Ash Street Speed Survey**

Dear Mr. Scaramella:

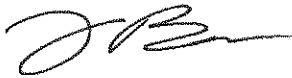
Linscott, Law & Greenspan (LLG) has completed a speed survey on North Ash Street about 250 feet south of Vista Avenue in the City of Escondido. *Figure 1* shows the location of the speed survey.

The survey was taken between 9 AM and 4 PM on Wednesday, September 5, 2018. Approximately 1,500 vehicles were surveyed. The 85th percentile speed was found to be 38.53 MPH in the southbound direction. *Appendix A* shows the raw survey results.

Please call me with any questions.

Sincerely,

Linscott, Law & Greenspan, Engineers



John Boarman, P.E.
Principal
California Registration: C50033

JB:wcs
cc: File

Engineers & Planners
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Parking

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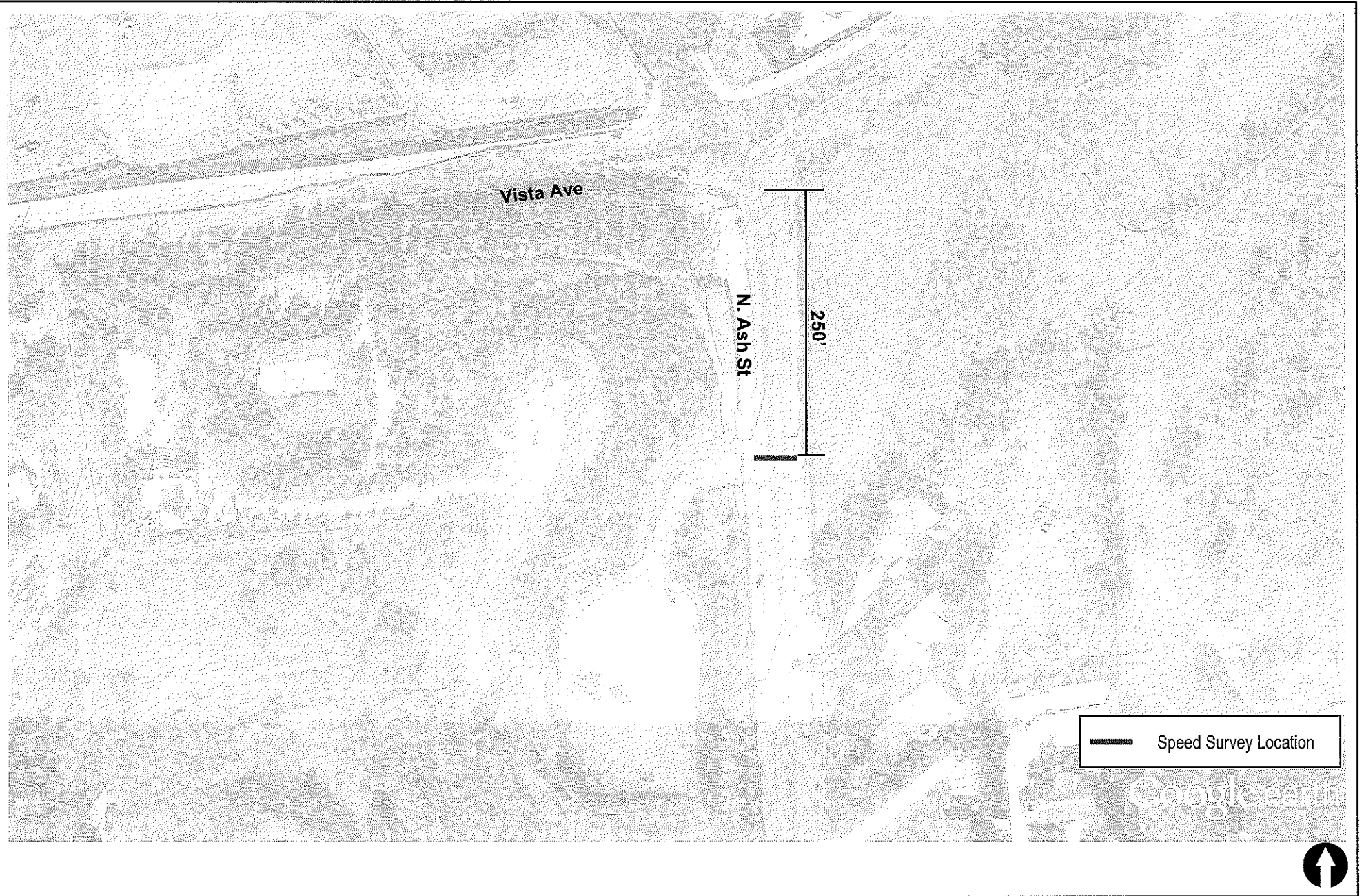


Figure 1

Location of Speed Survey

ASH STREET SPEED SURVEY

Appendix A

Linscott, Law & Greenspan, Engineers

4542 Ruffner Street, Suite 100, San Diego, CA 92111

Speed Statistics by Hour

Location: N. Ash Street, between Vista Avenue and Project Driveway
Direction: Southbound Volume
Date Range: Wednesday September 5, 2018

Vehicles = 1546

Maximum = 56.5 mph, Minimum = 7.6 mph, Mean = 33.5 mph
85% Speed = 38.53 mph, 95% Speed = 42.48 mph, Median = 33.33 mph

Hour Bins

Time	Bin	Min	Max	Mean	Median	85%	95%
0900	158	18.5	56.1	35.7	35.8	41.0	46.8
1000	144	18.1	50.8	34.9	34.4	39.6	45.2
1100	170	20.6	45.5	33.9	33.6	39.2	41.4
1200	174	22.9	52.3	34.7	34.2	39.9	44.0
1300	173	21.5	56.5	34.5	33.8	38.9	43.9
1400	313	19.8	50.8	32.4	32.3	37.0	40.1
1500	414	7.6	51.1	31.9	32.2	36.8	40.4
----	1546	7.6	56.5	33.5	33.3	38.5	42.5

At signalized intersections the values for corner sight distances given in Table 405.1A should also be applied whenever possible. Even though traffic flows are designed to move at separate times, unanticipated conflicts can occur due to violation of signal, right turns on red, malfunction of the signal, or use of flashing red/yellow mode.

**Table 405.1A
Corner Sight Distance
(7-1/2 Second Criteria)**

Design Speed (mph)	Corner Sight Distance (ft)
25	275
30	330
35	385
40	440
45	495
50	550
55	605
60	660
65	715
70	770

Where restrictive conditions exist, similar to those listed in Index 405.1(2)(a), the minimum value for corner sight distance at both signalized and unsignalized intersections shall be equal to the stopping sight distance as given in Table 201.1, measured as previously described.

- (c) Private Road Intersections (Refer to Index 205.2) and Rural Driveways (Refer to Index 205.4)--The minimum corner sight distance shall be equal to the stopping sight distance as given in Table 201.1, measured as previously described.
- (d) Urban Driveways (Refer to Index 205.3)--Corner sight distance requirements as described above are not applied to urban driveways.
- (3) Decision Sight Distance. At intersections where the State route turns or crosses another State route, the decision sight distance values

given in Table 201.7 should be used. In computing and measuring decision sight distance, the 3.5-foot eye height and the 0.5-foot object height should be used, the object being located on the side of the intersection nearest the approaching driver.

The application of the various sight distance requirements for the different types of intersections is summarized in Table 405.1B.

**Table 405.1B
Application of Sight Distance
Requirements**

Intersection Types	Sight Distance		
	Stopping	Corner	Decision
Private Roads	X	X ⁽¹⁾	
Public Streets and Roads	X	X	
Signalized Intersections	X	(2)	
State Route Intersections & Route Direction Changes, with or without Signals	X	X	X

NOTES:

- (1) Per Index 405.1(2)(c), the minimum corner sight distance shall be equal to the stopping sight distance as given in Table 201.1. See Index 405.1(2)(a) for setback requirements.
- (2) Apply corner sight distance requirements at signalized intersections whenever possible due to unanticipated violations of the signals or malfunctions of the signals. See Index 405.1(2)(b).
- (4) *Acceleration Lanes for Turning Moves onto State Highways.* At rural intersections, with "STOP" control on the local cross road, acceleration lanes for left and right turns onto the State facility should be considered. At a minimum, the following features should be evaluated for both the major highway and the cross road:
 - divided versus undivided

CHAPTER 200 GEOMETRIC DESIGN AND STRUCTURE STANDARDS

Topic 201 - Sight Distance

Index 201.1 - General

Sight distance is the continuous length of highway ahead, visible to the highway user. Four types of sight distance are considered herein: passing, stopping, decision, and corner. Passing sight distance is used where use of an opposing lane can provide passing opportunities (see Index 201.2). Stopping sight distance is the minimum sight distance for a given design speed to be provided on multilane highways and on 2-lane roads when passing sight distance is not economically obtainable. Stopping sight distance also is to be provided for all users, including motorists and bicyclists, at all elements of interchanges and intersections at grade, including private road connections (see Topic 504, Index 405.1, & Figure 405.7). Decision sight distance is used at major decision points (see Indexes 201.7 and 504.2). Corner sight distance is used at intersections (see Index 405.1, Figure 405.7, and Figure 504.3I).

Table 201.1 shows the minimum standards for stopping sight distance related to design speed for motorists. Stopping sight distances given in the table are suitable for Class II and Class III bikeways. The stopping sight distances are also applicable to roundabout design on the approach roadway, within the circulatory roadway, and on the exits prior to the pedestrian crossings. Also shown in Table 201.1 are the values for use in providing passing sight distance.

See Chapter 1000 for Class I bikeway sight distance guidance.

Chapter 3 of "A Policy on Geometric Design of Highways and Streets," AASHTO, contains a thorough discussion of the derivation of stopping sight distance.

201.2 Passing Sight Distance

Passing sight distance is the minimum sight distance required for the driver of one vehicle to pass another vehicle safely and comfortably. Passing must be

accomplished assuming an oncoming vehicle comes into view and maintains the design speed, without reduction, after the overtaking maneuver is started.

**Table 201.1
Sight Distance Standards**

Design Speed ⁽¹⁾ (mph)	Stopping ⁽²⁾ (ft)	Passing (ft)
10	50	---
15	100	---
20	125	800
25	150	950
30	200	1,100
35	250	1,300
40	300	1,500
45	360	1,650
50	430	1,800
55	500	1,950
60	580	2,100
65	660	2,300
70	750	2,500
75	840	2,600
80	930	2,700

(1) See Topic 101 for selection of design speed.

(2) For sustained downgrades, refer to underlined standard in Index 201.3

The sight distance available for passing at any place is the longest distance at which a driver whose eyes are 3 ½ feet above the pavement surface can see the top of an object 4 ¼ feet high on the road. See Table 201.1 for the calculated values that are associated with various design speeds.

In general, 2-lane highways should be designed to provide for passing where possible, especially those routes with high volumes of trucks or recreational vehicles. Passing should be done on tangent horizontal alignments with constant grades or a slight sag vertical curve. Not only are drivers reluctant to pass on a long crest vertical curve, but it is impracticable to design crest vertical curves to provide for passing sight distance because of high cost where crest cuts are involved. Passing sight

December 16, 2016

- (4) *Trailer Track* – Semitrailer axle width, measured from outside face of tires.
- (5) *Lock To Lock Time* - The time in seconds that an average driver would take under normal driving conditions to turn the steering wheel of a vehicle from the lock position on one side to the lock position on the other side. The default in AutoTurn software is 6 seconds.
- (6) *Steering Lock Angle* - The maximum angle that the steering wheels can be turned. It is further defined as the average of the maximum angles made by the left and right steering wheels with the longitudinal axis of the vehicle.
- (7) *Articulating Angle* - The maximum angle between the tractor and semitrailer.

Topic 405 - Intersection Design Standards

405.1 Sight Distance

- (1) *Stopping Sight Distance*. See Index 201.1 for minimum stopping sight distance requirements.
- (2) *Corner Sight Distance*.
 - (a) General--At unsignalized intersections a substantially clear line of sight should be maintained between the driver of a vehicle, bicyclist or pedestrian waiting at the crossroad and the driver of an approaching vehicle. Line of sight for all users should be included in right of way, in order to preserve sight lines.

Adequate time must be provided for the waiting user to either cross all lanes of through traffic, cross the near lanes and turn left, or turn right, without requiring through traffic to radically alter their speed.

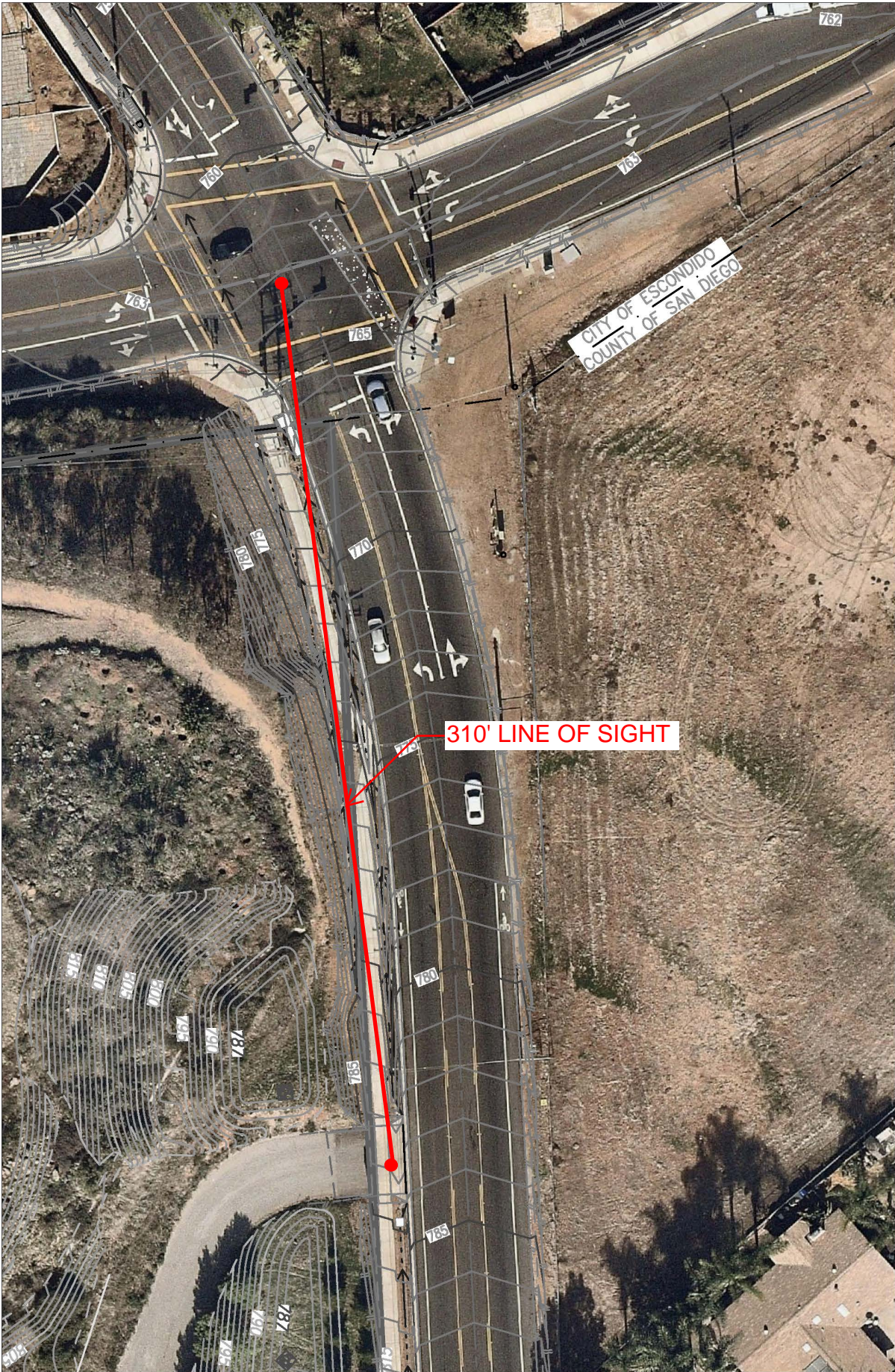
The values given in Table 405.1A provide 7-1/2 seconds for the driver on the crossroad to complete the necessary maneuver while the approaching vehicle travels at the assumed design speed of the main highway. The 7-1/2 second criterion is normally applied to all lanes of through traffic in order to cover all possible maneuvers by the vehicle at the crossroad. However, by providing the standard corner

sight distance to the lane nearest to and farthest from the waiting vehicle, adequate time should be obtained to make the necessary movement. On multilane highways a 7-1/2 second criterion for the outside lane, in both directions of travel, normally will provide increased sight distance to the inside lanes. Consideration should be given to increasing these values on downgrades steeper than 3 percent and longer than 1 mile (see Index 201.3), where there are high truck volumes on the crossroad, or where the skew of the intersection substantially increases the distance traveled by the crossing vehicle.

In determining corner sight distance, a set back distance for the vehicle waiting at the crossroad must be assumed. **Set back for the driver of the vehicle on the crossroad shall be a minimum of 10 feet plus the shoulder width of the major road but not less than 15 feet.** Line of sight for corner sight distance is to be determined from a 3 and 1/2-foot height at the location of the driver of the vehicle on the minor road to a 4 and 1/4-foot object height in the center of the approaching lane of the major road as illustrated in Figure 504.3I. If the major road has a median barrier, a 2-foot object height should be used to determine the median barrier set back.

In some cases the cost to obtain 7-1/2 seconds of corner sight distances may be excessive. High costs may be attributable to right of way acquisition, building removal, extensive excavation, or inmitigable environmental impacts. In such cases a lesser value of corner sight distance, as described under the following headings, may be used.

- (b) Public Road Intersections (Refer to Topic 205)--At unsignalized public road intersections (see Index 405.7) corner sight distance values given in Table 405.1A should be provided.



SCALE: 1"=50'

Mobility Element Network—North County Metro Subregion Matrix			
ID ^a	Road Segment	Designation/Improvement #.X = [# of lanes].[roadway classification][improvement]	Special Circumstances
20	Mirar de Valle Road (SC 990.2) <u>Segment</u> : Mountain Meadow Road to Valley Center CPA boundary	2.1D Community Collector Improvement Options [Raised Median]	Accepted at LOS F Entire segment
21	Rock Springs Road (SC 1361) <u>Segment</u> : San Marcos city limits to Escondido city limits	4.1B Major Road Intermittent Turn Lanes	None
22	Nordahl Road (SA 531) <u>Segment</u> : Rock Springs Road to El Norte Parkway	4.1B Major Road Intermittent Turn Lanes	None
23	El Norte Parkway (SA 510) <u>Segment</u> : Reese Road to Nordahl Road	4.1A Major Road Raised Median	None
24	North Ash Street (SA 540) <u>Segment</u> : Escondido city limits (near Collins Terrace) to Hubbard Avenue	2.1D Community Collector Improvement Options [Unspecified]	None
25	Del Dios Highway (SF 727) <u>Segment</u> : Escondido city limits to San Dieguito CPA boundary	4.1A Major Road Raised Median—Escondido city limits to Via Rancho Parkway 2.2D Community Collector Improvement Options [Raised Median]—Via Rancho Parkway to San Dieguito CPA boundary	Accepted at LOS F <u>Segment</u> : Via Rancho Parkway to San Dieguito CPA boundary
26	Via Rancho Parkway (SA 570) <u>Segment</u> : Del Dios Highway to Montesano Road	4.1A Major Road Raised Median	None
27	Felicita Road (SC 1100) <u>Segment</u> : Hamilton Lane to Via Rancho Parkway	2.2E Light Collector	None
28	Gamble Lane (SA 580) <u>Segment</u> : Escondido city limits (near Mountain Hills Place) to Escondido city limits (near Felicita Road)	4.1A Major Road Raised Median	None
29	Sunset Drive (SC 1105) <u>Segment</u> : Escondido city limits to Bear Valley Parkway	2.2E Light Collector	None



County of San Diego

MARK WARDLAW
DIRECTOR

PLANNING & DEVELOPMENT SERVICES
5510 OVERLAND AVENUE, SUITE 310, SAN DIEGO, CA 92123
www.sdcounty.ca.gov/pds

KATHLEEN A. FLANNERY
ASSISTANT DIRECTOR

PLEASE NOTE THAT A FORMAL APPLICATION FOR A HABITAT LOSS PERMIT HAS NOT BEEN FILED AT THIS TIME. THE FOLLOWING IS A DRAFT FORM OF DECISION FOR A HABITAT LOSS PERMIT SHOWING THE FORMAT AND POSSIBLE CONDITIONS FOR A FUTURE HABITAT LOSS PERMIT. BECAUSE A FORMAL APPLICATION HAS NOT BEEN FILED, CERTAIN DATES, FINDINGS AND OTHER INFORMATION IS ABSENT FROM THE DRAFT FORM OF DECISION, THIS INFORMATION WILL BE INCLUDED IN THE FINAL FORM OF DECISION.

DATE: To be determined

Tran (Phap Vuong) Monastery
715 Vista Ave
Escondido, CA 92026

DRAFT **Habitat Loss Permit**

APPLICATION NUMBER: HLP **xx-xxx**

ASSOCIATED PERMIT(S): PDS2014-MUP-14-010

NAME OF APPLICANT: TRAN (PHAP VUONG) MONASTERY

DESCRIPTION/LOCATION OF LOSS:

The proposed project is located at the intersection of Vista Avenue and North Ash Street within a portion of the unincorporated County that is surrounded by the City of Escondido. The project location is shown in the Biological Technical Report dated August 15, 2017 and Exhibit A.

A Negative Declaration for P 01-022, Log No. 01-08-051 was adopted by the Planning and Environmental Review Board on May 27, 2004. The ND dated October 9, 2003, covering 2.8 acres in the western portion of the site, found that no significant environmental impacts would result from the previously approved MUP project because proposed impacts would occur within previously disturbed/developed areas. The ND identified, through several County staff investigations, that the habitat had been removed as an action associated with the single-family residence constructed on the project site in 1998-1999. The construction of a single-family residence was issued as a ministerial action and was exempt from Habitat Loss Permit Ordinance. No mitigation for impacts to biological resources was required.

Biological resources on and adjacent to the project site were evaluated in the Biological Technical Report, prepared by Alden Environmental, Inc., dated August 15, 2017. The 7.3-acre project site within the

SDC PDS RCVD 01-25-19
MUP14-010

proposed MUP boundary is predominantly developed, disturbed, and agricultural. A 1.2-acre area of Diegan coastal sage scrub currently exists in the northeastern corner of the site and several remnant patches of non-native grassland totaling 0.6 acres exist scattered throughout the parcel (See Habitat Loss Exhibit C). Forensic analysis indicates that in 2004, the parcel contained an additional 0.6 acres of Diegan coastal sage scrub and 0.6 acres of non-native grassland that was removed without a permit (See Table 1 and Habitat Loss Exhibit B).

The proposed project would result in the removal of 1.2 acres of Diegan coastal sage scrub for construction of a monastery building, expanded parking, pathways, and associated on- and off-site facilities as shown on the attached Habitat Loss Exhibit C. An additional non-permitted 0.6 acres of Diegan coastal sage scrub was previously cleared that would be mitigated through off-site habitat preservation as part of this project. (See Table 1 and Habitat Loss Exhibit B). The project proposes to mitigate for impacts to 1.8 acres of Diegan coastal sage scrub through off-site habitat conveyance and preservation at a ratio of 1:1. Additionally, impacts to 0.8 acres of non-native grassland would be mitigated at a 0.5:1 mitigation ratio (See Table 1). Implementation of habitat conveyance and preservation would reduce impacts to a level below significance for sensitive habitats. The proposed project is in conformance with all standards and guidelines outlined in the NCCP Process Guidelines.

Table 1. Existing Vegetation Communities, Impacts, and Mitigation

Habitat Type	Existing Vegetation – 2004	Existing Vegetation – 2015	Impacted Acreage*	Mitigation Ratio	Required Mitigation
Diegan Coastal Sage Scrub – disturbed (32520)	1.8 acre	1.2 acre	1.8 acres	1:1	1.8 acres
Non-native grassland (42210)	1.2 acres	0.6 acres	0.8 acres	0.5:1	0.4 acres
Developed/Ornamental (12000)	2.4 acres	4.2 acres	1.7 acres	N/A	-
Disturbed Habitat (11300)	1.9 acres	4.1 acres	0.2 acres	N/A	-
Orchard (18100)	2.8 acres	-	2.8 acres	N/A	-
TOTAL	10.1 acres	10.1 acre	7.3 acres	--	2.2 acres

*Based on 2004 vegetation mapping. Impacted acreage includes the entire MUP area as well as the off-site road improvements.

No sensitive plants or sensitive wildlife species were identified or detected on-site. Although the on-site Diegan coastal sage scrub is small, isolated, and shows signs of previous disturbance, there is a low potential for the coastal California gnatcatcher to occur on site. Potential impacts to California gnatcatcher would be mitigated through habitat conveyance and preservation and breeding season avoidance.

DECISION:

The Director of Planning & Development Services has approved your application for a HABITAT LOSS PERMIT. This Habitat Loss Permit approval does not become final until both the United States Fish and Wildlife Service (USFWS) and the California Department of Fish and Wildlife (CDFW) concur with the Director's approval, by the either of the following:

1. Concurrence implied by allowing a 30-day period, initiated by their receipt of this decision, to lapse without presenting written notification to the County that the decision is inconsistent with the Southern California Coastal Sage Scrub (CSS) Natural Community Conservation Planning (NCCP) Process Guidelines (CDFW, November 1993) or any approved subregional mitigation guidelines; or

2. Granting concurrence through written notification to the County prior to the conclusion of the 30-day period, initiated by their receipt of this decision, that the project is consistent with the Southern California CSS NCCP Process Guidelines or any approved subregional mitigation guidelines.

A concurrence letter was sent to the USFWS and CDFW on **DATE**. Written comments **were/were not** received on **DATE**. Pending the issuance of an associated Grading Permit, Clearing Permit or Improvement Plan from the County of San Diego, this Habitat Loss Permit acknowledges the loss of the above-described coastal sage scrub habitat that was previously cleared, graded or removed without a valid permit (see Biological Technical Report, Figures 3 and 4: Habitat Loss Exhibits). However, no take authorization for incidental take of sensitive species, including the California gnatcatcher, shall be conveyed by the County of San Diego for previous clearing, grading, or removal of coastal sage scrub habitat that was accomplished without a valid permit or authorization.

Pending the issuance of an associated Grading Permit, Clearing Permit or Improvement Plan from the County of San Diego, this Habitat Loss Permit allows for the additional loss of coastal sage scrub as described above and shown on the attached Biological Technical Report, Figures 3 and 4: Habitat Loss Exhibit for a period of one calendar year commencing the day concurrence is given by both the USFWS and CDFW. If the loss of habitat, as authorized by this Habitat Loss Permit, has not occurred within this one-year period, this Habitat Loss Permit and the authorization for the loss of coastal sage scrub habitat that was not previously cleared, graded or removed expires.

This Habitat Loss Permit cannot be relied upon for the clearing, grading or removal of any vegetation until a valid Grading Permit, Clearing Permit or Improvement Plan has been issued from the County of San Diego authorizing such vegetation removal. Furthermore, use and reliance upon this Habitat Loss Permit cannot occur until all of the requirements as specified within the “Conditions of Approval” section of this permit have been satisfied.

CONDITIONS OF APPROVAL:

The following conditions are being placed on PDS2014-MUP-14-010. For the final Habitat Loss Permit, the list of conditions will be modified to require satisfaction of all conditions prior to use and reliance on the HLP.

- A. Prior to use and reliance on this Habitat Loss Permit, the following conditions shall be met:
 1. Obtain approval from the County of San Diego of a Grading Permit, Clearing Permit, or Improvement Plan that authorizes the clearing and/or grading of the area addressed by this Habitat Loss Permit.
 2. **OFFSITE MITIGATION [PDS, FEE X2]**
INTENT: In order to mitigate for impacts to sensitive vegetation/habitat communities and species, which are sensitive biological resources pursuant to [Resource Protection Ordinance \(RPO\)](#) and the [California Environmental Quality Act \(CEQA\)](#), offsite mitigation shall be acquired. **DESCRIPTION OF REQUIREMENT:** The applicant shall purchase habitat credit, or provide for the conservation of habitat of 1.8 acres of Diegan coastal sage scrub and 0.4 acres of non-native grassland (total 2.2 acres), located in unincorporated San Diego County within an area designated as Pre-Approved Mitigation Area (PAMA) of the draft Multiple Species Conservation Program (MSCP) North County Plan area and, to the maximum extent feasible, within the Northern Valley ecoregion as indicated below.
 - a. **Option 1:** If purchasing Mitigation Credit the mitigation bank shall be approved by the California Department of Fish & Wildlife and the U.S. Fish and Wildlife Service. The following evidence of purchase shall include the following information to be provided by the mitigation bank:

1. A copy of the purchase contract referencing the project name and numbers for which the habitat credits were purchased.
 2. If not stated explicitly in the purchase contract, a separate letter must be provided identifying the entity responsible for the long-term management and monitoring of the preserved land.
 3. To ensure the land will be protected in perpetuity, evidence must be provided that a dedicated conservation easement or similar land constraint has been placed over the mitigation land.
 4. An accounting of the status of the mitigation bank. This shall include the total amount of credits available at the bank, the amount required by this project and the amount remaining after utilization by this project.
- b. **Option 2:** If habitat credit cannot be purchased in a mitigation bank, then the applicant shall provide for the conservation habitat of the same amount and type of land located in unincorporated San Diego County within an area designated as Pre-Approved Mitigation Area (PAMA) of the draft North County Multiple Species Conservation Program (MSCP) and, to the maximum extent feasible, within the Northern Valley ecoregion as indicated below:
1. Prior to purchasing the land for the proposed mitigation, the location should be pre-approved by [PDS], the California Department of Fish and Wildlife, and the U.S. Fish and Wildlife Service.
 2. A Resource Management Plan (RMP) shall be prepared and approved pursuant to the County of San Diego Biological Report Format and Content Requirements to the satisfaction of the Director of PDS. If the offsite-mitigation is proposed to be managed by DPR, the RMP shall also be prepared and approved to the satisfaction of the Director of DPR.
 3. An open space easement over the land shall be dedicated to the County of San Diego or like agency to the satisfaction of the Director of PDS. The land shall be protected in perpetuity.
 4. The purchase and dedication of the land and the selection of the Resource Manager and establishment of an endowment to ensure funding of annual ongoing basic stewardship costs shall be complete prior to the approval of the RMP.
 5. In lieu of providing a private habitat manager, the applicant may contract with a federal, state or local government agency with the primary mission of resource management to take fee title and manage the mitigation land). Evidence of satisfaction must include a copy of the contract with the agency, and a written statement from the agency that (1) the land contains the specified acreage and the specified habitat, or like functioning habitat, and (2) the land will be managed by the agency for conservation of natural resources in perpetuity.

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

B. Prior to use and reliance on this permit the following conditions shall be placed on the face of all future grading permits or improvement plans:

1. **BREEDING SEASON AVOIDANCE (AVIAN SPECIES) [PDS, FEE X2]**

INTENT: In order to avoid direct impacts to sensitive avian species (e.g. California gnatcatchers (CAGN), raptors, and migratory birds), which are sensitive biological resources pursuant to RPO, CEQA, and Migratory Bird Treaty Act (MBTA), avian breeding avoidance measures shall be implemented and a Resource Avoidance Area (RAA) implemented on all plans. **DESCRIPTION OF REQUIREMENT:** There shall be no brushing, clearing, and/or grading during the avian breeding season (February 1 to September 15) except as allowed by this condition. All grading permits, improvement plans, and the final map shall state the same. If vegetation must be removed during the avian breeding season, a qualified biologist must conduct a nesting bird survey of potentially suitable nesting vegetation prior to removal. Surveys will be conducted no more than three (3) days prior to scheduled removals. If active nests are identified, the biologist will establish a RAA of 300 feet (500 feet for raptors) around the vegetation containing the active nest(s). The vegetation containing the active nest will not be removed, and no brushing, clearing, and/or grading will occur within the established RAA until a qualified biologist has determined that the nest is no longer active (i.e., the juveniles are surviving independent from the nest). If clearing is not conducted within three days of a negative survey, the nesting survey must be repeated to confirm the absence of nesting birds. The Director of PDS [PDS, PCC] may waive this condition, through written concurrence from the U.S. Fish and Wildlife Service and the California Department of Fish and Wildlife (the "Wildlife Agencies"), provided that no sensitive avian species are present in the vicinity of the brushing, clearing or grading. **DOCUMENTATION:** The applicant shall provide a letter of agreement with this condition; alternatively, the applicant may submit a written request for waiver of this condition; although, NO brushing, clearing, or grading shall occur within the RAA until concurrence is received from the County and the Wildlife Agencies. **TIMING:** Prior to preconstruction conference and prior to any clearing, grubbing, trenching, grading, or any land disturbances and throughout the duration of the grading and construction, compliance with this condition is mandatory unless the requirement is waived by the County upon receipt of concurrence from the Wildlife Agencies. **MONITORING:** The [DPW, PDC] shall not allow any grading in the RAA during the specified dates, unless a concurrence from the [PDS, PCC] is received. The [PDS, PCC] shall review the concurrence letter."

2. **CALIFORNIA GNATCATCHER AVOIDANCE [PDS, FEE X2]**

INTENT: In order to avoid impacts to California gnatcatchers (CAGN), which is a sensitive biological resource pursuant to RPO, CEQA and MBTA, avian breeding avoidance measures shall be implemented on all plans. **DESCRIPTION OF REQUIREMENT:** To mitigate for potential impacts to the California gnatcatcher during construction, the following measures shall be required: No clearing, grubbing, grading, or other construction activities shall occur within 500 feet of Diegan coastal sage scrub habitat between March 1 and August 15 (CAGN breeding season) until the following requirements have been met:

- a. A qualified biologist (possessing a valid ESA Section 10(a)(1)(A) Recovery Permit) shall survey appropriate habitat (Diegan coastal sage scrub) areas within 500 feet of the project footprint and would be subject to construction noise levels exceeding 60 dB hourly average for the presence of the CAGN. If no appropriate habitat is present then the surveys will not be required. If appropriate habitat is present, gnatcatcher surveys shall be conducted pursuant to USFWS protocol survey guidelines within the breeding season prior to commencement of any construction. If gnatcatchers are present the following conditions must be met:

1. Between March 1 and August 15, no construction activities shall occur within any portion of the site where construction activities would result in noise levels exceeding 60 dB hourly average at the edge of occupied gnatcatcher habitat. An analysis showing that noise generated by construction activities would not exceed 60 dB hourly average at the edge of occupied habitat must be completed by a qualified acoustician (possessing current noise engineer license or registration with monitoring noise level experience with listed animal species) and approved by the prior to the commencement of construction activities. Prior to commencement of construction activities during the breeding season, areas restricted from such activities shall be staked or fenced under supervision of a qualified biologist; or
 2. At least two weeks prior to commencement of construction activities and under direction of a qualified acoustician, noise attenuation measures (e.g., berms, walls) shall be implemented to ensure that noise levels resulting from construction activities will not exceed 60 dB hourly average at the edge of habitat occupied by the CAGN. Concurrent with commencement of construction activities and construction of necessary noise attenuation facilities, noise monitoring* shall be conducted at the edge of occupied habitat area to ensure that noise levels do not exceed 60 dB hourly average. If the noise attenuation techniques implemented are determined to be inadequate by the qualified acoustician or biologist, then the associated construction activities shall cease until such time that adequate noise attenuation is achieved or until the end of the breeding season (August 16).
* Construction noise shall continue to be monitored at least twice weekly on varying days, or more frequently depending on the construction activity to verify that noise levels at the edge of occupied habitat are maintained below 60 dB hourly average or to the ambient noise level if it already exceeds 60 dB hourly average. If not, other measures shall be implemented in consultation with the biologist, as necessary, to reduce noise levels within occupied habitat to below 60 dB hourly average or to the ambient noise level if it already exceeds 60 dB hourly average. Such measures may include but are not limited to limitations on the placement of construction equipment and the simultaneous use of equipment.
- b. If CAGN are not detected during the protocol survey, the qualified biologist shall submit substantial evidence to the County and Wildlife Agencies, and no mitigation would be required. NO brushing, clearing and/or grading shall occur until concurrence is received from the County and the Wildlife Agencies.
- DOCUMENTATION:** The applicant shall provide a letter of agreement with this condition; alternatively, the applicant may submit a written request for waiver of this condition; although, NO clearing or grading shall occur until concurrence is received from the County and the Wildlife Agencies. **TIMING:** Prior to preconstruction conference and prior to any clearing, grubbing, trenching, grading, or any land disturbances and throughout the duration of the grading and construction, compliance with this condition is mandatory unless the requirement is waived by the County upon receipt of concurrence from the Wildlife Agencies. **MONITORING:** The [DPW, PDC] shall not allow any grading in the RAA during the specified dates, unless a concurrence from the [PDS, PCC] is received. The [PDS, PCC] shall review the concurrence letter.”

ENVIRONMENTAL FINDINGS:

A. CEQA Findings

TO BE PROVIDED - This project complies with the California Environmental Quality Act (CEQA) and state and County CEQA guidelines. A Negative Declaration for 2.8 acres in the western portion of the site was approved on May 27, 2004 and is on file with the Planning & Development Services as Environmental Review No. P 01-022, Log No. 01-08-051.

B. FINDINGS MADE IN SUPPORT OF THE ISSUANCE OF THE HABITAT LOSS PERMIT:

The following findings are made based upon all of the documents contained in the record for this project, and pursuant to Section 86.104 of County of San Diego Ordinance No. 8365 (N.S.) and Section 4.2.g of the CSS NCCP Process Guidelines (CDFW, November 1993):

Finding 1.a: The habitat loss does not exceed the five percent guideline.

The proposed project would impact a total of 1.2 acres of coastal sage scrub, plus 0.6 acres of non-permitted clearing of coastal sage scrub for a total of 1.8 acres and zero pairs of California gnatcatcher (*Polioptila californica*). Approved coastal sage scrub losses as of the date of January 22, 2019 and including this approval, for the entire unincorporated County, outside the boundaries of the Multiple Species Conservation Program (MSCP), are presented in the following table:

Unincorporated Area Coastal Sage Scrub Cumulative Losses	
Total loss allowed under five percent guideline:	2953.30 acres
Cumulative loss of Coastal sage scrub to date:	1,297.10 acres
Net loss due to this project:	1.80 acres
Total cumulative loss:	1,298.90 acres
Remaining loss under five percent guideline:	1,654.40 acres

Finding 1.b: The habitat loss will not preclude connectivity between areas of high habitat values.

The existing coastal sage scrub habitat on site is fragmented and has been previously disturbed. The habitat is considered to be of intermediate quality as defined by the NCCP Conservation Guidelines. Roads border the project site to the north and east, creating a barrier to wildlife movement. The habitat evaluation map (see Exhibit D) identifies the project site as predominantly agricultural and surrounded by developed and agricultural lands. An area of moderate and high value habitat exists in the northeastern portion of the property, which extends to the north and northeast in an isolated patch surrounded by land that has been developed or cultivated. Aerial imagery indicates that there is development and agricultural uses within these areas identified as having moderate and high habitat value. The removal of coastal sage scrub on site will not preclude connectivity between areas of high habitat values because the coastal sage scrub on site is isolated from other areas of coastal sage scrub and is not situated between areas of high and very high quality habitat.

Finding 1.c: The habitat loss will not preclude or prevent the preparation of the subregional NCCP.

The habitat loss will not preclude or prevent the preparation of the subregional NCCP because the impact area is not designated as Preapproved Mitigation Area (PAMA) and the existing coastal sage scrub exists as an isolated patch of habitat surrounded by land uses that include development, agriculture, and/or other existing disturbance. Further, the project is not within or adjacent to any local or regional wildlife corridors. No sensitive plant or animal species were observed or detected on site during biological field assessments. Habitat loss will be mitigated off-site through purchase of 1.8 acres of coastal sage scrub and 0.4 acres of non-native grassland in an approved mitigation bank within the draft MSCP North County Plan area.

Finding 1.d: The habitat loss has been minimized and mitigated to the maximum extent practicable in accordance with Section 4.3 of the NCCP Process Guidelines.

The proposed development footprint would be situated in the northeast portion of the property, bordered on the west side by existing development and on the north and east sides by existing roads. An existing parking area is located onsite to the south of the proposed project. Habitat loss would be mitigated off-site through purchase of 1.8 acres of coastal sage scrub and 0.4 acres of non-native grassland in an approved mitigation bank within the draft MSCP North County Plan area.

Finding 2 The habitat loss will not appreciably reduce the likelihood of survival and recovery of listed species in the wild.

The habitat loss will not appreciably reduce the likelihood of survival and recovery of listed species in the wild because no listed species were observed or detected onsite during biological field assessments. Habitat loss will be mitigated off-site through purchase of 1.8 acres of coastal sage scrub (including 0.6 acres for non-permitted clearing) and 0.4 acres of non-native grassland in an approved mitigation bank within the draft MSCP North County Plan area. The site has a low potential to support the California gnatcatcher due to the small patch size and disturbed nature of habitat on site. In addition, the off-site preservation of 1.8 acres of coastal sage scrub and 0.4 acres of non-native grassland provides mitigation for impacts to sensitive vegetation/habitat communities and potential raptor foraging habitat. Breeding season avoidance measures would be implemented to mitigate for potential impacts to nesting birds.

Finding 3: The habitat loss is incidental to otherwise lawful activities.

The project requires Grading Plans for a Major Use Permit. The issuance of a Habitat Loss Permit by the County of San Diego, with the concurrence of the Department of Fish and Wildlife and U.S. Fish and Wildlife Service and approval by the County of San Diego of a Grading Permit, Clearing Permit, or Improvement Plan is required prior to the clearing of any coastal sage scrub supported on the project site. No state or federal permits are identified as being required at this time.

Approval by the County of San Diego of a Grading Permit, Clearing Permit, or Improvement Plan with appropriate mitigation for impacts to sensitive habitats is required to permit the loss of coastal sage scrub habitat that was previously cleared, graded or removed without a valid permit and to allow for conformance with Sections 86.102 and 86.104 of the San Diego County Code. Issuance of, and concurrence with Department of Fish and Wildlife and U.S. Fish and Wildlife Service, a Habitat Loss Permit is also required to authorize further clearing of any coastal sage scrub supported on the project site. Construction and/or further land use modification will not commence until all appropriate permits have been issued. As such, the anticipated loss will be incidental to "otherwise lawful activities".

NCCP FLOWCHART

1. Is natural vegetation present? **Yes.**
2. Is Coastal sage scrub present? **Yes.**
3. Is Coastal sage scrub the most dense in the subregion? **No.**
4. Is the land close to high value district. **Yes.**
5. Is the land located in a corridor between higher value districts. **No.**
6. Does the land support high density of target species? **No.**

Based on the NCCP Logic Flow Chart, the quality of habitat supported on the Tran Monastery project is defined as being "Intermediate Value."

MITIGATION MONITORING AND REPORTING PROGRAM:

The following shall be the Mitigation Monitoring or Reporting Program for this Habitat Loss Permit:

Public Resources Code Section 21081.6 requires the County to adopt a mitigation reporting or monitoring program for any project that is approved on the basis of a mitigated Negative Declaration or an Environmental Impact Report for which findings are required under Section 21081(a)(1). The program must be adopted for the changes to a project which the County has adopted, or made a condition of project approval, in order to mitigate or avoid significant effects on the environment. The program must be designed to ensure compliance during project implementation.

The mitigation monitoring program is comprised of all the environmental mitigation measures adopted for the project. The full requirements of the program (such as what is being monitored, method and frequency, who is responsible, and required time frames) are found within the individual project conditions. These conditions are referenced below by category under the mechanism which will be used to ensure compliance during project implementation.

- Subsequent Project Permits

Compliance with the following conditions is assured because specified subsequent permits or approvals required for this project will not be approved until the conditions have been satisfied:

Conditions A.1 and A.2

- Enforcement

Compliance with the following conditions is assured because complaints of non-compliance may be provided by the public to the County which may then investigate the status of compliance and pursue enforcement:

Conditions B.1 and B.2

- Ongoing Mitigation

Compliance with the following conditions is assured because County staff will monitor the on-going requirements and, if necessary, pursue the remedies specified in the project permit, the security agreement, or the mitigation monitoring agreement:

N/A

NOTICE: The issuance of this permit by the County of San Diego does not authorize the applicant for said permit to violate any federal, state, or county laws, ordinances, regulations, or policies, including but not limited to, the federal Endangered Species Act and any amendments thereto.

NOTIFICATION TO APPLICANT: Because your project has an effect on native biological resources, State law requires the payment of a \$2,216.25 fee to the California Department of Fish and Wildlife for their review of the Mitigated Negative Declaration (Fish and Wildlife Code §711.4) and a \$50 administrative fee to the County (\$2,266.25 total). If you made this payment at the time of public review of the environmental document pursuant to Administrative Code Section 362, Article XX, effective August 27, 1992, you have met this obligation. If the fee has not been paid, to comply with State law, the applicant should remit to the County Planning & Development Services, within two (2) working days of the effective date of this approval (the “effective date” being the end of the appeal period, if applicable). **The payment must be by certified check or cashier’s check payable to the “County of San Diego” and can be submitted to the cashier at the PDS office or directly to the County Clerk.** The fees

(excluding the administrative fee) may be waived for projects that are found by the Planning & Development Services and the California Department of Fish and Wildlife to have a no effect impact on fish and wildlife resources. Failure to remit the required fee in full within the time specified above will result in County notification to the State that a fee was required but not paid, and could result in State imposed penalties and recovery under the provisions of the Revenue and Taxation Code. In addition, Section 21089(b) of the Public Resources Code, and Section 711.4(c) of the Fish and Wildlife Code, provide that no project shall be operative, vested, or final until the required filing fee is paid.

JUDICIAL REVIEW TIME LIMITATIONS: The time within which judicial review of this decision must be sought is governed by Code of Civil Procedure Section 1094.6, which has been made applicable in the County of San Diego by San Diego County Code Section 11.120. Any petition or other paper seeking judicial review must be filed in the appropriate court not later than the 90th day following the date on which this decision becomes final; however, if within 10 days after the decision becomes final a request for the record of the proceedings is filed and the required deposit in an amount sufficient to cover the estimated cost of preparation of such record is timely deposited, the time within which such petition may be filed in court is extended to not later than the 30th day following the date on which the record is either personally delivered or mailed to the party, or the party's attorney of record. A written request for the preparation of the record of the proceedings shall be filed with the Director, Planning & Development Services, 5510 Overland Avenue, Suite 110, San Diego, California 92123.

The foregoing decision was approved by the Director of Planning & Development Services on **date of decision**. A copy of this decision, and the documentation supporting the decision, is on file in the Planning & Development Services office at 5510 Overland Avenue, Suite 110, San Diego, California.

PLANNING & DEVELOPMENT SERVICES
MARK WARDLAW, DIRECTOR

BY:

MARK SLOVIC, Group Planning Manager
Project Planning Division

Attachments

- A. Habitat Loss Exhibit A: 2004 Vegetation Mapping
Habitat Loss Exhibit B: Current Vegetation Mapping
Exhibit C: USGS Map
Exhibit D: Habitat Evaluation Map
- B. Biological Technical Report, Alden Environmental, Inc., August 15, 2017

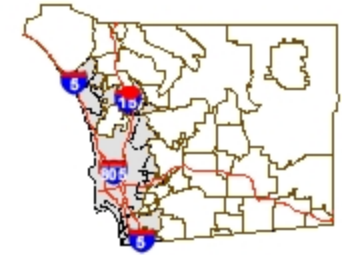
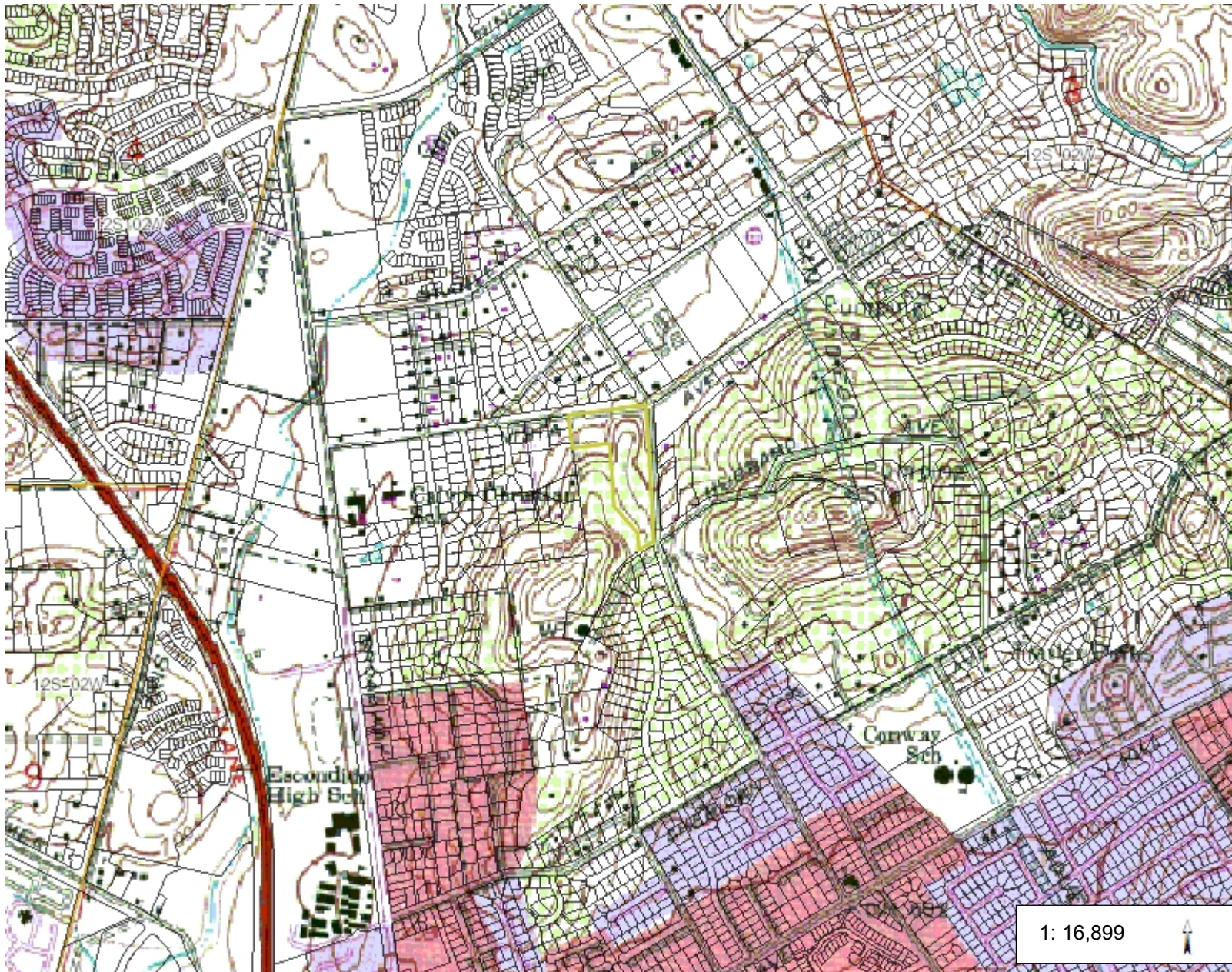
cc: **To be provided at issuance of Habitat Loss Permit**

email cc:

Jeffrey Smyser, Project Manager, Project Planning, Planning & Development Services
Ken Brazell, Team Leader, Land Development, Planning & Development Services
Zoubir Ouadah, Department of Public Works
David Sibbet, Planning Manager, Project Planning, Planning & Development Services
Anna Prowant, HLP Coordinator, Project Planning, Planning & Development Services

Attachment A

Exhibit A: USGS Map



Legend

- Parcels
- Public Land Survey
- County Boundary

Notes

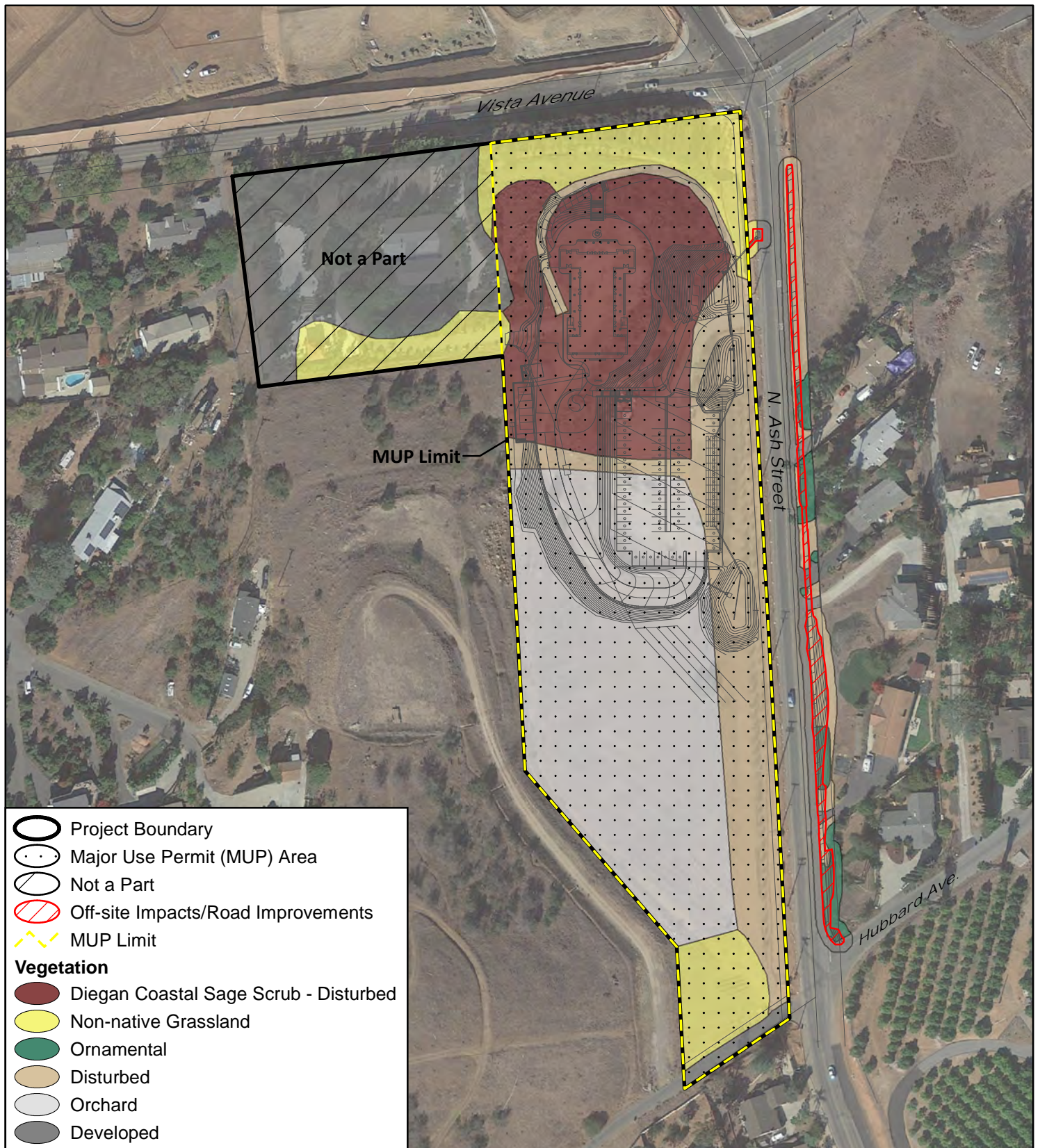
Tran (Phap Vuong) Monastery
PDS-2014-MUP-14-010
Parcel 227-010-57-00

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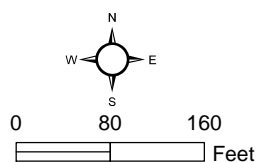
WGS_1984_Web_Mercator_Auxiliary_Sphere
Planning and Development Services

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION



August 15, 2017

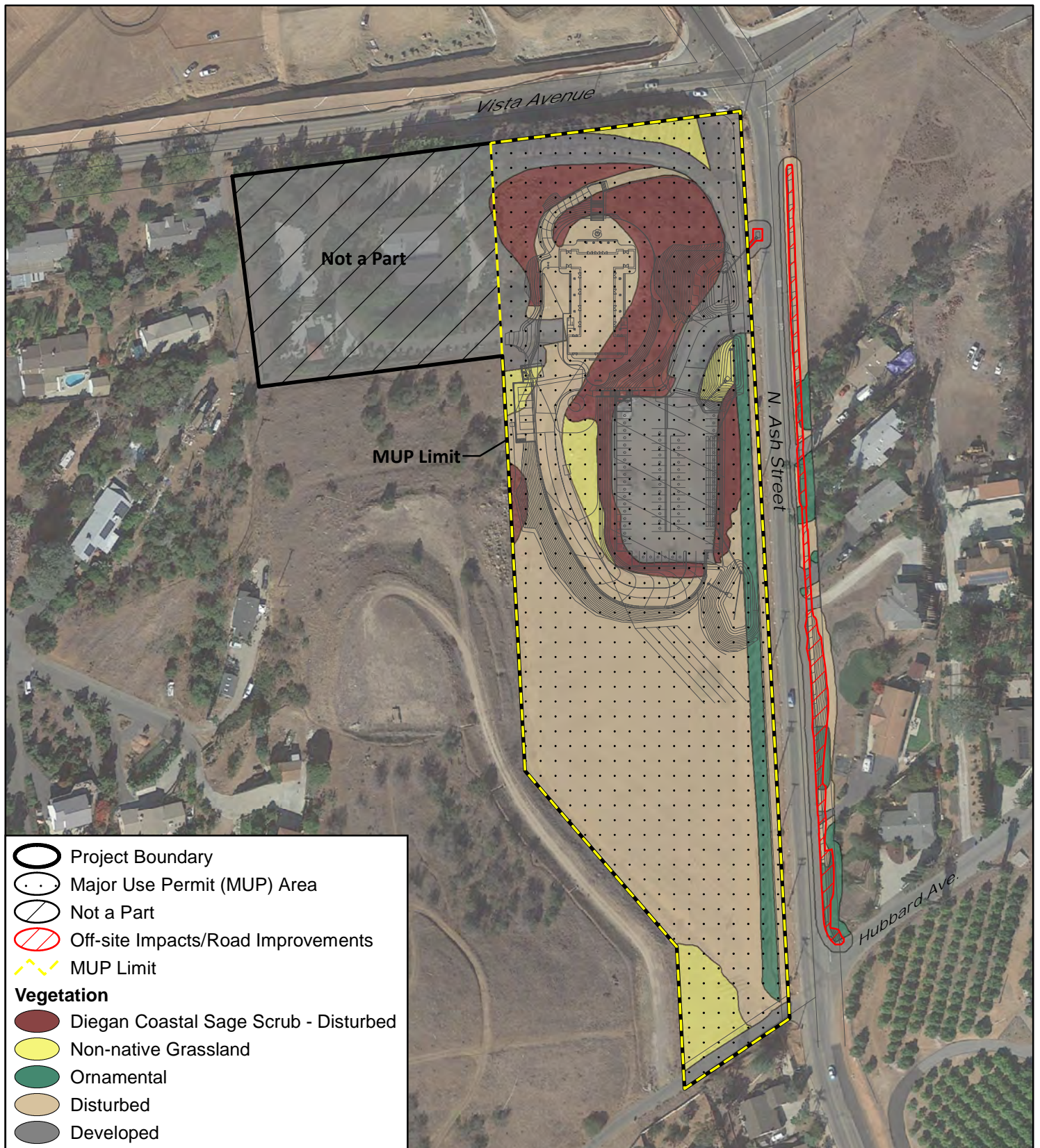


ALDEN
ENVIRONMENTAL, INC.

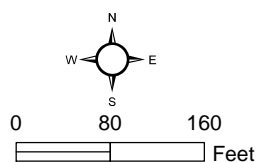
Figure 3

**Habitat Loss Exhibit B
2004 Vegetation Mapping**

TRAN MONASTERY PROJECT



August 15, 2017



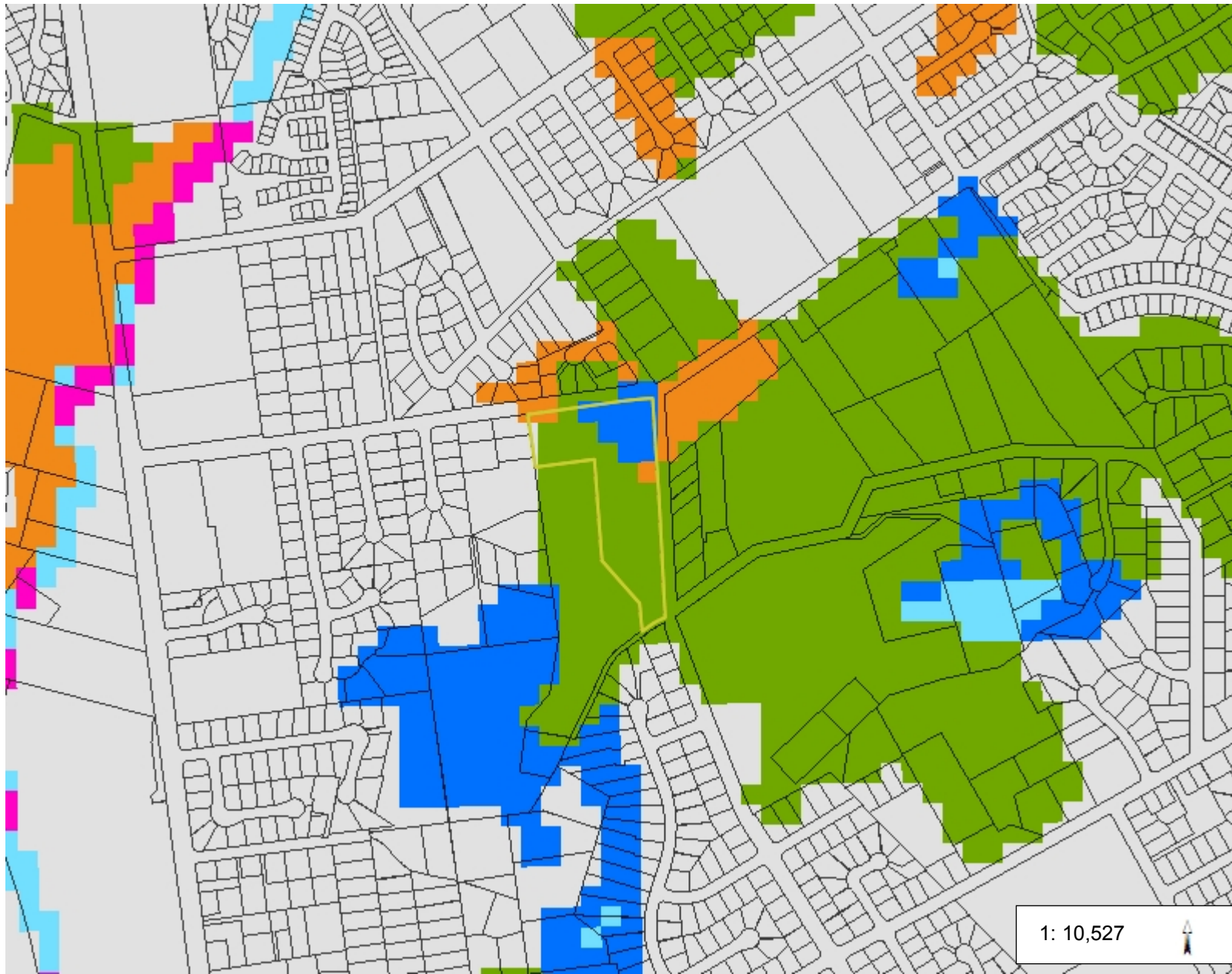
ALDEN
ENVIRONMENTAL, INC.

Figure 4

**Habitat Loss Exhibit C
Current Vegetation Mapping**

TRAN MONASTERY PROJECT

Exhibit D: Habitat Evaluation Map



Legend

- Parcels
- Habitat Evaluation Model**
 - Very High
 - High
 - Moderate
 - Low
 - Agriculture
 - Developed

1: 10,527



0.3 0 0.17 0.3 Miles

WGS_1984_Web_Mercator_Auxiliary_Sphere
Planning and Development Services

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

Notes

Habitat Evaluation Map
Tran Monastery
PDS2014-MUP-14-010

Attachment B

**PRELIMINARY DRAINAGE STUDY
FOR
PHAP YOUNG MONASTERY
715 VISTA AVENUE
ESCONDIDO, CA 92026**

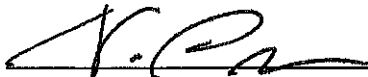
**COUNTY OF SAN DIEGO
PDS2014-MUP-14-010**

FIRST SUBMITTAL: JULY, 2016
REVISED: MARCH, 2018
Prepared For:

PHAP YOUNG MONASTERY
715 Vista Avenue
Escondido, CA 92026

Prepared By:

LATITUDE 33 PLANNING AND ENGINEERING
9968 Hibert Street, 2nd Floor
San Diego, California 92131
(858) 751 - 0633



NICK PSYHOGIOS, RCE C67697, Expires 06/30/19

Prepared By: DP, SDD

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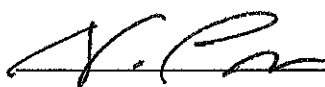
LIST OF APPENDICES

Appendix A: Vicinity Map
Appendix B: Area Map
Appendix C: Existing Drainage Area Map
Appendix D: Proposed Drainage Area Map
Appendix E: Soil Group Map
Appendix F: Rainfall Isopluvial Maps
Appendix G: Calculations

DECLARATION OF RESPONSIBLE CHARGE

I HEREBY DECLARE THAT I AM THE ENGINEER OF WORK FOR THIS PROJECT, THAT I HAVE EXERCISED RESPONSIBLE CHARGE OVER THE DESIGN OF THE PROJECT AS DEFINED IN SECTION 6703 OF THE CALIFORNIA BUSINESS AND PROFESSIONS CODE, AND THAT THE DESIGN IS CONSISTENT WITH CURRENT CITY OF VISTA STANDARDS. I AGREE THAT THE WORK PERFORMED BY ME COMPLIES WITH GENERALLY ACCEPTED STANDARDS AND PRACTICES OF MY TRADE OR PROFESSION. I FURTHER AGREE THAT THE WORK PERFORMED HEREIN IS IN ACCORDANCE WITH THE RULES AND REGULATIONS REQUIRED BY THE CITY OF VISTA. I AGREE THAT PLAN CHECK OR REVIEW OF PROJECT DRAWINGS AND SPECIFICATIONS BY THE CITY OF VISTA, IN ITS CAPACITY AS A PUBLIC ENTITY FOR THE PLANS PREPARED BY ME, IS CONFINED TO A REVIEW ONLY AND IS NOT A DETERMINATION BY THE CITY OF VISTA OF THE TECHNICAL SUFFICIENCY OR ADEQUACY OF THE PLANS OR DESIGN AND THEREFORE DOES NOT RELIEVE ME, AS ENGINEER OF WORK, OF MY RESPONSIBILITIES FOR THE PLANS OR DESIGN OF IMPROVEMENTS BASED THEREON.

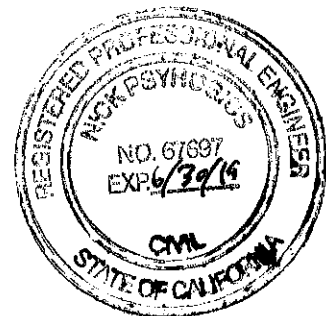
I AGREE TO INDEMNIFY AND HOLD HARMLESS THE CITY OF VISTA, ITS OFFICERS, AGENTS, AND EMPLOYEES FROM PROPERTY DAMAGE OR BODILY INJURY ARISING SOLELY FROM NEGLIGENT ACTS, ERRORS, OR OMISSIONS OF THE ENGINEER, ITS AGENTS, OR ITS EMPLOYEES, ACTING WITHIN THE COURSE AND SCOPE OF SUCH AGENCY AND EMPLOYMENT, AND ARISING OUT OF THE WORK PERFORMED BY ME.

 6/8/18

NICK PSYHOGIOS, PE

DATE

C67697



LATITUDE 33 PLANNING & ENGINEERING

9968 HIBERT STREET, 2nd FLOOR, SAN DIEGO, CA 92131

P:(858)751-0633 F:(858)751-0634

WWW.LATITUDE33.COM

1. PROJECT DESCRIPTION

This purpose of this drainage study is to provide a hydrologic analysis for the proposed development for the Phap Vuong Monastery. This report has been prepared as part of the project's major use permit package being processed through the County of San Diego. The analysis contained herein will be used to size storm drain systems and detention basins on-site. The analysis of both existing and proposed site drainage conditions are contained in this report.

The subject property consists of approximately 8.9 acres and is located on the southwest corner of Vista Avenue and North Ash Street in an unincorporated area of Escondido. The jurisdiction of the project is the County of San Diego. The property is located in an RS zone (single-family residential) and is bounded to the north by Vista Avenue, to the east by North Ash, to the south by Hubbard Avenue, and to the west by single-family residential housing. See Vicinity Map in Appendix A.

The property has been previously graded and developed and consists of a dirt parking lot, a paved parking lot, and several structures. An asphalt paved access road is constructed leading from North Ash Street to the existing graded pad and is comprised of approximately 3,300 square feet. All existing structures are located in the northwest corner of the property and are to remain. The project proposes to construct a new monastery structure with two new parking lots (one paved parking area for accessible parking and one paved parking area for standard parking) as well as associated surface improvements consisting of sidewalks, stairs, ramps, small retaining walls, access roads, utilities, and associated grading. The new monastery structure and flatwork consists of an impervious footprint of approximately 18,150 square feet and the new paved accessible parking lot, access road, and associated surface improvements comprise an impervious footprint of approximately 12,650 square feet. The proposed parking area comprises approximately 25,350 square feet. All work to be done is anticipated to be located mostly in the northeast portion of the property. The proposed monastery structure is to be located on the previously graded pad located in the northeast portion of the property. Likewise, the proposed parking lot will be located on the previously graded pad located just south of the new monastery. See Area Map in Appendix B.

2. FEMA 100 YEAR BOUNDARY

The project site does not propose any building within the 100-year flood hazard area (See exhibit below).

3. EXISTING SITE DRAINAGE CONDITIONS

The existing site flows primarily in two directions: to the northeast towards North Ash Street, and to the northwest towards Vista Avenue. The existing tributary that drains to the northeast is designated as **DMA-E1** and mostly flows towards an existing circular catch basin that is constructed at the northeast corner of the project site.

For the purpose of this report, North Ash Street generally flows northbound and Vista Avenue flows westbound at the project location.

For more information, see Existing Drainage Area Map in Appendix C.

4. PROPOSED SITE DRAINAGE CONDITIONS

The project development proposes little-to-no changes to existing site drainage patterns and outlet points will remain the same; however, the addition of approximately 37,000 square feet of impervious area requires detainment prior to being discharged from the site.

The new parking area will be constructed on the existing graded pad located in the center of the property and will drain primarily northeast towards North Ash Street. This drainage area is designated as proposed drainage area **DMA-P1**. Storm water runoff will be conveyed to proposed bioretention **Basin #1 (IMP #1)**.

As part of accessibility requirements, the project proposes the grading and construction of an accessible parking lot to be located on a separate graded pad just west of the new main parking lot. This proposed parking area, along with the proposed driveway to the parking area, are designated as proposed drainage area **DMA-P2**, and will drain down the driveway to the southeast to proposed bioretention **Basin #2 (IMP #2)**.

The new monastery structure and associated improvements will be constructed on the previously graded pad located at the north end of the property. This drainage area is designated as proposed drainage area **DMA-P3**. Storm water runoff from this drainage area will be conveyed to proposed bioretention **Basin #3 (IMP #3)**.

Storm water run-off will be detained in these proposed basins--also called Integrated Management Practices (IMPs)--and percolate through engineered soil mixes before ultimately outletting via private storm drain to the North Ash Street surface drainage system. Overflows will be allowed to “spill over” the basin berms to the east at North Ash Street. Given the general impermeability of the onsite soils, these basins will be equipped with perforated underdrain pipes. Basins/IMPs have been designed to attenuate peak flows and comply with water quality per County of San Diego Hydrology Manual and County of San Diego BMP Design Manual. Additionally 36” pipe will be placed underneath the parking lot for hydromodification purposes. Refer to project-specific Preliminary Priority Development Project Stormwater Quality Management Plan for additional information and discussion of water quality and hydromodification.

For more information see Proposed Drainage Area Map in Appendix D.

5. HYDROLOGIC SETTING

5.1 TOPOGRAPHY

Site elevations range from approximately 729 feet mean sea level (MSL) to approximately 906 feet MSL.

5.2 WATERSHED INFORMATION

The project site is located near the northeastern-most, and upstream, portion of the Escondido Hydrologic Sub-Area of the Carlsbad Watershed. The Carlsbad Watershed is approximately 210 square miles, and the proposed project comprises a very small portion of the watershed.

The proposed storm drain systems that capture the project runoff will ultimately convey into the 36" RCP existing storm drain system within North Ash Street per Dwg no. D-1097, and then discharge into Reidy Canyon Creek located approximately 0.5 miles west of the project, then into Escondido Creek located approximately 1.8 miles south of the project, then into the San Elijo Lagoon located approximately 14.9 miles southwest of the project, before finally discharging to the Pacific Ocean. The San Elijo Lagoon is listed on the 2010 303(d) List for Sedimentation/Siltation, as well as for Eutrophic and Indicator Bacteria pollutants.

Refer to project-specific Preliminary Stormwater Quality Management Plan for additional information and discussion of water quality and hydromodification.

5.3 SOIL CHARACTERISTICS

According to the County of San Diego's *Hydrology Manual*, the project contains soil group C. For more information, see Soil Group Map in Appendix E.

6. METHODOLOGY

6.1 RUNOFF CALCULATIONS

Drainage basins are less than one square mile and therefore runoff was calculated using the Rational Method as outlined in chapter 3 of the County of San Diego Hydrology Manual. The Rational Method is given by the following equation:

$$Q = C \times I \times A$$

Where:

Q = Flow rate in cubic feet per second (cfs)

C = Runoff coefficient

I = Rainfall intensity in inches per hour (in/hr)

A = Drainage basin area in acres (ac)

Soil Type - Hydrologic soil group C was assumed for all areas consistent with the County Hydrology Manual. Soils have slow infiltration rate when thoroughly wetted; chiefly soils that have layer impeding

downward movement of water, or moderately fine textured to fine textured soils that have slow infiltration rate when dry. Rate of water transmission is slow.

Runoff coefficient ('C') values – existing or natural areas were assigned a 'C' value of 0.30. Composite 'C' values for developed areas were calculated using the formula below:

$$C = 0.90 * (\% \text{ Impervious}) + C_p * (1 - \% \text{ Impervious})$$

Where:

C_p = Pervious Coefficient Runoff Value for the soil type (shown in Table 3-1 as Undisturbed Natural Terrain/Permanent Open Space, 0% Impervious). Soil type can be determined from the Soil Group Map in Appendix E.

A hydrologic analysis of the pre- and post-construction conditions of the project site area was performed. Drainage areas to individual inlet points were delineated and then associated runoff coefficients, time of concentrations, intensities and peak flows calculated.

Runoff coefficients were developed using the methodology outline above. Time of concentrations, intensities, peak flows, and detention volumes were calculated as follows.

Since the project site primarily drains by overland surface flow, times of concentration for developed drainage areas were calculated based on initial or overland flow time to each inlet point, for both the pre- and post-development conditions. Initial time or overland flow time was calculated using the following equation:

$$T_i = [1.8 \times (1.1 - C) \times L^{(1/2)}] / S^{(1/3)}$$

Where:

T_i = Initial (Overland) time of concentration in minutes

C = Runoff coefficient

L = Length of travel of runoff in feet

S = Slope in percent

For more information refer to the Calculations in Appendix G.

6.2 OVERALL HYDROLOGIC ANALYSIS

Overall hydrologic calculations were performed to analyze pre and post-development peak flow rates to each Study Point. Consistent with the County of San Diego Hydrology Manual, this report analyzes the 50 and 100-year storm events.

Composite 'C' values and time of concentrations were determined to obtain peak flows values for the pre-development and post-development hydrologic conditions.

Rainfall intensities for the 50-year and 100-year storm events were calculated based on the Isopluvial Maps in Appendix F, and is consistent with methods outlined in the San Diego County Hydrology Manual. This method was then used to calculate rainfall intensities from the following equation:

DRAINAGE STUDY – PHAP VOUNG MONASTERY

$$I = 7.44 \times P_6 \times (T_c^{-0.645})$$

Where:

I = Rainfall Intensity in inches per hour (in/hr)

P₆ = Rainfall in inches for the 6-hour storm event

T_c = Time of concentration in minutes

This value was then used in conjunction with the other values calculated to compute discharge quantities (Q values) in units of cubic feet per second. See Calculations in Appendix G.

6.3 DETENTION BASIN DESIGN

Summary of discharge values (Q values) for the pre- and post- development conditions are below.

SUMMARY TABLE							
PRE-CONDITION "EXISTING"							
DMA (BASIN)	ΔH (ft)	L (ft)	C	T _c (min)	I100 (in/hr)	AREA (ac)	Q100 (Cu.ft/s)
E1	74	675	0.31	16.6	4.20	4.17	5.4

POST-CONDITION "PROPOSED UN-MITIGATED"							
DMA (BASIN)	ΔH (ft)	L (ft)	C	T _c (min)	I100 (in/hr)	AREA (ac)	Q100 (Cu.ft/s)
P1	39	300	0.4	9.3	6.11	1.06	2.6
P2	77	700	0.44	14.1	4.65	2.3	4.7
P3	33	400	0.47	11.2	5.42	1.01	2.6
						TOTAL	9.9

POST-CONDITION "PROPOSED MITIGATED"							
DMA (BASIN)	ΔH (ft)	L (ft)	C	T _c * (min)	I100 (in/hr)	AREA (ac)	Q100 (Cu.ft/s)
P1	39	300	0.4	24.06	3.30	1.06	1.40
P2	77	700	0.44	36.77	2.51	2.3	2.54
P3	33	400	0.47	28.93	2.93	1.01	1.39

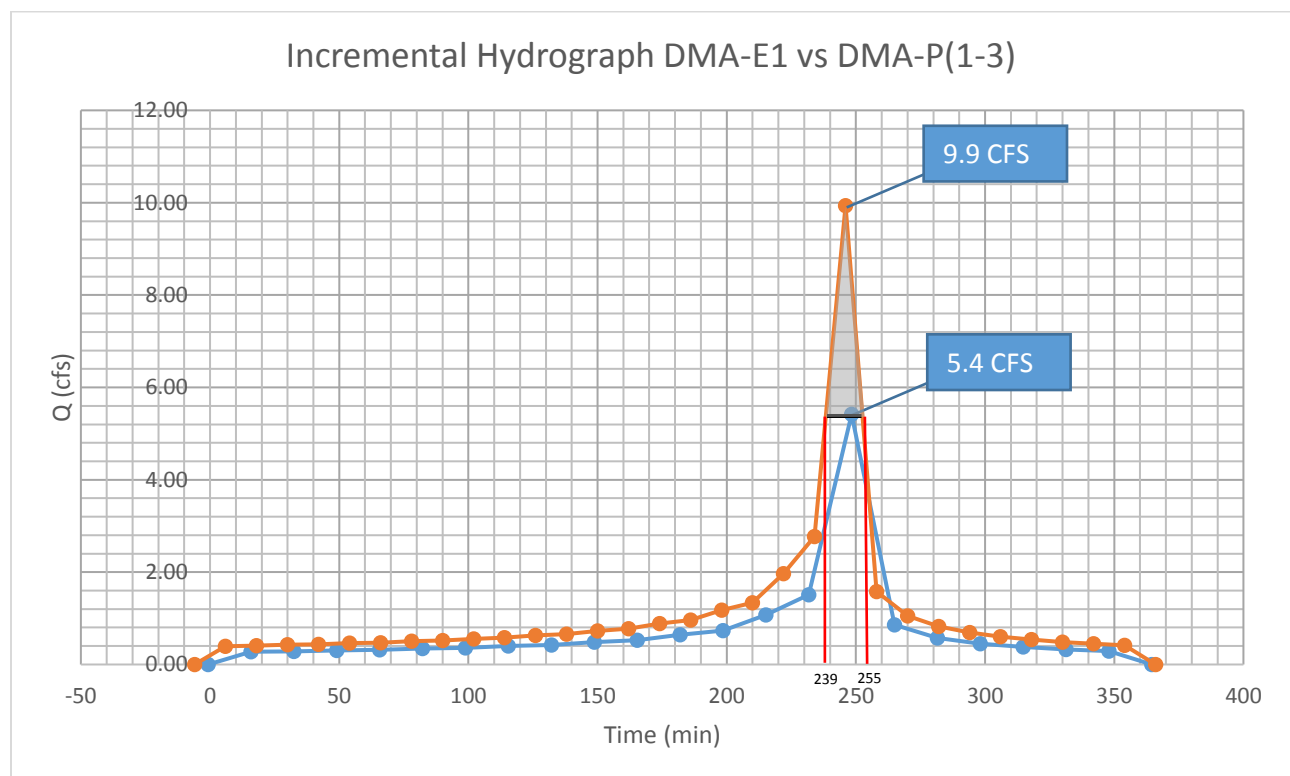
TOTAL

5.33

*Tcs are increased due to temporary detention on biofiltration basin and underground pipes. See discussion below.

As depicted, the project proposes to increase the total discharge from 5.4 cfs to 9.9 cfs (for the 100-year storm event). The project proposes to incorporate three detention basins to detain the additional 4.5 cfs from the development.

Hydrographs were developed using rainfall distribution as explained in chapter 6 of the County of San Diego Hydrology Manual. Volume required to be detained for flood control purposes is determined by the area between pre-project and post-project hydrographs for the 100-year storm event as shown below.



Volume required for detention = Area between peak flows = Base*Height/2

$$= (255\text{min} - 239\text{min}) * (60\text{s/min}) * (9.9\text{CFS} - 5.4\text{CFS}) / 2 = \mathbf{2,160\ CF}$$

Three proposed basins will have a volume of:

Volume proposed basins = Basin 1 + Basin 2 + Basin 3+ Underground Pipes

$$= 1,497\text{CF} + 3,180\text{CF} + 2,143\text{CF} + 2,968\ \text{CF} = \mathbf{9,788\ CF}$$

Calculations for flood control detention show that the volume proposed for the basins are more than twice of the required volume.

See Proposed Drainage Map in Appendix D and Calculations in Appendix G for more details.

7. CONCLUSION AND SUMMARY

The analysis of the proposed development demonstrates that runoff will be effectively discharged from the site. All future storm drain systems on the property will be designed to convey the 100-year storm event primarily in overland flow and open channel. All pipe capacities are to be greater than the expected flow rates.

The proposed project would not alter the existing drainage pattern of the site or the total area. Furthermore, the proposed project does not alter streams or rivers in any matter. The project does not place any building within the 100-year flood hazard area as shown on the Flood Insurance Rate Map (FIRM).

The proposed land development and increased runoff associated with the future development of the Monastery will be mitigated by the use of detention facilities to match existing conditions. Basins 1, 2, and 3 shall be constructed and maintained in perpetuity as agreed to in the separate project-specific PDP SWQMP and Storm Water Maintenance Agreement (also separate). Basins 1, 2, and 3 will be constructed with this project and will effectively reduce peak flow rates to existing conditions. Overall, the design of storm drain facilities will be completed in accordance with County of San Diego Hydrology Manual requirements and no adverse impacts to adjacent properties and downstream systems are anticipated as a result of this project.



County of San Diego

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KATHLEEN A. FLANNERY
ASSISTANT DIRECTOR

January 16, 2019

Environmental Review Update Checklist Form For Projects with Previously Approved Environmental Documents

FOR PURPOSES OF CONSIDERATION OF PDS2014-MUP-14-010, ER01-08-051A PHAP VUONG MONASTERY MAJOR USE PERMIT

The California Environmental Quality Act (CEQA) Guidelines Sections 15162 through 15164 set forth the criteria for determining the appropriate additional environmental documentation, if any, to be completed when there is a previously adopted Negative Declaration (ND) or a previously certified environmental impact report (EIR) covering the project for which a subsequent discretionary action is required. This Environmental Review Update Checklist Form has been prepared in accordance with CEQA Guidelines Section 15164(e) to explain the rationale for determining whether any additional environmental documentation is needed for the subject discretionary action.

1. Background on the previously adopted ND.

A Negative Declaration was previously adopted by the County Planning and Environmental Review on May 27, 2004 for a Major Use Permit (MUP) for the Phap Vuong Monastery (P 01-022, Log. No. 01-08-051). That project, approved on May 27, 2004, was for the use of existing buildings as a monastery on the 1.8-acre western portion of the 8.9 acre property. However, that project was not implemented as approved and the MUP expired. The adopted ND found the project would not have any significant effects.

2. Lead agency name and address:

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

- a. Contact Jeff Smyser, Project Manager
- b. Phone number: (858) 495-5438
- c. E-mail: jeffrey.smyser@sdcounty.ca.gov

3. Project applicant's name and address:

Phap Vuong Monastery, 715 Vista Avenue, Escondido, CA 92026

4. Summary of the activities authorized by present permit/entitlement application:

The currently proposed project is an MUP to allow a Religious Assembly use with a new monastery building. The proposed new monastery is a two-story structure (33 feet high) of 8,272 square feet with a maximum allowable occupancy of 300. The new structure would operate as a monastery, meditation hall, and residence. The new structure will include: a large meditation room, small meditation room, kitchen, social room and guest room on the first floor, and four bedrooms and a sitting area on the second floor. The proposed monastery would be open daily and also will host special events. A bell and a drum/gong used for special ceremonies will be completely within the building. The project includes a new parking lot with a total of 76 parking spaces. Nine parking area lighting poles would be installed, with single LED fixtures on seven of the poles and double LED fixtures on the other two poles.

The project site is located at 715 Vista Avenue in the North County Metropolitan Subregional Plan area within unincorporated San Diego County. The subject property is approximately 8.9 acres in size but the MUP will include only the eastern 7.1 acres. The project would disturb 2.7 acres within the project site. The western portion of the property with the existing buildings, approximately 1.8 acres, is Not A Part (NAP) of the proposed MUP. Access to the proposed monastery would be provided by a new driveway connecting to North Ash Street. The project would be served by a new on-site septic system and imported water from the City of Escondido. The project site will be served by the following agencies: City of Escondido (water), City of Escondido Fire Department/Rincon Del Diablo Fire Protection District, High Escondido Union, General Elementary Escondido Union.

5. Does the project for which a subsequent discretionary action is now proposed differ in any way from the previously approved project?

YES
☒

NO
☐

If yes, describe **ALL** differences.

The previous MUP project, approved in 2004, was an expansion of two existing structures of an existing Buddhist Sanctuary within the western 1.8-acre portion of the property. The currently proposed MUP project is a new monastery building located on 7.1 acres within the eastern portion of the property. The western portion is Not a Part of the current proposal.

The previous project included improvements to existing structures, one used as a residence for the priest and the other used as the Buddhist Sanctuary for up to 25 members. In addition, the previous project included three religious statues/structures on the 1.8-acre project site. The current project proposes a new 8,272 square foot two-story structure with a maximum

occupancy of 300 within the eastern 7.1-acre site. The new structure would operate as a monastery, meditation hall, and residence.

The previous project included a 20-foot wide paved A.C. driveway to provide access to Vista Avenue and expansion of an existing 10-space parking lot to provide a total of 36 parking spaces. Three low-pressure sodium lights would be installed and a six-foot high block wall was included at the western boundary of the parking lot at the western lot line. The current project proposes a new driveway to access North Ash Street rather than Vista Avenue, and a new parking lot with a total of 76 parking spaces. Lighting in the proposed new parking lot would total nine poles; single LED fixtures would be installed on seven of the poles and double LED fixtures on the other two poles.

6. **SUBJECT AREAS DETERMINED TO HAVE NEW OR SUBSTANTIALLY MORE SEVERE SIGNIFICANT ENVIRONMENTAL EFFECTS COMPARED TO THOSE IDENTIFIED IN THE PREVIOUS ND.** The subject areas checked below were determined to be new significant environmental effects or to be previously identified effects that have a substantial increase in severity either due to a change in project, change in circumstances or new information of substantial importance, as indicated by the checklist and discussion on the following pages.

- | | | |
|--|---|---|
| <input type="checkbox"/> NONE | | |
| <input type="checkbox"/> Aesthetics | <input type="checkbox"/> Agriculture and Forest Resources | <input type="checkbox"/> Air Quality |
| <input checked="" type="checkbox"/> Biological Resources | <input checked="" type="checkbox"/> Cultural Resources | <input type="checkbox"/> Geology & Soils |
| <input type="checkbox"/> Greenhouse Gas Emissions | <input type="checkbox"/> Hazards & Haz Materials | <input type="checkbox"/> Hydrology & Water Quality |
| <input type="checkbox"/> Land Use & Planning | <input type="checkbox"/> Mineral Resources | <input checked="" type="checkbox"/> Noise |
| <input type="checkbox"/> Population & Housing | <input type="checkbox"/> Public Services | <input type="checkbox"/> Recreation |
| <input checked="" type="checkbox"/> Transportation/Traffic | <input type="checkbox"/> Utilities & Service Systems | <input type="checkbox"/> Mandatory Findings of Significance |

DETERMINATION:

On the basis of this analysis, Planning & Development Services has determined that:

- ☐ No substantial changes are proposed in the project and there are no substantial changes in the circumstances under which the project will be undertaken that will require major revisions to the previous EIR or ND due to the involvement of significant new environmental effects or a substantial increase in the severity of previously identified significant effects. Also, there is no "new information of substantial importance" as that term is used in CEQA Guidelines Section 15162(a)(3). Therefore, the previously adopted ND or previously certified EIR is adequate: without modification.
- ☐ No substantial changes are proposed in the project and there are no substantial changes in the circumstances under which the project will be undertaken that will require major revisions to the previous EIR or ND due to the involvement of significant new environmental effects or a substantial increase in the severity of previously identified significant effects. Also, there is no "new information of substantial importance" as that term is used in CEQA Guidelines Section 15162(a)(3). Therefore, because the project is a residential project in conformance with, and pursuant to, a Specific Plan with a EIR completed after January 1, 1980, the project is exempt pursuant to CEQA Guidelines Section 15182.
- ☒ Substantial changes are proposed in the project or there are substantial changes in the circumstances under which the project will be undertaken that will require major revisions to the previous ND due to the involvement of significant new environmental effects or a substantial increase in the severity of previously identified significant effects. Or, there is "new information of substantial importance," as that term is used in CEQA Guidelines Section 15162(a)(3). However all new significant environmental effects or a substantial increase in severity of previously identified significant effects are clearly avoidable through the incorporation of mitigation measures agreed to by the project applicant. Therefore, a SUBSEQUENT ND is required.
- ☐ Substantial changes are proposed in the project or there are substantial changes in the circumstances under which the project will be undertaken that will require major revisions to the previous ND or EIR due to the involvement of significant new environmental effects or a substantial increase in the severity of previously identified significant effects. Or, there is "new information of substantial importance," as that term is used in CEQA Guidelines Section 15162(a)(3). Therefore, a SUBSEQUENT or SUPPLEMENTAL EIR is required.

Signature



Jeff Smyser, AICP
Printed Name

January 16, 2019

Date

Project Manager
Title

INTRODUCTION

CEQA Guidelines Sections 15162 through 15164 set forth the criteria for determining the appropriate additional environmental documentation, if any, to be completed when there is a previously adopted ND or a previously certified EIR for the project.

CEQA Guidelines, Section 15162(a) and 15163 state that when an ND has been adopted or an EIR certified for a project, no Subsequent or Supplemental EIR or Subsequent Negative Declaration shall be prepared for that project unless the lead agency determines, on the basis of substantial evidence in light of the whole public record, one or more of the following:

1. Substantial changes are proposed in the project which will require major revisions of the previous EIR or Negative Declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects.
2. Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or Negative Declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects.
3. New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the Negative Declaration was adopted, shows any of the following:
 - a. The project will have one or more significant effects not discussed in the previous EIR or Negative Declaration; or
 - b. Significant effects previously examined will be substantially more severe than shown in the previously adopted Negative Declaration or previously certified EIR; or
 - c. Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or
 - d. Mitigation measures or alternatives which are considerably different from those analyzed in the previous Negative Declaration or EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.

CEQA Guidelines, Section 15164(a) states that an Addendum to a previously certified EIR may be prepared if some changes or additions are necessary but none of the conditions described in Section 15162 calling for preparation of a Subsequent or Supplemental EIR have occurred.

CEQA Guidelines, Section 15164(b) states that an Addendum to a previously adopted Negative Declaration may be prepared if only minor technical changes or additions are necessary.

If the factors listed in CEQA Guidelines Sections 15162, 15163, or 15164 have not occurred or are not met, no changes to the previously certified EIR or previously adopted ND are necessary.

The following responses detail any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that may cause one or more effects to environmental resources. The responses support the "Determination," above, as to the type of environmental documentation required, if any.

ENVIRONMENTAL REVIEW UPDATE CHECKLIST

I. AESTHETICS – Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that cause one or more effects to aesthetic resources including: scenic vistas; scenic resources including, but not limited to, trees, rock outcroppings, or historic buildings within a state scenic highway; existing visual character or quality of the site and its surroundings; or day or nighttime views in the area?

YES

☒

NO

☐

The 2004 ND found that less than significant impacts to scenic resources or aesthetics would result from the project as proposed at that time.

The currently proposed project differs from the 2004 project in that it includes a new two story 8,272 square foot monastery structure on a different location on the property. The new building will be 33 feet in height and, as demonstrated by photosimulations prepared by Latitude 33 Planning & Engineering, July 1, 2016, will be visible to residents in the area as well as to drivers on Vista Avenue and North Ash Street approaching the site. The current project also differs in that it includes a larger parking lot in a different location with 9 light poles, rather than only 3 light poles. However, the project site is not in a scenic vista and would not impact a scenic resource. It will not be visible from a scenic highway and therefore will have no impact on scenic resources within a state scenic highway. The site is in an "island" of unincorporated county land surrounded by the City of Escondido and existing residential development. Land directly north of the site currently is being developed. The dominant visual character of the area is urban development. The project will not degrade the existing visual character or quality of the area. The site is not within a Dark Skies zone so it will have no impact on scientific observatories within the County. A photometric plan was reviewed for the project and meets County standards. Landscaping of the site will provide screening of the building and parking lot. Project lighting will comply with the San Diego County Light Pollution Code and other applicable lighting requirements. Therefore, the currently proposed project will have less than significant impacts on aesthetic resources.

II. AGRICULTURE AND FORESTRY RESOURCES -- Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that cause one or more effects to agriculture or forestry resources including: conversion of Prime Farmland, Unique Farmland, or Farmland of Statewide Importance to a non-agricultural use, conflicts with existing

zoning for agricultural use or Williamson Act contract, or conversion of forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?

YES

☐

NO

☒

The 2004 ND found that no significant environmental impacts to agricultural resources would result from project as proposed at that time.

The currently proposed project differs from the 2004 project in that it is located on the 7.1-acre eastern portion of the property, rather than the 1.8 western portion. County staff conducted a LARA model evaluation of the currently proposed project to determine if the project site is considered a significant agricultural resource. Due to the fact that the model result contains one factor rated as low importance (soil), the site is not an important agricultural resource. The site is zoned Single-Family Residential (RS), which is not an agricultural zone. The site is not within an Agricultural Preserve or subject to a Williamson Act contract. The site does not contain forest land, timberland, or a Timberland Production Zone. Therefore, the project will have no impact on agriculture or forestry resources.

III. AIR QUALITY -- Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that cause one or more effects to air quality including: conflicts with or obstruction of implementation of the San Diego Regional Air Quality Strategy (RAQS) or applicable portions of the State Implementation Plan (SIP); violation of any air quality standard or substantial contribution to an existing or projected air quality violation; 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; exposure of sensitive receptors to substantial pollutant concentrations; or creation of objectionable odors affecting a substantial number of people?

YES

☐

NO

☒

The 2004 ND concluded less than significant impacts related to violation of air quality standards, impacts to sensitive receptors, and exposure to objectionable odors.

The currently proposed project differs from the project analyzed in the 2004 ND in 2004 in that the project is proposing constructing a new 8,272-square feet structure, including a small meditation room, large meditation room, a kitchen, bedrooms, social room with accommodations for up to four on-site residents at any one time. The maximum occupancy would be 300, as compared to the prior project which anticipated 25 members. Air quality emissions were quantified by County of San Diego staff specialists based on data provided by the applicant.

Project construction was assumed to take approximately 6 months to complete. The table below summarizes the expected construction schedule and number of pieces of equipment.

Table 1 Expected Construction Schedule and Construction Equipment

Equipment Type	Proposed Start Date	Proposed Completion Date	Quantity
Site Preparation	7/1/2019	7/5/2019	
Rubber Tired Dozers			1
Tractors/Loaders/Backhoes			1
Grading	7/8/2019	7/26/2019	
Excavators			1
Graders			1
Rubber Tired Dozers			1
Tractors/Loaders/Backhoes			3
Paving	7/29/2019	8/2/2019	
Pavers			2
Paving Equipment			2
Rollers			2
Building Construction	8/5/2019	12/31/2019	
Cranes			1
Forklifts			3
Generator Set			1
Tractors/Loaders/Backhoes			3
Welders			1
Architectural Coating	12/23/2019	12/31/2019	
Air Compressor			1
Source: Ldn Consulting, Inc. 2018. <i>Global Climate Change Analysis: Tran Monastery Major Use Permit.</i>			

Earthwork consists of 2.7 acres of grading, 13,000 cubic yards (c.y.) of cut, 500 c.y. of fill, and 12,500 c.y. of soil export. Short-term construction emissions would result from fuel combustion and exhaust from construction equipment and vehicle traffic (i.e., worker commute), and grading and site work. Grading activities associated with construction of the project would be subject to County of San Diego Grading Ordinance, which requires the implementation of dust control measures and San Diego County Air Pollution Control District (SDAPCD) Rule 55. SDAPCD Rule 55 requires the implementation of dust control measures such as application of water to graded/exposed surfaces and during loading/unloading activities, wheel-washing or other means to minimize track out dust on vehicles entering/leaving the project site, stabilization of dirt piles, and hydroseeding of graded areas to minimize dust emissions from exposed surfaces. The project would be required to water the site three times daily and replace ground cover in disturbed areas when they become inactive.

As described in the Air Quality Analysis prepared on January 11, 2019, by Ricky Williams, County Air Quality Specialist, short-term construction-related emissions of criteria air pollutants and precursors were calculated using the California Emissions Estimator Model (CalEEMod) Version 2016.3.2 computer program.¹ Modeling was based on project-specific information (e.g., building type and size), where available, and default values in CalEEMod that are based on the

¹ California Air Pollution Control Officers Association. 2016. *California Emissions Estimator Model Version 2016.3.2*. Available: <http://caleemod.com/>. Accessed January 11, 2019.

project's location, land use type, and type of construction. Consistent with SDAPCD Rule 67.0.1, nonresidential interior paint would not exceed flat coating limits (i.e., 50 grams per liter [g/L] VOC), exterior paint would not exceed non-flat coating limits (i.e., 100 g/L VOC), and a small portion of exterior trim paint and other minor paint finishes would not exceed non-flat high-gloss coating limits (i.e., 150 g/L VOC). It was conservatively assumed in CalEEMod that all nonresidential interior and exterior architectural coating would be 150 g/L VOC.

Table 2 presents the maximum daily criteria air pollutant and precursor emissions resulting from the construction of the project.

Table 2 Maximum Daily Estimated Construction Criteria Air Pollutant and Precursor Emissions (pounds per day)¹

Year	VOC	NOx	CO	SO _x	PM ₁₀	PM _{2.5}
2017	21	64	28	<1	6	3
Maximum Daily Emissions	21	64	28	<1	6	3
Screening-Level Threshold	75	250	550	250	100	55
Exceeds Screening-Level Threshold?	No	No	No	No	No	No
Notes: CO = carbon monoxide; NOx = nitrogen oxides; PM10 = respirable particulate matter; PM2.5 = fine particulate matter; SO2 = sulfur dioxide; VOC = volatile organic compounds ¹ The maximum daily emissions are obtained from the summer scenario. Source: Modeling conducted by the County of San Diego in 2019.						

Operational emissions from all sources were estimated at full buildout of the project, which would occur as early as 2020. CalEEMod Version 2016.3.2 was used to estimate long-term operational emissions of criteria air pollutants and precursors from area sources (i.e., consumer products, architectural coatings, and landscape maintenance equipment use), energy consumption (i.e., electricity and natural gas consumption), and mobile sources. CalEEMod default values incorporate the current 2016 Title 24 standards that would apply to the project. Long-term building maintenance requires reapplication of architectural coatings; therefore, it was conservatively assumed in CalEEMod that all nonresidential interior and exterior architectural coating would be 150 g/L VOC. Mobile source emissions were estimated with default trip lengths included in CalEEMod. Trip generation rates from the project's traffic study were used to estimate Sunday trip rates and adjusted for weekday and Saturday trip rates based on the ratio of CalEEMod default trip rates for these rates compared to the default Sunday rate. Based on the project-specific traffic study, the project would generate up to 108 daily trips on Sundays.²

Table 3 presents the maximum daily and annual criteria air pollutant and precursor emissions resulting from the operation of the project.

² Linscott, Law & Greenspan, Engineers. 2014 (July). *Tran Monastery – Traffic Letter Report*.

Table 3 Maximum Daily and Annual Estimated Operational Criteria Air Pollutant and Precursor Emissions

Category	VOC	NOx	CO	SO _x	PM ₁₀	PM _{2.5}
pounds per day¹						
Area	<1	<1	<1	0	<1	<1
Energy	<1	<1	<1	<1	<1	<1
Mobile	<1	<1	2	<1	<1	<1
Total	<1	<1	2	<1	<1	<1
Screening-Level Threshold	75	250	550	250	100	55
Exceed Screening-Level Threshold?	No	No	No	No	No	No
tons per year						
Area	<1	<1	<1	0	0	0
Energy	<1	<1	<1	<1	<1	<1
Mobile	<1	<1	<1	<1	<1	<1
Total	<1	<1	<1	<1	<1	<1
Screening-Level Threshold	13.7	40	100	40	15	10
Exceed Screening-Level Threshold?	No	No	No	No	No	No
Notes: CO = carbon monoxide; NOx = nitrogen oxides; PM10 = respirable particulate matter; PM2.5 = fine particulate matter; SO2 = sulfur dioxide; VOC = volatile organic compounds. Columns may not add up due to rounding. ¹ The maximum daily emissions are obtained from the winter scenario. Source: Modeling conducted by the County of San Diego in 2019.						

As shown in Tables 2 and 3, project construction and operational criteria air pollutant and precursor emissions would not exceed the County's screening level thresholds for any criteria air pollutants or precursors. Therefore, the proposed project would have less than significant impacts to air quality.

IV. BIOLOGICAL RESOURCES -- Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that cause one or more effects to biological resources including: adverse effects on any sensitive natural community (including riparian habitat) or species identified as a candidate, sensitive, or special status species in a local or regional plan, policy, or regulation, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service; adverse effects to federally protected wetlands as defined by Section 404 of the Clean Water Act; interference with the movement of any native resident or migratory fish or wildlife species or with wildlife corridors, or impeding the use of native wildlife nursery sites; and/or conflicts with the provisions of any adopted Habitat Conservation Plan, Natural Communities

Conservation Plan, or other approved local, regional or state habitat conservation plan, policies or ordinances?

YES

☒

NO

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The ND adopted in 2004 analyzed a project located within the western portion of the property. The prior ND found that no significant environmental impacts to biological resources would result from the project. The adopted ND identified through several County staff investigations that Diegan coastal sage scrub (DCSS) habitat occurred in the northeastern portion of the site in a small isolated patch and that existing removal/disturbance of historical of DCSS had been an action associated with the single-family residence constructed on the project site. The construction of a single-family residence was issued as a ministerial action. Construction of the single family residence, which required a minor grading permit, was exempt from the Habitat Loss Permit Ordinance. The prior project was found to not result in any potentially significant adverse effects, including noise from construction or the project, to an endangered, threatened, or rare plant or animal species or their habitats. Therefore, no mitigation for environmental impacts to biological resources was required.

A Biological Technical Report, dated August 15, 2017, was completed by Alden Environmental Inc. for the currently proposed project. The report analyzed the impacts of the proposed development within the eastern portion of the property.

Sensitive Natural Communities: The Biological Technical Report found that approximately 4.7 acres of the 7.3 acres proposed to be impacted contains previously developed, disturbed, and/or ornamental landscaping and orchards, with the remaining 2.6 acres containing Diegan coastal sage scrub (1.8 acres) and non-native grassland (0.8 acres) based on 2004 conditions. Developed and disturbed habitats are not considered sensitive and therefore do not require mitigation. The proposed project would result in the removal of a remnant patch of 1.2 acres of DCSS (1:1 ratio) located in the northeastern corner of the project site. The proposed project would also result in impacts to a total of 0.8 acres of non-native grassland (0.5:1 ratio), which is divided into several small patches located throughout the northeastern region and southernmost corner of the parcel. Additionally, the project would mitigate for the loss of 0.6 acres of coastal sage scrub that was cleared without permits. Impacts to sensitive vegetation communities/habitats would be considered significant. Mitigation measure BIO-1 would reduce these impacts to sensitive vegetation and habitat communities to less than significant. This mitigation measure would require habitat conveyance and preservation of 1.8 acres of DCSS and 0.4 acres of non-native grassland through the purchase of habitat credits in an approved mitigation bank and/or preservation of suitable habitat off-site.

Sensitive Species: Several sensitive plant and wildlife species have been listed as federally endangered or threatened since the previous ND was adopted. Based on a Biological Technical Report (Alden Environmental, Inc., August 15, 2017), no sensitive species were found on site during biological surveys and no newly listed endangered or threatened species have a high potential to occur on the project site. The potential presence of sensitive plant and animal species was assessed through literature review and field visits, which included vegetation mapping and general biology assessment, focused surveys for Stephens' kangaroo rat, and spring/summer rare plant surveys.

No sensitive plant species were identified as occurring on or adjacent to the site in the CNDDDB database. Additionally, no sensitive plant species were observed during field visits. Based on the results of the database search and the disturbed/developed nature of the site, no sensitive plant species are anticipated to occur on the site.

No sensitive animal species were observed or detected within the study area during biological surveys. Although the on-site DCSS is small, isolated, and has been previously disturbed, there is some potential for the coastal California gnatcatcher (CAGN) to occur on site. Therefore the project could result in potentially significant impacts to CAGN. Additionally, the site contains potentially suitable nesting (eucalyptus trees) and foraging habitat (non-native grassland) for raptor species such as the red-tailed hawk (*Buteo jamaicensis*). Impacts to raptor nesting and foraging habitat could be potentially significant. Potential impacts to CAGN, nesting raptors, and foraging habitat would be reduced to less than significant through mitigation measures BIO-1 through BIO-3. These measures include off-site habitat conveyance and preservation of DCSS habitat and non-native grassland (BIO-1) and breeding season avoidance measures to protect nesting birds (BIO-2 and BIO-3).

Local and Regional Plans and Regulations: The parcel is located within the boundaries of the draft Multiple Species Conservation Program (MSCP) North County Plan area. The proposed project site is not within the draft Pre-Approved Mitigation Area (PAMA). The project is subject to the Habitat Loss Permit (HLP) Ordinance and as such, the project will confer with the U.S. Fish and Wildlife (USFWS) and California Department of Fish and Wildlife (CDFW) to obtain an HLP for impacts to DCSS habitat. The project is in compliance with local, state, and federal plans and regulations. Through obtaining an HLP and through mitigation measures BIO-1 through BIO-3, impacts would be less than significant.

Jurisdictional Waters: The federal Clean Water Act, regulated under the Section 401/404 permit, and the California Fish and Game Code, regulated through the Section 1602 Streambed Alteration Agreement, provide a framework for regulating impacts to water resources. The project is also subject to wetland protections under the County's Resource Protection Ordinance (RPO). There are no wetlands, drainages or other water features on site. As a result, the project would not result in impacts to jurisdictional waters of the County, U.S. Army Corps of Engineers, CDFW, and Regional Water Quality Control Board (RWQCB).

Wildlife Movement: The project site contains previously disturbed, isolated patches of DCSS and non-native grassland, which are sensitive vegetation communities. The area surrounding these sensitive habitats is dominated by residential development, disturbed lands, and agriculture. Existing roads border the north and east boundaries of the parcel. Pockets of residential development exist adjacent to the property within an area that has extensive agriculture. The proposed project site is not within or adjacent to local or regional wildlife corridors. As such, project development would not result in impacts to identified wildlife corridors.

The following are summaries of mitigation measures that will be conditions of the project that would reduce the potential project impacts to biological resources discussed above to less than significant:

BIO-1: The applicant shall a) purchase habitat credit, or b) provide for the conservation of habitat of 1.8 acres of Diegan coastal sage scrub and 0.4 acres of non-native grassland (total 2.2 acres), located in unincorporated San Diego County within an area designated as Pre-Approved Mitigation Area (PAMA) of the draft Multiple Species Conservation Program (MSCP) North County Plan area and, to the maximum extent feasible, within the Northern Valley ecoregion. If the applicant provides the habitat, a Resource Management Plan shall be prepared and an open space easement shall be dedicated to protect the land in perpetuity. The purchase and dedication of the land and the selection of the Resource Manager and establishment of an endowment to ensure funding of annual ongoing basic stewardship costs shall be complete prior to the approval of the RMP. In lieu of providing a private habitat manager, the applicant may contract with a federal, state or local government agency with the primary mission of resource management to take fee title and manage the mitigation land.

BIO-2: There shall be no brushing, clearing, and/or grading during the avian breeding season (February 1 to September 15) except as allowed by this condition. All grading permits, improvement plans, and the final map shall state the same. If vegetation must be removed during the avian breeding season, a qualified biologist must conduct a nesting bird survey of potentially suitable nesting vegetation prior to removal. Surveys will be conducted no more than three (3) days prior to scheduled removals. If active nests are identified, the biologist will establish a RAA of 300 feet (500 feet for raptors) around the vegetation containing the active nest(s). The vegetation containing the active nest will not be removed, and no brushing, clearing, and/or grading will occur within the established RAA until a qualified biologist has determined that the nest is no longer active (i.e., the juveniles are surviving independent from the nest). If clearing is not conducted within three days of a negative survey, the nesting survey must be repeated to confirm the absence of nesting birds.

BIO-3: To mitigate for potential impacts to the California gnatcatcher during construction, the following measures shall be required: No clearing, grubbing, grading, or other construction activities shall occur within 500 feet of Diegan coastal sage scrub habitat between March 1 and August 15 (CAGN breeding season) until a qualified biologist (possessing a valid ESA Section 10(a)(1)(A) Recovery Permit) shall survey appropriate habitat (Diegan coastal sage scrub) areas within 500 feet of the project footprint and would be subject to construction noise levels exceeding 60 dB hourly average for the presence of the CAGN. If no appropriate habitat is present then the surveys will not be required. If appropriate habitat is present, gnatcatcher surveys shall be conducted pursuant to USFWS protocol survey guidelines within the breeding season prior to commencement of any construction. If gnatcatchers are present the following conditions must be met:

1. Between March 1 and August 15, no construction activities shall occur within any portion of the site where construction activities would result in noise levels exceeding 60 dB hourly average at the edge of occupied gnatcatcher habitat. An analysis showing that noise generated by construction activities would not exceed 60 dB hourly average at the edge of occupied habitat must be completed by a qualified acoustician Prior to commencement of construction activities during the breeding season, areas restricted from such activities shall be staked or fenced under supervision of a qualified biologist;

or

2. At least two weeks prior to commencement of construction activities and under direction of a qualified acoustician, noise attenuation measures (e.g., berms, walls) shall be implemented to ensure that noise levels resulting from construction activities will not exceed 60 dB hourly average at the edge of habitat occupied by the CAGN. Concurrent with commencement of construction activities and construction of necessary noise attenuation facilities, noise monitoring shall be conducted at the edge of occupied habitat area to ensure that noise levels do not exceed 60 dB hourly average. If the noise attenuation techniques implemented are determined to be inadequate by the qualified acoustician or biologist, then the associated construction activities shall cease until such time that adequate noise attenuation is achieved or until the end of the breeding season (August 16).

If CAGN are not detected during the protocol survey, the qualified biologist shall submit substantial evidence to the County and Wildlife Agencies, and no mitigation would be required. NO brushing, clearing and/or grading shall occur until concurrence is received from the County and the Wildlife Agencies.

Therefore, through implementation of mitigation measures BIO-1 through BIO-3, the proposed project would not result in new significant environmental impacts to biological resources.

V. CULTURAL RESOURCES -- Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that cause one or more effects to cultural resources including: causing a change in the significance of a historical or archaeological resource as defined in State CEQA Guidelines Section 15064.5; destroying a unique paleontological resource or site or unique geologic feature; and/or disturbing any human remains, including those interred outside of formal cemeteries?

YES
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NO
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The 2004 ND identified that impacts to Cultural and Paleontological resources would be less than significant.

The current project proposes a new monastery and parking lot within the eastern portion of the property, which would disturb an additional 2.7 acres. A pedestrian cultural survey was completed by County Staff in 2017 and did not identify any cultural resources on the project site. The results of the survey are available in a cultural resources technical report titled "Cultural Resources Survey Report for Phap Vuong Monastery PDS2014-MUP-14-010 APN# 227-010-57 Negative Findings" that has been submitted to the South Coastal Information Center (Nearn 2018). It was determined that while no cultural resources were visible on the project site's ground surface, the cultural sensitivity of the surrounding area and low visibility indicate that undiscovered cultural resources may be present subsurface. The project is required to comply with the County's Grading and Clearing Ordinance for the inadvertent discovery of cultural resources. In order to ensure compliance

with the Grading ordinance, an archaeological and Native American monitoring program will be required. Therefore, impacts to cultural resources would remain less than significant.

VI. GEOLOGY AND SOILS -- Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that result in one or more effects from geology and soils including: exposure of people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving rupture of a known earthquake fault, seismic-related ground failure, including liquefaction, strong seismic ground shaking, or landslides; result in substantial soil erosion or the loss of topsoil; produce unstable geological conditions that will result in adverse impacts resulting from landslides, lateral spreading, subsidence, liquefaction or collapse; being located on expansive soil creating substantial risks to life or property; and/or having soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?

YES

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NO

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The 2004 ND found that less than significant impacts for Geology and Soils would result from the project as proposed at that time.

The currently proposed project proposes site disturbance and development within the eastern portion of the property and would result in a larger area of disturbance as compared to the prior project.

Consistent with the prior ND, the project is not prone to liquefaction, no landslides have been identified at the site, and the project is not located in a hazard zone identified by the Alquist-Priolo Earthquake Fault Zoning Act, Special Publication 42, Revised 2018, Fault Rupture Hazards Zones in California.

Additionally, the project must comply with current stormwater requirements and will not result in unprotected erodible soils; will not significantly alter existing drainage patterns; is not located in a floodplain, wetland, or significant drainage feature; and will not develop steep slopes.

The project must also comply with the County's Grading Ordinance requirements, which requires either (1) the removal of expansive soils; or (2) installation of an appropriate foundation approved by a licensed civil engineer, if expansive soils are encountered during construction. As such, this project would not create substantial risks to life or property.

Therefore, impacts for geology and soils would remain less than significant.

VII. GREENHOUSE GAS EMISSIONS -- Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that result in one or more effects related to environmental effects associated with greenhouse gas emissions or compliance with applicable plans, policies or regulations adopted for the purpose of reducing greenhouse gas emissions?

YES
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NO
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The 2004 ND did not include a greenhouse gas (GHG) emissions analysis as it was not required by CEQA at that time. However, global climate change could have been known with the exercise of reasonable diligence at the time the previous ND was adopted. In the U.S. Supreme Court Case of *Massachusetts v. E.P.A.* (2007) 549 U.S. 497, 507, the Court explained that global climate change began garnering governmental attention long before 2004. The opinion states: "In the late 1970's, the Federal Government began devoting serious attention to the possibility that carbon dioxide emissions associated with human activity could provoke climate change. In 1978, Congress enacted the National Climate Program Act, 92 Stat. 601, which required the President to establish a program to 'assist the Nation and the world to understand and respond to natural and man-induced climate processes and their implications.'" Therefore, global climate change is not new information of substantial importance. However, an overview of relevant regulations and a brief discussion of the project's compliance with applicable regulations is provided below.

In 2006, the State of California passed the Global Warming Solutions Act of 2006, commonly referred to as Assembly Bill (AB) 32, which set a GHG emissions reduction goal for the State into law. The law requires that by 2020, State emissions must be reduced to 1990 levels by reducing GHG emissions from significant sources via regulation, market mechanisms, and other actions. Enacted in 2016, SB 32 codified a 2030 emissions reduction target that requires CARB to ensure that statewide GHG emissions are reduced to 40% below 1990 levels by 2030. Senate Bill (SB) 375, passed in 2008, links transportation and land use planning with global warming. It requires the California Air Resources Board (CARB) to set regional targets for the purpose of reducing GHG emissions from passenger vehicles. Under this law, if regions develop integrated land use, housing, and transportation plans that meet SB 375 targets, new projects in these regions can be relieved of certain review requirements under CEQA. The San Diego Association of Governments (SANDAG) has prepared the region's Sustainable Communities Strategy (SCS) and the 2050 Regional Transportation Plan (RTP) which are elements of the *San Diego Forward: The Regional Plan*. The strategy identifies how regional GHG reduction targets, as established by the CARB, will be achieved through development patterns, transportation infrastructure investments, and/or transportation measures or policies that are determined to be feasible.

To implement State mandates to address climate change in local land use planning, local land use jurisdictions are generally preparing GHG emission inventories and reduction plans, or Climate Action Plans (CAP).

The County adopted a Climate Action Plan (CAP) in February 2018. The CAP was prepared as a qualified plan for reduction of GHG emissions and provides streamlining provisions for projects that can demonstrate consistency with the CAP.

The CAP established the following threshold of significance for GHG emissions:

A proposed project would have a less than significant cumulatively considerable contribution to climate change impacts if it is found to be consistent with the County's Climate Action Plan; and, would normally have a cumulatively considerable contribution to climate change impacts if it is found to be inconsistent with the County's Climate Action Plan.

The CAP includes a CAP Consistency Review Checklist to implement GHG reduction measures from the CAP that apply to new development projects. The Checklist follows a two-step process to determine if projects are consistent with the CAP and whether they may have a significant cumulative impact under the County's adopted GHG thresholds of significance. The Checklist first assesses a project's consistency with the growth projections and land use assumptions that formed the basis of CAP emissions projections. If a project is consistent with the projections and land use assumptions in the CAP, its associated growth in terms of GHG emissions would have been accounted for in the CAP's projections and project implementation of the CAP reduction measures will contribute towards reducing the County's emissions and meeting the County's reduction targets.

The CAP Consistency Review Checklist was completed for the project and is available as one of the technical documents completed for this Subsequent MND. The proposed project is consistent with the existing General Plan regional category, land use designations, and zoning designations. The project would comply with applicable measures in Step 2 of the Checklist. These measures will be included as conditions of approval for the project. The project is a religious use that would not have high daily vehicle trips and use would be concentrated on Sundays primarily. The project would not accommodate a high number of employees. Therefore, the Checklist measures that relate to vehicle miles traveled (VMT) would not be applicable because the intent of those CAP measures is to reduce VMT and emissions from land uses that generate daily VMT consistently, contributing to a steady level of annual VMT. Residential-related measures from the CAP checklist also do not apply because the residence is accessory to the proposed use and standalone single-family units are typically not subject to discretionary review.

As a supplement to CAP consistency review, the following analysis is also provided. The annual 900 metric ton carbon dioxide equivalent (MTCO_{2e}) screening level, which is referenced in the California Air Pollution Control Officers Association (CAPCOA) CEQA and Climate Change white paper dated January 2008 and can be found at <http://www.capcoa.org/wp-content/uploads/downloads/2010/05/CAPCOA-White-Paper.pdf>, is used as a conservative criterion for determining if further analysis and potential mitigation with regard to GHG emissions would be required.

The proposed project's GHG emissions associated with construction including emissions from construction equipment, truck traffic, and worker trips were quantified using the California Emissions Estimator Model (CalEEMod) Version 2016.3.1³ using the same assumptions as outlined in the air quality analysis. Grading and construction of the project would produce 160

³ California Air Pollution Control Officers Association. 2016. *California Emissions Estimator Model (CalEEMod) Version 2016.3.1*. Available at: <http://www.caleemod.com/>.

MTCO₂e over the construction life of the project for an average of 5 MTCO₂e. Given the fact that the total emissions would ultimately contribute to 2020 cumulative levels, it is acceptable to average the total construction emissions over a project's lifecycle. Guidance from the South Coast Air Quality Management District (SCAQMD) supports using a 30-year project life to analyze a project's GHG emissions under CEQA. A summary of the construction emissions is shown in Table 4 below.

Table 4 Annual Construction Greenhouse Gas Emissions Summary (MT)

Year	CO ₂	CH ₄	N ₂ O	CO ₂ e
2017	159	<1	0	160
Amortized 30-year (MT CO ₂ e per year)				5
Notes: CH ₄ =methane; CO ₂ =carbon dioxide; CO ₂ e=carbon dioxide-equivalent; MT=metric tons; N ₂ O=nitrous oxide Values may not sum due to rounding.				
Source: Ldn Consulting, Inc. 2018. <i>Global Climate Change Analysis: Tran Monastery Major Use Permit.</i>				

Once construction is completed, the project would generate GHG emissions from daily operations which would include sources such as area, energy, mobile, solid waste, and water uses, which were calculated within CalEEMod. According to the project-specific Traffic Study, the project would generate 108 worst-case daily trips on Sundays⁴. There would be three special events annually; however, these events would generate fewer trips than Sunday trips, so no modification was made to the trip generation for these events. The analysis and CalEEMod output files are found in Attachment A of the Global Climate Change Analysis prepared by Ldn Consulting. Combined amortized construction emissions and operational emissions would generate 170 MTCO₂e per year.

Table 5 2020 Operational Greenhouse Gas Emissions Summary (MT per Year)

Category	CO ₂	CH ₄	N ₂ O	CO ₂ e
Area	<1	0	0	<1
Electricity	29	<1	0	29
Natural Gas	8	0	0	8
Mobile	97	<1	0	97
Waste	10	<1	0	25
Water	4	<1	0	5
Sub Total				164
Amortized 30-year Construction				5
Total Operations				170
Notes: CH ₄ =methane; CO ₂ =carbon dioxide; CO ₂ e=carbon dioxide-equivalent; MT=metric tons; N ₂ O=nitrous oxide Values may not sum due to rounding.				
Source: Ldn Consulting, Inc. 2018. <i>Global Climate Change Analysis: Tran Monastery Major Use Permit.</i>				

As shown above, total GHG emissions associated with project construction and operation would be below the 900 MT CO₂e per year screening level.

⁴ LLG Engineers. 2014. *Tran Monastery – Traffic Letter Report*. County of San Diego.

Overall, GHG emissions were an issue that could have been reasonably known at the time the 2004 ND was adopted. In addition, the proposed project complies with the applicable provisions of the CAP checklist and is also below the 900 MT CO₂e per year screening level. The proposed project does not include any changes that cause any new significant environmental effects or a substantial increase in the severity of previously identified significant effects associated with greenhouse gas emissions. In fact, the proposed project would result in less GHG emissions as compared to the project that was previously evaluated in the EIR. There are no changes to the project or changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that result in new or increased effects to global climate change.

VIII. HAZARDS AND HAZARDOUS MATERIALS -- Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that result in one or more effects from hazards and hazardous materials including: creation of a significant hazard to the public or the environment through the routine transport, storage, use, or disposal of hazardous materials or wastes; creation of 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; production of hazardous emissions or handling hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school; location on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 creating a hazard to the public or the environment; location 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; within the vicinity of a private airstrip resulting in a safety hazard for people residing or working in the project area; impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan; and/or exposure of 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?

YES

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NO

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The 2004 ND found that less than significant environmental impacts to exposure of people or structures to hazards would result from project as proposed at that time.

The currently proposed project differs from the 2004 project in that it includes a new structure and parking lot within a different location on the property.

The project does not propose the storage, use, transport, emission, or disposal of Hazardous Substances, nor are Hazardous Substances proposed or currently in use in the immediate vicinity. The project does not propose to demolish any existing structures onsite and therefore would not create a hazard related to the release of hazardous materials from demolition activities. Based on a site visit and a regulatory database search for the 2004 ND and the use of the site since then, the project site has not been subject to a release of hazardous substances.

The project is not located within an Airport Land Use Compatibility Plan (ALUCP), an Airport Influence Area, or a Federal Aviation Administration Height Notification Surface. The project does not propose construction of any structure equal to or greater than 150 feet in height that would constitute a safety hazard to aircraft and/or operations from an airport or heliport.

The project will not interfere with any emergency response plans.

The project does not involve or support uses that pose a vector risk and based on a site visit conducted by Jeff Smyser on October 21, 2016, there are no such uses on adjacent properties. The project will not increase current or future resident's exposure to vectors.

The proposed project is adjacent to wildlands that have the potential to support wildland fires. However, the project will not expose people or structures to a significant risk of loss, injury or death involving wildland fires because the project will comply with the regulations relating to emergency access, water supply, and defensible space specified in the Consolidated Fire Code for the 16 Fire Protection Districts in San Diego County. Implementation of these fire safety standards will occur during the building permit process. Also, a Fire Service Availability Form dated February 10, 2014, and conditions dated December 17, 2017, have been received from the Rincon Del Diablo Fire Protection District, a.k.a. City of Escondido Fire Department. The conditions from the Rincon Del Diablo Fire Protection District include: compliance with all applicable current codes. The Fire Service Availability Letter indicates the expected emergency travel time to the project site to be less than five minutes, which is consistent with the most restrictive standard. Therefore, based on the review of the project by County staff, through compliance with the Consolidated Fire Code and through compliance with the Rincon Del Diablo Fire Protection District's conditions, the project is not anticipated to expose people or structures to a significant risk of loss, injury or death involving hazardous wildland fires. Moreover, the project will not contribute to a cumulatively considerable impact, because all past, present and future projects in the surrounding area are required to comply with the Consolidated Fire Code.

Therefore, the project will have less than significant impacts regarding hazards and hazardous materials.

IX. HYDROLOGY AND WATER QUALITY -- Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that cause one or more effects to hydrology and water quality including: violation of any waste discharge requirements; an increase in any listed pollutant to an impaired water body listed under section 303(d) of the Clean Water Act ; cause or contribute to an exceedance of applicable surface or groundwater receiving water quality objectives or degradation of beneficial uses; 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; substantially alter the existing drainage pattern of the site or area in a manner which would result in substantial erosion, siltation or flooding on- or off-site; create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems; provide substantial additional sources of polluted runoff; place housing or other structures which would impede or redirect flood flows 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, including County Floodplain Maps; expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam; and/or inundation by seiche, tsunami, or mudflow?

YES
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NO
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The 2004 ND found that less than significant environmental impacts to hydrology and water quality resources would result from the project as proposed at that time.

The currently proposed project differs from the prior project in that it is located within a different portion of the property and would disturb a larger area (new structure and parking lot). The currently proposed project would comply with the County of San Diego Best Management Practices (BMP) Design Manual, 2016 and 2013 Municipal Separate Storm Sewer System (MS4) permit. A Priority Development Project (PDP) Storm Water Quality Management Plan (SWQMP) has been prepared for the project in accordance with the 2013 MS4 permit and BMP Design Manual. Proposed structural BMPs including biofiltration basins have been incorporated into the project to address potential Water Quality and Hydromodification impacts of the proposed project. Additionally the CEQA Drainage Study has been updated to comply with the San Diego County Hydraulic Design Manual, 2014 and was prepared in conformance with the San Diego County Hydrology Manual, 2003. The proposed conjunctive use water quality, hydromodification management and detention basin will mitigate increased runoff from the 100-year storm event to pre-project levels. Therefore, the currently proposed project will have less than significant impacts on hydrology and water quality.

X. LAND USE AND PLANNING -- Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that cause one or more effects to land use and planning including: physically dividing an established community; and/or conflicts with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project adopted for the purpose of avoiding or mitigating an environmental effect?

YES
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NO
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The 2004 ND found that less than significant impacts regarding land use and planning would result from the project as proposed at that time.

The currently proposed project differs from the 2004 project in that it includes a new, larger monastery structure on a different location within the property. The current project required review for consistency with the General Plan, Community Plan, and Zoning Ordinance.

The General Plan Regional Category for the site is Semi-Rural. The Land Use Designation is Semi-Rural Residential (SR-1), which limits any residential development to one dwelling per one, two, or four acres, depending on the topography of the site. This is a residential density limitation that does not apply to a civic use such as Religious Assembly.

The project is also subject to the policies of the North County Metro Subregional Plan. In this plan, Land Use Policy 1 requires City-County planning cooperation and Policy 4 encourages use of city road standards for roads to be annexed. Vista Avenue was improved to City of Escondido standards and was annexed by the City. North Ash Street is being improved to City Standards by agreement with the County. Policy 18 states that the Subregional Plan adopts the Land Use Designations contained in the General Plan. The project is consistent with the North County Metro Subregional Plan.

The Use Regulation (zoning) of the site is Single-Family Residential (RS). This zone allows a "Civic, Fraternal or Religious Assembly" use upon issuance of an MUP pursuant to Section 2105 of the Zoning Ordinance. The minimum lot size is one acre. The Building Type designator is C, which allows one or more detached nonresidential buildings on a lot. The Building Height designator is G, which allows a building height of 35 feet and two stories. The Setback designator is H, which requires: special front setback of 70 feet from centerline on Vista Avenue per Section 4816; external side setback (from North Ash Street) of 35 feet from centerline; internal setback of 10 feet; and rear setback of 25 feet. The proposed monastery complies with these requirements and with the issuance of a Major Use permit the project will comply with zoning requirements.

The project does not include the construction of new infrastructure such as roads, water facilities, or sewer facilities that would divide the community. Vista Avenue and North Ash Street exist. The City of Escondido approved development along North Ash Street north of Vista Avenue that was required to improve Vista Avenue and North Ash Street where these streets abut the proposed monastery project. The County has coordinated with the City regarding those road improvements during the review of the proposed project. (Vista Avenue at this location is now a City street.) The monastery will be served with water from an existing City of Escondido water main. An new onsite septic system is proposed to collect and treat wastewater.

Therefore, the currently proposed project will have a less than significant impact on land use and planning

XI. MINERAL RESOURCES -- Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that cause one or more effects to mineral resources including: the loss of availability of a known mineral resource that would be of value to the region and the residents of the state; and/or loss of locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?

YES
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NO
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The 2004 ND found that less than significant impacts on mineral resources would result from the project as proposed at that time.

The currently proposed project differs from the 2004 project in that it includes a new, larger monastery structure on a different location on the property. The project site has been classified by

the California Department of Conservation – Division of Mines and Geology (Update of Mineral Land Classification: Aggregate Materials in the Western San Diego Production-Consumption Region, 1997) as an area of “Potential Mineral Resource Significance” (MRZ-3). However, the project site is surrounded by densely developed land uses including residential schools, which are incompatible to future extraction of mineral resources on the project site. A future mining operation at the project site would likely create a significant impact to neighboring properties for issues such as noise, air quality, traffic, and possibly other impacts. Therefore, implementation of the project will not result in the loss of availability of a known mineral resource that would be of value since the mineral resource has already been lost due to incompatible land uses.

Therefore, the currently proposed project will have less than significant impact on mineral resources.

XII. NOISE -- Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that result in one or more effects from noise including: exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies; exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels; a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project; a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project; for projects 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, or for projects within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?

YES
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NO
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The 2004 ND found that less than significant impacts on noise would result from the project as proposed at that time.

The currently proposed project differs from the 2004 project in that it includes a new, larger monastery structure on a different location on the property. The current project required review for consistency with County noise standards and the General Plan Noise Element. A Preliminary Noise Study was prepared for the proposed project by LDN Consulting, dated January 13, 2016, received on July 1, 2016.

The proposed project will not expose people to potentially significant noise levels that exceed the allowable limits of the County of San Diego General Plan, County of San Diego Noise Ordinance, and other applicable standards for the following reasons:

General Plan – Noise Element

The County of San Diego General Plan, Noise Element, addresses noise sensitive areas and requires an acoustical study to be prepared for any use that may expose noise sensitive areas to noise in excess of a Community Noise Equivalent Level (CNEL) of 65 decibels (dBA) for

churches, with an interior of 50 dBA requirement for rooms occupied part of the day. The living quarters would be subject to an interior 45 dBA.

Typical wall assembly construction would provide a 15 to 20 decibel noise reduction from traffic noise. Additional measures such as placement of windows, window and door upgrades, building material option upgrades could help further reduce noise. As recommended in the Noise Study and part of the project design, the building would utilize an improved dual pane window design to meet the County Noise Element standards. The project will be conditioned to require windows to be improved to a dual pane design with a sound transmission class (STC) minimum rating of 26. Therefore, the project will not expose people to potentially significant noise levels that exceed the allowable limits of the County of San Diego General Plan, Noise Element.

Noise Ordinance – Section 36.404

Non-transportation noise generated by the project is not expected to exceed the standards of the County of San Diego Noise Ordinance (Section 36.404) at or beyond the project's property line. The project and surrounding uses are zoned RS and are subject to the most restrictive one-hour average nighttime sound level limit of 45 dBA and daytime of 50 dBA. Based on the project design and layout, County staff does not anticipate noise from the proposed church facility to exceed County noise standards. There are no proposed choir groups or children's activities area. Retail is also not proposed. Additionally, the project would be conditioned to ensure any substantial noise generating equipment and/or activities to comply with County noise standards.

The monastery will include a bell and drum/gong in the large meditation room on the main floor. Unlike a church that would have a bell tower with bells designed to be heard at some distance, the monastery's bell and gong will be completely enclosed within the building. They are not designed be heard outside the building and so it is expected that they will be in compliance with County noise standards. As stated above, the project will be conditioned to ensure any substantial noise generating equipment and/or activities will comply with County noise standards.

Noise Ordinance – Section 36.409

The project will not generate construction noise that may exceed the standards of the County of San Diego Noise Ordinance (Section 36.409). Construction operations will occur only during permitted hours of operation pursuant to Section 36.409. Also, it is not anticipated that the project will operate construction equipment in excess of an average sound level of 75 dBA between the hours of 7 AM and 7 PM.

Finally, the project's conformance to the County of San Diego General Plan (Noise Element) and County of San Diego Noise Ordinance (Section 36.404 and 36.409) ensures the project will not create cumulatively considerable noise impacts, because the project will not exceed the local noise standards for noise sensitive areas; and the project will not exceed the applicable noise level limits at the property line or construction noise limits, derived from State regulation to address human health and quality of life concerns. Therefore, the project will not contribute to a cumulatively considerable exposure of persons or generation of noise levels in excess of standards established in the local general plan, noise ordinance, and applicable standards of other agencies.

Groundborne Vibration or Groundborne Noise Levels

The project proposes a religious assembly facility where low ambient vibration is essential for interior operation and/or sleeping conditions. However, the facilities are typically setback more than 50 feet from any County Mobility Element (ME) roadway using rubber-tired vehicles with projected groundborne noise or vibration contours of 38 VdB or less; any property line for parcels zoned industrial or extractive use; or any permitted extractive uses. A setback of over 50 feet from the roadway centerline for heavy-duty truck activities would insure that these proposed uses or operations do not have any chance of being impacted significantly by groundborne vibration or groundborne noise levels (Harris, Miller, Miller and Hanson Inc., *Transit Noise and Vibration Impact Assessment* 1995, Rudy Hendriks, *Transportation Related Earthborne Vibrations* 2002). This setback insures that this project site will not be affected by any future projects that may support sources of groundborne vibration or groundborne noise related to the adjacent roadways. Also, the project does not propose any major, new or expanded infrastructure such as mass transit, highways or major roadways or intensive extractive industry that could generate excessive groundborne vibration or groundborne noise levels and impact vibration sensitive uses in the surrounding area. Therefore, the project will not expose persons to or generate excessive groundborne vibration or groundborne noise levels on a project or cumulative level.

Ambient Noise Levels

The project involves the following permanent noise sources that may increase the ambient noise level: vehicle traffic and monastery related operations. As discussed above, the project would not expose existing or planned noise sensitive areas in the vicinity to a substantial permanent increase in noise levels that exceed the allowable limits of the County of San Diego General Plan, County of San Diego Noise Ordinance, and other applicable local, State, and Federal noise control. Also, the project is not expected to expose existing or planned noise sensitive areas to direct noise impacts over existing ambient noise levels.

The project does not involve any uses that may create substantial temporary or periodic increases in ambient noise levels in the project vicinity including but not limited to extractive industry; outdoor commercial or industrial uses that involve crushing, cutting, drilling, grinding, or blasting of raw materials; truck depots, transfer stations or delivery areas; or outdoor sound systems. Also, general construction noise is not expected to exceed the construction noise limits of the County of San Diego Noise Ordinance (Section 36.409), which are derived from State regulations to address human health and quality of life concerns. Construction operations will occur only during permitted hours of operation pursuant to Section 36.409. Also, it is not anticipated that the project will operate construction equipment in excess of 75 dB for more than an 8 hours during a 24-hour period. Therefore, the project would not result in a substantial temporary or periodic increase in existing ambient noise levels in the project vicinity.

The project will not result in cumulative noise impacts because a list of past, present and future projects within in the vicinity were evaluated. It was determined that the project in combination with a list of past, present and future project would not expose existing or planned noise sensitive areas to cumulative noise over existing ambient noise levels.

Airport Noise

The proposed project is not located within a Comprehensive Land Use Plan (CLUP) for airports or within 2 miles of a public airport or public use airport. The proposed project is not located within a one-mile vicinity of a private airstrip. Therefore, the project will not expose people residing or working in the project area to excessive airport-related noise levels.

Therefore, the currently proposed project will have less than significant noise impacts.

XIII. POPULATION AND HOUSING -- Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that result in one or more effects to population and housing including displacing substantial numbers of existing housing or people, necessitating the construction of replacement housing elsewhere?

YES

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NO

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The 2004 ND found that less than significant impacts on population and housing would result from the project as proposed at that time.

The currently proposed project differs from the 2004 project in that it includes a new, larger monastery structure on a different location on the property. The project is consistent with the General Plan and the North County Metro Subregional Plan and will not include extensions of utilities or roads into unserved areas. Therefore, it will not induce population growth either directly or indirectly. The project will not displace any people or existing housing and so it will not displace any affordable housing or necessitate construction of replacement housing. Therefore, the currently proposed project will have less than significant impacts on population and housing.

XIV. PUBLIC SERVICES -- Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that result in one or more substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities or the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the following public services: fire protection, police protection, schools, parks, or other public facilities?

YES

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NO

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The 2004 ND found that less than significant impacts on public services would result from the project as proposed at that time.

The currently proposed project differs from the 2004 project in that it includes a new, larger monastery structure on a different location on the property. A new onsite septic system will serve the project, so there will be no impact on a public wastewater system. Based on the service

availability forms received for the project, the proposed project will not result in the need for significantly altered services or facilities. Service availability forms have been provided which indicate existing services are available to the project from the following agencies/districts: Rincon del Diablo Fire Protection District (City of Escondido Fire Department); City of Escondido (water service); Escondido Union High School District; and Escondido Union School District (elementary and junior high schools). There will be no children living at the monastery.

The project does not involve the construction of new or physically altered governmental facilities including but not limited to fire protection facilities, sheriff facilities, schools, or parks in order to maintain acceptable service ratios, response times or other performance service ratios or objectives for any public services. Therefore, the currently proposed project will have less than significant impacts on public services or facilities.

XV. RECREATION -- Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that result in an increase in 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; or that include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?

YES
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NO
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The 2004 ND did not include a separate section on recreation. The public services section included "schools, parks, or other public services or facilities" and found that less than significant impacts on public services would result from the project as proposed at that time.

The currently proposed project differs from the 2004 project in that it includes a new, larger monastery structure on a different location on the property. The project does not propose any residential use that may increase the use of existing neighborhood and regional parks or other recreational facilities in the vicinity. The project does not include recreational facilities or require the construction or expansion of recreational facilities, so there is no construction or expansion of recreational facilities that would have an adverse physical effect on the environment. Therefore, the currently proposed project will have less than significant impacts on recreation.

XVI. TRANSPORTATION/TRAFFIC -- Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that cause effects to transportation/traffic including: an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system; exceedance, either individually or cumulatively, of a level of service standard established by the county congestion management agency for designated roads or highways; a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks; substantial increase in hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment); inadequate emergency access; inadequate parking capacity; and/or a conflict with

adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?

YES

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NO

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The 2004 ND found that less than significant impacts on transportation would result from the project as proposed at that time.

Since the 2004 ND was adopted, the County of San Diego has developed an overall programmatic solution that addresses existing and projected future road deficiencies in the unincorporated portion of San Diego County. This program includes the adoption of a Transportation Impact Fee (TIF) program to fund improvements to roadways necessary to mitigate potential cumulative impacts caused by traffic from future development. This program is based on a summary of projections method contained in an adopted planning document, as referenced in the State CEQA Guidelines Section 15130 (b)(1)(B), which evaluates regional or area wide conditions contributing to cumulative transportation impacts. Based on SANDAG regional growth and land use forecasts, the SANDAG Regional Transportation Model was utilized to analyze projected build-out (year 2030) development conditions on the existing Mobility Element roadway network throughout the unincorporated area of the County. Based on the results of the traffic modeling, funding necessary to construct transportation facilities that will mitigate cumulative impacts from new development was identified. Existing roadway deficiencies will be corrected through improvement projects funded by other public funding sources, such as TransNet, gas tax, and grants. Potential cumulative impacts to the region's freeways have been addressed in SANDAG's Regional Transportation Plan (RTP). This plan, which considers freeway buildout over the next 30 years, will use funds from TransNet, state, and federal funding to improve freeways to projected level of service objectives in the RTP.

The proposed project differs from the prior project in that the access to the monastery would be provided off of North Ash Street rather than Vista Avenue, and a new larger parking lot would be developed. The proposed project would also result in an increased number of vehicle trips as compared to the prior project.

A Traffic Letter Report for the proposed project was prepared by Linscott Law & Greenspan, dated July 3, 2014, and resubmitted July 11, 2017. County staff have reviewed this letter report. The proposed project would generate 108 ADT on Sundays, the highest trip generation day. There is no change in circumstance regarding the scope of the project that would warrant additional traffic analysis. These trips will be distributed on circulation element roadways in the unincorporated County that were analyzed by the TIF program, some of which currently or are projected to operate at inadequate levels of service. In addition, the potential growth represented by this project was included in the growth projections upon which the TIF program is based.

Staff reviewed the sight distance for the proposed driveway on North Ash Street. The sight distance available for southbound traffic on North Ash Street approaching the intersection with the proposed driveway opening complies with the AASHTO stopping sight distance criteria, based upon the sight distances cited in the sight distance certification provided by Latitude 33 Planning & Engineering, dated October 3, 2018.

Therefore, with the inclusion into and payment of the TIF, which will be required at issuance of building permits, in combination with other components of the program described above, the proposed project will result in a less than significant impact on transportation and traffic .

XVII. TRIBAL CULTURAL RESOURCES -- Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that cause one or more effects to tribal cultural resources including: causing a change in the significance of a tribal cultural resource as defined in Public Resource Code §21074?

YES
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NO
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Since the 2004 ND was adopted, there has been a change in circumstances. Assembly Bill 52 (AB-52) became effective on July 1, 2015. AB-52 requires that tribal cultural resources (TCR) be evaluated under CEQA.

The currently proposed project was evaluated for tribal cultural resources as follows. A Sacred Lands File Search was requested from the Native American Heritage Commission (NAHC). The NAHC did not identify any resources on file with the commission, but recommended that traditionally and culturally affiliated tribes who may have information related to the project site be contacted. Pursuant to AB-52, Native American consultation was conducted with the following tribes: the San Luis Rey Band of Mission Indians, Viejas Band of Kumeyaay Indians, Pala Band of Mission Indians, Rincon Band of Luiseño Indians, Lipay Nation of Santa Ysabel, and the Campo Kumeyaay Nation. No resources were identified during the consultation process. Due to the extensive cultural history of the project site and surrounding area, monitoring of ground disturbing activities by an archaeologist and a Native American monitor was requested and is included in the project's conditions of approval to ensure compliance with the Grading Ordinance regarding inadvertent discoveries of Native American cultural resources.

Based on the cultural resources evaluation and tribal outreach, it has been determined that tribal cultural resources are not present within the project site. Therefore, with the implementation of the proposed project, there will be no impacts to significant tribal cultural resources.

XVIII. UTILITIES AND SERVICE SYSTEMS -- Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that cause effects to utilities and service systems including: exceedance of wastewater treatment requirements of the applicable Regional Water Quality Control Board; require or result in the construction of new water or wastewater treatment facilities, new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects; require new or expanded entitlements to water supplies or new water resources to serve the project; 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;

be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs; and/or noncompliance with federal, state, and local statutes and regulations related to solid waste?

YES
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NO
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The 2004 ND found that less than significant impacts on utilities would result from the project as proposed at that time.

The currently proposed project differs from the 2004 project in that it includes a new, larger monastery building on a different location on the property and includes a new onsite septic system for the new monastery. A Service Availability form was received from and the new project will receive imported water service from the City of Escondido. The project will have a new onsite septic system for wastewater treatment. As explained in the Hydrology and Water Quality section above, the proposed water quality, hydromodification management and detention basin will maintain runoff from the 100-year storm event to pre-project levels. Therefore, the currently proposed project will have less than significant effects on utilities and service systems.

XIX. MANDATORY FINDINGS OF SIGNIFICANCE: Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that result in any mandatory finding of significance listed below?

Does the project 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?

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 future projects)?

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

YES
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NO
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The 2004 ND found that less than significant impacts on Mandatory Findings of Significance would result from the project as proposed at that time.

The currently proposed project differs from the 2004 project in that it includes a new, larger monastery structure on a different location on the property. However, as described in this

Environmental Checklist and the technical reports that analyzed the project, with the mitigation measures described in this Environmental Checklist, the currently proposed project will not result in significant impacts and will not have impacts that are cumulatively considerable.

The following projects were examined for potential cumulative impacts:

SE corner of Vista Ave. and North Ash St. intersection	
PDS2006-4700-15017	Major Grading Permit
Abutting property on west of project site	
PDS2003-2700-14472	Major Grading Permit
PDS2004-3200-20761	Tentative Parcel Map approved 2007 but no final Parcel Map, property not subdivided
PDS2008-2240-20761	Minor Subdivision Improvement Plan
North of site approx. 1,000 feet, on Stanley Ave.	
PDS2017-CC-17-0050	Certificate of Compliance, small remainder piece, withdrawn
North of site, across Vista Ave.	
Map 16153	Residential Subdivision, City of Escondido
On proposed monastery site	
PDS2001-3300-01-022	Major Use Permit, expired
PDS2004-2700-14782	Major Grading Permit
PDS2005-4700-14782	Major Grading Permit
PDS2012-3992-12-001	Major Pre-Application for monastery MUP

Attachments

- Negative Declaration prepared for Phap Vuong Monastery (P 01-022): October 9, 2003, Adopted May 27, 2004

XX. REFERENCES USED IN THE COMPLETION OF THE ENVIRONMENTAL REVIEW UPDATE CHECKLIST FORM

Alden Environmental, Biological Technical Report for the Tran Monastery Project, August 15, 2017

Butsko Utility Design, Inc., Tran Monastery Photometric Study, May 12, 2017.

California Department of Fish and Wildlife. Fish and Wildlife Code, Section 1600 *et. seq.*

California Environmental Quality Act, CEQA Guidelines

California Environmental Quality Act. 2001. California Code of Regulations, Title 14, Chapter 3, Section 15382.

California Integrated Waste Management Board, Title 14, Natural Resources, Division 7

California Integrated Waste Management Board, Title 27, Environmental Protection, Division 2, Solid Waste

California Public Resources Code, CPRC, Sections 40000-41956

County Code of Regulatory Ordinances, Title 3, Division 5, Chapter 3

County of San Diego, Air Quality Analysis, Tran Monastery, PDS2014-MUP-14-010, January 11, 2019

County of San Diego, Climate Action Plan Consistency Review Checklist, Phap Vuong Monastery, PDS2014-MUP-14-010, May 17, 2018

County of San Diego, Cultural Resources Survey Report for Phap Vuong Monastery, PDS2014-MUP-14-010, May 4, 2018

County of San Diego Conservation/Open Space Element of the General Plan Goal COS-17: Solid Waste Management)

County of San Diego Conservation/Open Space Element of the General Plan

County of San Diego Zoning Ordinance (Agricultural Use Regulation, Sections 2700-2720)

County of San Diego. Resource Protection Ordinance, Article II (16-17). October 10, 1991

County of San Diego Watershed Protection, Stormwater Management, and Discharge Control Ordinance (WPO) (Ordinance Nos. 9424 and 9426, County Codes §§ 67801 et seq.)

Farmland Mapping and Monitoring Program, California Department of Conservation, Division of Land Resource Protection

Latitude 33 Planning & Engineering, Land Use Reconnaissance, Tran Monastery, July 16, 2015.

Latitude 33 Planning & Engineering, Photosimulations, Tran Monastery, July 1, 2016.

Latitude 33 Planning & Engineering, Priority Development Project (PDP) Storm Water Management Development Plan (SWQMP), Phap Vuong Monastery, October 27, 2016, signed June 8, 2018

Latitude 33 Planning & Engineering, Preliminary Drainage Study for Phap Vuong Monastery, March, 2018

Latitude 33 Planning & Engineering, Request for Design Exception to a Road Standard for Sight Distance, Tran Monastery, October 3, 2018.

Ldn Consulting, Inc., Global Climate Change Analysis: Tran Monastery Major Use Permit, January 15, 2018.

Ldn Consulting, Inc., Preliminary Noise Study, Tran Monastery Major Use Permit, January 13, 2016

Linscott, Law & Greenspan, Tran Monastery Traffic Letter Report, July 3, 2014.

Order No. 2001-01, NPDES No. CAS 0108758, California Regional Water Quality Control Board, San Diego Region

Ordinance 8334, An Ordinance to amend the San Diego County Code of Regulatory Ordinances relating to Flood Damage Prevention, Adopted by the Board of Supervisors on 12/7/93

Public Resources Code Sections 4290 and 4291

San Diego County Light Pollution Code (San Diego County Code Section 59.101)

The Importance of Imperviousness from *Watershed Protection Techniques* Vol. 1, No. 3 - Fall 1994 by Center for Watershed Protection

The Resource Conservation and Recovery Act (RCRA), 1976

Uniform Fire Code, Article 9 and Appendix II-A, Section 16

Water Quality Control Plan for the San Diego Basin (9), California Regional Water Quality Control Board, San Diego Region

SHEET 1 OF 4
COUNTY OF SAN DIEGO
TRAN MONASTERY PROPERTY
MAJOR USE PERMIT
PDS2014-MUP-14-010

GENERAL NOTES

- TOTAL ACREAGE: 8.90 ACRES
- EXISTING TOPOGRAPHY PREPARED BY: TERRASCRIBE, INC.
42471 ALPHA PLACE
TEMECULA, CALIFORNIA 92592
PHONE: 951-830-7425
DATE FLOWN: JANUARY 30, 2013
- LAMBERT COORDINATES: 11706896.7 N, 8188995.0 E
- ZONE: RS
- GENERAL PLAN LAND USE DESIGNATION: SRI (SEMI-RURAL RESIDENTIAL)
- OCCUPANCY TYPE: A-3
- COMMUNITY PLAN: NORTH COUNTY METRO
- PROPOSED LAND USE: MONASTERY
- PROPOSED TAX RATE AREA: 74124

LEGAL DESCRIPTION

PARCEL 4, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, FILED AT PAGE 5279 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY ON NOVEMBER 4, 1976

PUBLIC UTILITIES / DISTRICTS

SEWER	CITY OF ESCONDIDO
WATER	CITY OF ESCONDIDO WATER DIVISION
STORM DRAIN	CITY OF ESCONDIDO
TELEPHONE	PACIFIC BELL TELEPHONE COMPANY
GAS & ELECTRIC	SAN DIEGO GAS & ELECTRIC
CABLE TV	COX CABLE
POLICE	SAN DIEGO COUNTY SHERIFF
FIRE	ESCONDIDO FIRE DEPARTMENT
SCHOOL	ESCONDIDO UNION SCHOOL DISTRICT

ASSESSOR'S
PARCEL NO.

227-010-57-00

EXISTING
ZONE

RS1

PROPOSED
ZONE

RS1

EARTHWORK QUANTITIES

13,000 CY (CUT)
500 CY (FILL)
12,500 CY (EXPORT)

OWNER

OWNER'S CERTIFICATE
I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN ON THIS MAJOR USE PERMIT.

VU TRAN
4333 30TH STREET
SAN DIEGO, CA 92104
619-283-7655

TAN HUYNH

DATE

PREPARED BY

LATITUDE 33 PLANNING AND ENGINEERING
9968 HIBERT STREET, 2ND FLOOR, SAN DIEGO, CA 92131
858-751-0633 MAIN
858-751-0634 FAX

NICK PSYHOIOS
R.C.E. NO. 67697 EXPIRES 06-2020

DATE

TRAN MONASTERY
PROPERTY
PRELIMINARY
GRADING PLAN

PROJECT ADDRESS:
715 VISTA AVENUE
ESCONDIDO, CALIFORNIA 92026

PROJECT NAME:
TRAN MONASTERY
PROPERTY

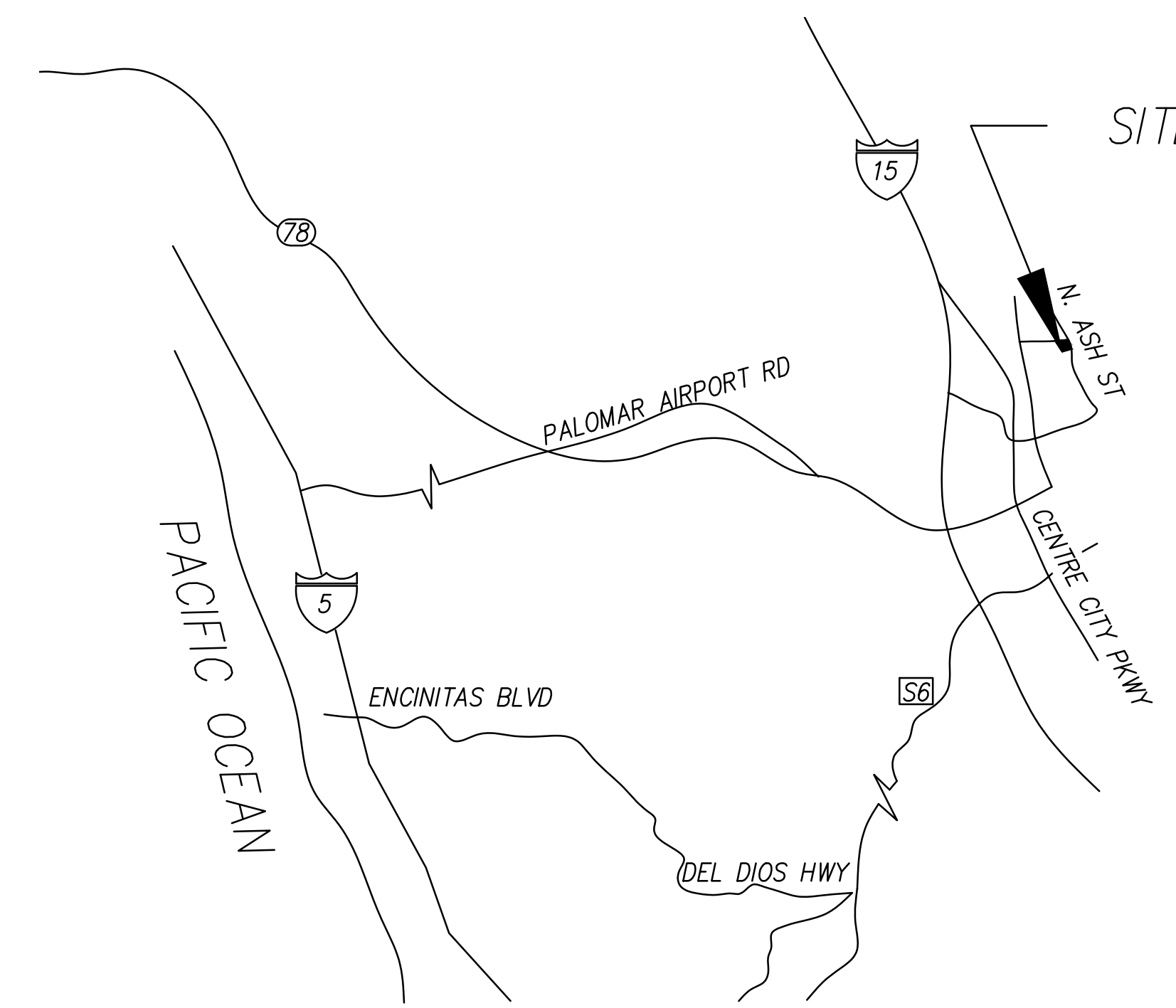
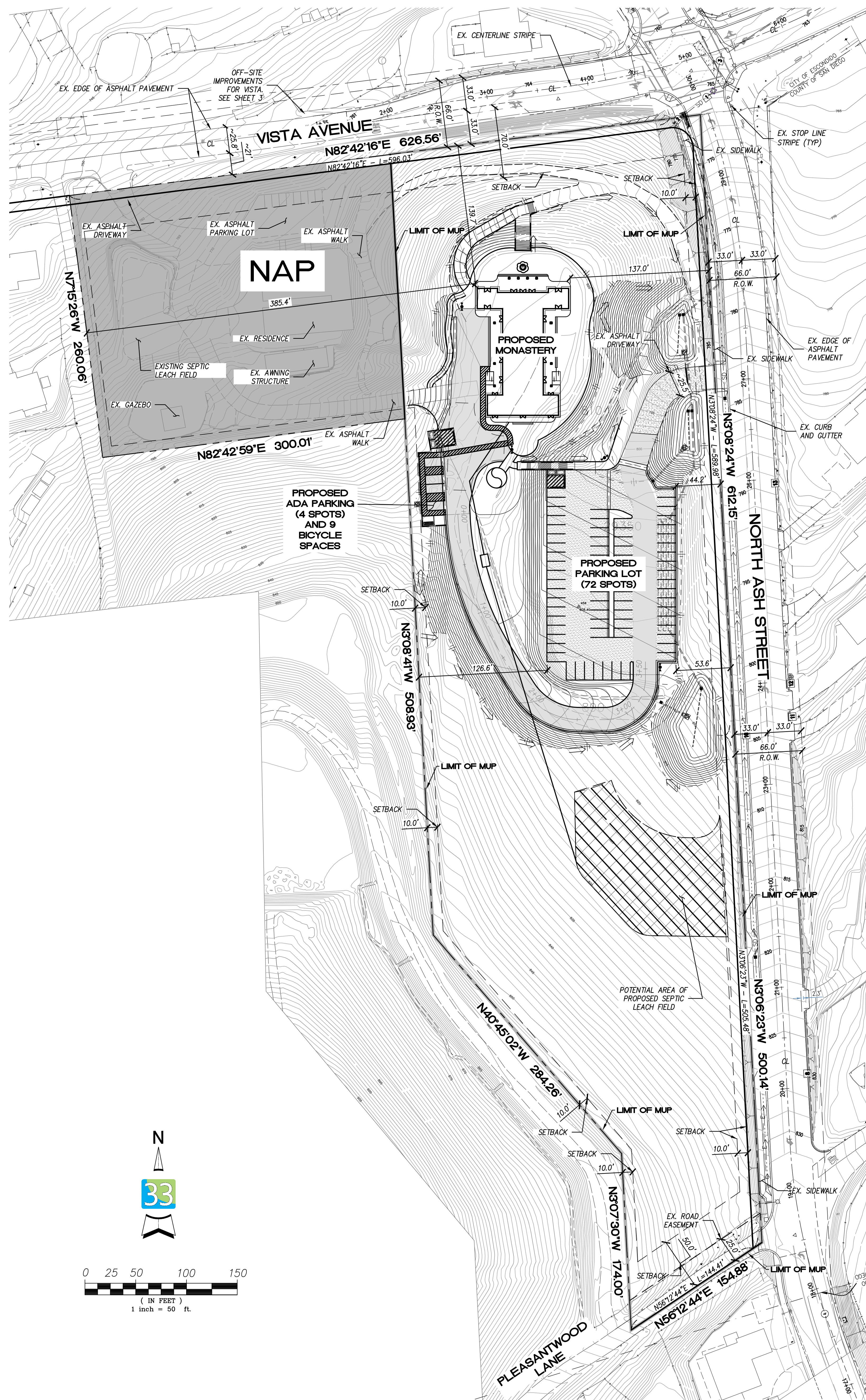
SHEET TITLE:
MAJOR USE PERMIT

TITLE SHEET
COUNTY OF SAN DIEGO
PDS2014-MUP-14-010

REVISION	9:	
REVISION	8:	
REVISION	7:	
REVISION	6:	
REVISION	5:	
REVISION	4:	
REVISION	3:	
REVISION	2:	
REVISION	1:	

ORIGINAL DATE:

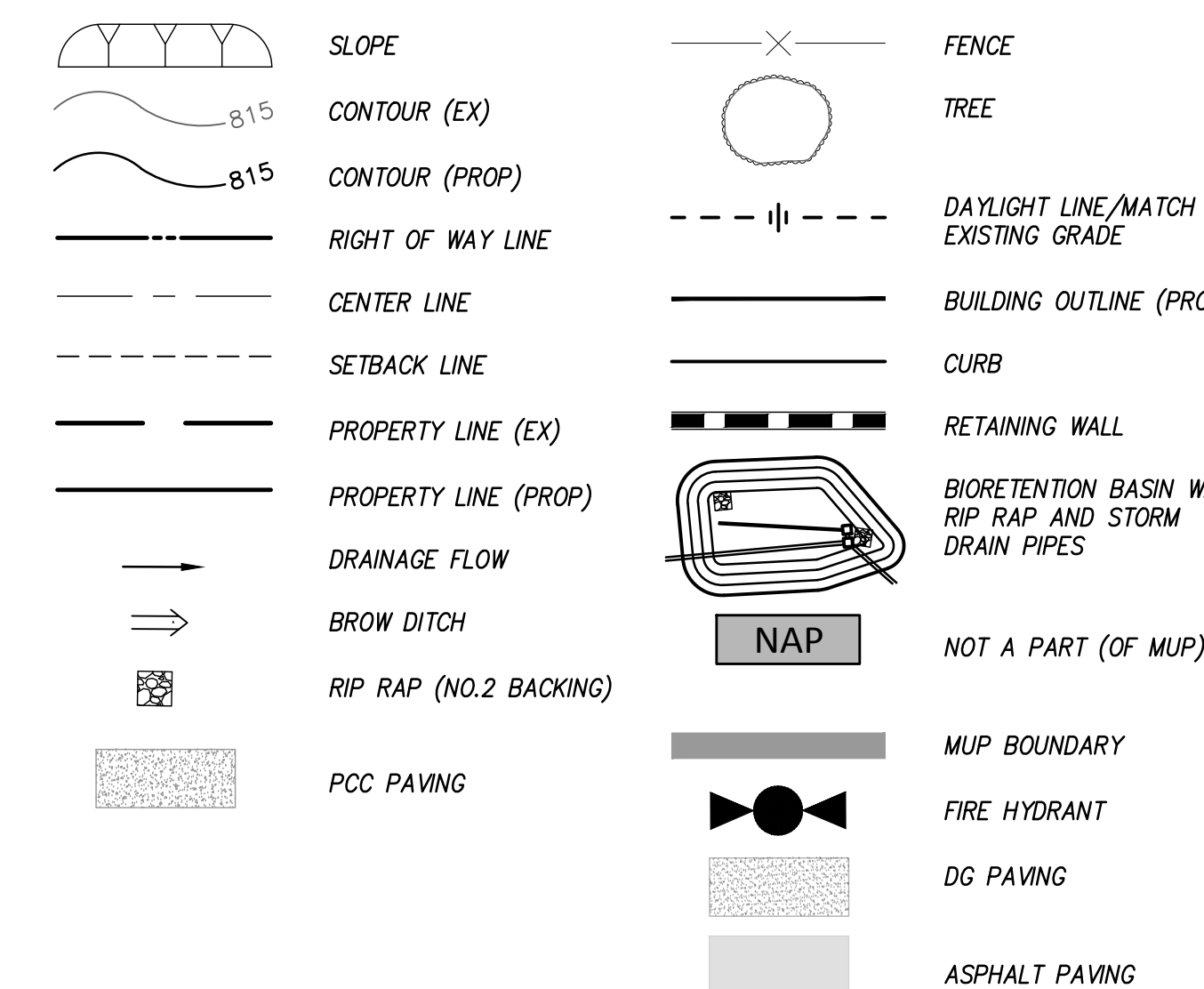
SHEET 1 OF 4



VICINITY MAP

NOT TO SCALE

LEGEND

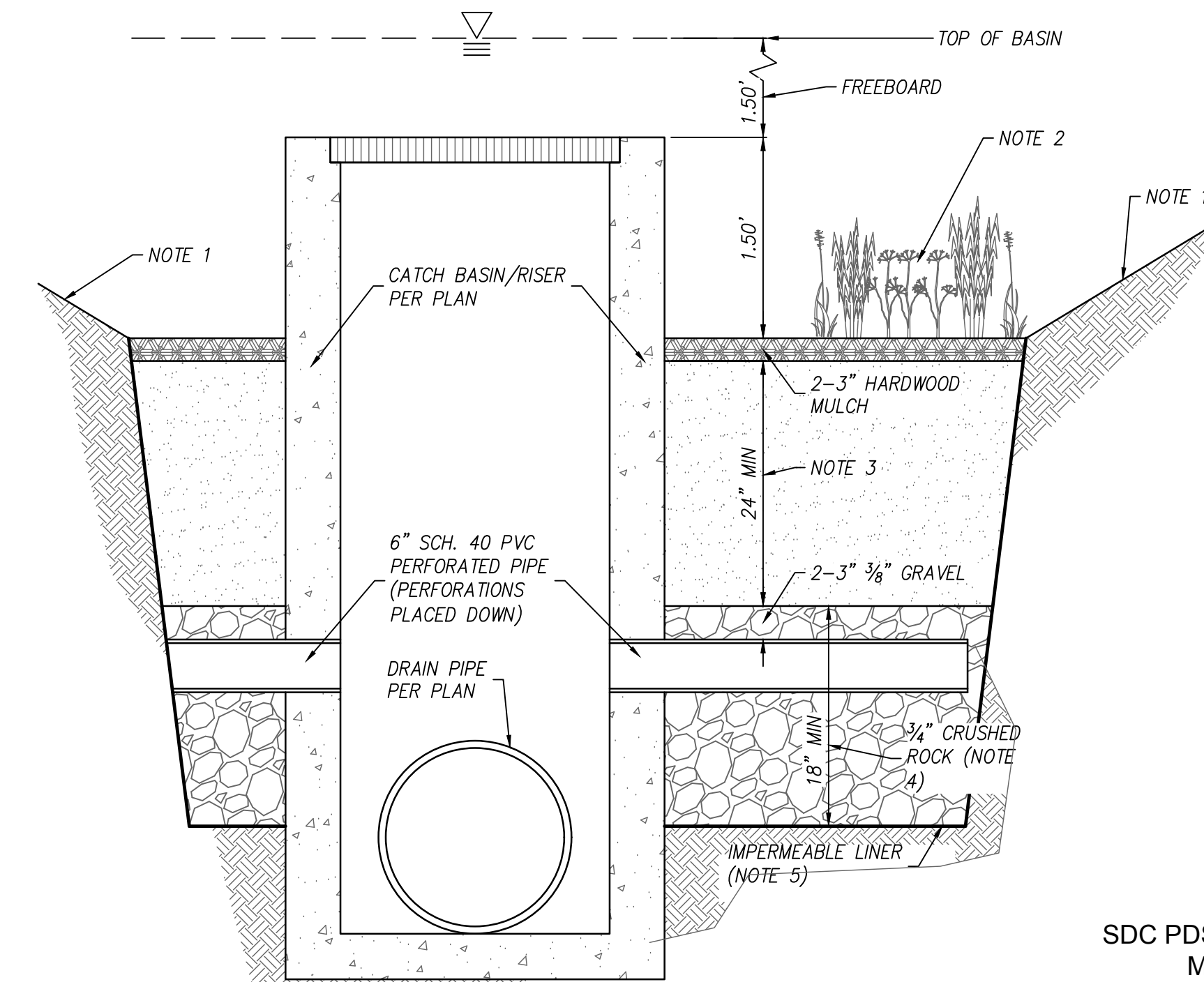


PRELIMINARY GRADING PLAN NOTES:

- THIS PLAN IS PROVIDED TO ALLOW FOR FULL AND ADEQUATE DISCRETIONARY REVIEW OF A PROPOSED DEVELOPMENT PROJECT. THE PROPERTY OWNER ACKNOWLEDGES THAT ACCEPTANCE OR APPROVAL OF THIS PLAN DOES NOT CONSTITUTE AN APPROVAL TO PERFORM ANY GRADING SHOWN HEREON, AND AGREES TO OBTAIN A VALID GRADING PERMIT BEFORE COMMENCING SUCH ACTIVITY.

NOTES

- BIORETENTION AREA SHALL BE LEVEL AND DEPRESSED FROM THE SURROUNDING GRADE AT 3:1 MAX SIDE SLOPES.
- DEEP ROOTED, DENSE, DROUGHT TOLERANT PLANTING SUITABLE FOR WELL DRAINED SOIL.
- LOWERED BIORETENTION "ENGINEERED SOIL" LAYER SHALL BE MINIMUM 24" DEEP "SANDY LOAM" SOIL MIX WITH NO MORE THAN 5% CLAY CONTENT. THE MIX SHALL CONTAIN 50-60% SAND, 20-30% COMPOST OR HARDWOOD MULCH, AND 20-30% TOPSOIL.
- 3/4" CRUSHED ROCK LAYER SHALL BE A MINIMUM OF 18" BUT MAY BE DEEPENED TO INCREASE THE INFILTRATION AND STORAGE ABILITY OF THE BASIN.
- GEO-MEMBRANE (IMPERMEABLE LINER) SUCH AS FIRESTONE PONDGARD NON-REINFORCED EPDM GEOMEMBRANE 45 MIL. OR EQUAL. THE EFFECTIVE AREA OF THE BASIN SHALL BE LEVEL AND SHALL BE SIZED BASED ON THE APPROVED MAJOR STORMWATER MANAGEMENT PLAN.
- ACCESS ROAD WILL BE PAINTED & SIGNED "NO PARKING FIRE LANE" PER ESCONDIDO FIRE DEPARTMENT STANDARDS.
- A MINIMUM OF 3' CLEARANCE WILL BE REQUIRED AROUND ALL FIRE PROTECTION APPLIANCES.

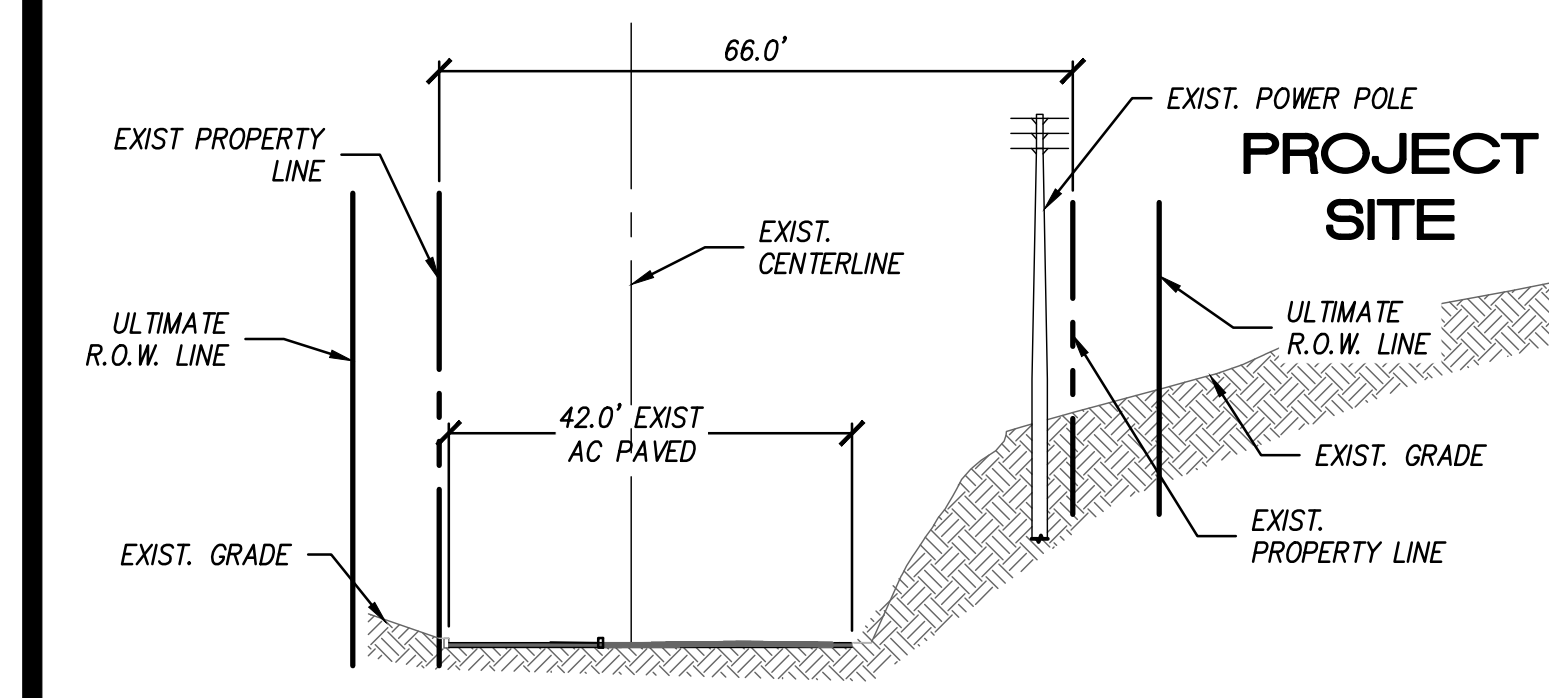
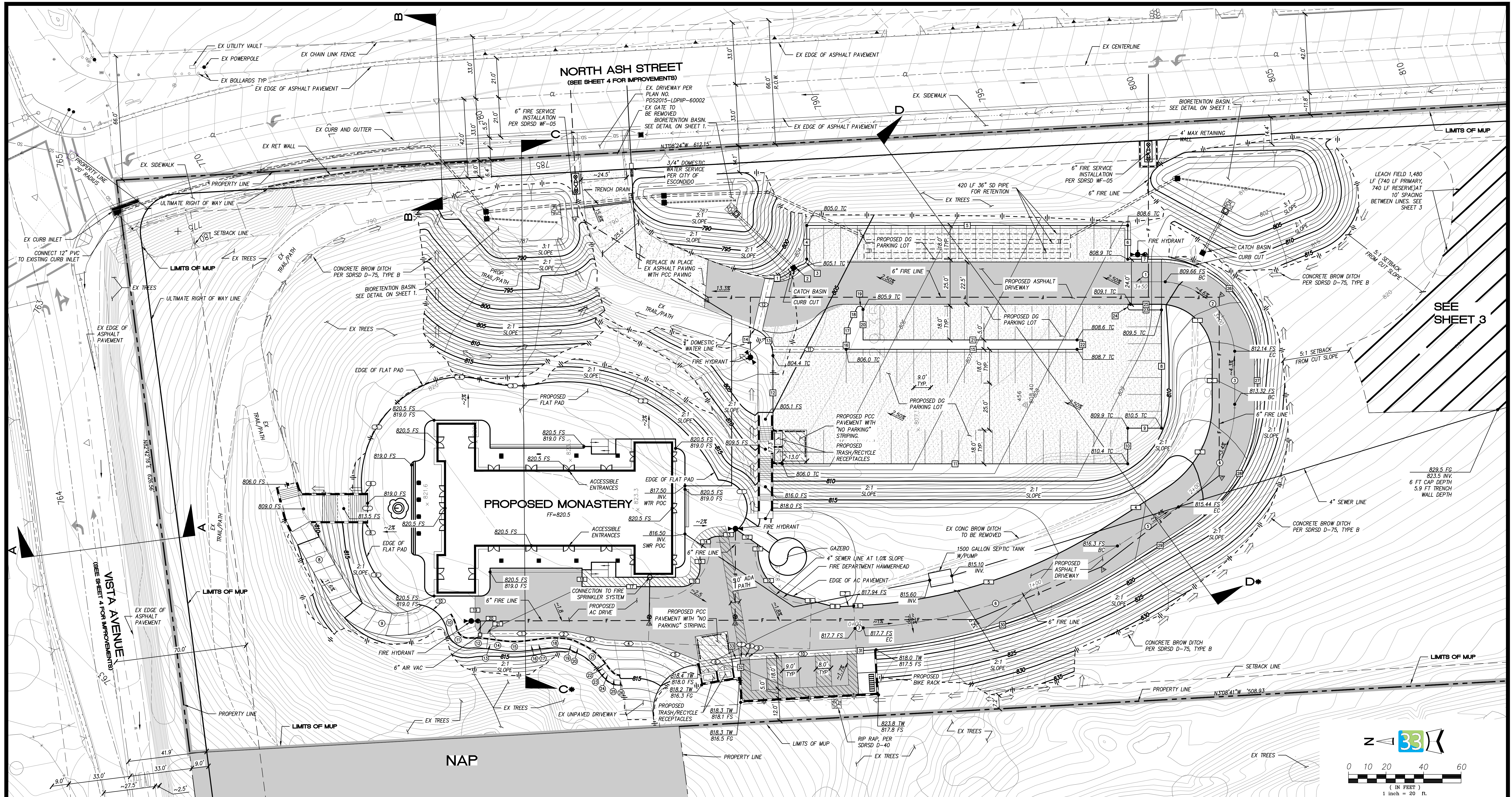


BIORETENTION DETAIL

NOT TO SCALE

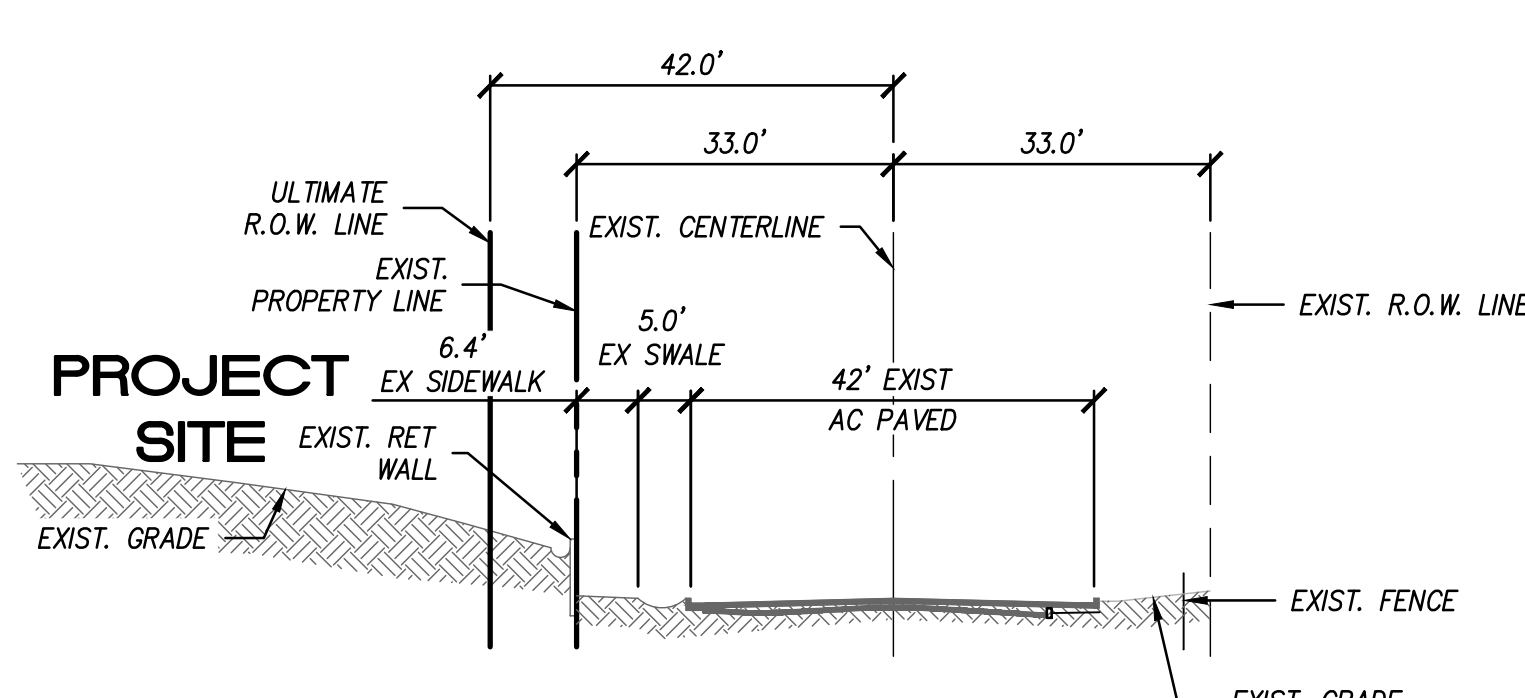
SDC PDS RCVD 01-25-19
MUP14-010

latitude 33
PLANNING & ENGINEERING
9968 Hibert Street, 2nd Floor, San Diego, CA 92131
Tel 619.751.0633



SECTION A-A (VISTA AVE)
EXISTING IMPROVEMENTS

NOT TO SCALE



SECTION B-B (N. ASH ST.)
EXISTING IMPROVEMENTS

NOT TO SCALE

CURB DATA			REMARKS
NO.	DELTA OR BRG.	RADIUS(H)	
1	55°48'55"	15.00	14.61
2	18°54'08"	25.75	8.50
3	69°36'48"	3.00	3.62
4	N90°00'00"	17.89	"
5	N90°00'00"	171.00	"
6	N90°00'00"	18.00	"
7	N00°00'00"	18.00	"
8	N90°00'00"	66.00	"
9	N00°00'00"	18.00	"
10	N90°00'00"	19.00	"
11	N00°00'00"	183.99	"
12	N89°58'23"	39.65	"
13	63°56'51"	15.00	16.74
14	N26°01'32"	2.69	"
15	N00°00'00"	116.67	"
16	N90°00'00"	4.39	"
17	25°17'30"	25.00	11.04
18	N64°42'30"	7.66	"
19	154°42'30"	1.75	4.73
20	N90°00'00"	16.25	"
21	N00°00'00"	117.00	"
22	N90°00'00"	5.00	"
23	N00°00'00"	16.50	"
24	180°00'00"	1.50	4.72
25	N00°00'00"	16.50	"
26	N90°00'00"	52.02	80.88
27	N90°00'00"	25.27	"
28	57°23'05"	76.91	77.03
29	N32°36'55"	38.64	"
30	29°28'14"	291.73	150.05
31	N03°08'41"	4.39	"
32	N85°51'19"	10.09	"
33	N09°11'27"	4.53	"

DRIVE/PATH CENTER LINE DATA			REMARKS
NO.	DELTA OR BRG.	RADIUS(H)	
1	N00°00'00"	17.00	24' WIDE AC DRIVE
2	90°00'00"	40.00	62.83
3	N90°00'00"	25.27	"
4	57°23'05"	64.91	"
5	N32°36'55"	38.64	"
6	29°28'14"	279.73	143.88
7	N03°08'41"	4.39	"
8	N59°58'00"	40.14	12' WIDE DG PATH
9	98°33'44"	34.28	58.97
10	20°55'38"	19.58	7.15
11	81°46'28"	9.50	13.56
12	10°51'16"	46.83	8.87
13	N07°30'00"	4.01	"
14	N07°30'00"	4.01	"
15	15°00'00"	53.17	13.92
16	N07°30'00"	4.01	"
17	N07°30'00"	4.01	"
18	16°23'23"	46.83	13.40
19	17°03'53"	12.50	3.72
20	N25°57'16"	4.51	"
21	27°58'22"	27.50	13.43
22	N53°55'45"	3.45	"
23	8°55'45"	7.50	1.17
24	N45°00'00"	2.47	"
25	45°00'00"	7.50	5.89
26	N00°00'00"	0.94	"

EDGE OF AC PAVEMENT			REMARKS
NO.	DELTA OR BRG.	RADIUS(H)	
1	87°57'12"	28.00	42.98
2	N90°00'00"	25.27	"
3	57°23'05"	52.91	52.99
4	N32°36'55"	38.64	"
5	29°28'14"	267.73	137.71
6	N03°08'41"	4.39	"
7	N03°08'41"	5.65	"
8	17°38'49"	28.00	8.62
9	N43°30'08"	18.70	"
10	72°12'46"	25.00	31.51
11	N86°42'54"	4.79	"
12	N35°08'46"	13.44	"
13	39°45'17"	15.00	10.41
14	90°24'20"	10.00	15.78
15	N90°00'00"	6.83	"
16	90°00'00"	10.00	15.71
17	N00°00'00"	52.82	"
18	N90°00'00"	7.83	"
19	N90°00'00"	15.00	"
20	90°00'15"	5.00	7.85
21	N00°00'15"	3.00	"

RIBBON GUTTER CENTERLINE			REMARKS
NO.	DELTA OR BRG.	RADIUS(H)	
1	N00°00'15"	33.76	3' WIDE
2	12°04'21"	52.00	10.96
3	N12°04'06"	17.73	"
4	N02°34'02"	23.16	"
5	N22°12'44"	27.97	"
6	N09°11'27"	17.34	"
7	N09°11'27"	1.36	"
8	6°02'46"	26.00	2.74
9	N03°08'41"	2.91	"
10	N03°08'41"	57.00	"
11	N00°00'00"	39.40	"
12	N76°47'38"	28.31	5' WIDE

EDGE OF FLAT PAD			REMARKS
NO.	DELTA OR BRG.	RADIUS(H)	
1	11°17'36"	15.00	29.09
2	75°25'16"	90.00	118.47
3	22°55'09"	60.00	24.00
4	41°52'09"	46.00	33.61
5	73°59'55"	57.02	73.64
6	N00°00'00"	3.00	"
7	N90°00'00"	15.93	"
8	N00°00'00"	2.46	"
9	63°23'55"	40.00	58.22
10	48°32'38"	17.08	14.47

TRAN MONASTERY PROPERTY PRELIMINARY GRADING PLAN

PROJECT ADDRESS:
715 VISTA AVENUE
ESCONDIDO, CALIFORNIA 92026

PROJECT NAME:
TRAN MONASTERY
PROPERTY

SHEET TITLE:
MAJOR USE PERMIT

REVISION 9: _____
REVISION 8: _____
REVISION 7: _____
REVISION 6: _____
REVISION 5: _____
REVISION 4: _____
REVISION 3: _____
REVISION 2: _____
REVISION 1: _____

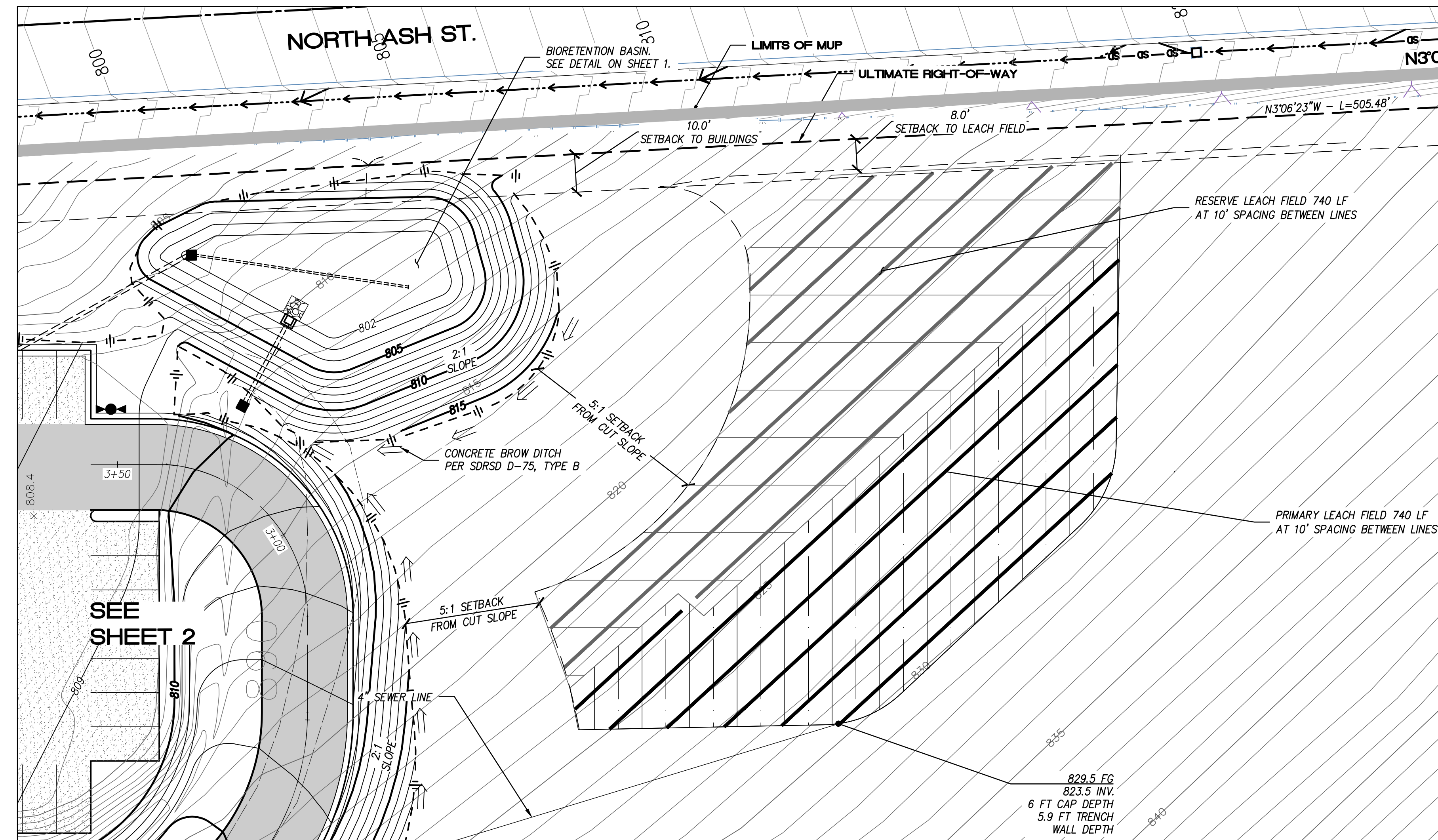
ORIGINAL DATE: _____

COUNTY OF SAN DIEGO
PDS2014-MUP-14-010

latitude33
PLANNING & ENGINEERING
9088 Hibert Street, 2nd Floor, San Diego, CA 92131
Tel 619.591.5003

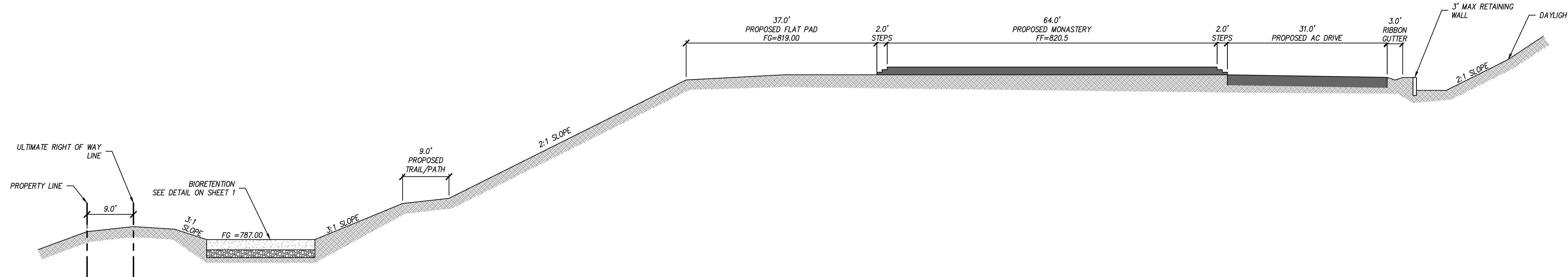
*NOTE:
FOR SECTION C-C AND SECTION D-D SEE SHEET 3

SHEET 2 OF 4



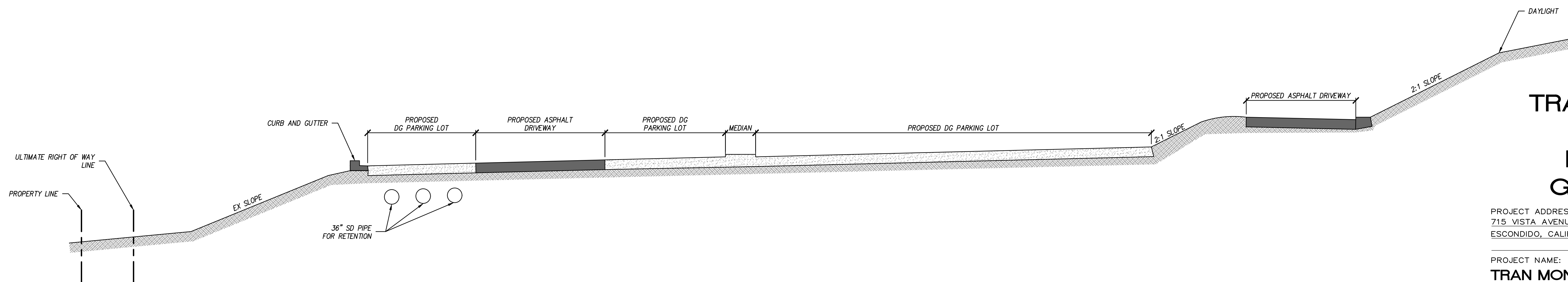
LEACH FIELD

1"=20'



**SECTION C-C
PROPOSED IMPROVEMENTS**

1"=20'



**SECTION D-D
PROPOSED IMPROVEMENTS**

1"=20'

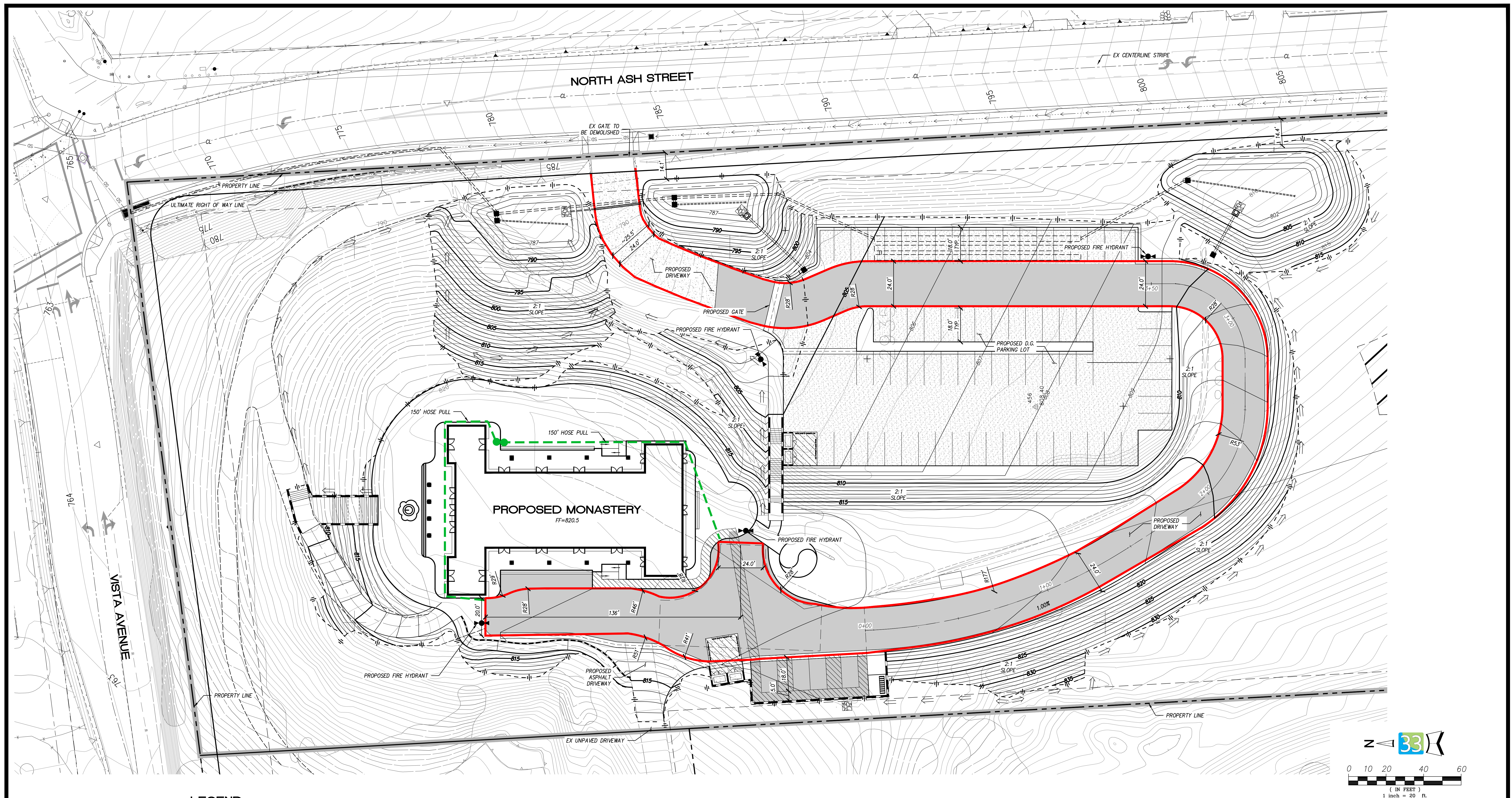
TRAN MONASTERY PROPERTY PRELIMINARY GRADING PLAN

PROJECT ADDRESS:	715 VISTA AVENUE	REVISION 9:	
	ESCONDIDO, CALIFORNIA 92026	REVISION 8:	
		REVISION 7:	
		REVISION 6:	
PROJECT NAME:	TRAN MONASTERY	REVISION 5:	
	PROPERTY	REVISION 4:	
		REVISION 3:	
		REVISION 2:	
		REVISION 1:	

SHEET TITLE: **MAJOR USE PERMIT** ORIGINAL DATE: _____

LEACH FIELD, SECTIONS SHEET **3** OF **4**
COUNTY OF SAN DIEGO
PDS2014-MUP-14-010

latitude33
PLANNING & ENGINEERING
9066 Hibert Street, 2nd Floor, San Diego, CA 92131
Tel 619.791.9933



LEGEND

— FIRE ACCESS LANE

- - - HOSE PULL

TRAN MONASTERY PROPERTY PRELIMINARY GRADING PLAN

PROJECT ADDRESS:
715 VISTA AVENUE
ESCONDIDO, CALIFORNIA 92026

PROJECT NAME:
**TRAN MONASTERY
PROPERTY**

SHEET TITLE:
MAJOR USE PERMIT

REVISION 9: _____

REVISION 8: _____

REVISION 7: _____

REVISION 6: _____

REVISION 5: _____

REVISION 4: _____

REVISION 3: _____

REVISION 2: _____

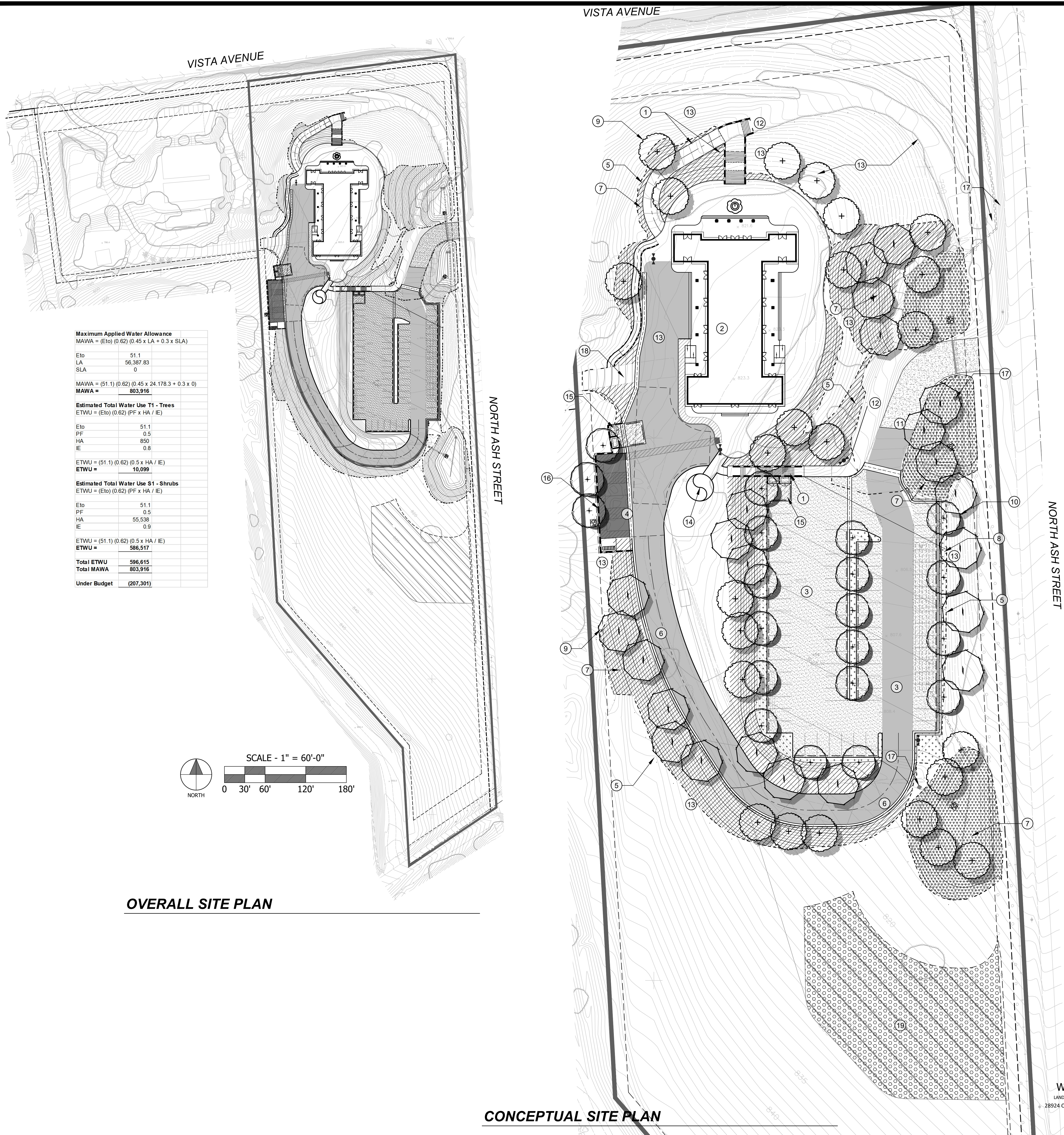
REVISION 1: _____

ORIGINAL DATE: _____

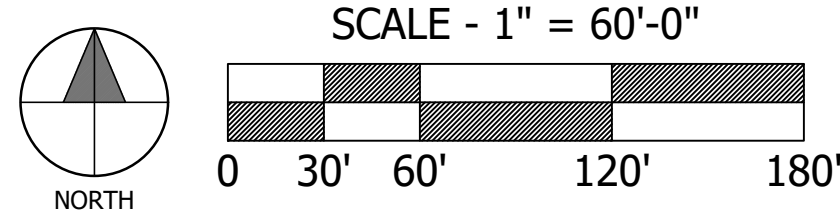
SHEET 4 OF 4

FIRE ACCESS EXHIBIT
COUNTY OF SAN DIEGO
PDS2014-MUP-14-010

latitude**33**
PLANNING & ENGINEERING
9906 Hibert Street, 2nd Floor, San Diego, CA 92131
Tel 619.791.9933



Maximum Applied Water Allowance	
MAWA = (Eto) (0.62) (0.45 x LA + 0.3 x SLA)	
Eto	51.1
LA	56,387.83
SLA	0
MAWA = (51.1) (0.62) (0.45 x 24,178.3 + 0.3 x 0)	
MAWA = 803,916	
Estimated Total Water Use T1 - Trees	
ETWU = (Eto) (0.62) (PF x HA / IE)	
Eto	51.1
PF	0.5
HA	850
IE	0.8
ETWU = (51.1) (0.62) (0.5 x HA / IE)	
ETWU = 10,099	
Estimated Total Water Use S1 - Shrubs	
ETWU = (Eto) (0.62) (PF x HA / IE)	
Eto	51.1
PF	0.5
HA	55,538
IE	0.9
ETWU = (51.1) (0.62) (0.5 x HA / IE)	
ETWU = 586,517	
Total ETWU	596,615
Total MAWA	803,916
Under Budget	(207,301)



OVERALL SITE PLAN

SITE FEATURES KEY

- 1 STAIRWAY AND GRADED PATH PER CIVIL PLANS - TYP.
- 2 BUILDING PER ARCHITECTURE PLANS - TYP.
- 3 PROPOSED DG PARKING LOT WITH CONCRETE WHEELSTOPS PER CIVIL PLANS - TYP.
- 4 ACCESSIBLE PARKING STALLS PER CIVIL PLANS - TYP.
- 5 LIMIT OF GRADING PER CIVIL PLANS - TYP. SYM.
- 6 PROPOSED DRIVEWAY PER CIVIL PLANS - TYP.
- 7 SLOPE LANDSCAPE AREA - TYP. SYM.
- 8 PARKING LOT LANDSCAPE AREA - TYP. SYM.
- 9 SLOPE TREES - TYP. SYM.
- 10 PARKING LOT TREES - TYP. SYM.
- 11 EXISTING DRIVEWAY TO REMAIN PER CIVIL PLANS - TYP.
- 12 EXISTING PATHWAY TO REMAIN PER CIVIL PLANS - TYP.
- 13 NATIVE LANDSCAPE TO REMAIN ON UNDISTURBED AREAS OF THE SITE
- 14 PROPOSED GAZEBO STRUCTURE PER SEPARATE ARCHITECTURE PLANS
- 15 PROPOSED TRASH / RECYCLE RECEPTACLES & CONCRETE PAD PER CIVIL IMPROVEMENT PLANS
- 16 PROPOSED RETAINING WALL PER CIVIL PLANS - TYP. SYM.
- 17 STORM DRAIN PER CIVIL PLANS - TYP.
- 18 CONNECTION TO EXISTING PORTION OF SITE - TYP.
- 19 LEACH FIELD PER CIVIL PLANS - TYP.

PROJECT NOTES:

1. ALL LANDSCAPING SHALL BE IRRIGATED WITH A FULLY AUTOMATIC IRRIGATION SYSTEM THAT IS RUN BY AN ET-BASED (WEATHER BASED) CONTROLLER WITH AN AUTOMATIC RAIN SHUT OFF DEVICE. ALL IRRIGATION EQUIPMENT WILL BE IN COMPLIANCE WITH THE CURRENT WATER ORDINANCE AND WATER AUTHORITY GUIDELINES.

2. PROPERTY OWNER WILL BE RESPONSIBLE FOR MAINTAINING ALL LANDSCAPE AREAS WITHIN THE PROPERTY AS WELL AS WITHIN THE RIGHT OF WAY ALONG NORTH ASH STREET AND VISTA AVENUE.

3. ALL PLANTING BEDS THAT DO NOT SHOW PROPOSED GROUNDCOVER WILL PROVIDE A MINIMUM OF 2" OF ORGANIC MULCH FOR WATER CONSERVATION PURPOSES.

PROPOSED PLANT PALETTE

- BOTANICAL NAME / COMMON NAME
- PARKING LOT TREES (24" BOX, STD.)
- PISTACIA CHINENSIS / CHINESE PISTACHE
 - RHUS LANCEA / AFRICAN SUMAC
 - ULMUS P. 'TRUE GREEN' / EVERGREEN ELM VAR.
- SLOPE TREES (24" BOX MIN., STD. & MULTI.)
- ARBUTUS UNEDO / STRAWBERRY TREE
 - PLATANUS RACEMOSA / CALIFORNIA SYCAMORE
 - QUERCUS AGRIFOLIA / COAST LIVE OAK
 - ROBINIA A. 'PURPLE ROBE' / PURPLE ROBE LOCUST
- PARKING LOT SHRUBS (1 & 5 GAL.)
- ARBUTUS UNEDO / STRAWBERRY TREE
 - CALLISTEMON 'LITTLE JOHN' / DWARF CALLISTEMON
 - CAREX PANSA / BERKELEY SEDGE
 - DIANELLA SPP. / DIANELLA VAR.
 - FESTUCA O. 'ELIJAH BLUE' / BLUE FESCUE VAR.
 - LIGUSTRUM J. 'TEXANUM' / TEXAS PRIVET VAR.
 - MUHLENBERGIA CAPILLARIS / PINK MUHLY
 - MYRTUS C. 'COMPACTA' / DWARF MYRTLE VAR.
 - NANDINA D. 'FIREPOWER' / HEAVENLY BAMBOO VAR.
 - RHAPHIOLEPIS INDICA / INDIAN HAWTHORN VAR.
 - WESTRINGIA FRUTICOSA / COAST ROSEMARY
- SLOPE SHRUBS (1 & 5 GAL.) / GROUNDCOVER (FLATS)
- ARBUTUS UNEDO / STRAWBERRY TREE
 - ARCTOSTAPHYLOS UVA-URSI / MANZANITA VAR.
 - BACCHARIS 'TWIN PEAKS' / DWARF COYOTE BUSH VAR.
 - CALLISTEMON 'LITTLE JOHN' / DWARF CALLISTEMON
 - CISTUS PURPUREUS / ORCHID ROCKROSE
 - CAREX PANSA / BERKELEY SEDGE
 - CEANOETHUS SPP. / CEANOETHUS VAR.
 - MUHLENBERGIA CAPILLARIS / PINK MUHLY
 - MYRTUS C. 'COMPACTA' / DWARF MYRTLE VAR.
 - RHAPHIOLEPIS INDICA / INDIAN HAWTHORN VAR.
 - WESTRINGIA FRUTICOSA / COAST ROSEMARY
 - SANTOLINA SPP. / SANTOLINA VAR.
- BASIN SHRUBS (1 & 5 GAL.) / GROUNDCOVER (FLATS)
- ARBUTUS UNEDO / STRAWBERRY TREE
 - ARCTOSTAPHYLOS UVA-URSI / MANZANITA VAR.
 - BACCHARIS 'TWIN PEAKS' / DWARF COYOTE BUSH VAR.
 - CALLISTEMON 'LITTLE JOHN' / DWARF CALLISTEMON
 - CISTUS PURPUREUS / ORCHID ROCKROSE
 - CAREX PANSA / BERKELEY SEDGE
 - CEANOETHUS SPP. / CEANOETHUS VAR.
 - FESTUCA RUBRA / RED FESCUE
 - MUHLENBERGIA CAPILLARIS / PINK MUHLY
 - SANTOLINA SPP. / SANTOLINA VAR.
- LEACH FIELD SHRUBS (1 & 5 GAL.) / GROUNDCOVER (FLATS)
- BOUTELLOUA CURTIPENDULA / SIDEOATS GRAMA
 - CAREX ELATA / GOLDEN SEDGE
 - FESTUCA OVINA / BLUE FESCUE
 - MELICA MUTICA / TWO-FLOWERED MELIC GRASS
 - MUHLENBERGIA CAPILLARIS / PINK MUHLY GRASS
 - PANICUM VIRGATUM / SWITCHGRASS
 - SCHIZACHYRIUM SCOPARIUM / LITTLE BLUESTEM
 - STIPA TENUISSIMA / TEXAS NEEDLE GRASS

WEILAND DESIGN GROUP, INC.
LANDSCAPE ARCHITECTURE + PLANNING + CONSTRUCTION MANAGEMENT
28924 OLD TOWN FRONT STREET, SUITE 202
TEMECULA, CA 92590
(844) WEILAND (MAIN)



KIM T. LONIGRO R.L.A. 5508 EXPIRES 09-30-2020 DATE

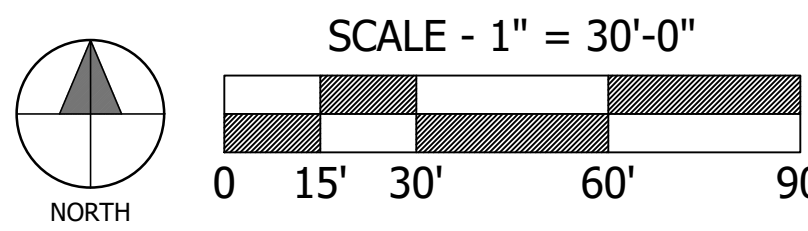
TRAN MONASTERY PROPERTY

PROJECT ADDRESS:	REVISION 9:
715 VISTA AVENUE	REVISION 8:
ESCONDIDO, CALIFORNIA 92026	REVISION 7:
	REVISION 6:
	REVISION 5:
	REVISION 4:
	REVISION 3:
	REVISION 2:
	REVISION 1:

TRAN MONASTERY PROPERTY

SHEET TITLE: MAJOR USE PERMIT ORIGINAL DATE:

LANDSCAPE CONCEPT PLAN SHEET OF
COUNTY OF SAN DIEGO PDS2014-MUP-14-010
PDS2014-MUP-14-010 MUP14-010



WEILAND DESIGN GROUP, INC.
LANDSCAPE ARCHITECTURE + PLANNING + CONSTRUCTION MANAGEMENT
28924 OLD TOWN FRONT STREET, SUITE 202 TEMECULA, CA 92590
P (844) WEILAND XT. 702
F (844) WEILAND XT. 702
EMAIL - JOMALLEY@W-D-G.COM
CORPORATE OFFICE
291 SIERRA WAVE SWALL MEADOWS, CA 93514

latitude33
PLANNING & ENGINEERING
9900 118th Street, 2nd Floor, San Diego, CA 92131
Tel 619.751.0833

SITE FEATURES KEY

- 1 EXSTING LANDSCAPE TO REMAIN, NOT A PART
- 2 LIMIT OF GRADING PER CIVIL PLANS - TYP. SYM.
- 3 PROPOSED 5' WIDE DG WALKWAY PER CIVIL IMPROVEMENT PLANS - TYP. SYM.

PROPOSED PLANT PALETTE

- BOTANICAL NAME / COMMON NAME
- PARKING LOT TREES (24" BOX, STD.)
- PISTACIA CHINENSIS / CHINESE PISTACHE
RHUS LANCEA / AFRICAN SUMAC
ULMUS P. 'TRUE GREEN' / EVERGREEN ELM VAR.
- SLOPE TREES (24" BOX MIN., STD. & MULTI.)
- ARBUTUS UNEDO / STRAWBERRY TREE
PLATANUS RACEMOSA / CALIFORNIA SYCAMORE
QUERCUS AGRIFOLIA / COAST LIVE OAK
ROBINIA A. 'PURPLE ROBE' / PURPLE ROBE LOCUST

- PARKING LOT SHRUBS (1 & 5 GAL.)
- ARBUTUS UNEDO / STRAWBERRY TREE
CALLISTEMON 'LITTLE JOHN' / DWARF CALLISTEMON
DIANELLA SPP. / DIANELLA VAR.
FESTUCA O. 'ELIJAH BLUE' / BLUE FESCUE VAR.
LIGUSTRUM J. 'TEXANUM' / TEXAS PRIVET VAR.
MUHLENBERGIA CAPILLARIS / PINK MUHLY
MYRTUS C. 'COMPACTA' / DWARF MYRTLE VAR.
NANDINA D. 'FIREPOWER' / HEAVENLY BAMBOO VAR.
RHAPHIOLEPIS INDICA / INDIAN HAWTHORN VAR.
WESTRINGIA FRUTICOSA / COAST ROSEMARY

- SLOPE SHRUBS (1 & 5 GAL.) / GROUNDCOVER (FLATS)
- ARBUTUS UNEDO / STRAWBERRY TREE
ARCTOSTAPHYLOS UVA-URSI / MANZANITA VAR.
BACCHARIS TWIN PEAKS' / DWARF COYOTE BUSH VAR.
CALLISTEMON 'LITTLE JOHN' / DWARF CALLISTEMON
CISTUS PURPUREUS / ORCHID ROCKROSE
CEANOTHUS SPP. / CEANOTHUS VAR.
MUHLENBERGIA CAPILLARIS / PINK MUHLY
MYRTUS C. 'COMPACTA' / DWARF MYRTLE VAR.
RHAPHIOLEPIS INDICA / INDIAN HAWTHORN VAR.
WESTRINGIA FRUTICOSA / COAST ROSEMARY
SANTOLINA SPP. / SANTOLINA VAR.

- BASIN SHRUBS (1 & 5 GAL.) / GROUNDCOVER (FLATS)
- ARBUTUS UNEDO / STRAWBERRY TREE
ARCTOSTAPHYLOS UVA-URSI / MANZANITA VAR.
BACCHARIS TWIN PEAKS' / DWARF COYOTE BUSH VAR.
CALLISTEMON 'LITTLE JOHN' / DWARF CALLISTEMON
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CEANOTHUS SPP. / CEANOTHUS VAR.
FESTUCA RUBRA / RED FESCUE
MUHLENBERGIA CAPILLARIS / PINK MUHLY
SANTOLINA SPP. / SANTOLINA VAR.

PROJECT NOTES:

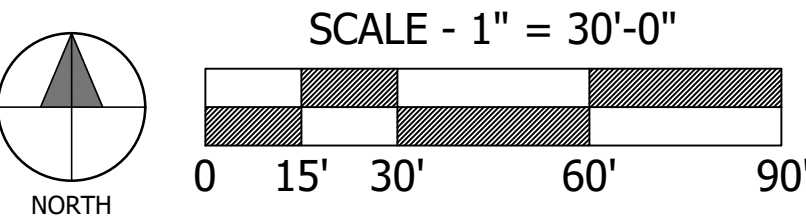
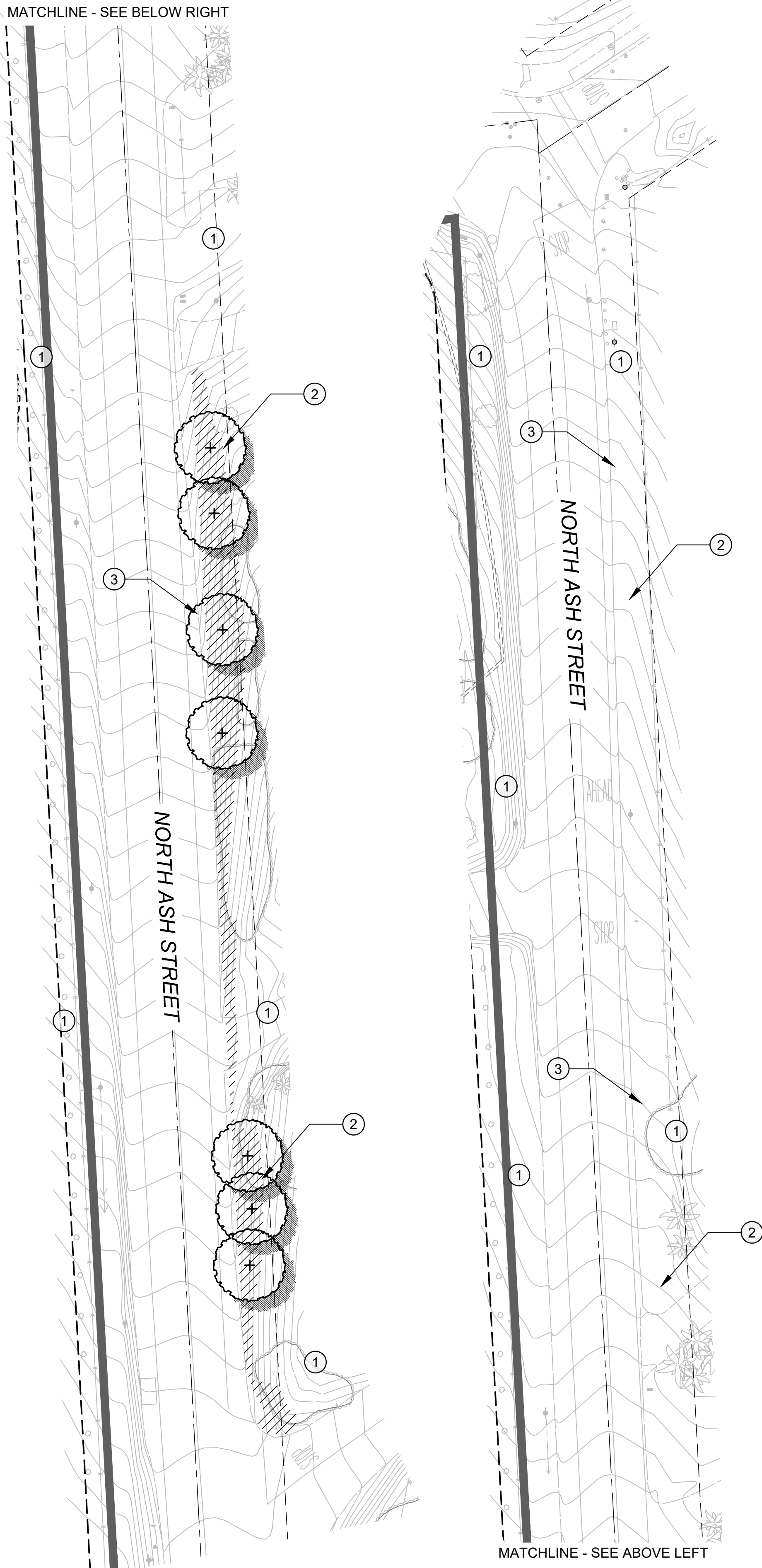
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2. PROPERTY OWNER WILL BE RESPONSIBLE FOR MAINTAINING ALL LANDSCAPE AREAS WITHIN THE PROPERTY AS WELL AS WITHIN THE RIGHT OF WAY ALONG NORTH ASH STREET AND VISTA AVENUE.
3. ALL PLANTING BEDS THAT DO NOT SHOW PROPOSED GROUNDCOVER WILL PROVIDE A MINIMUM OF 2" OF ORGANIC MULCH FOR WATER CONSERVATION PURPOSES.

TRAN MONASTERY
PROPERTY

PROJECT ADDRESS:	REVISION 9:	
715 VISTA AVENUE	REVISION 8:	
ESCONDIDO, CALIFORNIA 92026	REVISION 7:	
	REVISION 6:	
PROJECT NAME:	REVISION 5:	
TRAN MONASTERY	REVISION 4:	
PROPERTY	REVISION 3:	
	REVISION 2:	
	REVISION 1:	

SHEET TITLE: MAJOR USE PERMIT ORIGINAL DATE: _____

LANDSCAPE CONCEPT PLAN SHEET ____ OF ____
COUNTY OF SAN DIEGO
PDS2014-MUP-14-010



CONCEPTUAL SITE PLAN

WEILAND DESIGN GROUP, INC.
LANDSCAPE ARCHITECTURE + PLANNING + CONSTRUCTION MANAGEMENT
28924 OLD TOWN FRONT STREET, SUITE 202 TEMECULA, CA 92590
P (949) WEILAND XT. 702
EMAIL - JOMALLEY@W-D-G.COM
CORPORATE OFFICE
291 SIERRA WAVE SMALL MEADOWS, CA 93514

latitude33
PLANNING & ENGINEERING
9900 Hillcrest Drive, 2nd Floor, San Diego, CA 92131
Tel 619.751.0833



Name/Use/ Occupancy	Address	APN(s)	Gross Site Area (sf)	Estimated Building Footprint (sf)	Coverage %	Total Estimated Square Footage	Number of Stories	Occupancy
Calvin Cristian Junior and High School	2000 N Broadway	224-120-54 224-120-55	577,705	64,000	11.1%	41,011	1-2	Education
Calvin Cristian Elem- entary and Pre School	1868 N Broadway	227-010-36	210,033	14,180	6.8%	14,180	1	Education
Escondido United Reformed Church	1864 N Broadway	227-010-61	188,977	29,622	15.7%	37,622	2	Religious
Rincon Middle School	925 Lehner Ave	224-142-10 224-142-09 224-142-08	781,190	134,000	17.2%	800,990	1-2	Education
Meadowbrook Village CCRC	100 Holland Glen	224-300-17 226-840-14 226-840-15	1,061,784	230,000	21.7%	300,000	1-3	Residential
Escondido Union High School	1535 N Broadway	226-202-07	2,231,143	269,425	12.1%	2,259,243	1-3	Education
First Congregational Church of Escondido	1800 N Broadway	227-680-47	210,353	15,000	7.1%	18,000	1-2	Religious
Church of the Resurrection	1445 Conway Dr.	227-410-41	480,902	34,200	7.1%	58,700	1-3	Religious
Conway Elementary School	1325 Conway Dr.	227-410-26	430,535	70,000	16.3%	80,000	1-3	Education
Rincon Del Diablo Municipal Water District	1920 N Iris Ln.	226-190-09 226-190-10 226-190-25	150,384	11,000	7.3%	11,000	1	Public Utility



County of San Diego

MARK WARDLAW
DIRECTOR

PLANNING & DEVELOPMENT SERVICES
5510 OVERLAND AVENUE, SUITE 310, SAN DIEGO, CA 92123
www.sdcounty.ca.gov/pds

NOTICE OF INTENT TO ADOPT A SUBSEQUENT MITIGATED NEGATIVE DECLARATION and DRAFT HABITAT LOSS PERMIT

February 7, 2019

NOTICE IS HEREBY GIVEN that the County of San Diego is proposing to adopt a Subsequent Mitigated Negative Declaration in accordance with the California Environmental Quality Act for the following project. The public review period also includes review of a Draft Habitat Loss Permit. The proposed Subsequent Mitigated Negative Declaration and Draft Habitat Loss Permit can be reviewed online at http://www.sdcounty.ca.gov/pds/ceqa_public_review.html; at Planning & Development Services (PDS), Project Processing Counter, 5510 Overland Avenue, Suite 110, San Diego, California 92123; and at the public libraries listed below. Comments on this proposed Subsequent Mitigated Negative Declaration must be sent to the PDS address listed above and should reference the project number and name.

PHAP VUONG MONASTERY; PDS2014-MUP-14-010, HLP XX-XXX, LOG NO. ER01-08-051A. The project is a Major Use Permit for a Religious Assembly use including construction of a new structure as well as associated parking and landscaping. The applicant proposes to construct a new two-story structure that will operate as a monastery, meditation hall, and residence. The project is located on the southwest corner of the intersection of Vista Avenue and North Ash Street, at 715 Vista Avenue, Escondido, CA 92026, within the North County Metropolitan Subregional Planning Area, within the unincorporated area of San Diego County. Comments on this proposed Subsequent Mitigated Negative Declaration and Draft Habitat Loss Permit must be received no later than **March 25, 2019 at 4:00 p.m.** (This public review period is for 45 days because a Draft Habitat Loss Permit requires a 45-day public review period rather than 30 days required for a Subsequent Mitigated Negative Declaration.) This proposed Subsequent Mitigated Negative Declaration and Draft Habitat Loss Permit can also be reviewed at the Escondido Public Library, 239 Kalmia Street, Escondido, CA, 92025, and the San Marcos Branch County Library, 2 Civic Center Drive, San Marcos, CA 92069. For additional information, please contact Jeff Smyser at (858)495-5438 or by e-mail at jeffrey.smyser@sdcounty.ca.gov.

GARY L. PRYOR
DIRECTOR



County of San Diego

DEPARTMENT OF PLANNING AND LAND USE

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EL CAJON OFFICE
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EL CAJON, CA 92020-3912
(619) 441-4030

NEGATIVE DECLARATION

FINAL

October 9, 2003

Project Name: Phap Vuong Monastery Major Use Permit

Project Number: P 01-022, Log No. 01-08-051

This Negative Declaration is comprised of this form along with the Environmental Initial Study that includes the following:

- a. Initial Study Form
 - b. Environmental Analysis Form and attached extended studies for Stormwater, Hydrology, Traffic/Transportation
1. California Environmental Quality Act Negative Declaration Findings:

Find, that this Negative Declaration reflects the decision-making body's independent judgment and analysis, and; that the decision-making body has reviewed and considered the information contained in this Negative Declaration and the comments received during the public review period, and; on the basis of the whole record before the decision-making body (including this Negative Declaration) that there is no substantial evidence that the project will have a significant effect on the environment.
 2. Required Mitigation Measures:

Refer to the attached Environmental Initial Study for the rationale for requiring the following measures:

None.
 3. Critical Project Design Elements That Must Become Conditions of Approval:

SDC PDS RCVD 01-25-19
MUP14-010

The following project design elements were either proposed in the project application or the result of compliance with specific environmental laws and regulations and were essential in reaching the conclusions within the attached Environmental Initial Study. While the following are not technically mitigation measures, their implementation must be assured to avoid potentially significant environmental effects.

DPW Requirements:

Our recommendations are as follows:

A. Prior to obtaining any other permit, the applicant shall:

- 1) Grant to the County of San Diego, an easement for Vista Avenue, in accordance with Public Road Standards for a Residential Collector Road that provides a one-half right-of-way width of thirty feet (30') from the centerline on the project side along the frontage of the property plus slope and drainage rights. The grant of right-of-way shall be free of any burdens or encumbrances which would interfere with the purpose for which the grant is required at the time of approval of the Major Use Permit. The above shall be to the satisfaction of Director of Public Works.
- 2) Grant to the County of San Diego, an easement for road purposes that provides a one-half right-of-way width of forty-two feet (42') from ultimate centerline, plus slope rights and drainage easements along Ash Street (SA 540), designated as a Collector Road on the Circulation Element of the General Plan. The easement is to be accepted for public use. The official centerline for Ash Street (SA 540) is on file at the Department of Public Works Survey Records Section, 5201 Ruffin Road, Suite D, San Diego, CA 92123.

Any offer of dedication or grant of right-of-way shall be free of any burdens or encumbrances which would interfere with the purposes for which the dedication or offer of dedication is required.

- 3) Be required to sign a statement that they are aware of the County of San Diego, Department of Public Works, Pavement Cut Policy and that they have contacted all adjacent property owners and solicited their participation in the extension of utilities. Department of Public Works policy prohibits trench cuts for underground utilities in all new, reconstructed, or resurfaced paved County-maintained

roads for a period of three years following project surface application. Therefore, you will need to notify all adjacent property owners who may be affected by this policy and are considering development of applicable properties.

B. Prior to obtaining any building permit pursuant to this Major Use Permit, the applicant shall:

- 1) Improve or agree to improve and provide security for the project side of Vista Avenue, along the project frontage, in accordance with interim Public Road Standards, to a minimum graded width of sixteen feet (16') from centerline and to an improved width of thirteen feet (13') from centerline, with asphalt concrete pavement over approved base, with, disintegrated granite (DG) at grade walkway, asphalt concrete taper to original pavement, to the satisfaction of the Director of Public Works. The DG walkway shall be a minimum three feet (3') in width and wider where possible to meet existing toe of slope to the satisfaction of the Director of Public Works.

Secured agreements require posting security in accordance with Section completed within 24 months from the date approving the Major Use Permit or prior to use or occupancy of the facility, whichever is earlier.

- 2) Execute a lien agreement to improve project side of Vista Avenue, along the project frontage, in accordance with Public Road Standards for a Residential Collector Road, to a graded width of thirty feet (30') from centerline and to an improved width of twenty feet (20') from centerline, with asphalt concrete pavement over approved base, with Portland cement concrete curb, gutter, and sidewalk, asphalt concrete taper to original pavement and streetlights, with face of curb at twenty feet (20') from centerline, to the satisfaction of the Director of Public Works.
- 3) Execute a lien agreement to improve Ash Street (SA 540), in accordance with Public Road Standards for a Collector Road, to a one-half graded width of forty-two feet (42') with Portland cement concrete curb, gutter and sidewalk; asphalt concrete pavement over approved base, ornamental street lights, asphalt concrete dike taper to existing pavement. Face of curb will be thirty-two feet (32') from the centerline. This lien agreement against the property is granted to the County of San Diego as security in lieu of the

immediate installation of the full standard street improvements. It shall declare that present and future owners of this property construct the street improvements in the future.

- 4) Obtain a recorded waiver and release from each property owner impacted by significant changes in downstream flow characteristics resulting from grading, private roads, or other improvements.
- 5) Obtain a grading permit prior to commencement of grading where quantities exceed 200 cubic yards of excavation or five feet (5') of cut/fill per criteria of Section 87.201 of the County Zoning and Land Use Regulations.
- 6) Obtain a Construction Permit and/or Encroachment Permit for any and all work within the County road right-of-way. Contact DPW Construction / Road right-of-way Permits Services Section, (858) 694-3275, to coordinate departmental requirements.
- 7) Obtain approval for the design and construction of all driveways, turnarounds, and private easement road improvements to the satisfaction of the Escondido Fire Department and the Director of Public Works.
- 8) Comply with all applicable stormwater regulations at all times. The activities proposed under this application are subject to enforcement under permits from the San Diego Regional Water Quality Control Board (RWQCB) and the County of San Diego Watershed Protection, Stormwater Management, and Discharge Control Ordinance (Ordinance No. 9424 and Ordinance No. 9426) and all other applicable ordinances and standards. This includes requirements for materials and wastes control, erosion control, and sediment control on the project site. Projects that involve areas greater than 5 acres require that the property owner keep additional and updated information onsite concerning stormwater runoff. This requirement shall be to the satisfaction of the Director of Public Works.

C. Prior to any occupancy or use of the premises pursuant to this Major Use Permit, the applicant shall:

- 1) Have a registered civil engineer, a registered traffic engineer, or a licensed surveyor provide a signed statement that there physically is three hundred seventy feet (370') of unobstructed sight distance,

along Vista Avenue from the access driveway opening in both directions, per Section 6.1.E of the County Public Road Standards (approved July 14, 1999), or to the satisfaction of the Director of Public Works.

- 2) Comply with street lighting requirements as follows:
 - a. Allow transfer of the property subject to Major Use Permit into Zone A of the San Diego County Street Lighting District without notice or hearing and pay the cost to process such transfer.
 - b. Install or arrange to install street lights to County standards and the satisfaction of the Director of Public Works, and deposit with the County of San Diego, through the Department of Public Works, a cash deposit sufficient to energize and operate the street lights until the property has been transferred into Zone A.
- 3) Furnish the Director of Planning and Land Use, along with his request for final inspection, a letter from the Director of Public Works, stating conditions A-1 through C-2 have been completed to the department's satisfaction.

ADOPTION STATEMENT: This Negative Declaration was adopted and above California Environmental Quality Act findings made by the:

Planning and Environmental Review Board

on May 27, 2004



JOSEPH FARACE, Planning Manager
Department of Planning and Land Use

GARY L. PRYOR
DIRECTOR
(858) 694-2962



County of San Diego

DEPARTMENT OF PLANNING AND LAND USE

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October 9, 2003

INITIAL STUDY FORM

1. Project Number(s)/Environmental Log Number/Title:

P01-022; Log No. 01-08-051; Phap Vuong Monastery Major Use Permit

2. Description of Project:

The project is a Major Use Permit for the expansion of an existing Buddhist Sanctuary for up to 25 members. Two existing structures exist on site. One is used as a residence for the priest and the other is used as the Buddhist Sanctuary. One new attached structure is proposed which consists of a restroom to be attached to the existing priest's residence. Currently, a paved parking area for approximately 10 vehicles exists on site. An expanded, paved parking area is proposed that consists of 36 parking spaces including two handicap spaces and associated landscaping. A 20-foot wide paved A.C. driveway is proposed to join the future Vista Avenue. Concrete steps, a concrete pathway, and concrete paving are proposed leading from the parking lot to surround the existing structures. A six-foot high block wall is proposed at the western boundary of the parking lot at the western lot line. Three low-pressure sodium lights to be mounted on poles are proposed to illuminate the parking lot. Three religious statues/structures are proposed to be placed on the project site. The project site will be served by the following agencies: City of Escondido- Rincon Del Diablo Water District, Escondido-Rincon Del Diablo Fire Protection District, High Escondido Union, General Elementary Escondido Union.

3. Project Sponsor's Name and Address:

Dr. Le Tan Huynh
712 El Camino Real
Tustin, CA 92780

4. Project Location:

The project is located at 715 Vista Avenue on the southwest corner of Vista Avenue and Ash Street in the North County Community Planning Area within an unincorporated area of San Diego County, APN 227-010-57.

Thomas Brothers Coordinates: Page 1109, Grid 5/H

5. Surrounding Land Uses and Environmental Setting:

The project site currently has an existing single-family home and a Buddhist sanctuary, which is used for religious assembly purposes. The 8.9-acre parcel is mostly vacant land with non-native grassland and some remnant tree crops from past use of the land for agricultural purposes. The topography consists of moderate slopes sloping to the north and west on the project site. A small area of Coastal sage scrub exists atop a hill located at the northeast portion of the parcel. The project is bounded to the west by a residential parcel with an existing single-family home. To the north of the project site, the project is bounded by Vista Avenue and across the street are large residential parcels with some small-scale agricultural uses. Ash Street is located at the eastern boundary of the project the site and across Ash Street is vacant land and residential homes. The southern boundary of the project site reaches the boundary of the City of Escondido.

6. General Plan Designation

Community Plan:	North County Metro Community Plan
Land Use Designation:	1 - Residential
Density:	1 du/1, 2, or 4 gr. acres

7. Zoning

Use Regulation:	RS – Single Family Residential Use Regulation
Density:	1 du/1 acre
Special Area Regulation:	None

8. Environmental resources either significantly affected or significantly affected but avoidable as detailed on the following attached "Environmental Analysis Form".

None

9. Lead Agency Name and Address:

County of San Diego, Department of Planning and Land Use
5201 Ruffin Road, Suite B MS O650
San Diego, California 92123-1666

10. Lead Agency Contact and Phone Number:

Emery McCaffery, Project Environmental Analyst (858) 694-3704

11. Anticipated discretionary actions and the public agencies whose discretionary approval is necessary to implement the proposed:

<u>Permit Type/Action</u>	<u>Agency</u>
Major Use Permit	County of San Diego
Grading Permit	County of San Diego

12. State agencies (not included in #11) that have jurisdiction by law over natural resources affected by the project:

California Department of Fish and Game.

13. Participants in the preparation of this Initial Study:

Consultants

Richard W. Hartley, Project Engineer

County Staff

David Sibbet, Project Manager, DPLU
Emery McCaffery, Environmental Analyst, DPLU
Brett Solomon, original Environmental Analyst, DPLU
Lee Shick, DPW Project Manager, DPW
Greg Carlton, DPW Resource Staff, DPW

14. Initial Study Determination:

On the basis of this Initial Study, the Department of Planning and Land Use believes that there is no evidence in the record that the proposed project may have a potentially significant effect on the environment. A NEGATIVE DECLARATION will be prepared.



EMERY MCCAFFERY, Environmental Analyst
County of San Diego, Department of Planning and Land Use
Regulatory Planning

Date: October 9, 2003

ENVIRONMENTAL ANALYSIS FORM

FINAL

DATE: October 9, 2003
PROJECT NAME: Phap Vuong Monastery
PROJECT NUMBER(S): P01-022; Log No. 01-08-051

EXPLANATION OF ANSWERS:

The following questions are answered either "Potentially Significant Impact", "Potentially Significant Unless Mitigation Incorporated", "Less Than Significant Impact", or "Not Applicable" and are defined as follows.

"Potentially Significant Impact." County staff is of the opinion there is substantial evidence that the project has a potentially significant environmental effect and the effect is not clearly avoidable with mitigation measures or feasible project changes. "Potentially Significant Impact" means that County staff recommends the preparation of an Environmental Impact Report (EIR) for the project.

"Potentially Significant Unless Mitigation Incorporated." County staff is of the opinion there is substantial evidence that the project may have a potentially significant adverse effect on the resource. However, the incorporation of mitigation measures or project changes agreed to by the applicant has clearly reduced the effect to a less than significant level.

"Less Than Significant Impact." County staff is of the opinion that the project may have an effect on the resource, but there is no substantial evidence that the effect is potentially significant and/or adverse.

"Not Applicable." County staff is of the opinion that, as a result of the nature of the project or the existing environment, there is no potential for the proposed project to have an effect on the resource.

I. LAND USE AND PLANNING

1. Would the proposal potentially be in conflict with any element of the General Plan including community plans, land use designation, or zoning?

Less Than Significant Impact.

The proposed project is a Buddhist Sanctuary for up to 25 members. The Regional Land Use Element is CUDA, Current Urban Development Area and the General Plan designates this site as (1), Residential. A sanctuary

is classified as Religious Assembly pursuant to Section 1370 of the Zoning Ordinance and requires approval of a Major Use Permit. The property is zoned RS1, Residential Use Regulation, which allows Religious Assembly with the issuance of a Major Use Permit pursuant to Section 2105a of the Zoning Ordinance; therefore, the proposed project is consistent with zoning.

2. Would the proposal potentially be in conflict with applicable environmental plans or policies adopted by agencies with jurisdiction over the project?

Less Than Significant Impact.

In the review of the project, no conflicts with environmental plans or policies adopted by other agencies have been identified. These agencies include, but are not limited to: the California Regional Water Quality Control Board, the San Diego Air Pollution Control District, California Department of Fish and Game, the Federal Department of Fish and Wildlife Service, the State Department of Health Services, and the County Department of Environmental Health.

3. Does the proposal have the potential to be incompatible with existing or planned land uses or the character of the community?

Less Than Significant Impact.

The existing land uses and character in the vicinity of the proposed project are residential, agricultural and civic uses. Residences and small farms surround the project site. Rincon Middle School is also located within a ½ mile east of the property. The existing surrounding uses are a mixture of residential, agricultural and civic uses and therefore, the proposed school will be a compatible use. The sanctuary will not require a substantial alteration of the existing landform, will not require new utilities, and the main access to the site is via a public road, Vista Avenue. Therefore, the proposed project will not have a harmful effect on neighborhood character or planned land use because the existing development will not be materially altered.

4. Would the proposal have the potential to significantly disrupt or divide the physical arrangement of an established community?

Less Than Significant Impact.

The proposed project will not significantly disrupt or divide the established community because the physical arrangement of established development is one of rural and civic uses and character. The proposed project will not require the introduction of new utilities to the area.

II. AGRICULTURE RESOURCES

1. Would the proposal convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance, as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use; or have a potentially adverse effect on prime agricultural soils as identified on the soils map for the Conservation Element of the San Diego County General Plan?

Less Than Significant Impact.

The 8.9-acre project site contains Unique Farmland. However, the majority of the project site that has a Unique Farmland designation is not proposed for development. A small portion of Unique Farmland will be developed with a parking lot, however, the area this encompasses is a relatively small area of land, less than one acre, and the impact area is already dominated by urban developed use including a religious assembly and a single family home. Therefore, this project would not result in a significant conversion of farmland resources to non-agricultural use.

2. Would the proposal conflict with existing zoning for agricultural use, or a Williamson Act Contract?

Less Than Significant Impact.

The project site does not contain agriculture. In addition, the project and surrounding area are not zoned for agricultural use, nor is the land under a Williamson Act Contract. Therefore, the project does not conflict with existing zoning for agricultural use, or a Williamson Act Contract.

3. Would the proposal involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to a non-agricultural use?

Less Than Significant Impact.

The project site has supported agriculture in the past, however, it is no longer maintained. The area which supported agriculture (tree crops) in

the past is not planned for development, therefore, the project will not convert farmland to a non-agricultural use.

III. POPULATION AND HOUSING

1. Would the proposal potentially induce substantial growth either directly or indirectly?

Less Than Significant Impact.

The project does not involve substantial extensions of utilities such as water, sewer or new roads systems into previously unserved areas and is consistent with the County General Plan. The project will not induce substantial growth not consistent with County planning goals.

2. Would the proposal displace a potentially significant amount of existing housing, especially affordable housing?

Less Than Significant Impact.

The proposed project will not displace any existing housing since the site has one house and it will remain. No other housing is proposed.

IV. GEOLOGIC ISSUES

1. Would the proposal have the potential to significantly increase the exposure of people to hazards related to fault rupture (Alquist-Priolo Zone), seismic ground shaking, seismic ground failure (liquefaction), rockfall, or landslides?

Less Than Significant Impact.

The project is not located in a hazard zone identified by the Alquist-Priolo Earthquake Fault Zoning Act, Special Publication 42, Revised 1994, Fault-Rupture Hazards Zones in California. Also, a site visit conducted by Jennifer Campos on November 14, 2001, did not identify any features that would indicate landslides or the potential for liquefaction.

2. Would the proposal result in potentially significant increased erosion or loss of topsoil?

Less Than Significant Impact.

According to the Soil Survey of San Diego County, the soils on-site are identified as FvD Fallbrook Vista Sandy Loams, 9-15% slopes; LpD2 Las Posas fine sandy loam, 9-15% slopes; LpE2 Las Posas fine sandy loams, 15-30% slopes, eroded; RaC2 Ramona sandy loam, 5-9% slopes, eroded. The project will not result in unprotected erodible soils; will not alter existing drainage patterns; is not located in a floodplain, wetland, or significant drainage feature; and will not develop steep slopes. The project is required to comply with the Sections 87.414 (DRAINAGE - EROSION PREVENTION) and 87.417 (PLANTING) of Division 7, EXCAVATION AND GRADING, of the San Diego County Zoning and Land Use Regulations. Due to these factors, it has been found that the project will not result in significantly increased erosion potential.

3. Would the proposal result in potentially significant unstable soil conditions (expansive soils) from excavation, grading, or fill?

Less Than Significant Impact.

A review of the Soil Survey, San Diego Area CA by the U.S. Department of Agriculture has identified the following on-site soils having a HIGH shrink-swell behavior: LpD2 Las Posas fine sandy loam, 9-15% slopes and LpE2 Las Posas fine sandy loams, 15-30% slopes, eroded. All other mapped soils on the site have a low to moderate shrink-swell behavior and are identified as stable with no adverse potential for development activity. However, potential impacts as a result of development in the areas with LpD2 Las Posas fine sandy loam, 9-15% slopes and LpE2 Las Posas fine sandy loams, 15-30% slopes, eroded will be avoided by compliance with the following measures and/or conditions in the Grading Ordinance Requirements Sections 87.403 and 87.410 specified at the time of the grading permit issuance. A soils report with compaction test is required for all fill that is over 12 inches in depth. DPL Form #73, Certification of Fill Compaction Report, completed by a registered engineer is to be submitted after the grading has been done.

4. Would the proposal result in a potentially significant adverse effect to unique geologic features?

Less Than Significant Impact.

On a site visit completed by Jennifer Campos on November 14, 2001, no significant geological features were identified on-site. No known unique geologic features were identified on the property or in the immediate vicinity on the Natural Resources Inventory of San Diego County listed in

the Conservation Element of the San Diego County General Plan. Since no unique geologic features are present on the site, no adverse impacts will result from the proposed project.

5. Would the proposal result in potentially significant loss of availability of a significant mineral resource that would be of future value to the region?

Less Than Significant Impact.

The project will not result in a loss of availability of a known significant mineral resource that would be of value to the region. The project is not located in a significant mineral resource area, as identified on maps prepared by the Department of Conservation, Division of Mines and Geology (Update of Mineral Land Classification: Aggregate Materials in the Western San Diego Production-Consumption Region, 1996). Also, on a site visit conducted by Jennifer Campos on November 14, 2001, no past or present mining activities were identified on the project.

V. WATER RESOURCES

1. Would the proposal violate any waste discharge requirements?

Less Than Significant Impact.

The project does not propose waste discharges that require waste discharge requirement permits, NPDES permits, or water quality certification from the San Diego Regional Water Quality Control Board (SDRWQCB).

2. Is the project tributary to an already impaired water body as listed on the Clean Water Act Section 303(d) list? If so, could the project result in an increase in any pollutant for which the water body is already impaired?

Less Than Significant Impact.

The project lies in the Escondido hydrologic subarea, within the Carlsbad (904.62) hydrologic unit - that is impaired for Coliform bacteria, nutrients, and sediment. The project proposes the following activities that could contribute the following pollutants: sediments, nutrients from fertilizers, trash and debris in drain inlets, oxygen-demanding substances, oils and grease, bacteria and viruses, pesticides from landscaping and home use. However, the following site design measures and/or source control BMPs and/or treatment control BMPs as indicated in the Stormwater

Management Plan dated February 26, 2003 and prepared by Hartley-Imgrund, Inc., Civil Engineering and Land Surveying will be employed as required by the WPO. Potential pollutants will be reduced in any runoff to the maximum extent practicable so as not to increase the level of these pollutants in receiving waters:

CONSTRUCTION BMPs- Silt Fence, Street Sweeping and Vacuuming, Gravel Bag Berm, Storm Drain Inlet Protection, Stockpile Management, Solid Wasted Management, Stabilized Construction Entrance/Exit, Dewatering Operations, Vehicle and Equipment Maintenance, Erosion Control Mats and Spray-on Applications, Material Delivery and Storage, Spill Prevention and Control, Concrete Waste Management, Water Conservation Practices, Paving and Grinding Operations, Permanent Revegetation of All Disturbed uncovered areas

Construction BMPs will be selected, constructed, and maintained so as to comply with all applicable ordinances and guidance documents.

POST CONSTRUCTION BMPs

Source Control BMPs- Stormwater Runoff Pollution Fact Sheet, Stormwater Runoff Pollution Prevention Tips, Stormwater Pollution Prevention Yard Work (Landscaping, Gardening, Pest Control), Stormwater Pollution Prevention Pet Waste, Effective Irrigation Systems & Landscape Design

Treatment Control BMPs- Biofilters, biofiltration strips (vegetative buffer strips), filtration through grass, sedimentation, absorption to soil particles, infiltration through the soil, swales and strips, vegetated areas

3. Would the proposal result in a potentially significant increase in the demand on the local imported water system?

Less Than Significant Impact.

The project will obtain its water supply from the City of Escondido- Rincon Del Diablo Water District, which obtains water from imported sources. The District currently serves all surrounding residences. Furthermore, a Service Availability Letter from the City of Escondido- Rincon Del Diablo Water District dated October 24, 2001, has been provided indicating

adequate water resources and infrastructure to provide requested water resources.

4. Does the project comply with the County of San Diego Watershed Protection, Stormwater Management and Discharge Control Ordinance (WPO)?

Yes.

The project as designed will meet the performance standards of the ordinance for flow control and erosion, and surface and ground water quality. See questions 1, 2 and 5 through 9 of this section for more detailed rationale. Furthermore, a Stormwater Management Plan prepared by Hartley-Imgrund, Inc., Civil Engineering and Land Surveying, dated February 26, 2003 has been prepared for the project in accordance with the requirements of the WPO. The document is substantially complete and complies with the Watershed Protection Ordinance (WPO) requirements for a Stormwater Management Plan (SWMP). This report has been reviewed and approved by the Department of Public Works and Department of Planning and Land Use.

5. Would the proposed project substantially alter the existing drainage of a stream or river, in a manner that would result in substantial erosion or siltation on- or off-site?

Less Than Significant Impact.

The proposed project will not significantly alter the existing drainage of a stream or river, because it does not significantly increase runoff or propose to impair, impede or accelerate flow in any watercourse. The drainage course running through or adjacent to the property does not have a watershed of 1 or more square miles. Staff has reviewed the preliminary hydrology study dated September 5, 2002 (revised February 17, 2003) and has determined that it is adequate at this time.

6. Would the proposed project 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?

Less Than Significant Impact.

The proposed project will not significantly alter the existing drainage of a stream or river, because it does not significantly increase runoff or propose to impair, impede or accelerate flow in any watercourse. The drainage course running through or adjacent to the property does not have a watershed of 1 or more square miles. Staff has reviewed the preliminary hydrology study dated September 5, 2002 (revised February 17, 2003) and has determined that it is adequate at this time.

7. Would the proposed project create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems?

Less Than Significant Impact.

The proposed project will not significantly impact any existing or planned stormwater drainage systems because it does not proposed to significantly increase runoff. The existing drainage systems downstream of the project are adequate to carry the runoff from the project. Staff has reviewed the preliminary hydrology study dated September 5, 2002 (revised February 17, 2003) and has determined that it is adequate at this time.

8. Could the proposed project cause or contribute to an exceedance of applicable surface or groundwater receiving water quality objectives or degradation of beneficial uses?

Less Than Significant Impact.

Water quality objectives have been designated for waters of the San Diego Region by the Regional Water Quality Control Board as outlined in chapter 3 of the Water Quality Control Plan (Plan). The water quality objectives are necessary to protect the existing and potential beneficial uses of each hydrologic unit as described in chapter 2 of the Plan.

The project lies in the Escondido hydrologic subarea, within the Carlsbad hydrologic unit that has the following existing and potential beneficial uses for inland surface waters, coastal waters, reservoirs and lakes, and ground water: municipal and domestic supply (MUN); agricultural supply (AGR); industrial service supply (IND); contact water recreation (REC-1); non-contact water recreation (REC-2); warm freshwater habitat (WARM); cold freshwater habitat (COLD); wildlife habitat (WILD).

The project proposes the following potential sources of polluted runoff: sediments, nutrients from fertilizers, trash and debris in drain inlets,

oxygen-demanding substances, oils and grease, bacteria and viruses, pesticides from landscaping and home use. However, the following site design measures and/or source control BMPs and/or treatment control BMPs as indicated in the Stormwater Management Plan dated February 26, 2003 and prepared by Hartley-Imgrund, Inc. Civil Engineering and Land Surveying will be employed as required by the WPO. Potential pollutants will be reduced in any runoff to the maximum extent practicable so as not to increase the level of these pollutants in receiving waters:

CONSTRUCTION BMPs- Silt Fence, Street Sweeping and Vacuuming, Gravel Bag Berm, Storm Drain Inlet Protection, Stockpile Management, Solid Wasted Management, Stabilized Construction Entrance/Exit, Dewatering Operations, Vehicle and Equipment Maintenance, Erosion Control Mats and Spray-on Applications, Material Delivery and Storage, Spill Prevention and Control, Concrete Waste Management, Water Conservation Practices, Paving and Grinding Operations, Permanent Revegetation of All Disturbed uncovered areas.

Construction BMPs will be selected, constructed, and maintained so as to comply with all applicable ordinances and guidance documents.

POST CONSTRUCTION BMPs

Source Control BMPs- Stormwater Runoff Pollution Fact Sheet, Stormwater Runoff Pollution Prevention Tips, Stormwater Pollution Prevention Yard Work (Landscaping, Gardening, Pest Control), Stormwater Pollution Prevention Pet Waste, Effective Irrigation Systems & Landscape Design.

Treatment Control BMPs- Biofilters, biofiltration strips (vegetative buffer strips), filtration through grass, sedimentation, absorption to soil particles, infiltration through the soil, swales and strips, vegetated areas.

9. Would the proposal provide substantial additional sources of polluted runoff?

Less Than Significant Impact.

The project proposes the following potential sources of polluted runoff: sediments, nutrients from fertilizers, trash and debris in drain inlets,

oxygen-demanding substances, oils and grease, bacteria and viruses, pesticides from landscaping and home use. However, the following site design measures and/or source control BMPs and/or treatment control BMPs as indicated in the Stormwater Management Plan dated February 26, 2003 and prepared by Hartley-Imgrund, Inc. Civil Engineering and Land Surveying will be employed as required by the WPO. Potential pollutants will be reduced in any runoff to the maximum extent practicable so as not to increase the level of these pollutants in receiving waters:

CONSTRUCTION BMPs- Silt Fence, Street Sweeping and Vacuuming, Gravel Bag Berm, Storm Drain Inlet Protection, Stockpile Management, Solid Wasted Management, Stabilized Construction Entrance/Exit, Dewatering Operations, Vehicle and Equipment Maintenance, Erosion Control Mats and Spray-on Applications, Material Delivery and Storage, Spill Prevention and Control, Concrete Waste Management, Water Conservation Practices, Paving and Grinding Operations, Permanent Revegetation of All Disturbed uncovered areas.

Construction BMPs will be selected, constructed, and maintained so as to comply with all applicable ordinances and guidance documents.

POST CONSTRUCTION BMPs

Source Control BMPs- Stormwater Runoff Pollution Fact Sheet, Stormwater Runoff Pollution Prevention Tips, Stormwater Pollution Prevention Yard Work (Landscaping, Gardening, Pest Control), Stormwater Pollution Prevention Pet Waste, Effective Irrigation Systems & Landscape Design.

Treatment Control BMPs- Biofilters, biofiltration strips (vegetative buffer strips), filtration through grass, sedimentation, absorption to soil particles, infiltration through the soil, swales and strips, vegetated areas.

10. If the proposal is groundwater dependent, plans to utilize groundwater for non-potable purposes, or will obtain water from a groundwater dependent water district, does the project have a potentially significant adverse effect on groundwater quantity?

Not Applicable.

The project will obtain its water supply from the City of Escondido- Rincon Del Diablo Water District, which obtains water from imported sources. The District currently serves all surrounding residences. Furthermore, a Service Availability Letter from the City of Escondido- Rincon Del Diablo Water District dated October 24, 2001, has been provided indicating adequate water resources and infrastructure to provide requested water resources. The project will not use any groundwater for any purpose, including irrigation or domestic supply.

11. Would the project 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?

Less Than Significant Impact.

The project will obtain its water supply from the City of Escondido-Rincon Del Diablo Water District which obtains water from surface reservoirs and/or imported sources. The project will not use any groundwater for any purpose, including irrigation or domestic supply.

12. Does the project comply with the requirements of the San Diego County Groundwater Ordinance?

Yes.

The project will obtain its water supply from the City of Escondido-Rincon Del Diablo Water District which obtains water from surface reservoirs and/or imported sources. The project will not use any groundwater for any purpose, including irrigation or domestic supply.

VI. AIR QUALITY

1. Would the proposal have the potential to significantly contribute to the violation of any air quality standard or significantly contribute to an existing or projected air quality violation?

Less Than Significant Impact

No significant source of either stationary or indirect air pollutants has been identified from the project. The primary source of air pollutants would be generated from vehicle trips associated with the proposed project. The vehicle trips generated from the project will result in 90 Average Daily Trips (ADTs). According to the Bay Area Air Quality Management District

CEQA Guidelines for Assessing the Air Quality Impacts of Projects and Plans, projects that generate less than 2,000 ADT are below the threshold of significance for reactive organic gases (ROG). Therefore, the vehicle trip emissions associated with the proposed project are not expected to significantly contribute to an existing or projected air quality violation. No other potential sources of air pollutants have been identified from the project. Additionally, the project is not expected to emit any toxic air contaminant or particulate matter based on project description and information submitted.

2. Would the proposal have the potential to significantly increase the exposure of people to any excessive levels of air pollutants?

Less Than Significant Impact.

Based on a site visit conducted on November 14, 2001 by Jennifer Campos, the project is not located near any identified source of noxious emissions and will not expose people to excessive levels of air pollutants.

3. Would the proposal potentially result in the emission of objectionable odors at a significant intensity over a significant area?

Less Than Significant Impact.

No potential sources of objectionable odors have been identified within the proposed project. Thus, the project is not expected to generate any significant levels of objectionable odors.

VII. TRANSPORTATION/CIRCULATION

1. Would the proposal result in a potential degradation of the level of service of affected roadways in relation to the existing traffic volumes and road capacity?

Less Than Significant Impact.

The project will have an insignificant traffic impact on the existing traffic volumes on the roadways in the area as referenced in the Focused Traffic Study prepared by Federhart & Associates, dated September 6, 2002.

The proposed project would not result in a degradation of the L.O.S. of affected roadways. Vista Avenue is a Collector Road in the City of Escondido Circulation Element with a current L.O.S. B (3600 ADT)

{threshold of 4100 ADT for L.O.S. B, based upon existing 2-lane road}. The traffic volume from the project (90 ADT) would not result in any impacts, degradation, or threshold increase on Vista Avenue.

Ash Street (CE #SA 540) is a Collector Road on the San Diego County Circulation Element of the General Plan with a current L.O.S. D (7600 ADT) {threshold of 10,900 ADT for L.O.S. D, based upon existing 2-lane road}. The traffic volume from the project (90 ADT) would not result in any impacts, degradation, or threshold increase on Ash Street.

2. Would the proposal result in potentially significant impacts to traffic safety (e.g., limited sight distance, curve radii, right-of-way)?

Less Than Significant Impact.

The project will not have any significant impacts on traffic safety. There is 582 feet of existing unobstructed sight distance from the proposed driveway location along Vista Avenue to the east and over 600 feet of existing unobstructed sight distance along Vista Avenue to the west.

The project will be certified, by the private engineer, that it has adequate sight distance prior to final occupancy and that all driveways are built to County Standards. The applicant will be required to acquire adequate right-of-way for the designated specifications of Ash Street (CE #SA 540) and Vista Avenue, and design and construct all public and private roads per the County Public and Private Road Standards.

3. Would the proposal potentially result in insufficient parking capacity on-site or off-site?

Less Than Significant Impact.

The project proposes 36 parking spaces in a rectangular configuration, which is enough parking to accommodate all anticipated visitors and all the employees at any one time. The project description does include the amount of visitors anticipated. Section 6766 of the Zoning Ordinance requires 1 parking space for every 4 persons based on the total occupancy of the largest assembly room.

4. Would the proposal result in a potentially significant hazard or barrier for pedestrians or bicyclists?

Less Than Significant Impact.

The project does not propose any hazards or barriers for pedestrians or bicyclists, nor will it affect existing conditions any County road in the area for pedestrians or bicyclists. Any required improvements will be constructed to maintain or improve existing conditions as they relate to pedestrians and bicyclists.

VIII. BIOLOGICAL RESOURCES

1. Would the proposal result in potentially significant adverse effects, including noise from construction or the project, to an endangered, threatened, or rare plant or animal species or their habitats?

Less Than Significant Impact.

The project site historically supported coastal sage scrub habitat in small isolated patches of habitat on a small hill at the northeastern portion of the project site. This was evident on aerial photos of the project parcel from 1995 and 1997. Several investigations from County biological staff, as well as the project engineer, identified that the habitat had been removed as an action associated with the single-family residence constructed on the project site in 1998-1999. The construction of a single-family residence was issued as a ministerial action, and was exempt from Habitat Loss Permit Ordinance. The Ordinance exempts minor grading, if applicable, for single-family residences. Since it was a building permit, the project was not subject to the Ordinance. While removal of habitat did not have a "take" permit, there was no unauthorized removal of coastal sage scrub habitat. The proposed monastery will not remove any additional remnants of coastal sage scrub habitat supported on the project site. The project will utilize the existing residential structure and any disturbances of coastal sage habitat would occur within the 100 feet of fuel modification that is an existing condition of the structure.

Improvements will occur to the driveway, which will be expanded in the northwest corner of the site. These improvement areas are completely disturbed and do not support native habitat lands. Refer to the vegetation map completed by staff biologist, Brett Solomon, entitled, "Phap Vuong Buddhist Sanctuary 2000 Imagery." The habitat near the structure was cleared under the single-family residence development and occurred several years ago. Therefore, the project will not have potentially significant adverse effects, including noise from construction or the project, to an endangered, threatened, or rare plant or animal species or their habitats. Furthermore, no impacts to coastal sage scrub will result from this proposed project.

2. Does the project comply with the Sensitive Habitat Lands section (Article IV, Item 6) of the Resource Protection Ordinance?

Yes.

Remnants of coastal sage scrub habitat occur in the northeastern corner of the project site. These areas will not be impacted by the proposed Major Use Permit for the monastery. Any remnants of coastal sage scrub habitat remaining on the project site are either completely avoided or are within the 100 feet of fire clearing for the existing structure. The project will not impact any native habitat lands through the construction of the parking lot or implementation of the use permit. Therefore, it has been found that the proposed project complies with Article IV, Item 6 of the Resource Protection Ordinance.

3. Would the proposal result in potentially significant adverse effects to wetland habitats or wetland buffers? Is the project in conformance with wetland and wetland buffer regulations within the Resource Protection Ordinance?

Less Than Significant Impact.

The site contains no wetland habitats as defined by the San Diego County Resource Protection Ordinance. The site does not have a substratum of predominately undrained hydric soils, the land does not support, even periodically, hydric plants, nor does the site have a substratum that is non-soil and is saturated with water or covered by water at some time during the growing season of each year.

4. Does the proposed project have the potential to discharge material into and/or divert or obstruct the natural flow or substantially change the bed, channel or bank of any river, stream, lake, wetland or water of the U.S. in which the California Department of Fish and Game and/or Army Corps of Engineers maintain jurisdiction over?

Less Than Significant Impact.

The proposed project site does not contain any wetlands, rivers, streams, lakes or waters of the U.S that could potentially be impacted, diverted or obstructed by the proposed development. Therefore, no impacts will occur to wetlands, rivers, streams, lakes or water of the U.S in which the California Department of Fish and Game and/or Army Corps of Engineers maintain jurisdiction over.

5. Would the proposal result in potentially significant adverse effects to wildlife dispersal corridors?

Less Than Significant Impact.

No linear features (drainages, ridges, valley or linear-shaped patches of native vegetation) that connect areas of native vegetation or natural open space were identified on the site within the site visit conducted by Jennifer Campos on November 14, 2001. Therefore, the site is not expected to be used as a wildlife dispersal corridor and will not impact the dispersal of wildlife.

6. Does the proposed project conform to the Multiple Species Conservation Program and Biological Mitigation Ordinance?

Not Applicable.

The proposed project and any off-site improvements related to the proposed project are located outside of the boundaries of the Multiple Species Conservation Program. Therefore, conformance with the Multiple Species Conservation Program and the Biological Mitigation Ordinance is not required.

7. Does the proposed project conform to the Habitat Loss Permit/Coastal Sage Scrub Ordinance findings?

Less Than Significant Impact.

The project site historically supported coastal sage scrub habitat in small isolated patches of habitat on a small hill at the northeastern portion of the project site. This was evident on aerial photos of the project parcel from 1995 and 1997. Several investigations from County biological staff, as well as the project engineer identified that the habitat had been removed as an action associated with the single-family residence constructed on the project site in 1998-1999. The construction of a single-family residence was issued as a ministerial action, and was exempt from Habitat Loss Permit Ordinance. The Ordinance exempts minor grading, if applicable, for single-family residences. Since it was a building permit, the project was not subject to the Ordinance. While removal of habitat did not have a "take" permit, there was no unauthorized removal of coastal sage scrub habitat. The proposed monastery will not remove any additional remnants of coastal sage scrub habitat supported on the project

site. The project will utilize the existing residential structure and any disturbances of coastal sage habitat would occur within the 100 feet of fuel modification that is an existing condition of the structure.

Improvements will occur to the driveway, which will be expanded in the northwest corner of the site. These improvement areas are completely disturbed and do not support native habitat lands. Refer to the vegetation map completed by staff biologist, Brett Solomon, entitled, "Phap Vuong Buddhist Sanctuary 2000 Imagery." The habitat near the structure was cleared under the single-family residence development and occurred several years ago. Therefore, proposed project conform to the Habitat Loss Permit/Coastal Sage Scrub Ordinance findings since no new impacts will occur to coastal sage scrub habitat. Furthermore, no impacts to coastal sage scrub will result from this proposed project.

IX. HAZARDS

1. Would the project 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?

Not Applicable.

The project is not located on a site listed in the State of California Hazardous Waste and Substances sites list compiled pursuant to Government Code Section 65962.5. In addition, an internal review of existing data and a field visit to the project site did not indicate the presence of any historic burnsites, landfills, or uses that may have contributed to potential site contamination. Therefore, no significant hazard to the public or the environment is expected to occur due to project implementation.

2. Would the proposal have the potential to significantly interfere with the County of San Diego Operational Area Emergency Plan or the County of San Diego Operational Site Specific Dam Failure Evacuation Data Plans?

Not Applicable.

The project lies outside any mapped dam inundation area for major dams/reservoirs within San Diego County, as identified on inundation maps prepared by the dam owners.

3. Would the proposal have the potential to significantly increase the fire hazard in areas with flammable vegetation?

Less Than Significant Impact.

The project will not significantly increase the fire hazard because it will comply with the regulations relating to emergency access, water supply, and defensible space specified in the Uniform Fire Code, Article 9 and Appendix II-A, Section 16, as adopted and amended by the local fire protection district. Implementation of these fire safety standards will occur during the Tentative Map, Tentative Parcel Map, or building permit process. Also, a Fire Service Availability Letter, dated October 24, 2001, has been received from the Escondido-Rincon Del Diablo Fire Protection District.

4. a. Would the proposal expose people or property to flooding?

Less Than Significant Impact.

The proposed project will not significantly increase the amount of runoff. The project will have no adverse effect on drainage patterns or the rate or amount of runoff and does not propose to impair, impede or accelerate flow in any watercourse. Staff has reviewed the preliminary hydrology study dated September 5, 2002 (revised February 17, 2003) and has determined that it is adequate at this time.

- b. Does the project comply with the Floodways and Floodplain Fringe section (Article IV, Section 3) of the Resource Protection Ordinance?

Not Applicable.

The project is not located near any floodway or floodplain fringe area as defined in the Resource Protection Ordinance, nor is it near a watercourse plotted on any official County floodway or floodplain map.

5. Will the project create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?

Not Applicable.

The project will not create a significant hazard to the public or the environment because it has neither a commercial nor industrial use and does not propose the storage, use, transport, disposal, or handling of Hazardous Substances.

6. Will the project 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?

Not Applicable.

The project will not create a significant hazard to the public or the environment because it has neither a commercial nor industrial use and does not propose the storage, use, transport, disposal, or handling of Hazardous Substances.

7. Is the project within one-quarter mile of an existing or proposed school that will emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste in a quantity equal to or greater than that specified in subdivision (a) of Section 25536 of the Health and safety Code? Or, does the project involve the proposal of a school that is within one-quarter mile of a facility that exhibits the above characteristics?

Not Applicable.

Although the project is located within one-quarter mile of two existing schools (Calvin Christian High School to the west & Rincon Middle School to the east), the project is not intended for commercial or industrial use and does not propose the handling, storage, or transport of hazardous materials.

8. 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 result in a safety hazard for people residing or working in the project area?

Not Applicable.

The proposed project is not located within any airport's Comprehensive Land Use Plan, nor is it located within two miles of a public airport or public use airport that has not adopted a Comprehensive Land Use Plan.

Therefore the project will not result in a safety hazard for people residing or working in the project area.

9. For 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?

Not Applicable.

The proposed project is not located within the vicinity (1 mile) of a private airstrip. Therefore the project will not result in a safety hazard for people residing or working in the project area.

X. NOISE

1. Would the project result in exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?

Less Than Significant Impact.

The proposal would not expose people to potentially significant noise levels which exceed the allowable limits of the County of San Diego Noise Element of the General Plan, County of San Diego Noise Ordinance, and other applicable local, State, and Federal noise control regulations.

Transportation (traffic, railroad, aircraft) noise levels at the project site are not expected to exceed Community Noise Equivalent Level (CNEL)=60 decibels (dB) limit.

Noise impacts to the proposed project from adjacent land uses are not expected to exceed the property line sound level limits of the County of San Diego Noise Ordinance.

2. Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?

Less Than Significant Impact.

The project would not generate potentially significant adverse groundborne vibration or noise levels which exceed the allowable limits of the County of San Diego Noise Element of the General Plan, County of San Diego Noise Ordinance, County of San Diego Zoning Ordinance, and other applicable local, State, and Federal noise control regulations. As a

component of the Major Use Permit, the project will be precluded for utilizing noise devices that would exceed acceptable limits within the Noise Element or Noise Ordinance. This includes the preclusion of gongs or bell towers outdoors. Therefore, the project will not have any noise sources that will potentially generate a significant adverse noise levels.

Excluding ground vibration from motor vehicles, trains, aircraft, or temporary construction, groundborne noise levels at the project site are not expected to exceed Community Noise Equivalent Level (CNEL)=60 decibels (dB) limit.

3. A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?

Less Than Significant Impact.

The project would not expose existing or planned noise sensitive areas to a substantial permanent increase in noise levels that exceed the allowable limits of the County of San Diego Noise Element of the General Plan, County of San Diego Noise Ordinance, and other applicable local, State, and Federal noise control regulations based on a staff review by John Bennett.

Project implementation is not expected to expose existing noise sensitive areas to noise 10 decibels CNEL over existing ambient noise levels.

4. A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?

Less Than Significant Impact.

The project would not generate a substantial temporary or periodic increase in noise levels that exceed the allowable limits of the County of San Diego Noise Ordinance, the County of San Diego Noise Element of the General Plan, and other applicable local, State, and Federal noise control regulations based on a staff review by John Bennett.

For general construction, the temporary increase over existing ambient levels is not expected to exceed the construction noise limits of the County Noise Ordinance. The hours of construction are also restricted by the County Noise Ordinance (Section 36.410).

For project-related traffic, the temporary or periodic increase in noise levels going to and from the project site is not expected to exceed the 60 decibel CNEL limit of the County of San Diego Noise Element of the General Plan.

5. 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 project area to excessive noise levels?

Less Than Significant Impact.

Project implementation is not expected to expose people living and working in the project area to excessive noise levels, because the County Geographic Mapping Application shows that the project lies outside of the 60-decibel CNEL noise contour of the airport and its proposed allowed use does not generate any potentially significant noise levels based on a staff review by John Bennett.

6. 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?

Less Than Significant Impact.

Project implementation is not expected to expose people living and working at the project site to excessive noise levels, because the County Geographic Mapping Application shows that the project lies outside of the 60-decibel CNEL noise contour of the airport and its proposed use would not generate any excessive noise levels based on a staff review by John Bennett.

XI. PUBLIC SERVICES

Would the proposal create potentially significant adverse effects on, or result in the need for new or significantly altered services or facilities? This could include a significantly increased maintenance burden on fire or police protection, schools, parks, or other public services or facilities. Also, will the project result in inadequate emergency access?

Less Than Significant Impact.

The proposed project will not result in the need for significantly altered services or facilities are available or adequate to serve the project. Health Department

approval is required for the entire septic system prior to a public hearing on this project. Availability Letters have been received from the City of Escondido Fire Protection District and the Rincon Del Diablo Water District that state that services are currently available to the project site. Vista Avenue and Ash Street are both paved, public roads. The only access to the site is via Vista Avenue and emergency access is adequate.

XII. UTILITIES AND SERVICES

Would the proposal result in a need for potentially significant new distribution systems or supplies, or substantial alterations to the following utilities:

Power or natural gas;
Communication systems;
Water treatment or distribution facilities;
Sewer or septic tanks;
Storm water drainage;
Solid waste disposal;
Water supplies?

Less Than Significant Impact.

The proposed project will not result in the need for new distribution systems or substantial alterations to existing systems because the existing utility systems listed above are available to serve the proposed project.

XIII. AESTHETICS

1. Would the proposal result in a demonstrable, potentially significant, adverse effect on a scenic vista or scenic highway?

Less Than Significant Impact.

The proposed project is not visible from a designated scenic vista, overlook or viewpoint according to the Scenic Highway Element of the General Plan; therefore, a demonstrable potentially significant adverse effect is not foreseen.

2. Would the proposal result in a demonstrable, potentially significant, adverse visual effect that results from landform modification, development on steep slopes, excessive grading (cut/fill slopes), or any other negative aesthetic effect?

Less Than Significant Impact.

After a recent site visit it appears that the grading has been completed. The proposed project will not require significant alteration of the existing landform for the proposed project. Only minor grading and recompaction of the parking area are proposed. Therefore, the resultant development will have no visual impact from landform modification or grading. The resultant development will not have a visual impact from landform modification or grading.

3. Does the project comply with the Steep Slope section (Article IV, Section 5) of the Resource Protection Ordinance?

Yes.

The average slope for the property is less than 25%. Slopes with a gradient of 25 percent or greater and 50 feet or higher in vertical height are required to be placed in open space easements by the San Diego County Resource Protection Ordinance (RPO). The project is in conformance with the RPO.

4. Would the project produce excessive light, glare, or dark sky impacts?

Less Than Significant Impact.

The project design has not proposed any structures or materials that would create a public nuisance or hazard. The project conforms to the San Diego County Light Pollution Code (San Diego County Code Section 59.101). Any future lighting would be regulated by the Code. The proposed project will not generate excessive glare or have excessive reflective surfaces.

XIV. CULTURAL AND PALEONTOLOGICAL RESOURCES

1. Would the proposal grade or disturb geologic formations that may contain potentially significant paleontological resources?

Less Than Significant Impact.

A review of the paleontological maps provided by the San Diego Museum of Natural History indicates that the project is not located on geological formations that contain significant paleontological resources. The

geological formations that underlie the project have a low probability of containing paleontological resources.

2. Does the project comply with the Significant Prehistoric and Historic Sites section (Article IV, Section 7) of the Resource Protection Ordinance?

Yes.

The County of San Diego staff has visited the project site, inspected the property, analyzed records, and determined there are no archaeological/historical sites. Furthermore, prior grading of the property has eliminated any potential for buried archaeological features.

3. Would the proposal grade, disturb, or threaten a potentially significant archaeological, historical, or cultural artifact, object, structure, or site which:
- a. Contains information needed to answer important scientific research questions;
 - b. Has particular quality or uniqueness (such as being the oldest of its type or the best available example of its type);
 - c. Is directly associated with a scientifically recognized important prehistoric or historic event or person;
 - d. Is listed in, or determined to be eligible to be listed in, the California Register of Historical Resources, National Register of Historic Places, or a National Historic Landmark; or
 - e. Is a marked or ethnohistorically documented religious or sacred shrine, landmark, human burial, rock art display, geoglyph, or other important cultural site?

Less Than Significant Impact.

The project will not impact significant archaeological resources since prior grading of the property has eliminated any potential for buried archaeological features.

XV. OTHER IMPACTS NOT DETAILED ABOVE

None.

XVI. MANDATORY FINDINGS OF SIGNIFICANCE

1. 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?

Less Than Significant Impact.

As discussed in Section VII, Biological Resources, Questions 1., 2., 3., and 4., and Section XIII, Cultural and Paleontological Resources, Questions 1., 2., and 3., the project will not degrade the quality of the environment and will not substantially reduce the habitat of a fish or wildlife species. The project will not cause a fish or wildlife population to drop below self-sustaining levels and will not threaten to eliminate a plant or animal community. Also, the project would not reduce the number or restrict the range of a rare or endangered plant or animal and will not eliminate important examples of the major periods of California history or prehistory.

2. Does the project have the potential to achieve short-term, to the disadvantage of long-term, environmental goals?

Less Than Significant Impact.

In the completion of this Initial Study, it has been determined that no significant unmitigated environmental impacts will result from the project. Thus, all long-term environmental goals have been addressed.

3. 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 future projects.)

Less Than Significant Impact.

The incremental impacts of the project have not been found to be cumulatively considerable after an evaluation of all potential impacts.

After careful review, there is no substantial evidence that any of the incremental impacts of the project are potentially significant. The impacts of the project have therefore not been found to be cumulatively considerable. The potential combined environmental impacts of the project itself have also been considered in reaching a conclusion that the total cumulative effect of such impacts is insignificant.

4. Does the project have environmental effects which will cause substantially adverse effects on human beings, either directly or indirectly?

Less Than Significant Impact.

In the completion of this Initial Study, it has been determined that the project will not cause substantial adverse effects on human beings, either directly or indirectly. This conclusion is based on the analysis completed in Sections: I, Land Use and Planning; II, Population and Housing; III, Geologic Issues; IV, Water Resources; V, Air Quality; VI, Transportation/Circulation; VIII, Hazards; IX, Noise; X, Public Services; XI, Utilities and Services; and XII, Aesthetics. In totality, these analyses have determined that the project will not cause substantial adverse effects on human beings.

XVII. EARLIER ANALYSIS

Earlier CEQA analyses are used where one or more effects have been adequately analyzed in an earlier EIR or Negative Declaration.

1. Earlier analyses used: Not Applicable.
2. Impacts adequately addressed in earlier CEQA documents. The following effects from the above checklist that are within the scope of, and were analyzed in, an earlier CEQA document: Not Applicable.
3. Mitigation measures: Not Applicable

XVIII. REFERENCES USED IN THE COMPLETION OF THE INITIAL STUDY CHECKLIST

Federhart & Associates, Traffic and Parking Studies, "Focused Traffic Report for MUP01022, Log No. 01-08-051"

Hartley-Imgrund, Inc., Civil Engineering And Land Surveying, "Stormwater Management Plan (Revised 2/26/03) for Phap Vuong Monastery

Major Use Permit 01-022."

Hartley-Imgrund, Inc., Civil Engineering And Land Surveying, "Hydrology Report,"
(9/5/02 & Revised 2/17/03) for Phap Vuong Monastery.

Air in San Diego County, 1996 Annual Report, Air Pollution Control District, San
Diego County

Bay Area Air Quality Management District - Assessing the Air Quality Impacts of
Projects and Plans, April 1996

California Environmental Quality Act, CEQA Guidelines 1997

California State Clean Air Act of 1988

County of San Diego General Plan

County of San Diego Code Zoning and Land Use Regulation Division
Sections 88.101, 88.102, and 88.103

County of San Diego Code Zoning and Land Use Regulation, Division 7,
Excavation and Grading

County of San Diego Groundwater Ordinance (Chapter 7, Sections 67.701
through 67.750)

County of San Diego Noise Element of the General Plan (especially Policy 4b,
Pages VIII-18 and VIII-19)

County of San Diego Noise Ordinance (Chapter 4, Sections 36.401 through
36.437)

County of San Diego Zoning Ordinance (Performance Standards, Sections 6300
through 6314, Section 6330-6340)

Dam Safety Act, California Emergency Services Act; Chapter 7 of Division 1 of
Title 2 of the Government Code

General Construction Storm Water Permit, State Water Resources Control
Board

General Dewatering Permit, San Diego Regional Water Quality Control Board

General Impact Industrial Use Regulations (M54), San Diego Regional Water Quality Control Board

Groundwater Quality Objectives, San Diego Regional Water Quality Control Board's Basin Plan

Health and Safety Code (Chapters 6.5 through 6.95), California Codes of Regulations Title 19, 22, and 23, and San Diego County Ordinance (Chapters 8, 9, and 10)

Resource Protection Ordinance of San Diego County, Articles I-VI inclusive, October 10, 1993

San Diego County Soil Survey, San Diego Area, United States Department of Agriculture, December 1973

Special Publication 42, Fault Rupture Hazard Zones in California, Alquist-Priolo Special Studies Zones Act, Title 14, Revised 1994

U.S. Federal Clean Air Act of 1990

Update of Mineral Land Classification: Aggregate Materials in the Western San Diego County Production-Consumption Region, 1996, Department of Conservation, Divisions of Mines and Geology

ND10-03\0108051-ISF;tf

NOTICE OF DETERMINATION

05-27-04A11111 FILE

FINAL

TO: ☒ Office of Planning and Research
P.O. Box 3044
Sacramento, CA 95812

☒ Recorder/County Clerk
Attn: Karen Hernandez
1600 Pacific Highway, M.S. A33
San Diego, CA 92101

FROM: County of San Diego
Department of Planning and Land Use, M.S. 0650
Attn: Regulatory Planning Section Secretary
5201 Ruffin Road, Suite B
San Diego, CA 92123

SUBJECT: FILING OF NOTICE OF DETERMINATION IN COMPLIANCE WITH PUBLIC RESOURCES CODE SECTION 21108 OR 21152

Project Name and Number: Phap Vuong Monastery Major Use Permit, P 01-022, Log No. 01-08-051
State Clearinghouse No.: 2003101053
Project Location: The project is located at 715 Vista Avenue on the southwest corner of Vista Avenue and Ash Street in the North County Community Planning Area within an unincorporated area of San Diego County, APN 227-010-57.

Project Applicant: Le Tan Huynh, 712 El Camino Real, Tustin, CA 92780 (714) 838-1441

Project Description: The request is a Major Use Permit to allow the ongoing use of a monastery in the back part of this residence. A typical Sunday service will include approximately 20 people and there will be a maximum of 4 special event annually allowed, which will each include a maximum of 200 people. The 8.9-acre property is developed with a 3,584 square foot residence/ monastery and a 14-space parking lot. A 50-space overflow parking lot will be located off of Ash Avenue for special event parking. The property is zoned RS1 Residential Use Regulation, which allows Religious Assembly with the approval of a Major Use Permit pursuant to Section 2105a of The Zoning Ordinance. The property is designated within the General Plan as (1). The project site will be served by the following agencies: City of Escondido Water District, Escondido-Rincon Del Diablo Fire Protection District, High Escondido Union, General Elementary Escondido Union.

Agency Approving Project: County of San Diego
County Contact Person: Emery McCaffery Telephone: (858) 694-3704
Date Form Completed: October 9, 2003

This is to advise that the County of San Diego Planning and Environmental Review Board has approved the above described project on May 27, 2004 and has made the following determinations:

1. The project ☐ will ☒ will not have a significant effect on the environment.
2. ☐ An Environmental Impact Report was prepared and certified for this project pursuant to the provisions of the CEQA.
☒ A Negative Declaration was prepared for this project pursuant to the provisions of the CEQA.
3. Mitigation measures ☐ were ☒ were not made a condition of the approval of the project.

The following determinations are only required for projects with Environmental Impact Reports:

4. A Statement of Overriding Considerations ☐ was ☐ was not adopted for this project.
5. Findings ☐ were ☐ were not made pursuant to the provisions of State CEQA Guidelines Section 15091.

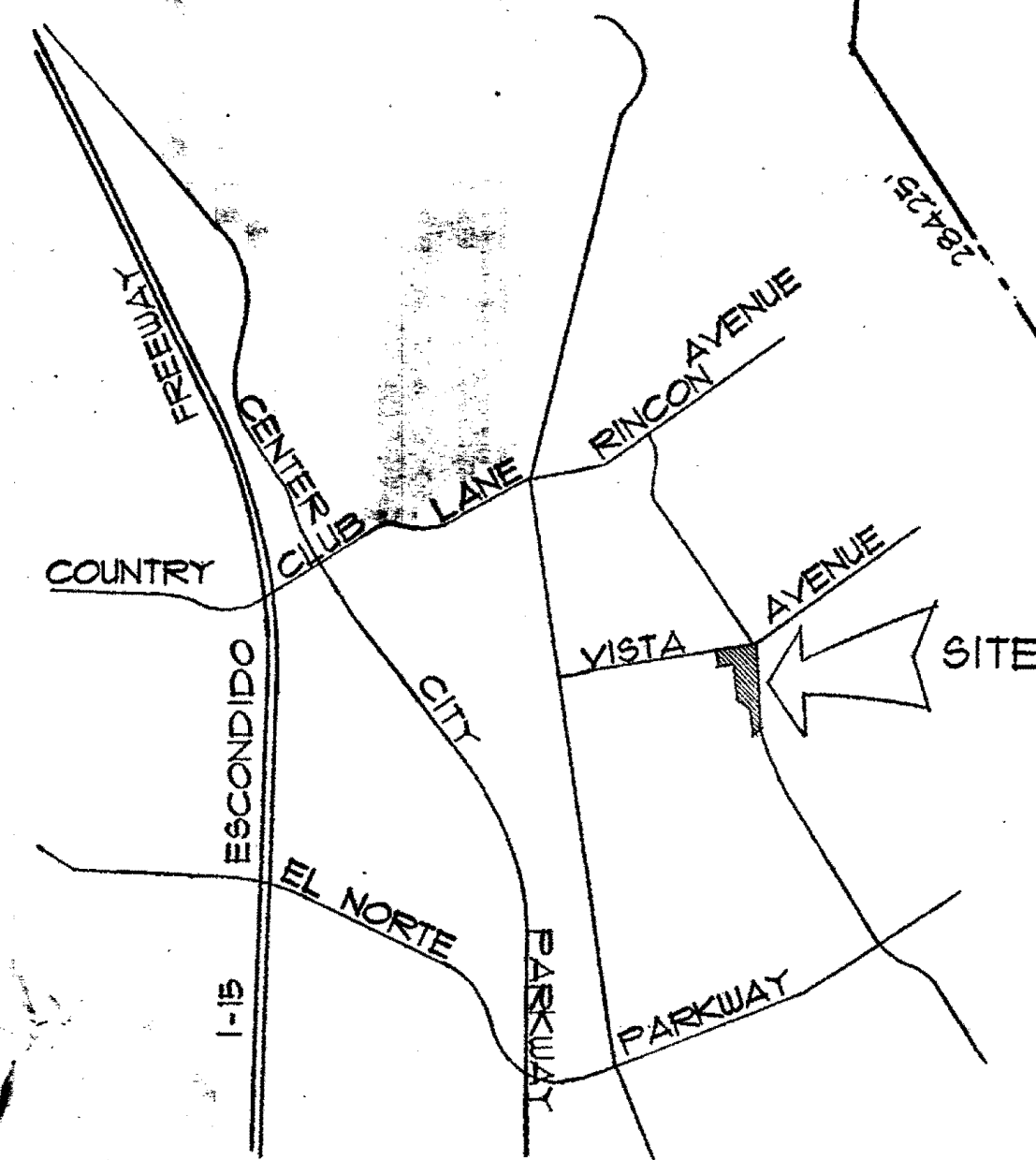
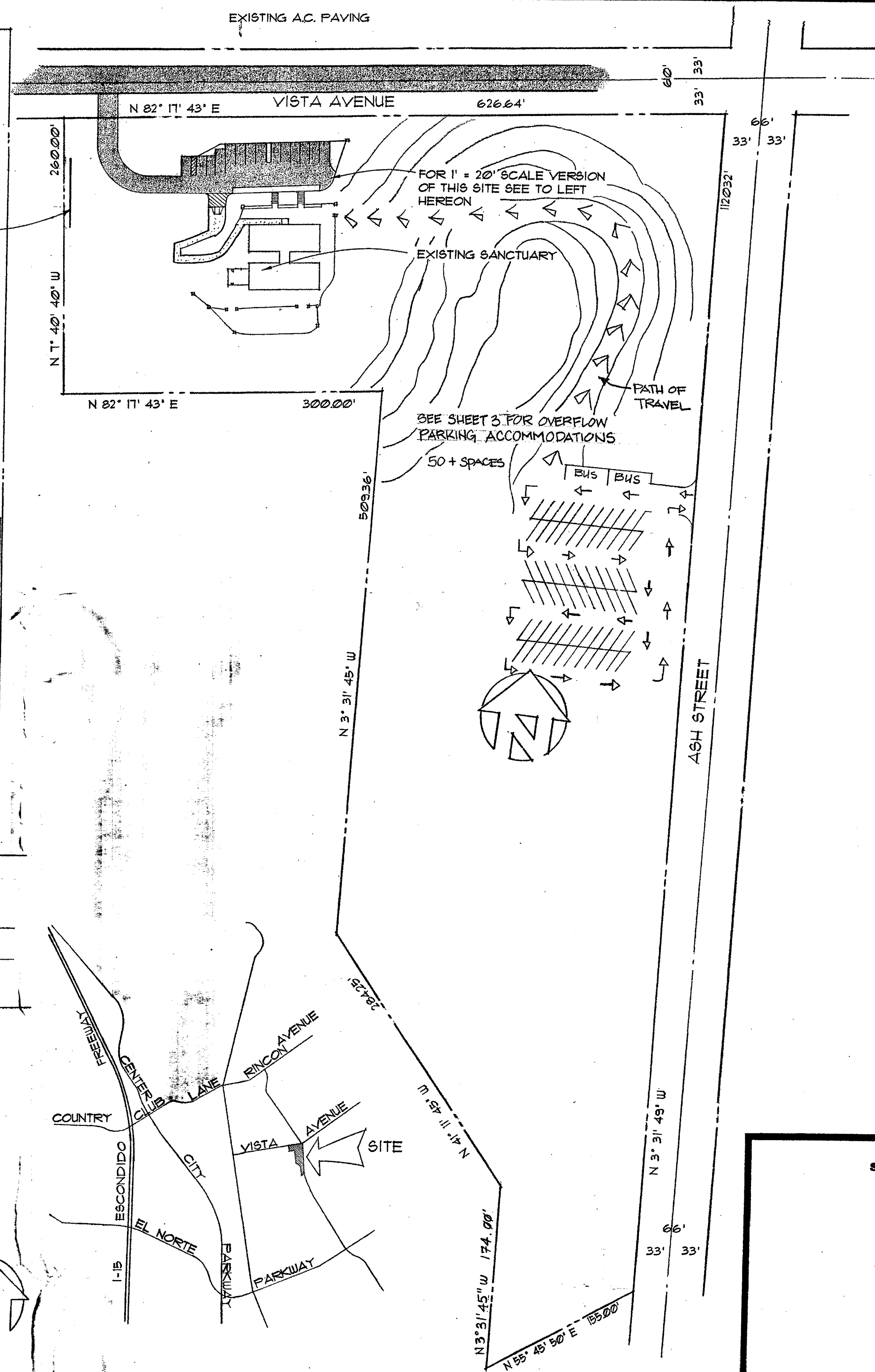
Project status under Fish and Game Code Section 711.4 (Department of Fish and Game Fees):
☐ Certificate of Fee Exemption (attached)
☒ Proof of Payment of Fees (attached)

The Negative Declaration with any comments and responses and record of project approval may be examined at the County of San Diego, Department of Planning and Land Use, Project Processing Counter, 5201 Ruffin Road, Suite B, San Diego, California.

Date received for filing and posting at OPR: _____

Signature: Emery McCaffery Telephone: (858) 694-3704
Name: Emery McCaffery Title: Environmental Planner

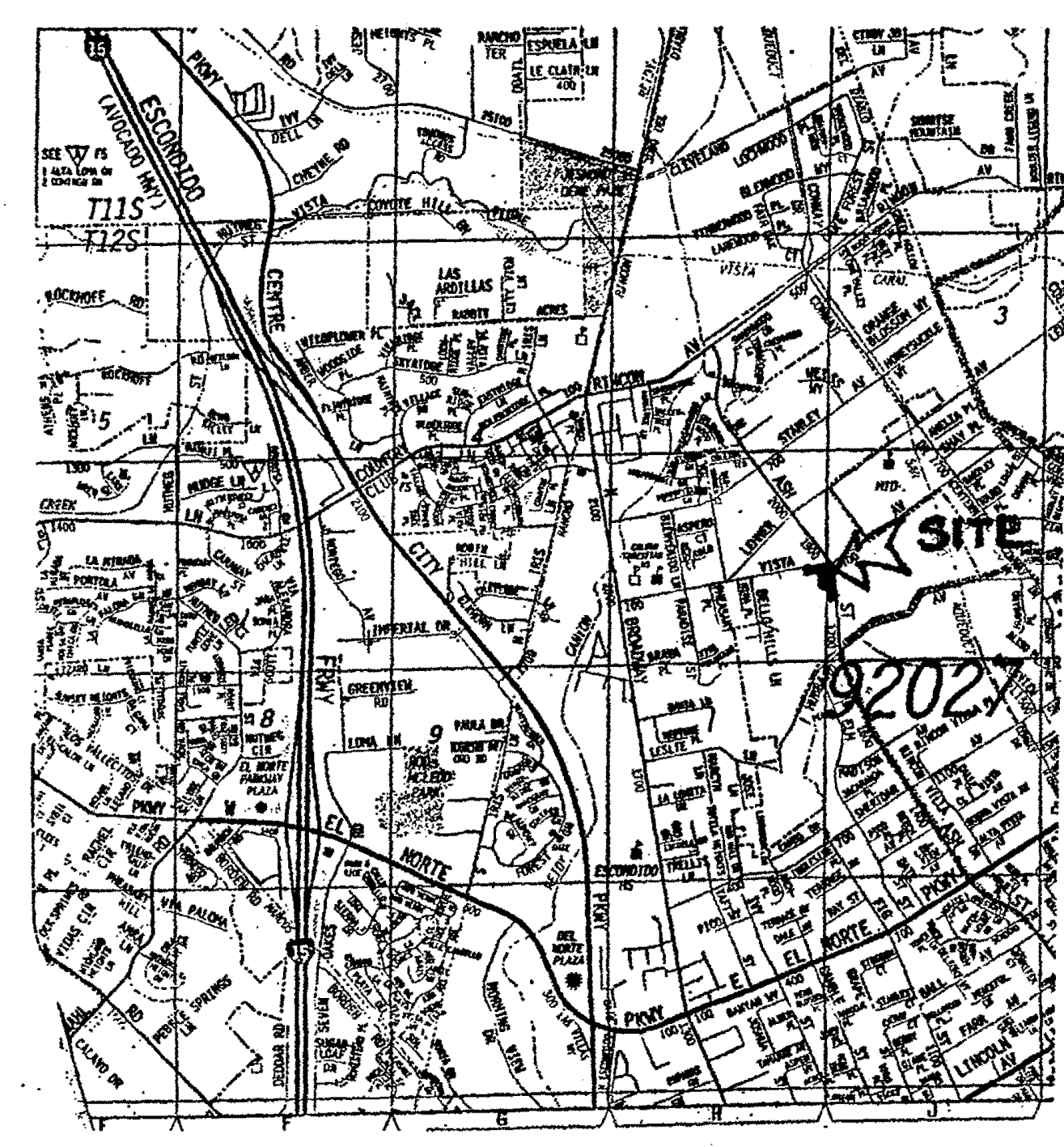
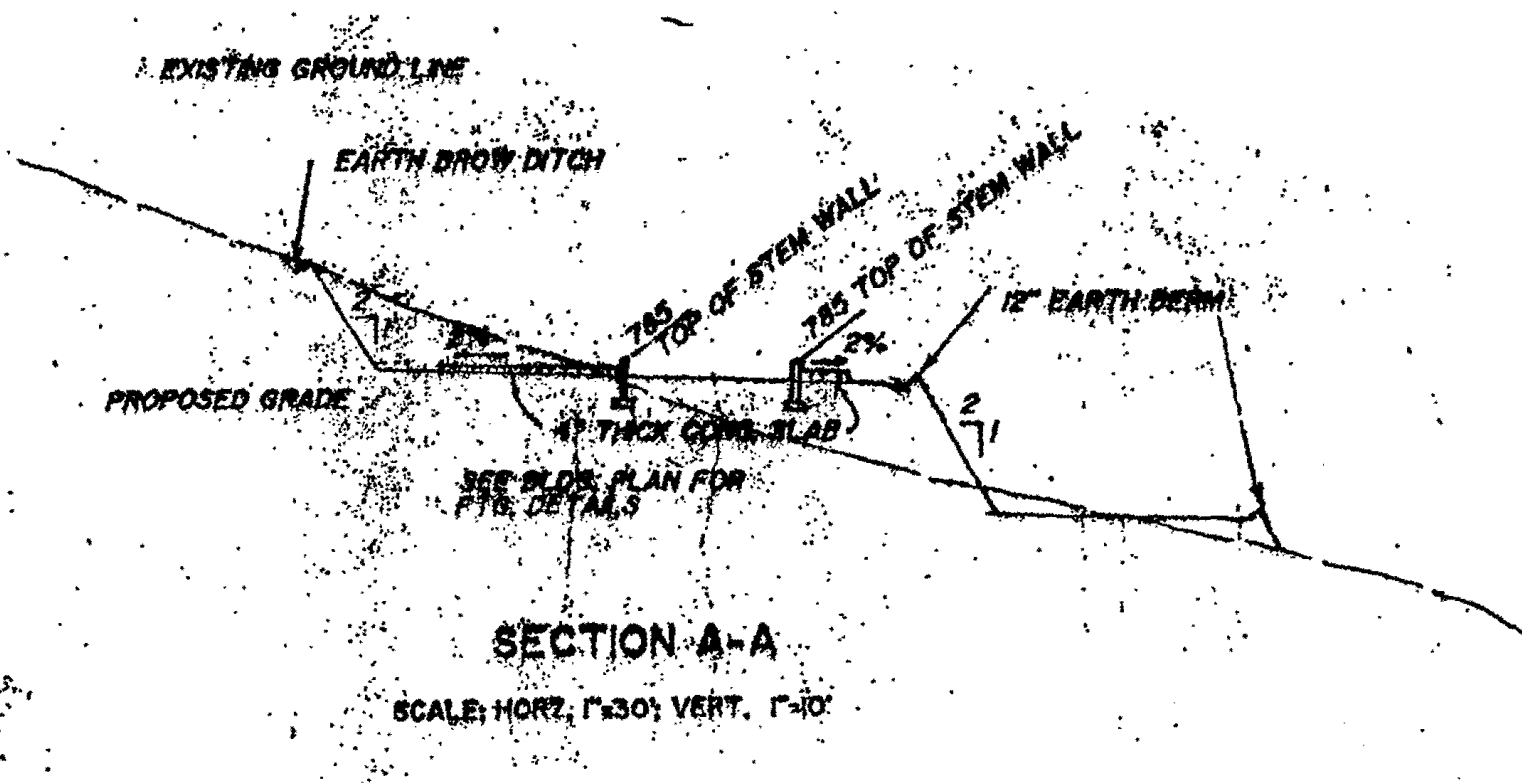
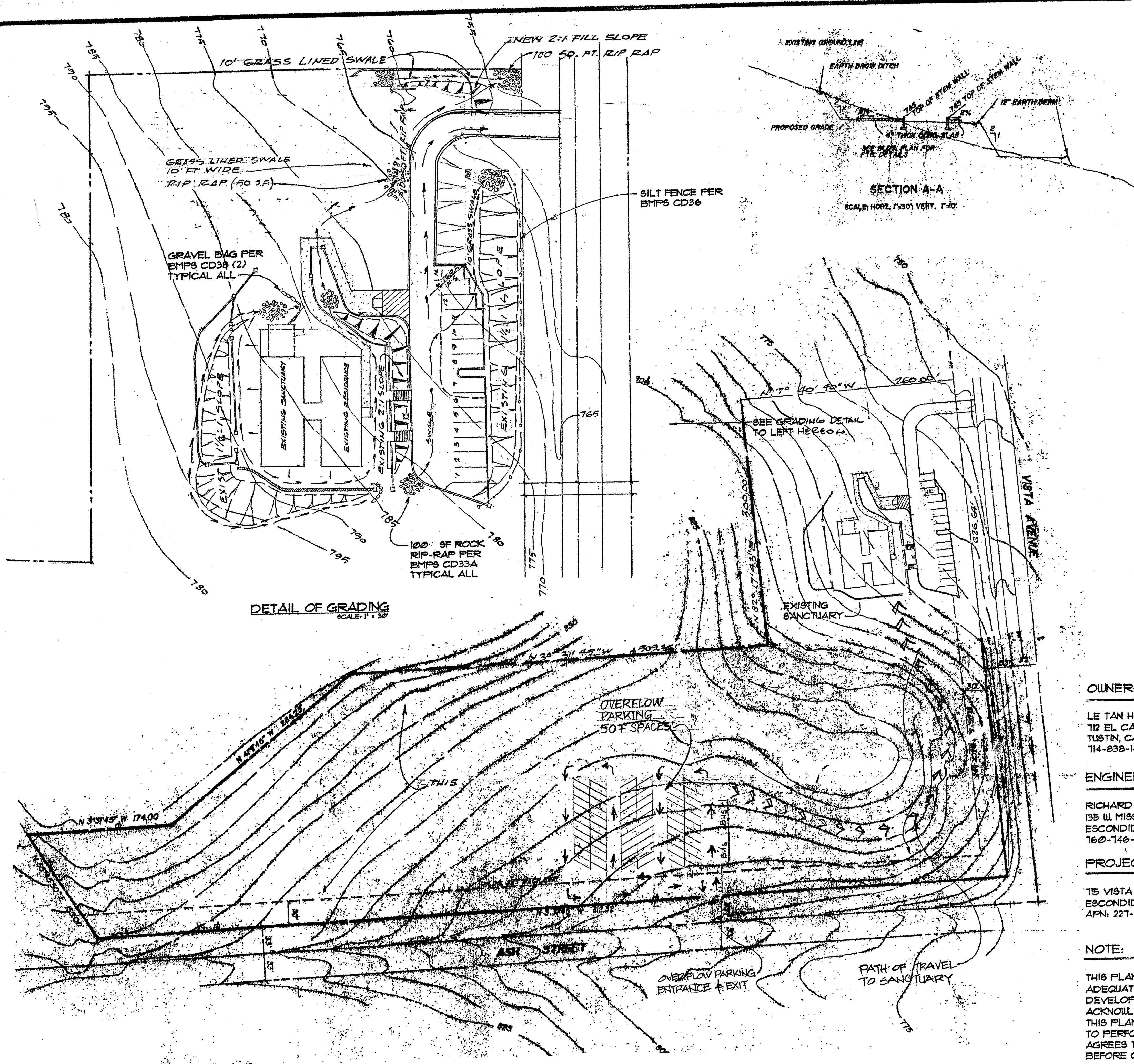
This notice must be filed with the Recorder/County Clerk within five working days after project approval by the decision-making body. The Recorder/County Clerk must post this notice within 24 hours of receipt and for a period of not less than 30 days. At the termination of the posting period, the Recorder/County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



VICINITY MAP
NO SCALE

PLOT PLAN
SCALE: 1" = 60'

PRINTED ON CLEARPRINT 1000H



VICINITY MAP
SCALE: 1" = 1000 FT
THOMAS BROS PAGE 1109

- LEGEND:
- 2:1 EMBANKMENT (FILL) BANK
 - 2:1 EXCAVATION (CUT) BANK
 - EXISTING CONTOUR
 - PROPOSED FINISH CONTOUR
 - PROPOSED FINISH GRADE
 - P.C.C. (CONCRETE LINED) DITCH PER S.D.P. STD. DWD. D-75 TYPE "A"
 - 10% SLOPE
 - DIRECTION OF DRAINAGE
 - TOP OF WALL / BOTTOM OF WALL
 - LOCATION 1000 GAL. SEPTIC TANK
 - LOCATION OF 15" DRY HOLE
 - LOCATION OF PERCOLATION TEST
 - LOCATION OF 380 L.F. OF DRAIN TILE
 - LOCATION OF 380 L.F. OF RESERVE AREA

NOTE:
TOPO SHOWN HEREON WAS TAKEN FROM
COUNTY TOPO SHEET 358-1743

OWNER:

LE TAN HUYNH, DPA
112 EL CAMINO REAL
TUSTIN, CA. 92780
714-838-1441

ENGINEER:

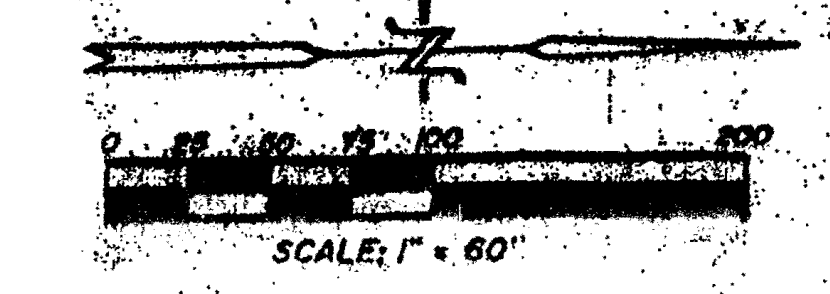
RICHARD HARTLEY
135 W. MISSION AVENUE - 200
ESCONDIDO, CA. 92025
760-146-1001

PROJECT ADDRESS & APN

115 VISTA AVENUE
ESCONDIDO, CA. 92025
APN: 221-010-51

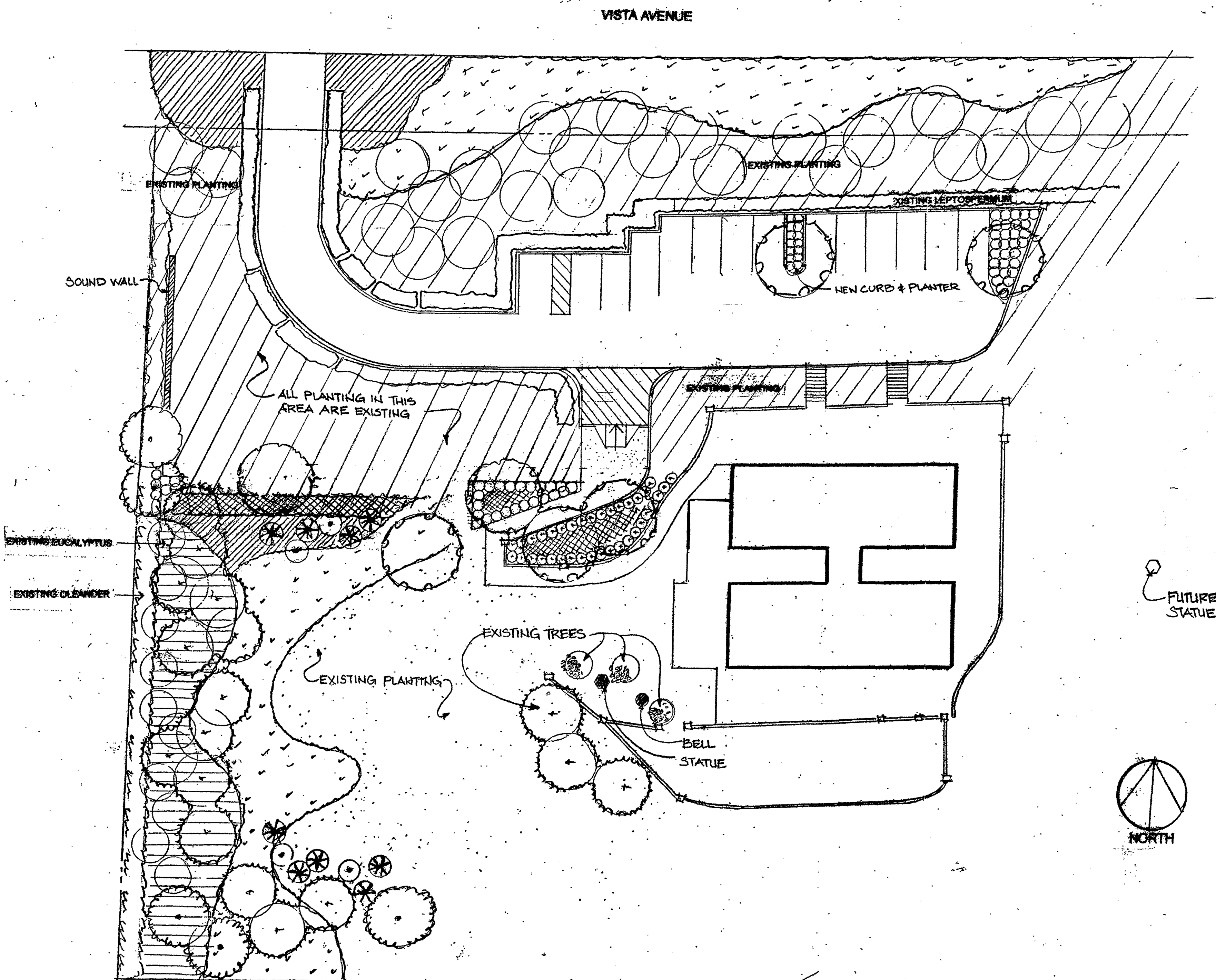
NOTE:

THIS PLAN IS PROVIDED TO ALLOW FOR FULL AND ADEQUATE DISCRETIONARY REVIEW OF A PROPOSED DEVELOPMENT PROJECT. THE PROPERTY OWNER ACKNOWLEDGES THAT ACCEPTANCE OR APPROVAL OF THIS PLAN, DOES NOT CONSTITUTE AN APPROVAL TO PERFORM ANY GRADING SHOWN HEREON, AND AGREES TO OBTAIN VALID GRADING PERMISSIONS BEFORE COMMENCING SUCH ACTIVITY.



CONCEPTUAL GRADING & SITE PLAN
SCALE: 1" = 60'

DRAWN
CHECKED
DATE
SCALE
JOB NO.
SHEET
3



BOTANICAL NAME	COMMON NAME	QUANTITY	SIZE
TREES			
TIPUANO TIPU	TIPU TREE	10	36" BOX
TRISTANIA CONFERTA	BRISBANE BOX	8	24" BOX
PINUS HALEPENSIS	ALLEPPO PINE	18	24/36" BOX
POPULUS NIGRA ITALICA	LOMBARDY POPLAR	5	36" BOX
CUPRESSUS SEMPERVIRENS	ITALIAN CYPRESS	9	24/36" BOX
SHRUBS			
ACACIA REDOLENS	NCN	88" O.C.	1 GALLON
CALLISTEMON "LITTLE JOHN"	BOTTLEBRUSH	30" O.C.	5 GALLON
HEMEROCALLIS HYBRIDS	DAYLILY	30" O.C.	1 GALLON
LEPTOSPERMUM LAEVIGATUM	AUSTRALIAN TEA TREE	42" O.C.	5 GALLON
MORAEIA IRIODES	FORTNIGHT LILY	24" O.C.	1 GALLON
MYOPORUM PARVIFOLIUM	MYOPORUM	36" O.C.	1 GALLON
ROSMARINUS PROSTRATUS	DWARF ROSEMARY	30" O.C.	1 GALLON
GROUNDCOVERS			
BERMUDA "SANTA ANA"			

NOTES

A centrally controlled automatic irrigation system will be utilized for all planted areas. All irrigation equipment will be suitable for use of reclaimed water.

All planting beds with a gradient of 3:1 or less shall receive a minimum of 2 inches of organic mulch.

All site areas not used for buildings, parking, or other designated hardscape will be planted and maintained in good health.

The property owner shall be responsible for landscape maintenance within the right-of-way of Vista Avenue.

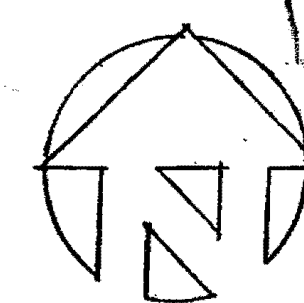
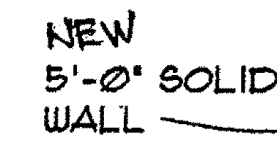
PHAP VUONG MONASTERY

CONCEPTUAL LANDSCAPE PLAN

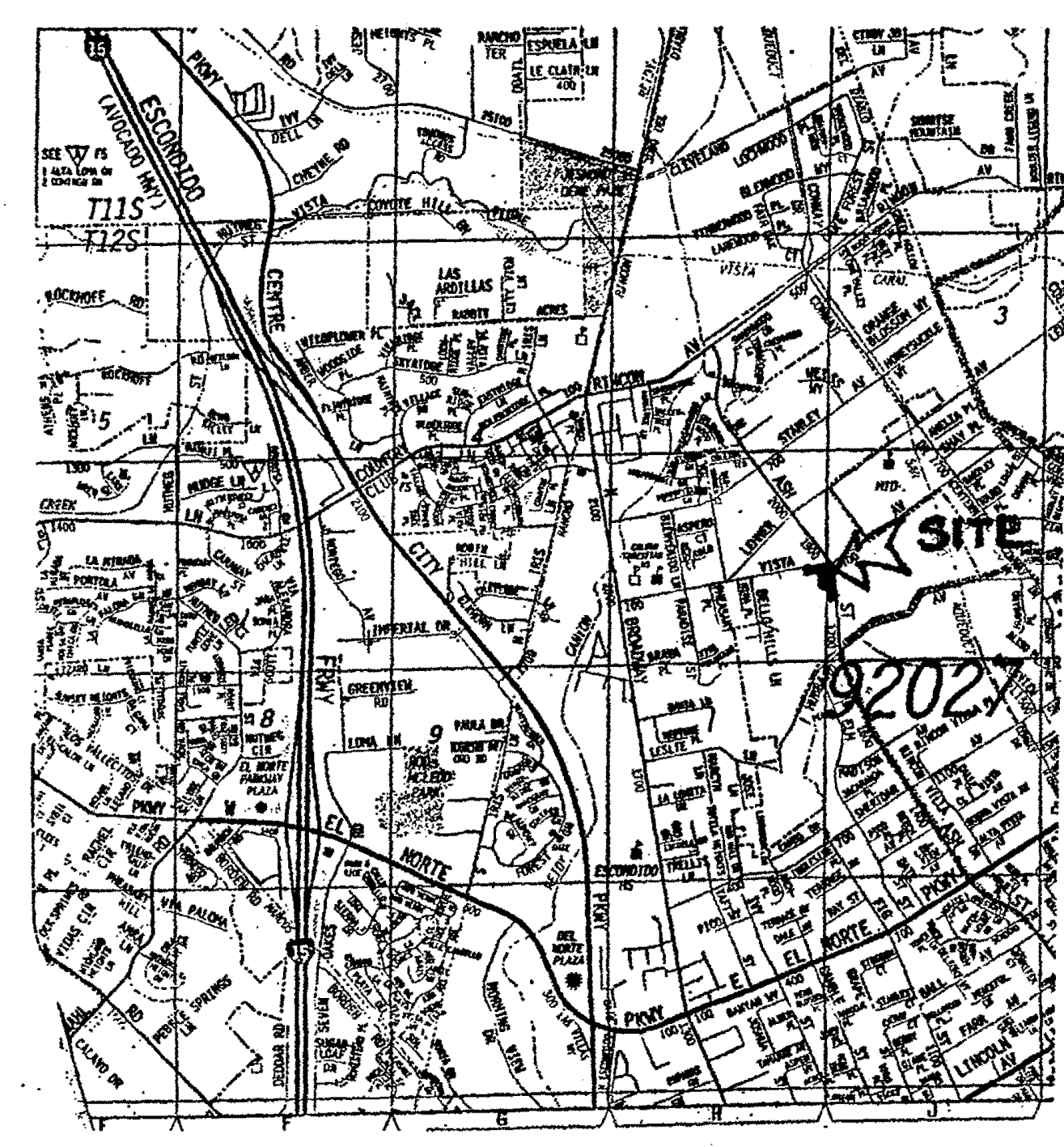
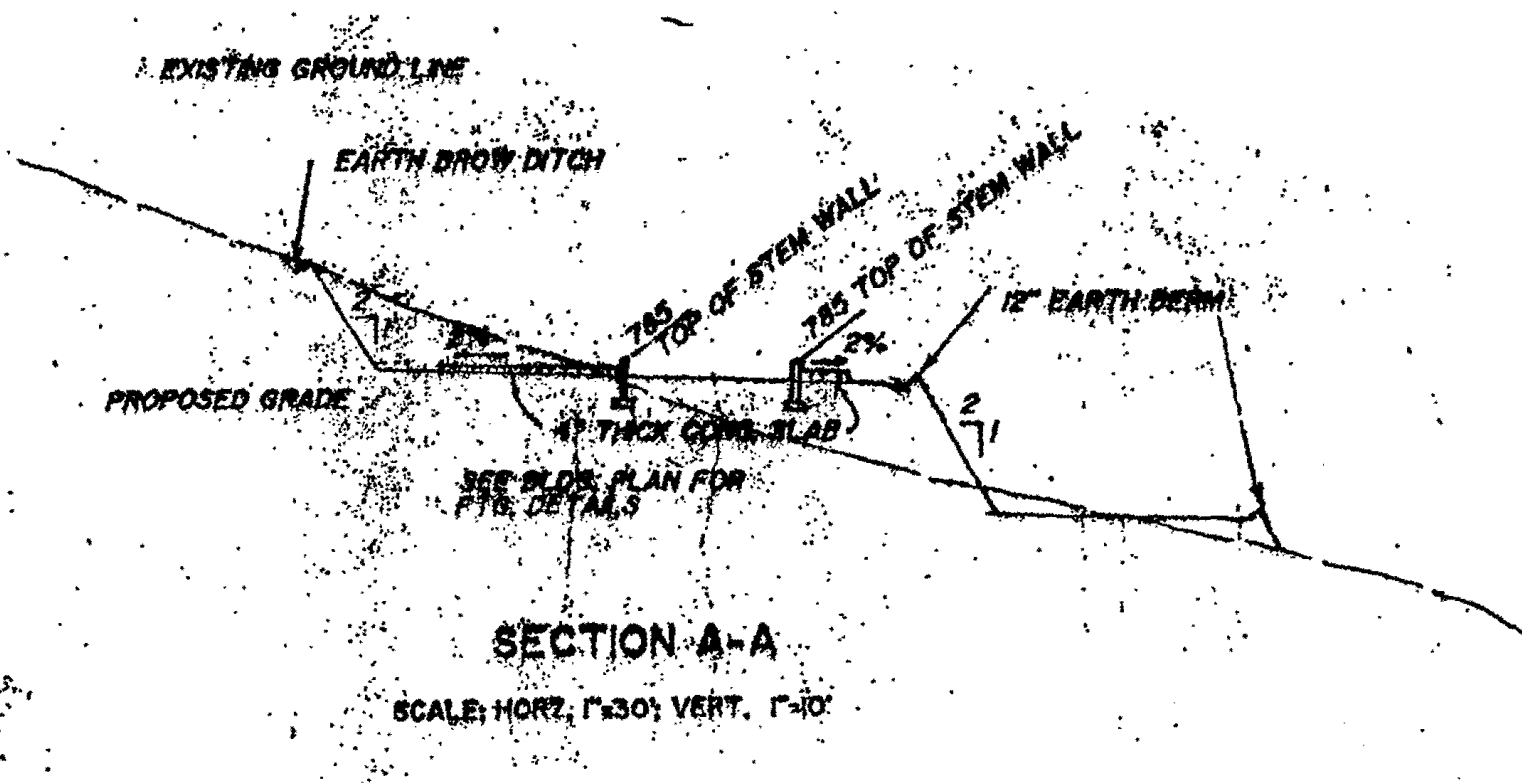
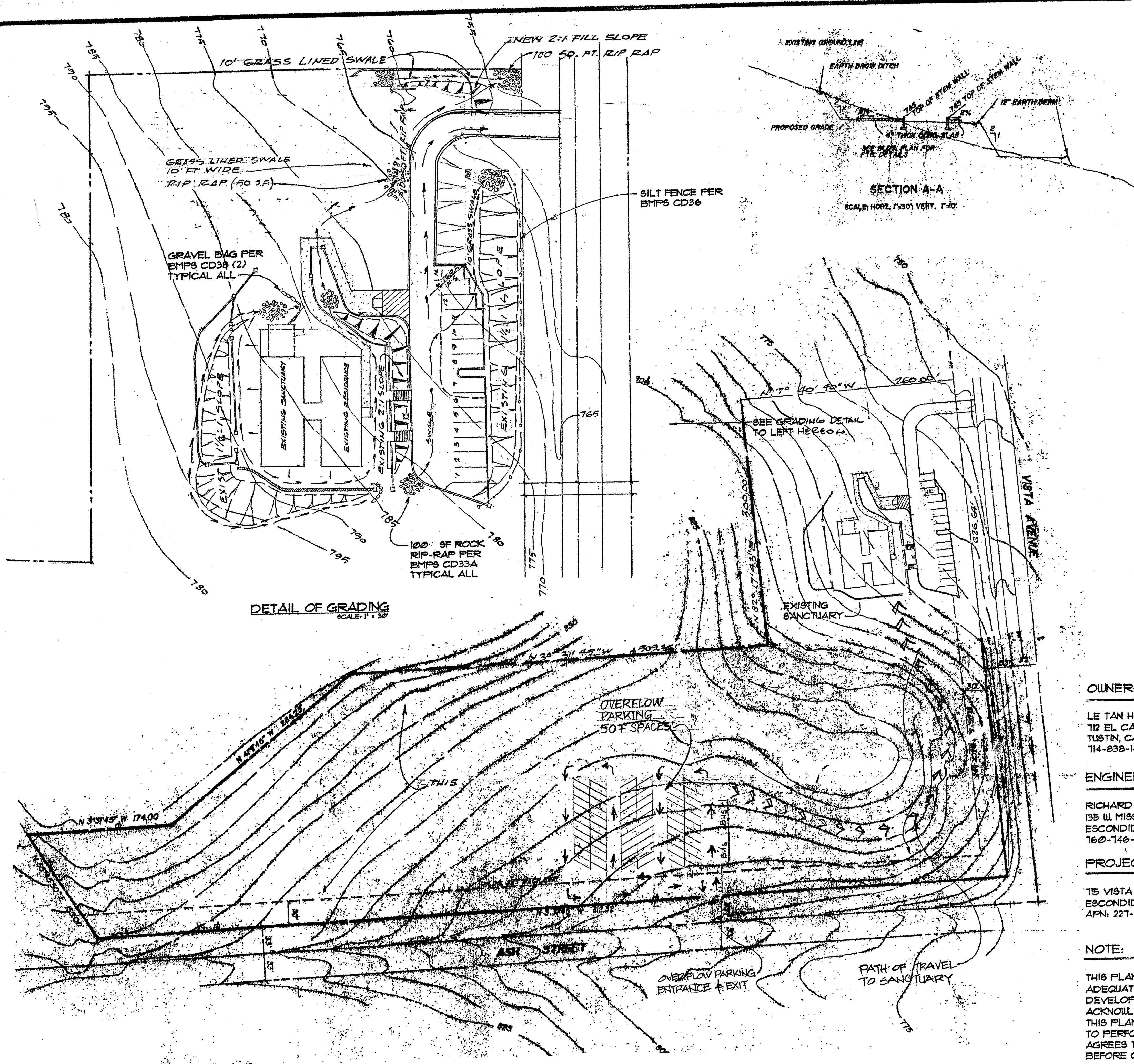
SCALE 1"=20'

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SHEET

4



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VICINITY MAP
SCALE: 1" = 1000 FT
THOMAS BROS PAGE 1109

- LEGEND:**
- 2:1 EMBANKMENT (FILL) BANK
 - 2:1 EXCAVATION (CUT) BANK
 - EXISTING CONTOUR
 - PROPOSED FINISH CONTOUR
 - PROPOSED FINISH GRADE
 - P.C.C. (CONCRETE LINED) DITCH PER S.D.P. STD. DWD. D-75 TYPE "A"
 - 10% SLOPE
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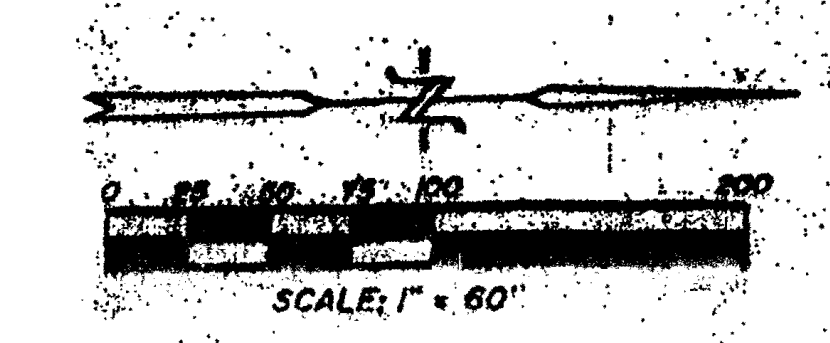
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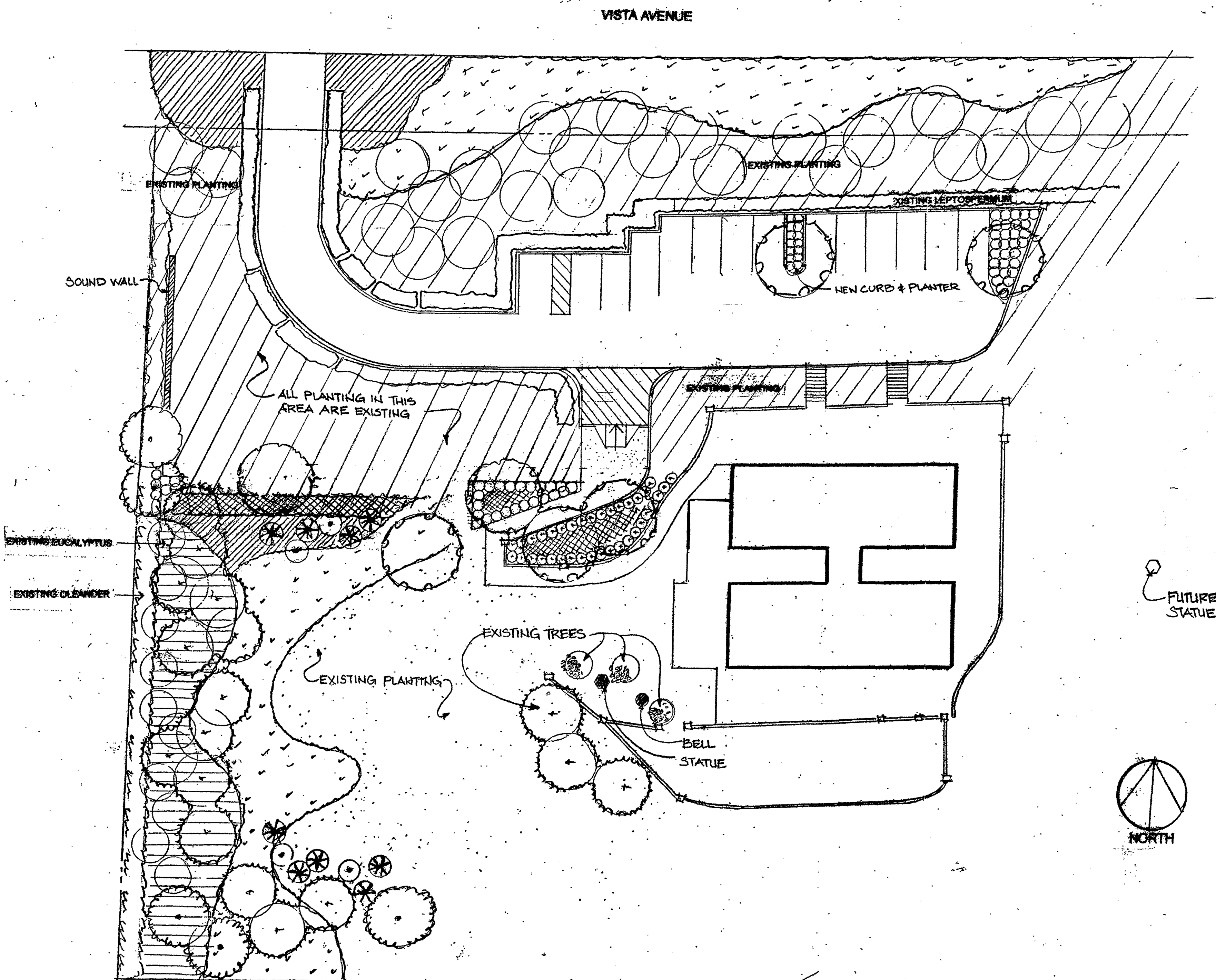
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CONCEPTUAL GRADING & SITE PLAN
SCALE: 1" = 60'

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BOTANICAL NAME	COMMON NAME	QUANTITY	SIZE
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PHAP VUONG MONASTERY

CONCEPTUAL LANDSCAPE PLAN

SCALE 1"=20'

DRAWN
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DATE
SCALE
JOB NO.
SHEET

4

PRELIMINARY NOISE STUDY

**Tran Monastery Major Use Permit
715 Vista Avenue
County of San Diego, CA**

Lead Agency:

**County of San Diego
Planning & Development Services
Contact: Emmet Aquino
5510 Overland Avenue #110
San Diego, CA 92123
858-694-8845**

Prepared by:

**Jeremy Loudon
Ldn Consulting, Inc.
42428 Chisolm Trail
Murrieta, CA 92562
760-473-1253**

Prepared For:

**Latitude 33
9968 Hilbert Street
San Diego, CA 92131**

January 13, 2016

**SDC PDS RCVD 01-25-19
MUP14-010**

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GLOSSARY OF TERMS

Sound Pressure Level (SPL): a ratio of one sound pressure to a reference pressure (L_{ref}) of 20 μ Pa. Because of the dynamic range of the human ear, the ratio is calculated logarithmically by $20 \log (L/L_{ref})$.

A-weighted Sound Pressure Level (dBA): Some frequencies of noise are more noticeable than others. To compensate for this fact, different sound frequencies are weighted more.

Minimum Sound Level (L_{min}): Minimum SPL or the lowest SPL measured over the time interval using the A-weighted network and slow time weighting.

Maximum Sound Level (L_{max}): Maximum SPL or the highest SPL measured over the time interval the A-weighted network and slow time weighting.

Equivalent sound level (L_{eq}): the true equivalent sound level measured over the run time. L_{eq} is the A-weighted steady sound level that contains the same total acoustical energy as the actual fluctuating sound level.

Day Night Sound Level (LDN): Representing the Day/Night sound level, this measurement is a 24 –hour average sound level where 10 dB is added to all the readings that occur between 10 pm and 7 am. This is primarily used in community noise regulations where there is a 10 dB “Penalty” for night time noise. Typically LDN’s are measured using A weighting.

Community Noise Exposure Level (CNEL): The accumulated exposure to sound measured in a 24-hour sampling interval and artificially boosted during certain hours. For CNEL, samples taken between 7 pm and 10 pm are boosted by 5 dB; samples taken between 10 pm and 7 am are boosted by 10 dB.

Octave Band: An octave band is defined as a frequency band whose upper band-edge frequency is twice the lower band frequency.

Third-Octave Band: A third-octave band is defined as a frequency band whose upper band-edge frequency is 1.26 times the lower band frequency.

Response Time (F,S,I): The response time is a standardized exponential time weighting of the input signal according to fast (F), slow (S) or impulse (I) time response relationships. Time response can be described with a time constant. The time constants for fast, slow and impulse responses are 1.0 seconds, 0.125 seconds and 0.35 milliseconds, respectively.

EXECUTIVE SUMMARY

This noise study has been completed to determine the noise impacts associated with the development of the proposed project. The applicant proposes a Major Use Permit for the construction of a new monastery on an existing residential zoned property located in the North County Metropolitan Subregional Plan Area in the unincorporated area of San Diego County. The Project site is located at 715 Vista Avenue on the southwest corner of Ash Street and Vista Avenue.

- On-Site Noise Analysis

It was determined from the detailed analysis that all NSLU's will comply with the County of San Diego 60 dBA CNEL exterior noise standard without mitigation measures. To meet the 45 dBA CNEL interior noise standard at the proposed uses, an interior noise level reduction of minimum 13 dBA CNEL is needed for the proposed project. Therefore with the incorporation of dual pane windows and mechanical ventilation will achieve the necessary interior noise reductions to meet the County's 45 dBA CNEL standard.

- Off-Site Noise Analysis

The project does not create a noise level increase of more than 3 dBA CNEL along the adjacent roadways. Therefore, the proposed project's direct contributions to off-site roadway noise increases will not cause any significant impacts to any existing or future noise sensitive land uses.

- Construction Noise Analysis

The grading equipment will be spread out over the project site from distances near the occupied property to distances of 400-feet away. Based upon the proposed site plan, most of the combined grading operations will be more than 100-feet away from the adjacent property lines. It was determined that at average distances over 100-feet the grading activities are anticipated not to exceed the County's 75-dBA standard and would not require any mitigation measures. Since most of the time the average distance from all the equipment to the occupied properties is more than 100-feet no impacts are anticipated. Additionally, no offsite construction is proposed.

No blasting or rock crushing is anticipated during the grading operations. Therefore, no impulsive noise sources are expected and the Project will comply with Section 36.410 of the County Noise Ordinance.

- Operational Analysis

Based upon the property line noise levels determined above none of the proposed noise sources directly or cumulatively exceeds the property line standards at the nearest residential property lines. Therefore, the proposed development related operational noise levels comply with the daytime and nighttime noise standards at the adjacent property lines. No Impacts are anticipated and no mitigation is required. If special events are desired or requested they will be applied for under special use permit for approval prior to any event.

1.0 INTRODUCTION

1.1 Project Description

This noise study was completed to determine the noise impacts associated with the Major Use Permit to propose the construction of a new monastery on an existing residential zoned property. The project is located at 715 Vista Avenue on the southwest corner of Ash Street and Vista Avenue. The Project is within the North County Subregional Plan of San Diego County CA. The general location of the project is shown on the Vicinity Map, Figure 1-A.

Existing facilities include a residential structure serving as the primary residence of the Tran Monastery Master. Main access is provided from Vista Avenue with access to future parking along Ash Street. 8 parking spaces are currently provided with additional unpaved parking areas for overflow. The unpaved parking area is proposed to be paved to provide 78 parking spaces and 4 ADA parking spaces. The project would be served by on-site septic system. The total project site is 8.90 acres.

The project is proposing a Major Use Permit to allow a religious assembly use on a residential zoned property and construction of additional facilities to support a Buddhist meditation center and monastery. The project proposes a new two-story structure which would operate as a monastery, meditation hall, and residence. The proposed monastery would operate between the hours of 8 am and 6 pm, daily with approximately 55 worshipers. During special events it is anticipated a maximum of 70-100 worshipers would be in attendance. The site plan used for this analysis is shown on Figure 1-B.

1.2 Environmental Settings & Existing Conditions

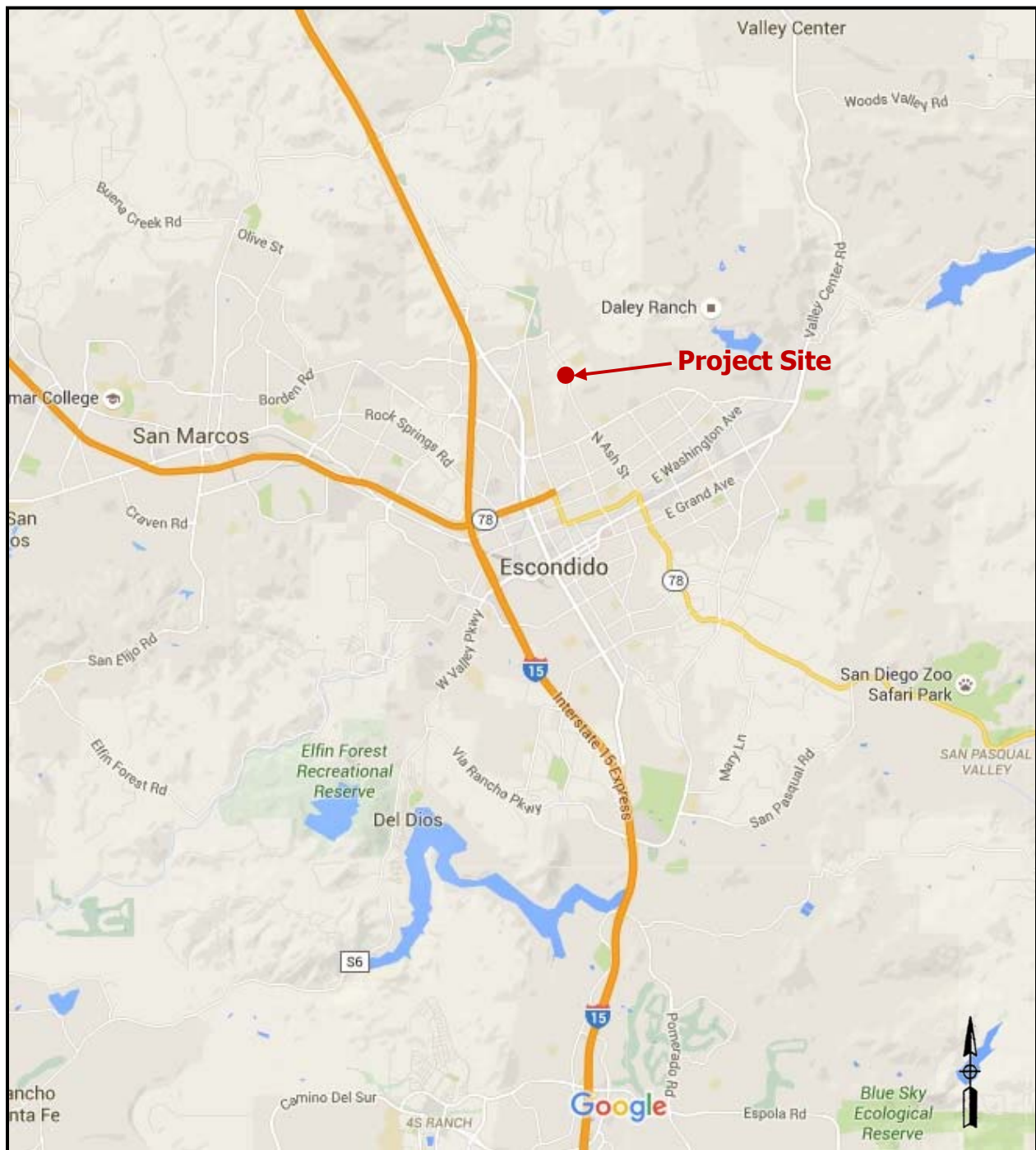
a) Settings & Locations

The project bordered by developed and disturbed land to the west, undeveloped land to the south, Ash Street to the east, and Vista Avenue to the north. Access to the project site is provided by Vista Avenue. The site is surrounded primarily by single family residential development, which is considered a noise sensitive land use.

b) Existing Noise Conditions

Existing noise occurs mainly from vehicle traffic along Ash Street with less noise from traffic along Vista Avenue. Ash Street is classified as a *2.1D Community Collector* on the County Mobility Element Network map with a design speed limit of 45 MPH. Vista Avenue is an unclassified Local Public Road in the San Diego County General Plan Mobility Element within the study area with a posted speed limit of 35 MPH.

Figure 1-A: Project Vicinity Map



[illegible]

1.3 Methodology and Equipment

a) Noise Measuring Methodology and Procedures

To determine the existing noise environment and to assess potential noise impacts, measurements were taken at a single location on the project having a direct line of site to Ash Street and Vista Avenue. No outdoor activities were occurring on-site during the measurement period. The noise measurements were recorded on December 30, 2015 by Ldn Consulting, Inc. between 12:45 p.m. and 1:00 p.m.

Noise measurements were taken using a Larson-Davis Model LxT Type 1 precision sound level meter, programmed, in "slow" mode, to record noise levels in "A" weighted form. The sound level meter and microphone were mounted on a tripod, five feet above the ground and equipped with a windscreen during all measurements. The sound level meter was calibrated before and after the monitoring using a Larson-Davis calibrator, Model CAL 150.

The noise measurement location was determined based on site access and noise impact potential to the project. Monitoring location 1 (M1) was located roughly 150-feet from the center line of Ash Street and Vista Avenue near the proposed sanctuary building. The noise monitoring location is provided graphically in Figure 1-C on the following page.

The results of the noise level measurements are presented in Table 1-1. The noise measurements were monitored for a time period of 15 minutes. The ambient Leq noise levels measured in the area of the project during the morning hour were found to be 53 dBA Leq. The existing noise levels in the project area consisted primarily of existing traffic along Ash Street and Vista Avenue.

Table 1-1: Existing Noise Levels

Location	Time	One Hour Noise Levels (dBA)					
		Leq	Lmin	Lmax	L10	L50	L90
M1	12:45–1:00 p.m.	53.0	65.0	43.3	55.9	51.6	46.5
Source: Ldn Consulting, Inc. December 30, 2015							

TRAN MONASTERY SITE PLAN

M1

0 20 40 60 80 100 120 140 160 180 200
Feet

latitude 33
LANDSCAPE ARCHITECTS
10000 N. 10th Ave., Suite 100
Denver, CO 80231
Tel: 303.733.1111
Fax: 303.733.1112
www.latitude33.com

PROJECT INFORMATION

DATE:	10/10/2018	DESIGNED BY:	SS
DRAWN BY:	SS	CHECKED BY:	SS
SCALE:	1" = 40'	PROJECT NO.:	18-001
SHEET NO. 1 OF 1			

b) Noise Modeling Software

The expected roadway noise levels from Ash Street and Vista Avenue were projected using Caltrans Sound32 Traffic Noise Prediction Model. Sound32 is a peak hour based traffic noise prediction model. The results of this analysis are based on the California Vehicle Noise Emission Levels (CALVENO). The Sound 32 model was calibrated in accordance with the FHWA Highway Traffic Noise Prediction Manual (Report RD-77-108) and in accordance with Caltrans Technical Noise Supplement (TeNS) section N-5400. The critical model input parameters, which determine the projected vehicular traffic noise levels, include vehicle travel speeds, the percentages of automobiles, medium trucks and heavy trucks in the roadway volume, the site conditions ("hard" or "soft") and the peak hour traffic volume.

The peak hour traffic volumes range between 6-12% of the average daily traffic (ADT) and 10% is generally acceptable for noise modeling purposes. The required coordinate information necessary for the Sound32 traffic noise prediction model input was taken from the preliminary site plans provided by Latitude 33. To predict the future noise levels the preliminary site plans were used to identify the pad elevations, the roadway elevations, and the relationship between the noise source(s) and the NSLU areas. Traffic was consolidated into a single lane located along the centerline of each roadway. For this analysis, the roadway segments were extended a minimum of 300 feet beyond the observer locations. No grade correction or calibration factor (according to Caltrans Policy TAN-02-01 dated January 17, 2002) was included as part of the Sound32 traffic noise prediction model analysis.

To evaluate the potential noise impacts on the proposed development, outdoor observers were located in NSLU areas and placed five feet above the pad elevation and near the center of the NSLU.

c) Noise Calculations and Factors

Noise is defined as unwanted or annoying sound which interferes with or disrupts normal activities. Exposure to high noise levels has been demonstrated to cause hearing loss. The individual human response to environmental noise is based on the sensitivity of that individual, the type of noise that occurs and when the noise occurs.

Sound is measured on a logarithmic scale consisting of sound pressure levels known as a decibel (dB). The sounds heard by humans typically do not consist of a single frequency but of a broadband of frequencies having different sound pressure levels. The method for evaluating all the frequencies of the sound is to apply an A-weighting to reflect how the human ear responds to the different sound levels at different frequencies. The A-weighted sound level adequately describes the instantaneous noise whereas the equivalent sound level depicted as Leq represents a steady sound level containing the same total acoustical

energy as the actual fluctuating sound level over a given time interval.

The Community Noise Equivalent Level (CNEL) is the 24 hour A-weighted average for sound, with corrections for evening and nighttime hours. The corrections require an addition of 5 decibels to sound levels in the evening hours between 7 p.m. and 10 p.m. and an addition of 10 decibels to sound levels at nighttime hours between 10 p.m. and 7 a.m. These additions are made to account for the increased sensitivity during the evening and nighttime hours when sound appears louder.

A vehicle's noise level is from a combination of the noise produced by the engine, exhaust and tires. The cumulative traffic noise levels along a roadway segment are based on three primary factors: the amount of traffic, the travel speed of the traffic, and the vehicle mix ratio or number of medium and heavy trucks. The intensity of traffic noise is increased by higher traffic volumes, greater speeds and increased number of trucks.

Because mobile/traffic noise levels are calculated on a logarithmic scale, a doubling of the traffic noise or acoustical energy results in a noise level increase of 3 dBA. Therefore the doubling of the traffic volume, without changing the vehicle speeds or mix ratio, results in a noise increase of 3 dBA. Mobile noise levels radiate in an almost oblique fashion from the source and drop off at a rate of 3 dBA for each doubling of distance under hard site conditions and at a rate of 4.5 dBA for soft site conditions. Hard site conditions consist of concrete, asphalt and hard pack dirt while soft site conditions exist in areas having slight grade changes, landscaped areas and vegetation. On the other hand, fixed/point sources radiate outward uniformly as sound travels away from the source. Their sound levels attenuate or drop off at a rate of 6 dBA for each doubling of distance.

The most effective noise reduction methods consist of controlling the noise at the source, blocking the noise transmission with barriers or relocating the receiver. Any or all of these methods may be required to reduce noise levels to an acceptable level.

2.0 NOISE SENSITIVE LAND USES (NSLU)

2.1 Guidelines for the Determination of Significance

The County's General Plan Chapter 8 Noise Element uses the Noise Compatibility Guidelines listed in Table N-1 of the General Plan Noise Element (provided below) to determine the compatibility of land use when evaluating proposed development projects. The Noise Compatibility Guidelines indicate ranges of compatibility and are intended to be flexible enough to apply to a range of projects and environments. For example, a commercial project would be evaluated differently than a residential project in a rural area or a mixed-use project in a more densely developed area of the County.

TABLE N-1: NOISE COMPATIBILITY GUIDELINES (CNEL)

Table N-1 Noise Compatibility Guidelines								
Land Use Category		Exterior Noise Level (CNEL)						
			55	60	65	70	75	80
A	Residential—single family residences, mobile homes, senior housing, convalescent homes							
B	Residential—multi-family residences, mixed-use (commercial/residential)							
C	Transient lodging—motels, hotels, resorts							
D*	Schools, churches, hospitals, nursing homes, child care facilities							
E*	Passive recreational parks, nature preserves, contemplative spaces, cemeteries							
F*	Active parks, golf courses, athletic fields, outdoor spectator sports, water recreation							
G*	Office\professional, government, medical\dental, commercial, retail, laboratories							
H*	Industrial, manufacturing, utilities, agriculture, mining, stables, ranching, warehouse, maintenance/repair							
	<div> <div></div> ACCEPTABLE—Specified land use is satisfactory, based upon the assumption that any buildings involved are of normal construction, without any special noise insulation requirements. </div>							
	<div> <div></div> CONDITIONALLY ACCEPTABLE—New construction or development should be undertaken only after a detailed noise analysis is conducted to determine if noise reduction measures are necessary to achieve acceptable levels for land use. Criteria for determining exterior and interior noise levels are listed in Table N-2, Noise Standards. If a project cannot mitigate noise to a level deemed Acceptable, the appropriate county decision-maker must determine that mitigation has been provided to the greatest extent practicable or that extraordinary circumstances exist. </div>							
	<div> <div></div> UNACCEPTABLE—New construction or development shall not be undertaken. </div>							

* Denotes facilities used for part of the day; therefore, an hourly standard would be used rather than CNEL (refer to Table N-2).

Note: For projects located within an Airport Influence Area of an adopted Airport Land Use Compatibility Plan (ALUCP), additional Noise Compatibility Criteria restrictions may apply as specified in the ALUCP.

A land use located in an area identified as “acceptable” indicates that standard construction methods would attenuate exterior noise to an acceptable indoor noise level and that people can carry out outdoor activities with minimal noise interference. Land uses that fall into the “conditionally acceptable” noise environment should have an acoustical study that considers the type of noise source, the sensitivity of the noise receptor, and the degree to which the noise source may interfere with sleep, speech, or other activities characteristic of the land use. For land uses indicated as “conditionally acceptable,” structures must be able to attenuate the exterior noise to the indoor noise level as indicated in the Noise Standards listed in Table N-2 of the General Plan Noise Element (provided below). For land uses where the exterior noise levels fall within the “unacceptable” range, new construction generally should not be undertaken.

TABLE N-2: NOISE STANDARDS

Table N-2 Noise Standards ^{Note}
1. The exterior noise level (as defined in Item 3) standard for Category A shall be 60 CNEL, and the interior noise level standard for indoor habitable rooms shall be 45 CNEL.
2. The exterior noise level standard for Categories B and C shall be 65 CNEL, and the interior noise level standard for indoor habitable rooms shall be 45 CNEL.
3. The exterior noise level standard for Categories D and G shall be 65 CNEL and the interior noise level standard shall be 50 dBA L _{eq} (one hour average).
4. For single-family detached dwelling units, “exterior noise level” is defined as the noise level measured at an outdoor living area which adjoins and is on the same lot as the dwelling, and which contains at least the following minimum net lot area: (i) for lots less than 4,000 square feet in area, the exterior area shall include 400 square feet, (ii) for lots between 4,000 square feet to 10 acres in area, the exterior area shall include 10 percent of the lot area; (iii) for lots over 10 acres in area, the exterior area shall include 1 acre.
5. For all other residential land uses, “exterior noise level” is defined as noise measured at exterior areas which are provided for private or group usable open space purposes. “Private Usable Open Space” is defined as usable open space intended for use of occupants of one dwelling unit, normally including yards, decks, and balconies. When the noise limit for Private Usable Open Space cannot be met, then a Group Usable Open Space that meets the exterior noise level standard shall be provided. “Group Usable Open Space” is defined as usable open space intended for common use by occupants of a development, either privately owned and maintained or dedicated to a public agency, normally including swimming pools, recreation courts, patios, open landscaped areas, and greenbelts with pedestrian walkways and equestrian and bicycle trails, but not including off-street parking and loading areas or driveways.
6. For non-residential noise sensitive land uses, exterior noise level is defined as noise measured at the exterior area provided for public use.
7. For noise sensitive land uses where people normally do not sleep at night, the exterior and interior noise standard may be measured using either CNEL or the one-hour average noise level determined at the loudest hour during the period when the facility is normally occupied.
8. The exterior noise standard does not apply for land uses where no exterior use area is proposed or necessary, such as a library.
9. For Categories E and F the exterior noise level standard shall not exceed the limit defined as “Acceptable” in Table N-1 or an equivalent one-hour noise standard.

Note: Exterior Noise Level compatibility guidelines for Land Use Categories A-H are identified in Table N-1, Noise Compatibility Guidelines.

2.2 Potential Noise Impacts

To determine the future noise environment and impact potentials the Caltrans Sound32 noise model was utilized. The critical model input parameters, to determine the projected traffic noise levels, include vehicle travel speeds, the percentages of automobiles, medium trucks and heavy trucks in the roadway volume, the site conditions (hard or soft) and the peak hour traffic volume. The peak hour traffic volumes range between 6-12% of the average daily traffic (ADT) and 10% is acceptable for noise modeling.

The required coordinate information necessary for the Sound32 traffic noise prediction model input was taken from the preliminary site plans provided by Latitude 33. The site plans were used to identify the pad elevations, roadway elevations, and the relationship between the noise source(s) and the outdoor receptor areas to evaluate the future potential noise impacts on the proposed development. Outdoor observers were located in the private areas and placed five feet above the finished pad elevation. In addition, the top of slopes were not modeled to adjust for grade separation and natural shielding from the roadways to provide an overly conservative approach.

It is expected that the primary source of potential noise impacts to the project site will occur from traffic noise along Ash Street and Vista Avenue. The Buildout scenario includes the future 2035 conditions provided by the SANDAG Series 13 Traffic Prediction Model. The future average daily traffic (ADT) along Ash Street, adjacent to the project site, is estimated to be 5,400 ADT. The future traffic along Vista Avenue is forecasted to be 4,400 ADT. To assess the peak hour traffic noise conditions, 10% of the ADT was utilized and a typical County vehicle mix of 95% Autos, 3% Medium Trucks and 2% Heavy Trucks along the roadways were utilized. Ash Street is classified as a *2.1D Community Collector* on the County Mobility Element Network map with a design speed limit of 45 MPH. Vista Avenue is an unclassified Local Public Road in the San Diego County General Plan Mobility Element within the study area with a posted speed limit of 35 MPH. The future roadway parameters and inputs utilized in this analysis are provided in Table 2-1.

Table 2-1: Buildout 2035 Traffic Parameters

Roadway	Average Daily Traffic (ADT) ¹	Peak Hour Volume ²	Modeled Speeds (MPH)	Vehicle Mix %		
				Auto	Medium Trucks	Heavy Trucks
Ash Street	5,400	540	45	95	3	2
Vista Avenue	4,400	440	35	95	3	2

¹ Source: SANDAG 2035 Traffic Prediction Model
² 10% of the ADT

The Buildout analysis was modeled with the future year traffic parameters as shown previously in Table 2-1. It was determined from the detailed analysis that the proposed outdoor noise sensitive land use (NSLU) areas were below the County of San Diego 60 dBA CNEL exterior noise standard without mitigation measures. The results of the specific noise modeling are provided in Table 2-2 along with the building façade noise levels listed in the last column for the proposed buildings. Modeled observer locations for each NSLU are presented in Figure 2-A. The S32 models input and output files are provided in ***Attachment A***.

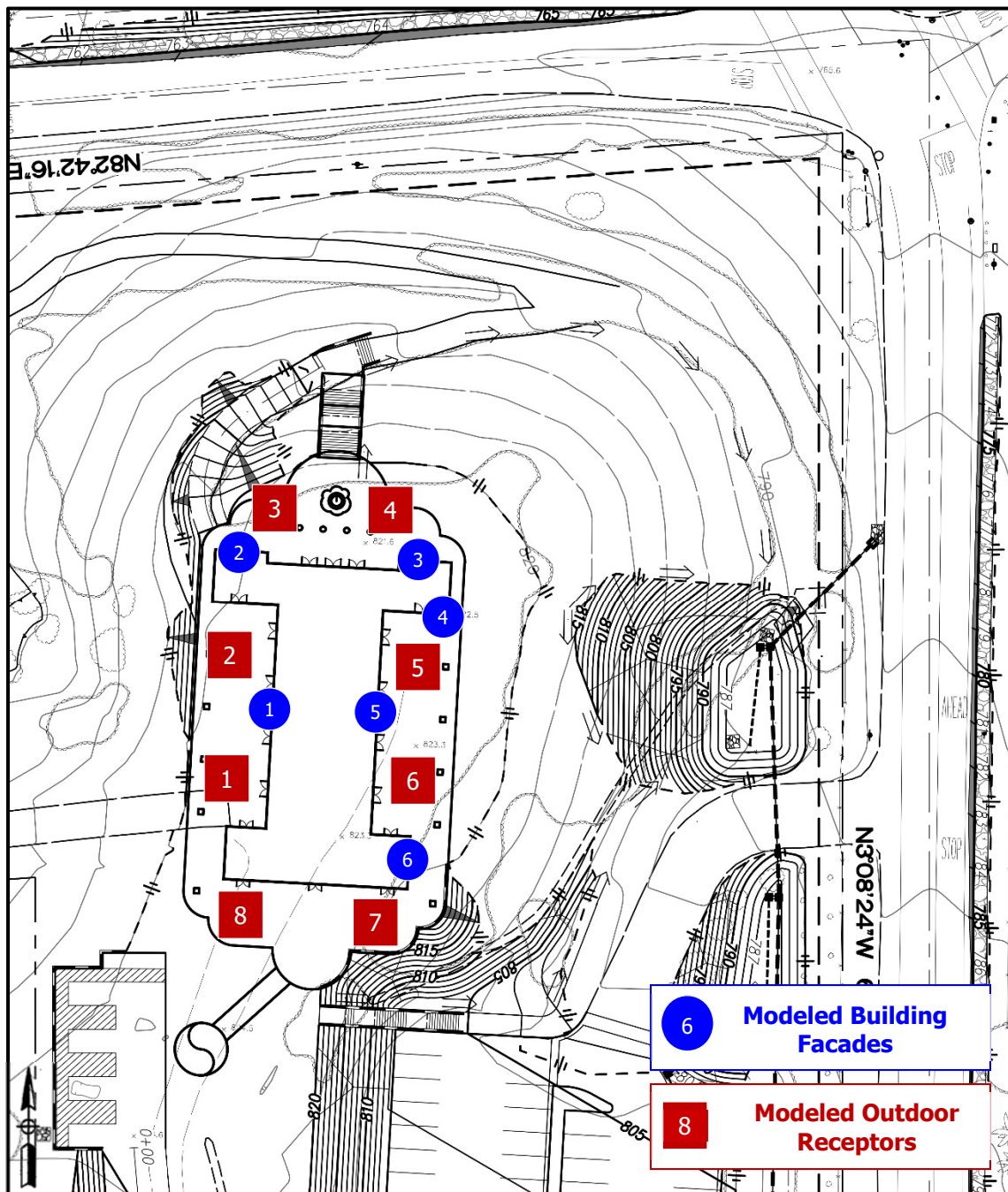
Table 2-2: Future Exterior Noise Levels

Receptor Number	Receptor Elevation (Feet) ¹	Unmitigated Outdoor Noise Levels (dBA CNEL) ²	Building Façade Noise Levels (dBA CNEL)
1	825	53.7	51.3
2	825	52.6	56.7
3	825	57.0	56.3
4	825	56.6	58.3
5	825	57.4	57.4
6	825	57.8	58.1
7	825	57.7	--
8	825	56.0	--
¹ Receptor Elevation is 5-feet above the Pad Elevation			
² Exterior Mitigation required per County Guidelines if BOLD			

Basic calculations show that a windows open condition would reduce the interior noise levels 12-15 dBA CNEL and could provide adequate interior noise mitigation. A windows closed condition will typically reduce the interior noise levels 20-25 dBA CNEL if the windows are dual pane and have a minimum sound transmission class (STC) rating of 26.

It should be noted; a closed window condition will be required necessitating a means of mechanical ventilation (e.g. air conditioning) for all sensitive rooms (e.g. bedrooms, classrooms). To meet the 45 dBA CNEL interior noise standard at the proposed uses, an interior noise level reduction of minimum 13 dBA CNEL is needed for the proposed project. Therefore with the incorporation of dual pane windows and mechanical ventilation will achieve the necessary interior noise reductions to meet the County's 45 dBA CNEL standard.

Figure 2-A: Modeled NSLU Receptor Locations



2.3 Off-site Noise Impacts

To determine if direct or cumulative off-site noise level increases associated with the development of the proposed project would create noise impacts. The traffic volumes for the existing conditions were compared with the traffic volume increase of existing plus the proposed project. The project is estimated to generate 108 daily trips with a PM peak hour of 104 trips. The existing average daily traffic (ADT) volumes on the area roadways are more than 4,000 ADT. Typically it requires a project to double (or add 100%) the traffic volumes to have a direct impact of 3 dBA CNEL or be a major contributor to the cumulative traffic volumes and therefore no direct or cumulative impacts are anticipated.

2.4 Conclusions

It was determined from the detailed analysis that all NSLU's will comply with the County of San Diego 60 dBA CNEL exterior noise standard without mitigation measures. To meet the 45 dBA CNEL interior noise standard at the proposed uses, an interior noise level reduction of minimum 13 dBA CNEL is needed for the proposed project. Therefore with the incorporation of dual pane windows and mechanical ventilation will achieve the necessary interior noise reductions to meet the County's 45 dBA CNEL standard.

The project does not create a noise level increase of more than 3 dBA CNEL along the adjacent roadways. Therefore, the proposed project's direct contributions to off-site roadway noise increases will not cause any significant impacts to any existing or future noise sensitive land uses.

3.0 CONSTRUCTION ACTIVITIES

3.1 Guidelines for the Determination of Significance

Construction Noise: Noise generated by construction activities related to the project will exceed the standards listed in San Diego County Code Sections as follows.

SEC. 36.408: HOURS OF OPERATION OF CONSTRUCTION EQUIPMENT

Except for emergency work, it shall be unlawful for any person to operate or cause to be operated, construction equipment:

- a. Between 7 p.m. and 7 a.m.
- b. On a Sunday or a holiday. For purposes of this section, a holiday means January 1st, the last Monday in May, July 4th, the first Monday in September, December 25th and any day appointed by the President as a special national holiday or the Governor of the State as a special State holiday. A person may, however, operate construction equipment on a Sunday or holiday between the hours of 10 a.m. and 5 p.m. at the person's residence or for the purpose of constructing a residence for himself or herself, provided that the operation of construction equipment is not carried out for financial consideration or other consideration of any kind and does not violate the limitations in sections 36.409 and 36.410.

SEC. 36.409: SOUND LEVEL LIMITATIONS ON CONSTRUCTION EQUIPMENT

Except for emergency work, it shall be unlawful for any person to operate construction equipment or cause construction equipment to be operated, that exceeds an average sound level of 75 decibels for an eight-hour period, between 7 a.m. and 7 p.m., when measured at the boundary line of the property where the noise source is located or on any occupied property where the noise is being received.

SEC. 36.410: SOUND LEVEL LIMITATIONS ON IMPULSIVE NOISE

In addition to the general limitations on sound levels in section 36.404 and the limitations on construction equipment in section 36.409, the following additional sound level limitations shall apply:

- (a) Except for emergency work or work on a public road project, no person shall produce or cause to be produced an impulsive noise that exceeds the maximum sound level shown in Table 36.410A (provided below), when measured at the boundary line of the property where the noise source is located or on any occupied property where the noise is received, for 25 percent of the minutes in the measurement period, as described in subsection (c) below. The maximum sound level depends on the use being made of the occupied property. The uses in Table 36.410A are as described in the County Zoning Ordinance.

TABLE 36.410A: MAXIMUM SOUND LEVEL (IMPULSIVE) MEASURED AT OCCUPIED PROPERTY IN DECIBELS (dBA)

OCCUPIED PROPERTY USE	DECIBELS (dBA)
Residential, village zoning or civic use	82
Agricultural, commercial or industrial use	85

- (b) Except for emergency work, no person working on a public road project shall produce or cause to be produced an impulsive noise that exceeds the maximum sound level shown in Table 36.410B, when measured at the boundary line of the property where the noise source is located or on any occupied property where the noise is received, for 25 percent of the minutes in the measurement period, as described in subsection (c) below. The maximum sound level depends on the use being made of the occupied property. The uses in Table 36.410B are as described in the County Zoning Ordinance.

TABLE 36.410B: MAXIMUM SOUND LEVEL (IMPULSIVE) MEASURED AT OCCUPIED PROPERTY IN DECIBELS (dBA) FOR PUBLIC ROAD PROJECTS

OCCUPIED PROPERTY USE	dB(A)
Residential, village zoning or civic use	85
Agricultural, commercial or industrial use	90

- (c) The minimum measurement period for any measurements conducted under this section shall be one hour. During the measurement period a measurement shall be conducted every minute from a fixed location on an occupied property. The measurements shall measure the maximum sound level during each minute of the measurement period. If the sound level caused by construction equipment or the producer of the impulsive noise exceeds the maximum sound level for any portion of any minute, it will be deemed that the maximum sound level was exceeded during that minute.

3.2 Potential Property Line Noise Impacts

a) Potential Build Out Noise Conditions

Construction noise represents a short-term impact on the ambient noise levels. Noise generated by construction equipment includes haul trucks, water trucks, graders, dozers, loaders and scrapers can reach relatively high levels. Grading activities typically represent one of the highest potential sources for noise impacts. The most effective method of controlling construction noise is through local control of construction hours and by limiting the hours of construction to normal weekday working hours.

The U.S. Environmental Protection Agency (U.S. EPA) has compiled data regarding the noise generating characteristics of specific types of construction equipment. Noise levels generated by heavy construction equipment can range from 60 dBA to in excess of 100 dBA when measured at 50 feet. However, these noise levels diminish rapidly with distance from the construction site at a rate of approximately 6 dBA per doubling of distance. For example, a noise level of 75 dBA measured at 50 feet from the noise source to the receptor would be reduced to 69 dBA at 100 feet from the source to the receptor, and reduced to 63 dBA at 200 feet from the source.

b) Potential Noise Impact Identification

Using a point-source noise prediction model, calculations of the expected construction noise impacts were completed. The essential model input data for these performance equations include the source levels of each type of equipment, relative source to receiver horizontal and vertical separations, the amount of time the equipment is operating in a given day, also referred to as the duty-cycle and any transmission loss from topography or barriers.

Based empirical data and the amount of equipment needed, worst case noise impacts from this construction equipment would occur during the grading operations. In order to determine the worst case scenario for the grading activities all the equipment was placed in a common location, which is not physically possible. As can be seen in Table 3-1, even if all the equipment were placed together the cumulative grading activities noise levels would be 80.6 dBA and would attenuate 5.1 dBA at a distance of 100-feet from the point source noise and would be at or below the 75 dBA threshold.

Table 3-1: Construction Noise Levels

Construction Equipment	Quantity	Source Level @ 50-Foot (dBA)¹	Duty Cycle (Hours/Day)	Cumulative Noise Level @ 50-Foot (dBA)
Dozer - D8	1	72	8	72.0
Tractor/Backhoe	2	74	8	77.0
Loader/Grader	2	73	8	76.0
Water Trucks	1	70	8	70.0
Cumulative Levels @ 50 Feet				80.6
Distance To Property Line (Feet)				100
Noise Reduction Due To Distance				-6.0
NEAREST PROPERTY LINE NOISE LEVEL				74.6
¹ Source: U.S. Environmental Protection Agency (U.S. EPA), 1971 and Empirical Data				

The grading equipment will be spread out over the project site from distances near the occupied property to distances of over 400-feet away. Based upon the proposed site plan grading operation will be more than 100-feet away from the nearby property lines. Only the grading activities to the east will be at or within 100-feet of the eastern property line. These activities will be intermittent and limited to the slope preparation for the parking lot and water quality basins. The majority of the grading operations will occur more than 100-feet from the property lines.

At average distances over 100-feet the grading activities are anticipated not to exceed the County's 75-dBA standard and would not require any mitigation measures. This means that most of the time the average distance from the equipment to the occupied properties is more than 100-feet and in that situation no impacts are anticipated. Additionally, no offsite construction is proposed.

No blasting or rock crushing is anticipated during the grading operations. Therefore, no impulsive noise sources are expected and the Project is anticipated to comply with Section 36.410 of the County Noise Ordinance and no further analysis is required.

3.3 Conclusions

The grading equipment will be spread out over the project site from distances near the occupied property to distances of 400-feet away. Based upon the proposed site plan, most of the combined grading operations will be more than 100-feet away from the adjacent property lines. It was determined that at average distances over 100-feet the grading activities are anticipated not to exceed the County's 75-dBA standard and would not require any mitigation measures. Since most of the time the average distance from all the equipment to the occupied properties is more than 100-feet no impacts are anticipated. Additionally, no offsite construction is proposed.

No blasting or rock crushing is anticipated during the grading operations. Therefore, no impulsive noise sources are expected and the Project will comply with Section 36.410 of the County Noise Ordinance.

4.0 OPERATIONAL ACTIVITIES

4.1 Guidelines for the Determination of Significance

Section 36.404 of the County of San Diego noise ordinance provides performance standards and noise control guidelines for determining and mitigating non-transportation, or stationary, noise source impacts to adjacent properties. The purpose of the noise ordinance is to protect, create and maintain an environment free from noise and vibration that may jeopardize the health or welfare, or degrade the quality of life. The sound level limits in Table 36.404 of the County's Noise Ordinance are provided below in Table 4-1.

Table 4-1: Property Line Sound Level Limits in Decibels (dBA)

Zone	Time	One-Hour Average Sound Level Limits (dBA)
(1) RS, RD, RR, RMH, A70, A72, S80, S81, S87, S90, S92, RV, and RU with a density of less than 11 dwelling units per acre.	7 a.m. to 10 p.m.	50
	10 p.m. to 7 a.m.	45
(2) RRO, RC, RM, S86, V5, RV and RU with a density of 11 or more dwelling units per acre.	7 a.m. to 10 p.m.	55
	10 p.m. to 7 a.m.	50
(3) S94, V4, and all commercial zones.	7 a.m. to 10 p.m.	60
	10 p.m. to 7 a.m.	55
(4) V1, V2	7 a.m. to 7 p.m.	60
V1, V2	7 p.m. to 10 p.m.	55
V1	10 p.m. to 7 a.m.	55
V2	10 p.m. to 7 a.m.	50
V3	7 a.m. to 10 p.m.	70
	10 p.m. to 7 a.m.	65
(5) M50, M52, and M54	Anytime	70
(6) S82, M56, and M58.	Anytime	75
(7) S88 (see subsection (c) below)		

Source: County of San Diego Noise Ordinance Section 36.404

- Except as provided in section 36.409 of this chapter, it shall be unlawful for any person to cause or allow the creation of any noise, which exceeds the one-hour average sound level limits in Table 36.404, when the one-hour average sound level is measured at the property line of the property on which the noise is produced or at any location on a property that is receiving the noise.
- Where a noise study has been conducted and the noise mitigation measures recommended by that study have been made conditions of approval of a Major Use Permit, which authorizes the noise-generating use or activity and the decision making body approving the Major Use Permit determined that those mitigation measures reduce potential noise impacts to a level below significance, implementation and compliance with those noise mitigation measures shall constitute compliance with subsection (a) above.
- S88 zones are Specific Planning Areas which allow different uses. The sound level limits in Table 36.404 above that apply in an S88 zone depend on the use being made of the property. The limits in Table 36.404,

subsection (1) apply to property with a residential, agricultural or civic use. The limits in subsection (3) apply to property with a commercial use. The limits in subsection (5) apply to property with an industrial use that would only be allowed in an M50, M52 or M54 zone. The limits in subsection (6) apply to all property with an extractive use or a use that would only be allowed in an M56 or M58 zone.

- d) If the measured ambient noise level exceeds the applicable limit in Table 36.404, the allowable one-hour average sound level shall be the one-hour average ambient noise level, plus three decibels. The ambient noise level shall be measured when the alleged noise violation source is not operating.
- e) The sound level limit at a location on a boundary between two zones is the arithmetic mean of the respective limits for the two zones. The one-hour average sound level limit applicable to extractive industries, however, including but not limited to borrow pits and mines, shall be 75 decibels at the property line regardless of the zone in which the extractive industry is located.
- f) A fixed-location public utility distribution or transmission facility located on or adjacent to a property line shall be subject to the sound level limits of this section measured at or beyond six feet from the boundary of the easement upon which the facility is located.

4.2 Potential Noise Impacts

This section examines the potential stationary noise source impacts associated with the development and operation of the proposed project. More specifically, noise levels from the proposed monastery activities and mechanical ventilation. The Project and surrounding properties are zoned RS. Section 36.404 of the Noise Ordinance sets a most restrictive operational exterior noise limit for the RS land uses of 50 dBA Leq for daytime hours of 7 a.m. to 10 p.m. and 45 dBA Leq during the noise sensitive nighttime hours of 10 p.m. to 7 a.m. as shown in Table 4-1 above.

Sound from a small localized source (a "point" source) radiates uniformly outward as it travels away from the source. The sound level attenuates or drops-off at a rate of 6 dBA for each doubling of distance. A drop-off rate of 6 dBA per doubling of distance was used for this piece of equipment.

There are no choirs or children's activities that will take place during the week or after normal business hours. There is no retail component (e.g., gift shop or other sales program) proposed with the project.

Site activities would take place during the both the weekdays and weekends. The Project proposes an instructional facility for the four (4) on-site residents who, consistent with Buddhist teachings, adhere to a daily regimen of studying, silent meditation, silent communal meals, and maintenance of the facility. The typical activity of the Project site will be the regular meditation and prayer practice which would occur daily between the hours of 8:00 AM and 6:00 PM. The applicant estimates the maximum attendance during meditation hours at 30 to 50 guests. Visitors are free to arrive any time between these hours with no set "service". For these reasons, the proposed meditation center and monastery does not

function in the same way as a typical church or temple and no noise impacts are anticipated from daily and Sunday activities.

HVAC Noise

To assess the mechanical ventilation requirements for the proposed monastery, the development of the Dai Dang Meditation Center was referenced (*Source: Dai Dang Mechanical Noise Letter, LDN Consulting 2013*). The site utilized Samsung Heat Pump condensers in mechanical wells. The combined Meditation Hall and Residence Hall are of similar floor areas and will require a total of six (6) 10 Ton units (rated at 60dB each) and one (1) 8 Ton unit (rated at 58dB). The manufacture's specifications are provided as an **Attachment B** to this report.

To assess the worst-case noise condition, the mechanical equipment was assumed to be installed in a location that would cause the greatest potential impact. It was determined based on the site configuration that the worst case noise exposure would occur at the northern property line.

Even though the mechanical ventilation system will cycle on and off throughout the day, this approach presents the worst-case noise condition. In addition, these units have been designed to provide cooling during the peak summer daytime periods, and it is unlikely that all the units will be operating continuously throughout the noise sensitive nighttime periods. To assess the mechanical equipment noise impacts the worst-case nighttime standard of 45 dBA was utilized.

Utilizing a 6 dBA decrease per doubling of distance, noise levels at the edge of the nearest property line to the north at the distances shown below were calculated for all the mechanical units. No reductions from the existing topography located between the equipment and property lines were taken to determine the worst-case noise levels. As can be seen in Table 4-2 on the following page the worst case unshielded noise level would be 31.7 dBA.

No impacts are anticipated at the property lines with the distance from the properties. All other property lines are located further from the proposed HVAC units and the resulting noise levels would also be below the 45 dBA threshold.

Table 4-2: Project HVAC Noise Levels (Nearest Property Line)

Unit	Noise Level @ 3-feet (dBA) ¹	Quantity	Combined Noise Level (dBA)	Distance To Nearest Property Line (Feet)	Reduction from Distance (dBA)	Resultant Noise Level (dBA)
10-Ton HVAC	60	6	67.8	200	-36.5	31.3
8-Ton HVAC	58	1	58.0	200	-36.5	21.5
Unshielded Cumulative Noise Level (dBA)						31.7
¹ Reference Noise Level provided in Attachments						

4.3 Conclusions

Based upon the property line noise levels determined above none of the proposed noise sources directly or cumulatively exceeds the property line standards at the nearest residential property lines. Therefore, the proposed development related operational noise levels comply with the daytime and nighttime noise standards at the adjacent property lines. No Impacts are anticipated and no mitigation is required. If special events are desired or requested they will be applied for under special use permit for approval prior to any event.

5.0 SUMMARY OF PROJECT IMPACTS, MITIGATION & CONCLUSIONS

- On-Site Noise Analysis

It was determined from the detailed analysis that all NSLU's will comply with the County of San Diego 60 dBA CNEL exterior noise standard without mitigation measures. To meet the 45 dBA CNEL interior noise standard at the proposed uses, an interior noise level reduction of minimum 13 dBA CNEL is needed for the proposed project. Therefore with the incorporation of dual pane windows and mechanical ventilation will achieve the necessary interior noise reductions to meet the County's 45 dBA CNEL standard.

- Off-Site Noise Analysis

The project does not create a noise level increase of more than 3 dBA CNEL along the adjacent roadways. Therefore, the proposed project's direct contributions to off-site roadway noise increases will not cause any significant impacts to any existing or future noise sensitive land uses.

- Construction Noise Analysis

The grading equipment will be spread out over the project site from distances near the occupied property to distances of 400-feet away. Based upon the proposed site plan, most of the combined grading operations will be more than 100-feet away from the adjacent property lines. It was determined that at average distances over 100-feet the grading activities are anticipated not to exceed the County's 75-dBA standard and would not require any mitigation measures. Since most of the time the average distance from all the equipment to the occupied properties is more than 100-feet no impacts are anticipated. Additionally, no offsite construction is proposed.

No blasting or rock crushing is anticipated during the grading operations. Therefore, no impulsive noise sources are expected and the Project will comply with Section 36.410 of the County Noise Ordinance.

- Operational Analysis

Based upon the property line noise levels determined above none of the proposed noise sources directly or cumulatively exceeds the property line standards at the nearest residential property lines. Therefore, the proposed development related operational noise levels comply with the daytime and nighttime noise standards at the adjacent property lines. No Impacts are anticipated and no mitigation is required. If special events are desired or requested they will be applied for under special use permit for approval prior to any event.

6.0 CERTIFICATIONS

The contents of this report represent an accurate depiction of the future acoustical environment and impacts within and surrounding the Tran Monastery Major Use Permit. The report was prepared by Jeremy Loudon; a County approved CEQA Consultant for Acoustics.

DRAFT

Jeremy Loudon
Principal
Ldn Consulting, Inc.

Date January 13, 2016

ATTACHMENT A

FUTURE NOISE MODEL INPUT AND
OUTPUT FILES

TRAN MONASTERY - GROUND LEVEL UNMITIGATED

T-PEAK HOUR TRAFFIC CONDITIONS, 1

513 , 45 , 16 , 45 , 11 , 45

T-PEAK HOUR TRAFFIC CONDITIONS, 2

418 , 35 , 13 , 35 , 9 , 35

L-ASH, 1

N,543,1217,741,

N,771,883,768,

N,811,148,815,

L-VISTA, 2

N,19.,833,743,

N,148,849,751,

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N,625,910,765,

N,769,916,766,

N,972,1051,758,

B-SLOPE, 1 , 1 , 0 ,0

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642.,889,781,781,

684.,891,776,776,

721.,887,773,773,

745.,874,772,772,

751.,831,776,776,

755.,736,783,783,

754.,699,787,787,

752.,654,788,788,

B-MONASTERY, 2 , 2 , 0 ,0

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598.,720,820,840,

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588.,615,820,840,

588.,595,820,840,

R, 1 , 65 ,10

511,630,825,OUT 1

R, 2 , 65 ,10

510,684,825,OUT 2

R, 3 , 65 ,10

533,730,825,OUT 3

R, 4 , 65 ,10

572,730,825.,OUT 4

R, 5 , 65 ,10

585,682,825.,OUT 5

R, 6 , 65 ,10

585,630,825.,OUT 6

R, 7 , 65 ,10

576,580,825.,OUT 7

R, 8 , 65 ,10

532,580,825.,OUT 8

R, 9 , 65 ,10

532,658,825.,FAC 1

R, 10 , 65 ,10

518,721,825.,FAC 2

R, 11 , 65 ,10

588,721,825.,FAC 3

R, 12 , 65 ,10
598,698,825.,FAC 4
R, 13 , 65 ,10
574,658,825.,FAC 5
R, 14 , 65 ,10
589,605,825.,FAC 6
C,C

SOUND32 - RELEASE 07/30/91

TITLE:
TRAN MONASTERY - GROUND LEVEL UNMITIGATED

REC REC ID DNL PEOPLE LEQ(CAL)

1 OUT 1 65. 10. 53.7
2 OUT 2 65. 10. 52.6
3 OUT 3 65. 10. 57.0
4 OUT 4 65. 10. 56.6
5 OUT 5 65. 10. 57.4
6 OUT 6 65. 10. 57.8
7 OUT 7 65. 10. 57.7
8 OUT 8 65. 10. 56.0
9 FAC 1 65. 10. 51.3
10 FAC 2 65. 10. 56.7
11 FAC 3 65. 10. 56.3
12 FAC 4 65. 10. 58.3
13 FAC 5 65. 10. 57.4
14 FAC 6 65. 10. 58.1

ATTACHMENT B

NOISE SPECIFICATIONS AND NOISE DATA
(HVAC Units)

Job Name	Location		
Purchaser	Engineer		
Submitted to	Reference	Approval	Construction
Unit Designation	Schedule#		

Performance	US Ton/HP		8.0/10.0	
	Nominal Capacity*	Cooling (Btu/h)	96,000	
		Heating (Btu/h)	108,000	
	System Modulation (%)			10-100
Power	Voltage (øV/Hz)		3/208 - 230/60	
	Nominal Running Current (A)	Cooling	28.9	
		Heating	24.9	
	Max. Circuit Breaker (MCCB/ELB/ELCB)		70 A	
	Minimum Circuit Ampacity		53.8 A	
Fan	Type/Control		Propeller/BLDC	
	Motor	Qty.	1	
		Output (W)	630	
		FLA (A)	7.0	
Airflow	Airflow Rate (CFM)		6000	
	Max External Static Pressure ("WC)		0.315	
Compressor	Model		ZPJ72KCE-TF5	ZPI61KCE-TF5
	Type		DVI Scroll	FVI Scroll
	Number		1	1
	Piston Displacement (in ³ /Rev)		4.095	3.545
	Output (kW)		6.94	5.83
	RLA (A)		21.8	19.6
	Lubricant	Type	3MAF POE	
		Charging (fl. Oz)	57	57
Refrigerant	Type		R410A	
	Factory Charge (lbs.)		16.53	
Piping Connections (inches)	Liquid		3/8	
	Gas		7/8	
	Oil (flare)		1/4	
	Installation	Max. Length (Feet)	656	
	Limitation	Max. Height (Feet)	164	
Dimensions	Width (inches)		34 5/8	
	Height (inches)		67 7/8	
	Depth (inches)		30 1/8	
	Weight (lbs.)		529	
Sound Level	dB		58	
Operating Temperature	Cooling (°F)		23 - 115	
	Heating (°F)		-4 - 75	
Control	Communication Cable (AWG #)		Shielded AWG 16	
Protection Devices	Mechanical Type		High pressure switch	
			Compressor/accumulator crank case heater	
			PCB fuse	
	Electronic Type		Over-voltage protection	
			Current transformer	
			Fan motor voltage protection	
Indoor Units	Total Capacity (%)		50 - 130% of outdoor capacity	
	Max. Indoor Unit Quantity		64	
Safety Certifications			ETL & ETLc	



The unit shall be galvanized steel with a baked on powder coated finish

The heat exchanger shall be mechanically bonded fin to copper tube

The unit shall be operated via a DDC type signal

Controls shall integrate with a BMS system

Control wiring shall be 16AWG shielded wire

The refrigerant shall be R410A

The compressors shall be hermetically sealed Digital Vapor Injection Scroll and Fixed Vapor Injection Scroll

Refrigerant flow shall be controlled by EEV
(electronic expansion valve)



Quietside maintains a policy of ongoing development, specifications are subject to change without notice.

Quietside West : 8750 Pioneer Blvd, Santa Fe Springs, CA 90670 • Phone : 888-699-6067 • Fax : 562-699-4351
Quietside Central : 3001 Northern Cross Blvd, Suite 361, Fort Worth, TX 76137 • Phone : 817-838-6066 • Fax : 817-838-8670

Quietside East : 6 Pine Hill Drive, Carlisle, PA 17013 • Phone : 1-877-262-4731 • Fax : 717-243-7917

[illegible]

Job Name	Location		
Purchaser	Engineer		
Submitted to	Reference	Approval	Construction
Unit Designation	Schedule#		

Specifications

Performance	US Ton/HP		10 / 12.5
	Nominal Capacity*	Cooling (Btu/h)	120,000
		Heating (Btu/h)	135,000
	System Modulation (%)		10-100
Power	Voltage (øV/Hz)		3/208 - 230/60
	Nominal Running Current (A)	Cooling	36.8
		Heating	33
	Max. Circuit Breaker (MCCB/ELB/ELCB)		80 A
	Minimum Circuit Ampacity		61.1 A
Fan	Type/Control		Propeller/BLDC
	Motor	Qty.	1
		Output (W)	630
		FLA (A)	7.0
Airflow	Airflow Rate (CFM)		6350
	Max External Static Pressure ("WC)		0.315
Compressor	Model		ZPJ83KCE-TF7 ZPI83KCE-TF7
	Type		DVI Scroll FVI Scroll
	Number		1 1
	Piston Displacement (in ³ /Rev)		4.711 4.711
	Output (kW)		7.91 7.91
	RLA (A)		24.6 23.4
	Lubricant	Type	3MAF POE
		Charging (fl. Oz)	57 57
Refrigerant	Type		R410A
	Factory Charge (lbs.)		19.84
Piping Connections (inches)	Liquid		1/2
	Gas		1 1/8
	Oil (flare)		1/4
	Installation Limitation	Max. Length (Feet)	656
		Max. Height (Feet)	164
Dimensions	Width (inches)		47 1/4
	Height (inches)		67 7/8
	Depth (inches)		30 1/8
	Weight (lbs.)		617
Sound Level	dB		60
Operating Temperature	Cooling (°F)		23 - 115
	Heating (°F)		-4 - 75
Control	Communication Cable (AWG #)		Shielded AWG 16
Protection Devices	Mechanical Type	High pressure switch	
		Compressor/accumulator crank case heater	
		PCB fuse	
	Electronic Type	Over-voltage protection	
		Current transformer	
		Fan motor voltage protection	
Indoor Units	Total Capacity (%)		50 - 130% of outdoor capacity
	Max. Indoor Unit Quantity		64
Safety Certifications		ETL & ETLc	



Construction

The unit shall be galvanized steel with a baked on powder coated finish

Heat Exchanger

The heat exchanger shall be mechanically bonded fin to copper tube

Controls

The unit shall be operated via a DDC type signal

Controls shall integrate with a BMS system

Control wiring shall be 16AWG shielded wire

Refrigerant System

The refrigerant shall be R410A

The compressors shall be hermetically sealed Digital Vapor Injection Scroll and Fixed Vapor Injection Scroll

Refrigerant flow shall be controlled by EEV (electronic expansion valve)



*Nominal cooling capacities are based on: Indoor temperature: 80°F DB, 67°F WB. Outdoor temperature: 95°F DB, 75°F WB.
*Nominal heating capacities are based on: Indoor temperature: 70°F DB, 60°F WB. Outdoor temperature: 47°F DB, 43°F WB.
Quietside maintains a policy of ongoing development, specifications are subject to change without notice.

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Quietside Central : 3001 Northern Cross Blvd. Suite 361, Fort Worth, TX 76137 • Phone : 817-838-6066 • Fax : 817-838-8670
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www.SamsungSystemAC.com

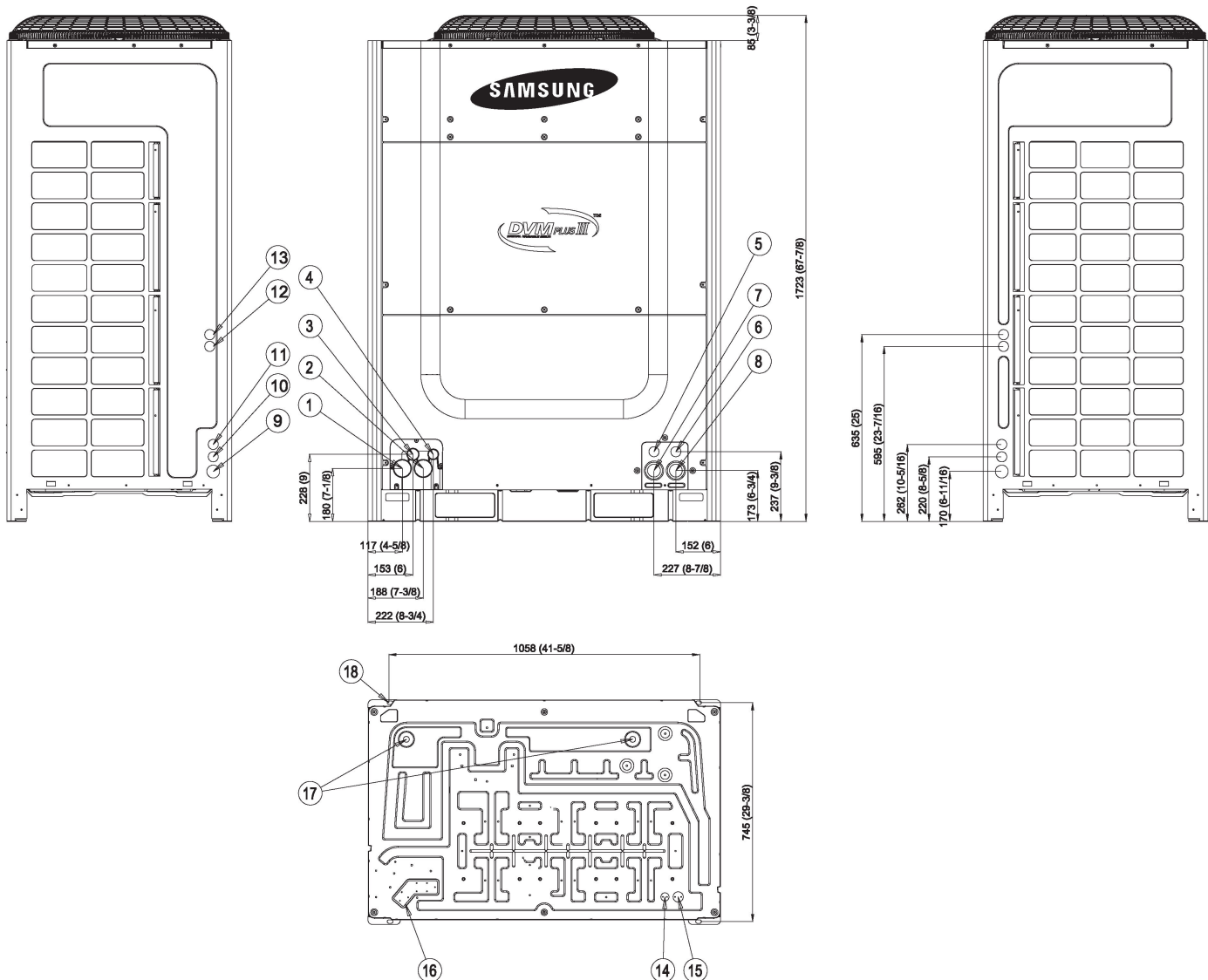
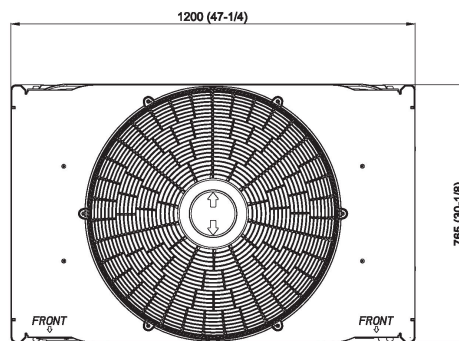
QS-DVM-0511A



SUBMITTAL RVXVHT125FE

DVM Plus III Heat Pump Condenser

Unit: mm (inch)



No.	Name	Description	No.	Name	Description
①	Gas pipe connection	Ø57.10, knock-out hole	⑩	Power & communication wiring conduit	Ø34.50, knock-out hole hole-side
②	High pressure gas pipe connection	Ø57.10, knock-out hole	⑪	Power & communication wiring conduit	Ø34.50, knock-out hole hole-side
③	Liquid pipe connection	Ø37.10, knock-out hole	⑫	Power & communication wiring conduit	Ø34.50, knock-out hole hole-side
④	Oil balance pipe connection between units	Ø32.10, knock-out hole	⑬	Power & communication wiring conduit	Ø34.50, knock-out hole hole-side
⑤	Power & communication wiring conduit	Ø34.50, knock-out hole hole-front	⑭	Power & communication wiring conduit	Ø27.80, knock-out hole hole-side
⑥	Power & communication wiring conduit	Ø34.50, knock-out hole hole-front	⑮	Power & communication wiring conduit	Ø34.50, knock-out hole hole-side
⑦	Power & communication wiring conduit	Ø43.70, knock-out hole hole-front	⑯	Pipe connection through base	Pipes connection opening with cover
⑧	Power & communication wiring conduit	Ø43.70, knock-out hole hole-front	⑰	Condensate drain holes	Ø20mm-2 holes
⑨	Power & communication wiring conduit	Ø43.70, knock-out hole hole-front	⑱	Foundation bolts positions	4-12 x 20 slit-hole

REVIEW FOR APPLICABILITY OF/COMPLIANCE WITH ORDINANCES/POLICIES

FOR PURPOSES OF CONSIDERATION OF Phap Vuong Monastery Major Use Permit PDS2014-MUP-14-010, ER01-08-051A

December 11, 2018

I. HABITAT LOSS PERMIT ORDINANCE – Does the proposed project conform to the Habitat Loss Permit/Coastal Sage Scrub Ordinance findings?

YES
☒

NO
☐

NOT APPLICABLE/EXEMPT
☐

Discussion:

The proposed project would cause impacts to 1.2 acres of Diegan coastal sage scrub. As such, the applicants would obtain a Habitat Loss Permit prior to receiving a clearing or grading permit. In addition, forensic analysis determined that 0.6 acres of coastal sage scrub was cleared on the site without a permit. Impacts to 1.8 acres of Diegan coastal sage scrub would be considered significant. These impacts would be mitigated through habitat conveyance and preservation of off-site mitigation at a 1:1 ratio. Through habitat conveyance and preservation, impacts to Diegan coastal sage scrub habitat would be less than significant.

II. MSCP/BMO - Does the proposed project conform to the Multiple Species Conservation Program and Biological Mitigation Ordinance?

YES
☐

NO
☐

NOT APPLICABLE/EXEMPT
☒

Discussion:

The proposed project and any off-site improvements related to the proposed project are located outside of the boundaries of the Multiple Species Conservation Program. Therefore, conformance with the Multiple Species Conservation Program and the Biological Mitigation Ordinance is not required.

III. GROUNDWATER ORDINANCE - Does the project comply with the requirements of the San Diego County Groundwater Ordinance?

YES
☐

NO
☐

NOT APPLICABLE/EXEMPT
☒

SDC PDS RCVD 01-25-19
MUP14-010

Discussion:

The project will obtain its water supply from the City of Escondido/Rincon Del Diablo Water District which obtains water from surface reservoirs and/or imported sources. The project will not use any groundwater for any purpose, including irrigation or domestic supply.

IV. RESOURCE PROTECTION ORDINANCE - Does the project comply with:

The wetland and wetland buffer regulations (Sections 86.604(a) and (b)) of the Resource Protection Ordinance?	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	NOT APPLICABLE/EXEMPT <input type="checkbox"/>
The Floodways and Floodplain Fringe section (Sections 86.604(c) and (d)) of the Resource Protection Ordinance?	YES <input type="checkbox"/>	NO <input type="checkbox"/>	NOT APPLICABLE/EXEMPT <input checked="" type="checkbox"/>
The Steep Slope section (Section 86.604(e))?	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	NOT APPLICABLE/EXEMPT <input type="checkbox"/>
The Sensitive Habitat Lands section (Section 86.604(f)) of the Resource Protection Ordinance?	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	NOT APPLICABLE/EXEMPT <input type="checkbox"/>
The Significant Prehistoric and Historic Sites section (Section 86.604(g)) of the Resource Protection Ordinance?	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	NOT APPLICABLE/EXEMPT <input type="checkbox"/>

Discussion:

Wetland and Wetland Buffers: The site contains no wetland habitats as defined by the San Diego County Resource Protection Ordinance. The site does not have a substratum of predominately undrained hydric soils, the land does not support, even periodically, hydric plants, nor does the site have a substratum that is non-soil and is saturated with water or covered by water at some time during the growing season of each year. Therefore, it has been found that the proposed project complies with Sections 86.604(a) and (b) of the Resource Protection Ordinance.

Floodways and Floodplain Fringe: The project is not located near any floodway or floodplain fringe area as defined in the resource protection ordinance, nor is it near a watercourse plotted on any official County floodway or floodplain map.

Therefore, it has been found that the proposed project complies with Sections 86.604(c) and (d) of the Resource Protection Ordinance.

Steep Slopes: Slopes with a gradient of 25 percent or greater and 50 feet or higher in vertical height are required to be placed in open space easements by the San Diego County Resource Protection Ordinance (RPO). There are no steep slopes on the

property. Therefore, it has been found that the proposed project complies with Sections 86.604(e) of the RPO.

Sensitive Habitats: Sensitive habitat lands include unique vegetation communities and/or habitat that is either necessary to support a viable population of sensitive species, is critical to the proper functioning of a balanced natural ecosystem, or which serves as a functioning wildlife corridor. The site contains scarce, isolated patches of Diegan coastal sage scrub and non-native grassland habitat. The majority of the proposed project site and surrounding area is developed, under agricultural use, and/or disturbed. Due to habitat fragmentation, the disturbed nature of the existing habitat, and the absence of sensitive plant and wildlife observations and detections during biological surveys, it has been determined that the site does not support a viable population of sensitive species, is not critical to the proper functioning of a balanced natural ecosystem, and does not serve as a functioning wildlife corridor. Therefore, no sensitive habitat lands were identified on the site. It has been found that the proposed project complies with Section 86.604(f) of the RPO.

Significant Prehistoric and Historic Sites: The property has been surveyed by a County of San Diego staff archaeologist, and it has been determined that the property does not contain any archaeological and/or historical sites. As such, the project complies with Section 86.604(g) of the RPO.

V. STORMWATER ORDINANCE (WPO) - Does the project comply with the County of San Diego Watershed Protection, Stormwater Management and Discharge Control Ordinance (WPO)?

YES
☒

NO
☐

NOT APPLICABLE
☐

Discussion:

The project Storm Water Management Plan and Hydromodification Management Study has/have been reviewed and is/are found to be complete and in compliance with the WPO.

VI. NOISE ORDINANCE – Does the project comply with the County of San Diego Noise Element of the General Plan and the County of San Diego Noise Ordinance?

YES
☒

NO
☐

NOT APPLICABLE
☐

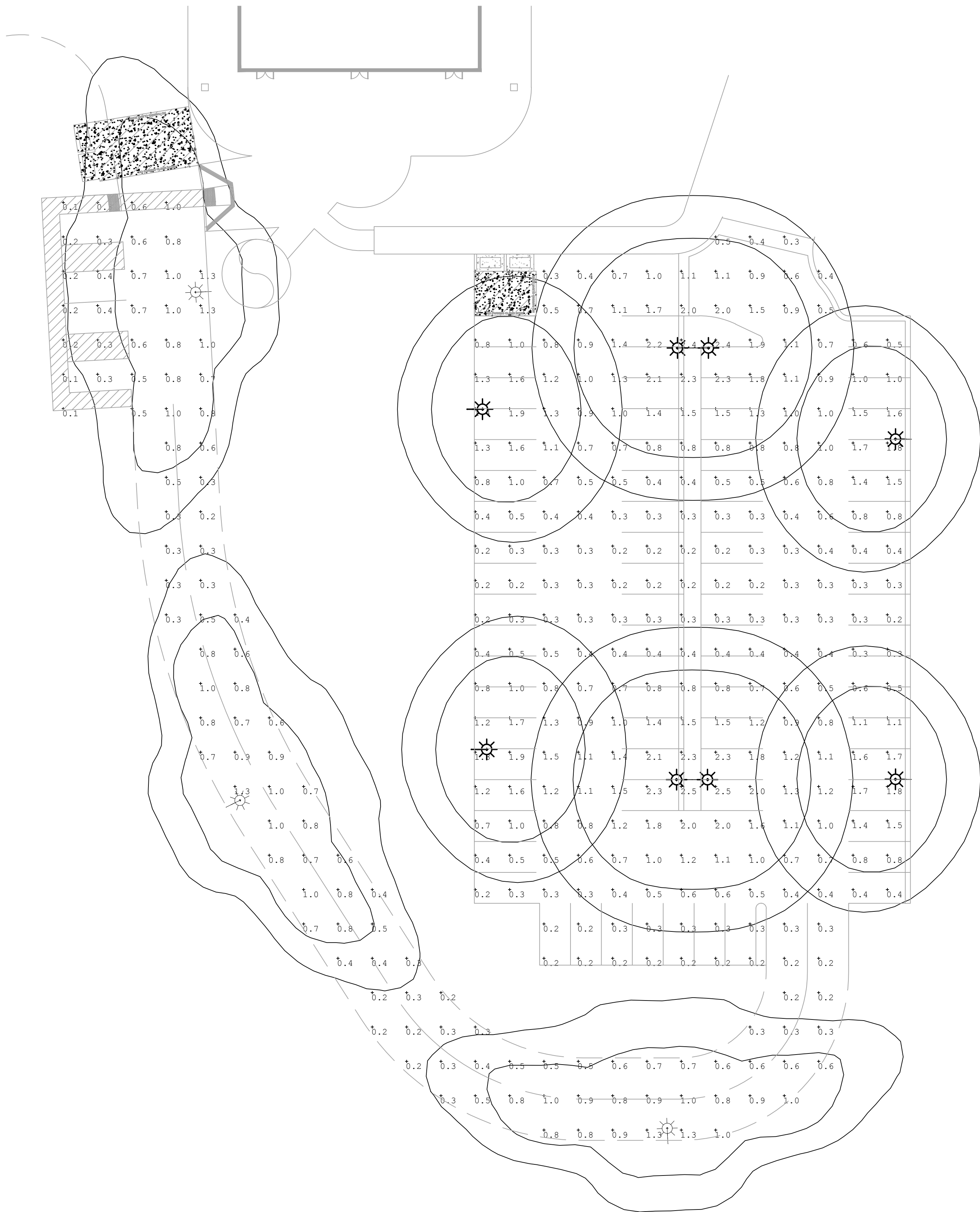
Discussion:

The project is a Major Use Permit for a new monastery on an existing residential zoned property. The project and surrounding uses are zoned RS and is subject to the most restrictive one-hour average nighttime sound level limit of 45 dBA and daytime of 50 dBA. Based on the project design and layout, staff does not anticipate noise from the

proposed church facility to exceed County noise standards. There are no proposed choir groups or children's activities area. Retail is also not proposed. Additionally, the project would be conditioned to ensure any substantial noise generating equipment and/or activities to comply with County noise standards.

The project is also subject to the Noise Element that requires an interior noise requirement of 45 dBA and 50 dBA. The interior living quarters would be subject to 45 dBA and all others used part of day would be subject to 50 dBA. Typical wall assembly construction would provide a 15 to 20 decibel noise reduction from traffic noise. Additional measures such as placement of windows, window and door upgrades, building material option upgrades could help further reduce noise. As recommended in the Noise Study and part of the project design, the building would utilize an improved dual pane window design to meet the County Noise Element standards. The project will be conditioned to require windows to be improved to a dual pane design with a sound transmission class (STC) minimum rating of 26. Therefore, the project demonstrates compliance with the County Noise Ordinance and conformance to the Noise Element.

TRAN MONASTERY - PHOTOMETRIC STUDY



Calculation Summary						
Label	CalcType	Units	Avg	Max	Min	Avg/Min
Calcs	Illuminance	Fc	0.77	2.5	0.1	7.70

Luminaire Schedule					
Symbol	Qty	Label	Arrangement	Total Lamp Lumens	LLF
☼	2	LEO - LANDSCAPE FORMS	BACK-BACK	N.A.	0.900
☼	4	LEO - LANDSCAPE FORMS	SINGLE	N.A.	0.900
☼	3	UNIVERSAL - CYCLONE	SINGLE	N.A.	1.000

☼☼☼☼☼

ME

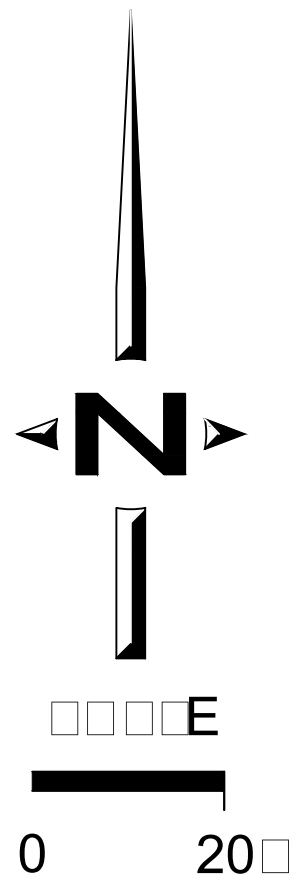
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DATE: 05/12/2017
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JOB NUMBER: -
FILE: -
REVISIONS:



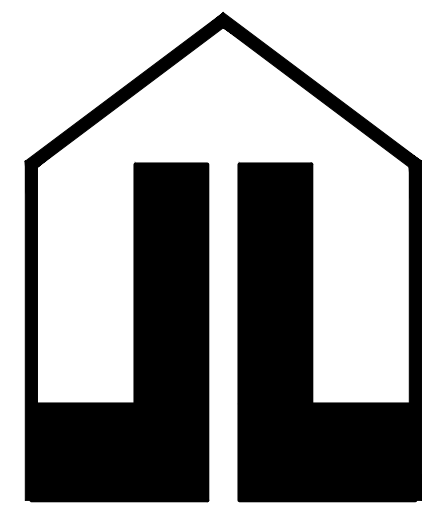
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Call 2 Working Days Before You Dig!
811

PHAP VUONG MONASTERY

715 VISTA AVE, ESCONDIDO, CA 92026



PHAP VUONG MONASTERY
715 VISTA AVENUE
ESCONDIDO, CA 92026

MUP PROJECT #
PDS2014
MUP-14-010

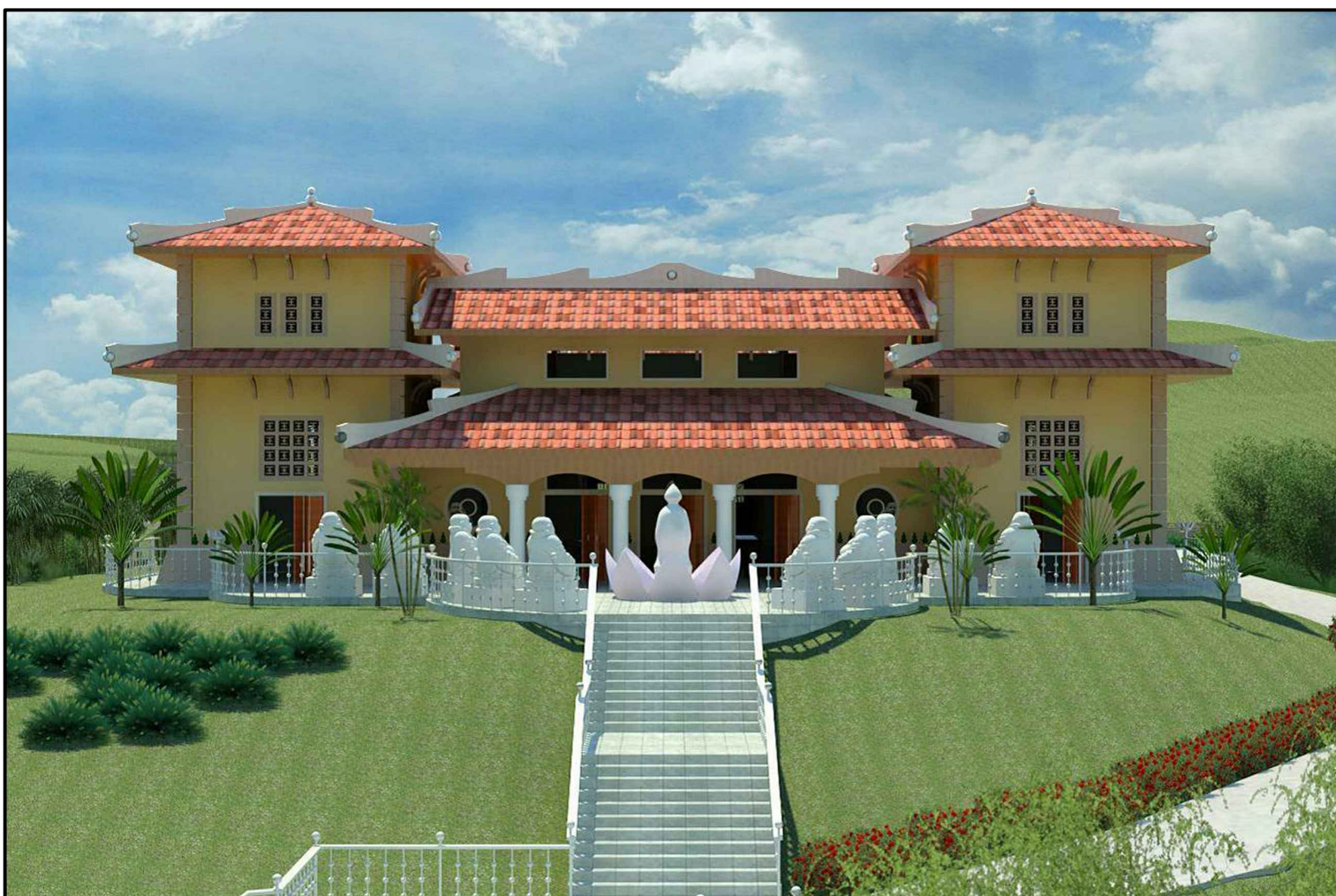
Sheet Title

COVER SHEET

No.	Revisions	Date
1	MUP REVIEW	12-01-15
2	2ND MUP REVIEW	1-12-16
3	3RD MUP REVIEW	1-19-16
4	FIRE LANE REVIEW	6-13-16
5	LABEL PL. LENGTH	8-22-17
6	STREET DIMENSIONS	10-8-17

Drawn	PH
Checked	JL
Date Print	6-30-16
Scale	-
Project No.	-
Sheet No.	-

T-1



PROJECT DATA

CODE USED	2010 CALIFORNIA STANDARDS CODE (CEC, CMC, CPC AND CEG) AND COUNTY OF SAN DIEGO	
ZONING		R-S
TYPE OF CONSTRUCTION		TYPE V
LOT SIZE		387684 SQ. FT. (8.9 ACRES)
LAND USE:	SR-1	SETBACK: H
ANIMAL:	A	FRONT YARD STANDARD (FROM CENTERLINE): 50'
LOT:	1 AC	SPECIAL SETBACK ON SELECT STREETS: VISTA AVENUE 10'
BUILDING TYPE:	C	INTERIOR SIDE YARD (FROM LOT LINE): 10'
HEIGHT:	6 35' (2 STORIES)	EXTERIOR SIDE YARD (FROM CENTERLINE): 35' OR 10' FROM PROPERTY LINE
		REAR YARD (FROM LOT LINE): 25'

LEGAL DESCRIPTION

APN# 227-010-57
PARCEL 4 OF PM 5279

AREA CALCULATION

(NEW) MONASTERY HALL			NOT PART OF MUP	
FIRST FLOOR:			EXISTING STRUCTURE:	3690 SQ. FT.
BELL TOWER	364 SQ. FT.	6,274 SQ. FT.	EXISTING PARKING	8 SPACES
GONG/ DRUM TOWER	364 SQ. FT.			
MAIN MEDITATION ROOM	3,188 SQ. FT.			
ANCESTOR MEDITATION ROOM	763 SQ. FT.			
KITCHEN AREA	649 SQ. FT.			
STORAGE	188 SQ. FT.			
PUBLIC RESTROOM	160 SQ. FT.			
FAMILY MEETING ROOM	299 SQ. FT.			
GUEST MEETING ROOM	299 SQ. FT.			
SECOND FLOOR:				
ENCLOSED BALCONY	233 SQ. FT.	1,998 SQ. FT.		
OPEN BALCONY	180 SQ. FT.			
(BEDROOMS (MONKS)	848 SQ. FT.			
RESTROOMS	190 SQ. FT.			
RETREAT/ LOFT AREA	491 SQ. FT.			
TOTAL FIRST & SECOND FLRS:		8,272 SQ. FT.		
PARKING	76 SPACES			

SDC PDS RCVD 01-25-19
MUP14-010

PROJECT DIRECTORY

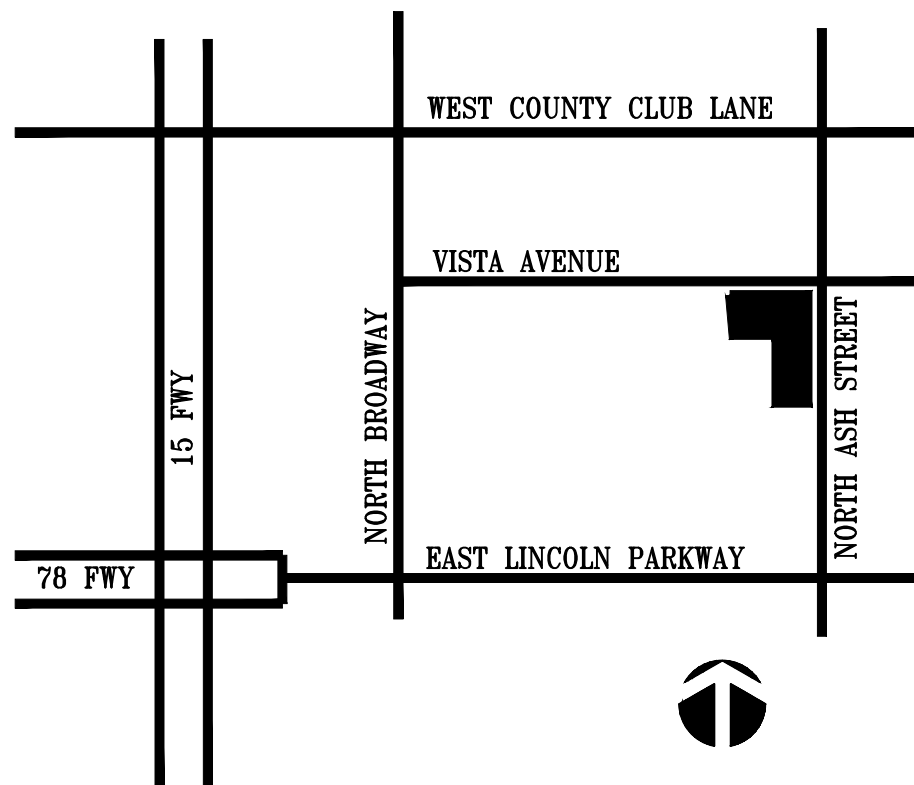
APPLICANT VUI TRAN 715 VISTA AVENUE ESCONDIDO, CA 92026 TEL.: 619-283-7655 E-MAIL: thichnguyensieu_thg@yahoo.com	OWNER LE TAN HUYNH 1942 CALLE ROJA SANTA ANA, CA 92705 TEL.: 714-878-3734 E-MAIL: drielhuyh@gmail.com	MECHANICAL ENGINEER PERFECT DESIGN & ENGINEERING, INC. RAYMOND W. ZHONG, P.E. 2416 VALLEY BLVD. LA MESA, CA 91942 TEL.: 619-742-0209 FAX: 619-303-6831
PLANNER LATITUDE 33 PLANNING & ENGINEERING MELISSA KRAUSE 9968 HIBERT ST 2ND FLOOR SAN DIEGO, CA 92131 TEL.: 858-751-0633 FAX: 858-751-0634 E-MAIL: melissa.krause@latitude33.com	JL DWEIL, LLC JAMES LEUNG (THANH LUONG) PRINCIPAL DIRECTOR DESIGN & CONSTRUCTION 14371 EUCLID STREET #2F GARDEN GROVE, CA 92843 TEL.: 626-823-5320/ 714-265-1200 FAX: 714-265-1201 E-MAIL: jldesign8@gmail.com	LANDSCAPE ARCHITECT: WEILAND & ASSOCIATES, INC 5575 LAKE PARK WAY, SUITE 211 LA MESA, CA 91942 TEL.: 619-742-0209 FAX: 619-303-6831
CIVIL ENGINEER LATITUDE 33 PLANNING & ENGINEERING BRAD SAGER 9968 HIBERT ST 2ND FLOOR SAN DIEGO, CA 92131 TEL.: 858-751-0633 FAX: 858-751-0634 E-MAIL: bradsager@latitude33.com	STRUCTURE ENGINEER JOHN TRAN, PE JT CONSULTING ENGINEERS 14371 EUCLID STREET #2F GARDEN GROVE, CA 92843 TEL.: 714-265-1200 FAX: 714-265-1201 E-MAIL: chen02@yahoo.com	

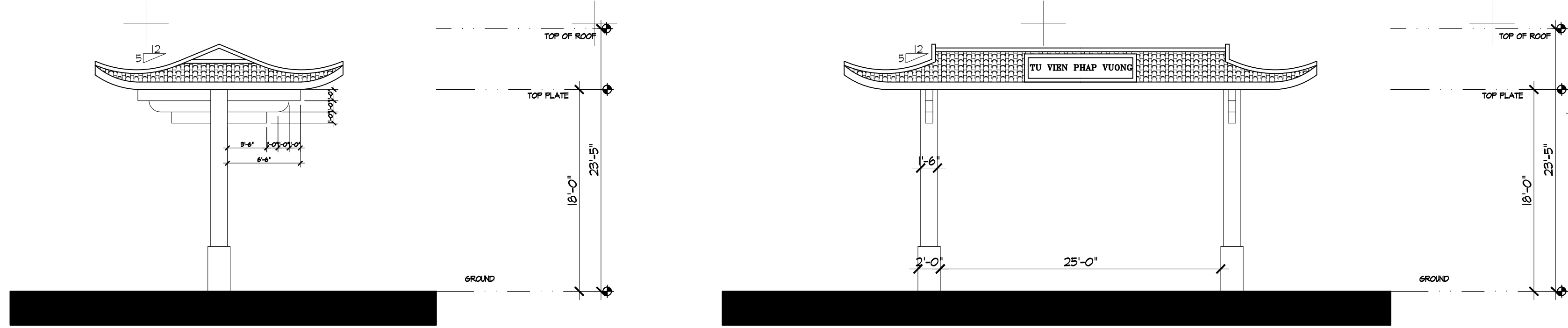
SHEET INDEX

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	SYMBOLS, VICINITY MAP
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A-2	SECOND FLOOR
A-3	ROOF PLAN
A-4	NORTH/ SOUTH ELEVATIONS
A-4.1	EAST/ WEST ELEVATIONS
A-5	SECTION A-B
A-5.1	SECTION C
A-5.2	SECTION D

VICINITY MAP

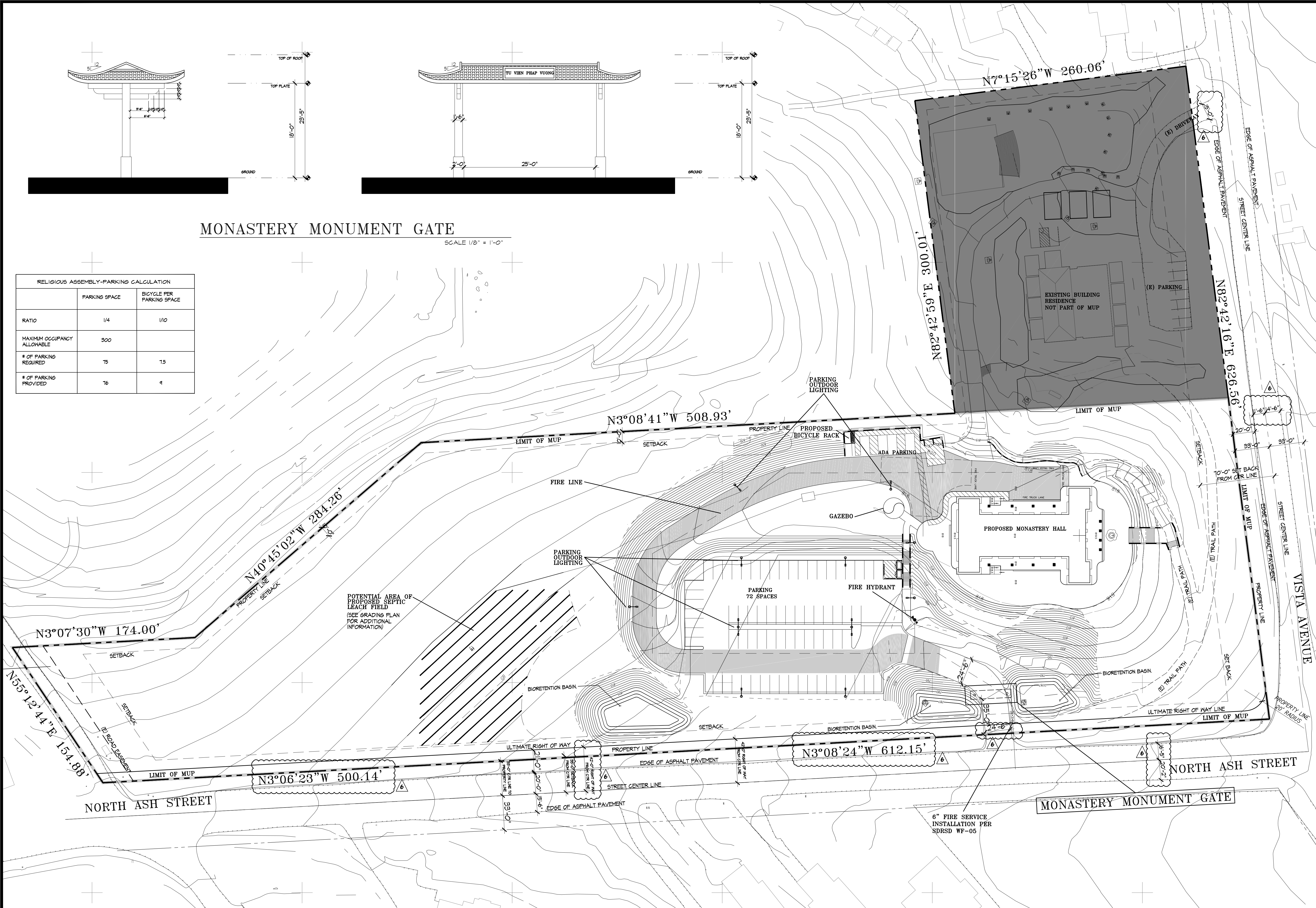




MONASTERY MONUMENT GATE

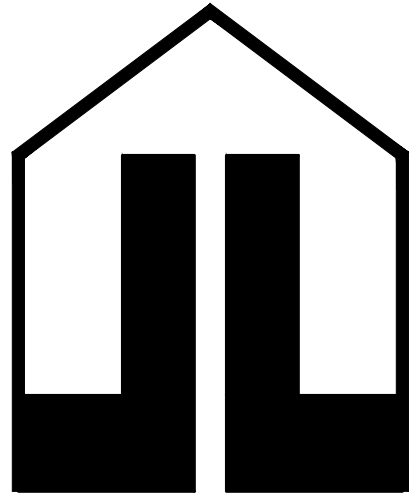
SCALE 1/8" = 1'-0"

RELIGIOUS ASSEMBLY-PARKING CALCULATION		
	PARKING SPACE	BICYCLE PER PARKING SPACE
RATIO	1/4	1/10
MAXIMUM OCCUPANCY ALLOWABLE	300	
# OF PARKING REQUIRED	75	15
# OF PARKING PROVIDED	76	4



SITE PLAN

SCALE 1" = 40'



PHAP VUONG MONASTERY

715 VISTA AVENUE
ESCONDIDO, CA 92026

MUP PROJECT #
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MUP-14-010

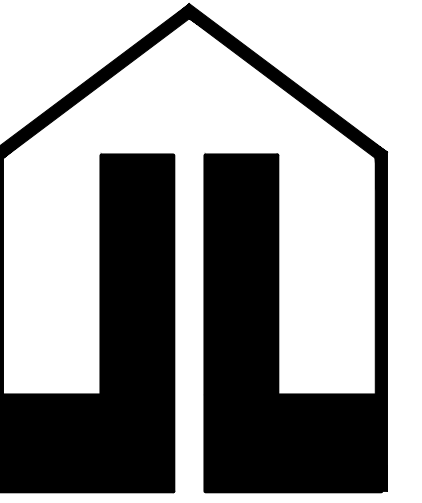
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SITE PLAN

No.	Revisions	Date
1	MUP REVIEW	12-01-15
2	2ND MUP REVIEW	1-12-16
3	3RD MUP REVIEW	1-19-16
4	FIRE LANE REVIEW	6-13-16
5	LABEL PL. LENGTH	8-22-17
6	STREET DIMENSIONS	10-8-17

Drawn	PH
Checked	JL
Date Print	6-30-16
Scale	-
Project No.	-
Sheet No.	-

T-2



PHAP VUONG MONASTERY
715 VISTA AVENUE
ESCONDIDO, CA 92026

MUP PROJECT #
PDS2014
MUP-14-010

Sheet Title

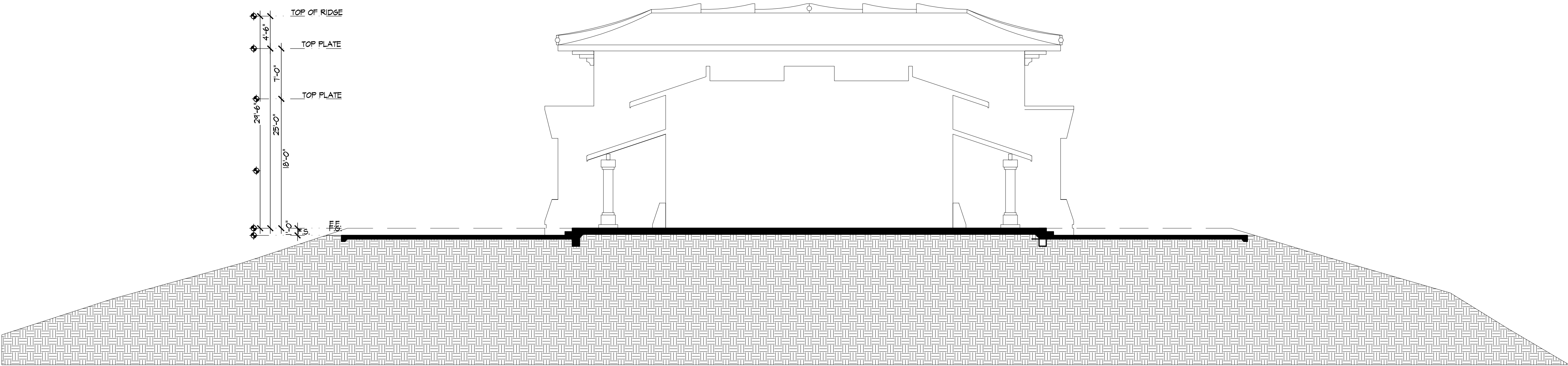
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No.	Revisions	Date
1	MUP REVIEW	12-01-15
2	2ND MUP REVIEW	1-12-16
3	3RD MUP REVIEW	1-19-16
4	FIRE LANE REVIEW	6-13-16
5		

Drawn	PH
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Date Print	6-30-16
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Project No.	-

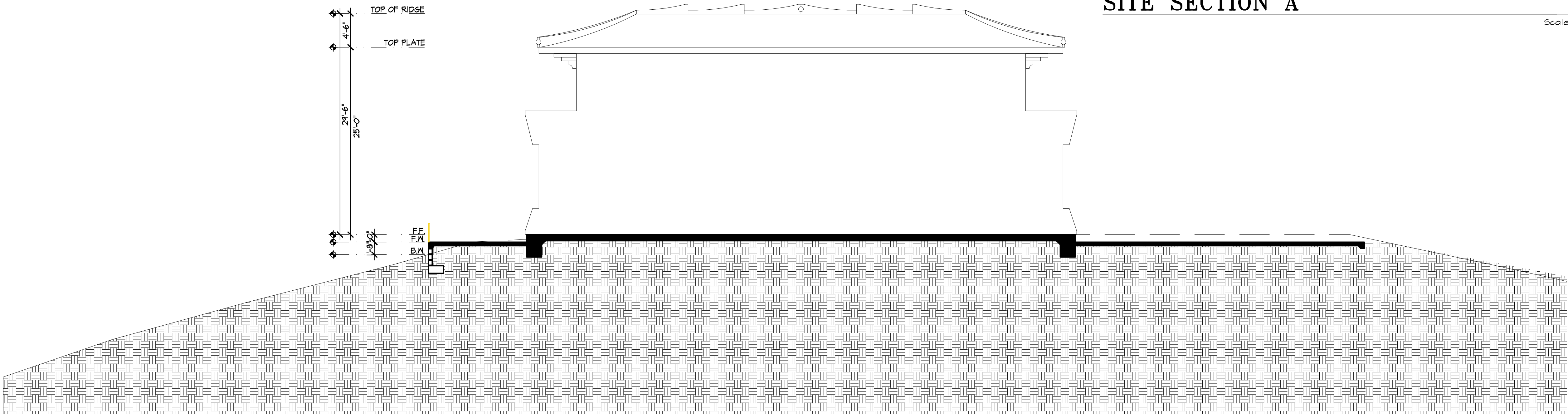
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SC-1



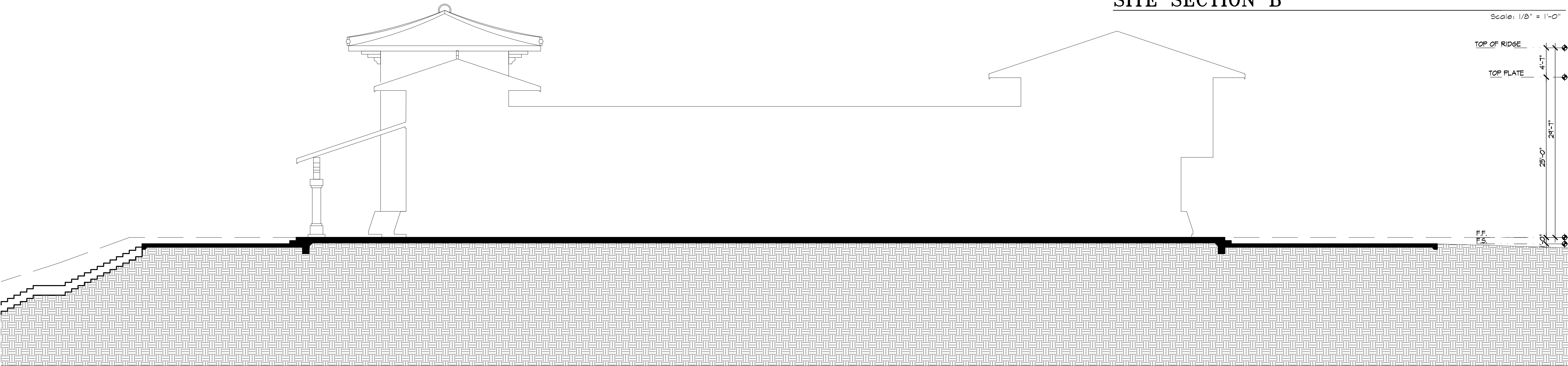
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Scale: 1/8" = 1'-0"



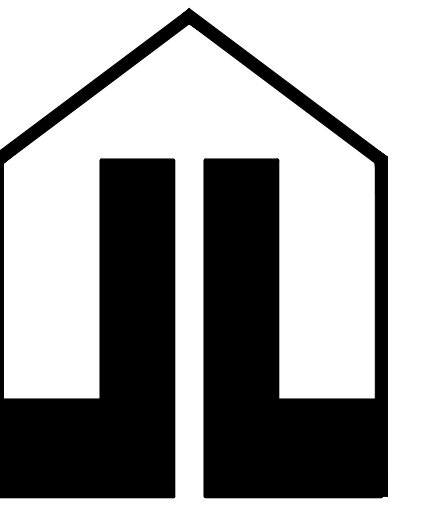
SITE SECTION B

Scale: 1/8" = 1'-0"



SITE SECTION C

Scale: 1/8" = 1'-0"



PHAP VUONG MONASTERY
715 VISTA AVENUE
ESCONDIDO, CA 92026

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MUP-14-010

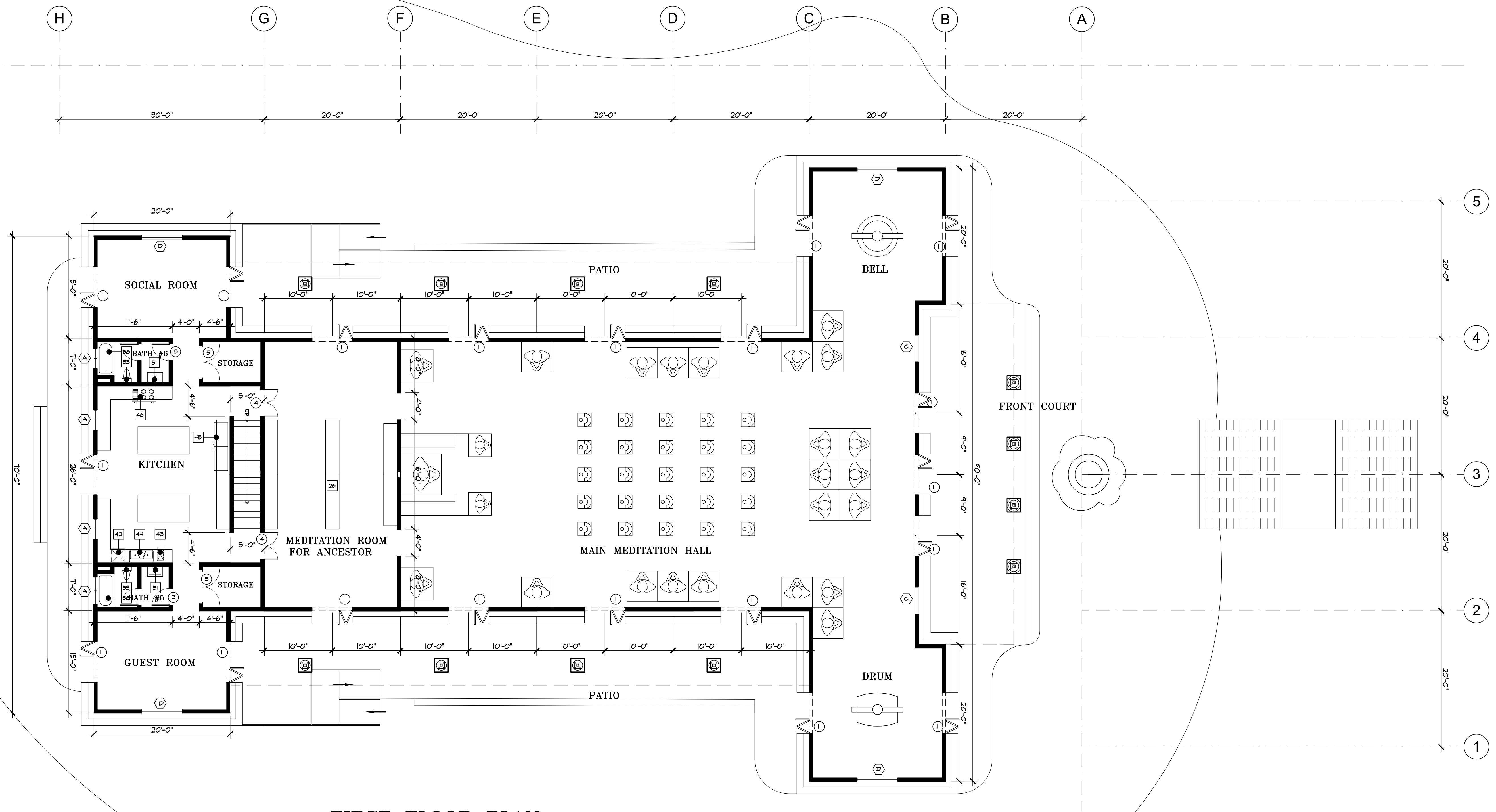
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FIRST FLOOR PLAN

No.	Revisions	Date
1	MUP REVIEW	12-01-15
2	2ND MUP REVIEW	1-12-16
3	3RD MUP REVIEW	1-19-16
4	FIRE LANE REVIEW	6-13-16

Drawn	PH
Checked	JL
Date Print	6-30-16
Scale	-
Project No.	-
Sheet No.	-

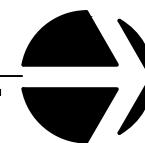
A-1



FIRST FLOOR PLAN

PLANNING

Scale: 1/8" = 1'-0"



GENERAL NOTES:

A INTERIOR STAIR NOTE:

- MAXIMUM 7" RISE, MINIMUM 9" RUN FOR PRIVATE STAIRWAYS
- THE LARGEST RISE OR RUN IN A FLIGHT OF STAIRS MAY NOT EXCEED THE SMALLEST BY MORE THAN 3/8"

B NO WALL OPENINGS OR WALL OR ROOF MECHANICAL VENT OPENINGS ARE PERMITTED WITHIN 3'-0" OF THE PROPERTY LINE

C FIRE BLOCKING SHALL BE INSTALLED AT: [708.2.1]

- CONCEALED SPACES OF STUD WALLS AND PARTITIONS, FLOOR AND CEILING AT 10'-0" MAX. INTERVALS BOTH VERTICALLY AND HORIZONTALLY
- INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES
- CONCEALED SPACE BETWEEN STAIR STRINGERS AT TOP AND BOTTOM RUN
- AT OPENINGS AROUND VENTS, PIPES, AND CHIMNEYS WITH NON-COMBUSTIBLE MATERIALS
- AT OPENINGS BETWEEN ATTIC AND CHIMNEY CHASE FOR FACTORY BUILT CHIMNEYS

D WALL INSULATION:

- ALL ATTIC SPACE TO BE INSULATED 1/4" R-30 BATT. INSULATION
- ALL 2x4 WALLS TO BE INSULATED 1/4" R-13 BATT. INSULATION
- ALL 2x6 WALLS TO BE INSULATED 1/4" R-14 BATT. INSULATION

E ALL GLAZING IN HAZARDOUS LOCATIONS MUST BE IDENTIFIED BY A LABEL (PERMANENT IF TEMPERED) AS GLAZING. [2406]

- GLAZING IN BATH AND SHOWER ENCLOSURES
- GLAZING WITHIN A 24" ARC OF DOOR EDGE
- GLAZING 5'-0" FROM TOP OR BOTTOM OF STAIRWAYS WITH BOTTOM EDGE LESS THAN 60" ABOVE WALKING SURFACE.

WINDOW SCHEDULE

	SIZE	TYPE	PAINT	MATERIAL	REMARK
A	3'-0" X 3'-0"	SLIDING	WHITE	VINYL	
B	2'-0" X 4'-8"	SLIDING	WHITE	VINYL	
C	3'-0" X 3'-0"	CIRCLE FIXED	WHITE	VINYL	
D	6'-0" X 6'-0"	SLIDING	WHITE	VINYL	

DOOR SCHEDULE

	SIZE	TYPE	PAINT	MATERIAL	REMARK
1	2'-0" X 8'-0" 3-PANELS	SOLID	WHITE	WOOD	EXTERIOR
2	3'-0" X 8'-8"	SOLID	WHITE	WOOD	FRENCH 1/4" Ø LITES
3	2'-6" X 6'-8"	SOLID	WHITE	WOOD	INTERIOR
4	2'-0" X 8'-0" PAIR	SOLID	WHITE	WOOD	INTERIOR
5	2'-6" X 8'-0" PAIR	SOLID	WHITE	WOOD	INTERIOR
6	2'-0" X 6'-8" PAIR	SOLID	WHITE	WOOD	STORAGE
7	3'-0" X 6'-8" BI-PASS	SOLID	WHITE	STEEL/GLASS	CLOSET
8	3'-0" X 8'-0" PAIR	SOLID	WHITE	WOOD	EXTERIOR
9	3'-0" X 8'-0"	SOLID	WHITE	WOOD	EXTERIOR

FLOOR PLAN KEY NOTES:

INTERIOR AREA

20 1-HOUR RATED CONSTRUCTION (1) LAYERS OF 5/8" TYPE 'X' 6YP. BD. FOR GARAGE/STORAGE UNDER STAIR/ ON ALL WALLS, CEILING, POSTS, AND BEAMS ADJACENT TO OR SUPPORTING THE DWELLING

21 (N) WATER HEATER

22 (N) WASH AND DRYER LOCATION

23 (N) STAIRWAY

24 (N) GUARD RAILS

25 (N) 30" X 30" ROOF ACCESS

26 BOOKSHELF

27 WALK-IN CLOSET SINGLE POLE 1/4" SINGLE SHELF

28 CLOSET 1/4" MIRROR DOOR SINGLE POLE 1/4" SINGLE SHELF

29 MEDIA/DISPLAY

30 COAT ROOM

31 LINEN CLOSET

32 STORAGE ROOM UNDER STAIRS

33 STORAGE

KITCHEN AREA

40 12" UPPER CABINET

41 24" BASE CABINET

42 DISHWASHER

43 TRASH COMPACTOR

44 STAINLESS STEEL/3 SINKS (UNDER MOUNTED) W/DISPOSAL

45 36" REFRIGERATOR

46 COOKTOP/OVEN & HOOD ABOVE

47 PANTRY

48 ISLAND - 36" HIGH

49 WET BAR SINK

BATHROOM AREA

50 FULL HEIGHT MIRROR

51 24" DEEP X 36" HIGH BASE CABINET 1/4" SINK

52 3 SIDES CERAMIC TILES AROUND SHOWER WITH GLASS ENCLOSURE 10" HIGH MIN. ABOVE DRAIN INLET

53 ELONGATED WATER CLOSET

54 2 SIDES CERAMIC TILES AROUND BATHTUB 10" HIGH MIN. ABOVE DRAIN INLET

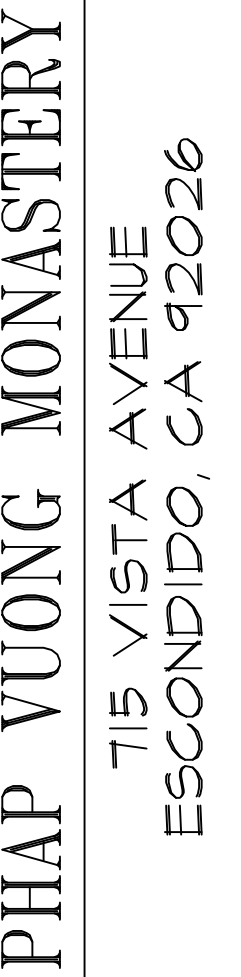
55 48" CORNER JACUZZI BATHTUB SURROUNDING 1/4" CERAMIC TILES

56 PEDESTAL SINK

57 36" X 36" SHOWER 1/4" MIN. 24" GLASS DOOR MIN. 1/8" TEMPERED GLASS

58 3 SIDES CERAMIC TILES AROUND BATHTUB 10" HIGH MIN. ABOVE DRAIN INLET

59 36" X 60" SHOWER 1/4" MIN. 24" GLASS DOOR MIN. 1/8" TEMPERED GLASS



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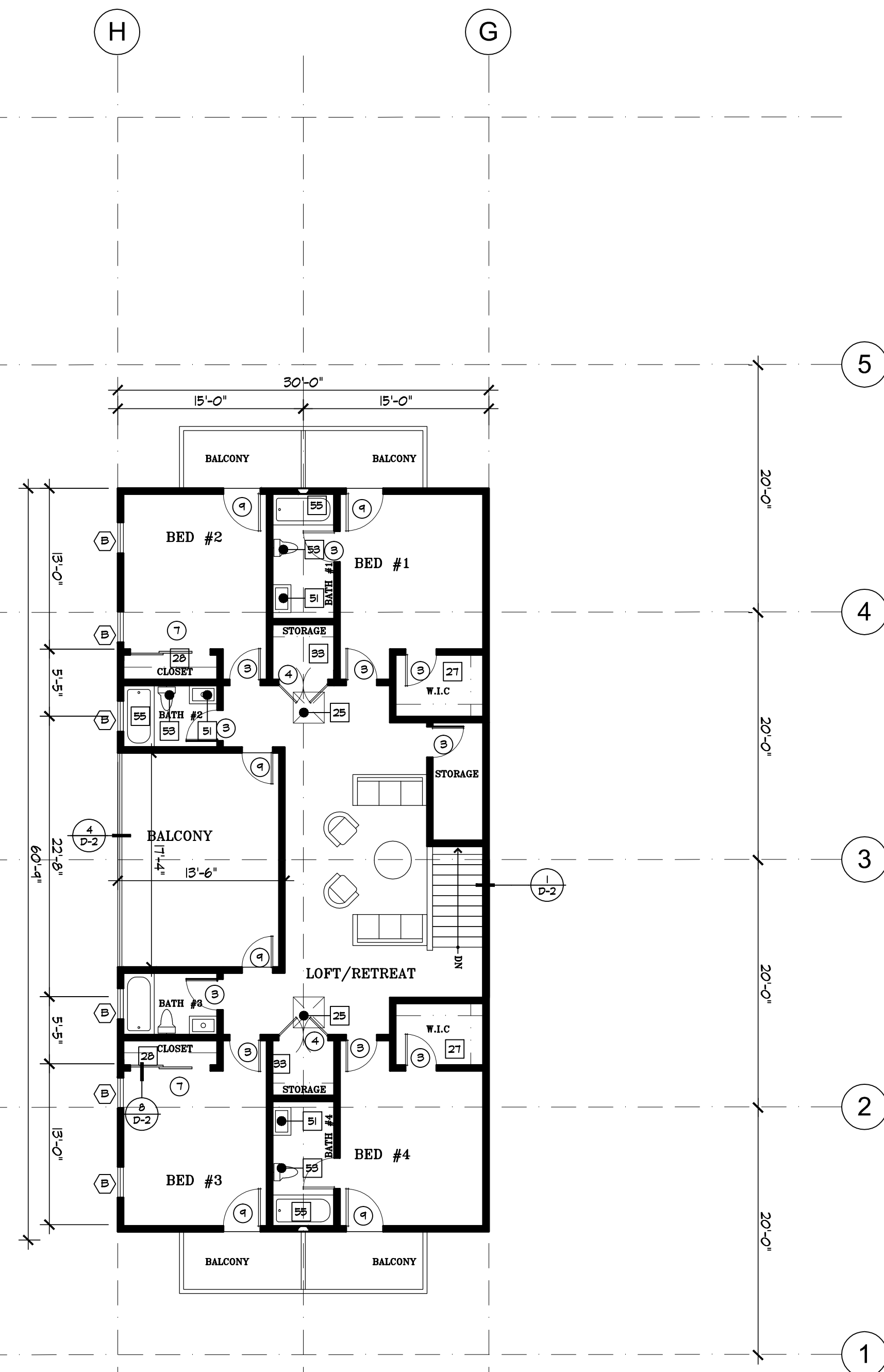
MUP PROJECT #
PDS2014
MUP-14-010

Test Title

SECOND FLOOR PLAN

No.	Revisions	Date
<u>A</u>	MUP REVIEW	12-01-15
<u>B</u>	2ND MUP REVIEW	1-12-16
<u>C</u>	3RD MUP REVIEW	1-19-16
<u>D</u>	FIRE LANE REVIEW	6-13-16
<u>E</u>		
Drawn		PH
Checked		JL
Date Print		6-30-16
Scale		-
Project No.		-
Sheet No.		

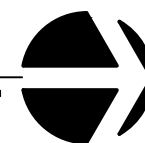
A-2



SECOND FLOOR PLAN

PLANNING


Scale: 1/8" = 1'-0"



GENERAL NOTES:

- A** INTERIOR STAIR NOTE:
- I. MAXIMUM 1" RISE, MINIMUM 1" RUN FOR PRIVATE STAIRWAYS
 - II. THE LARGEST RISE OR RUN IN A FLIGHT OF STAIRS MAY NOT EXCEED THE SMALLEST BY MORE THAN 3/8"
- B** NO WALL OPENINGS OR WALL OR ROOF MECHANICAL VENT OPENINGS BE WITHIN 3'-0" OF THE PROPERTY LINE
- C** FIRE BLOCKING SHALL BE INSTALLED AT: [108.2.1]
- I. CONCEALED SPACES OF STUD WALLS AND PARTITIONS, FLOOR AND CEILING AT 10'-0" MAX. INTERVALS BOTH VERTICALLY AND HORIZONTALLY
 - II. INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES
 - III. CONCEALED SPACE BETWEEN STAIR STRINGERS AT TOP AND BOTTOM RUN
 - IV. AT OPENINGS AROUND VENTS, PIPES, AND CHIMNEYS WITH NON-COMBUSTIBLE MATERIALS
 - V. AT OPENINGS BETWEEN ATTIC AND CHIMNEY CHASE FOR FACTORY BUILT CHIMNEYS.
- D** WALL INSULATION:
- I. ALL ATTIC SPACE TO BE INSULATED W/ R-30 BATT. INSULATION.
 - II. ALL 2x4 WALLS TO BE INSULATED W/ R-13 BATT. INSULATION.
 - III. ALL 2x6 WALLS TO BE INSULATED W/ R-19 BATT. INSULATION.
- E** ALL GLAZING IN HAZARDOUS LOCATIONS MUST BE IDENTIFIED BY A LABEL (PERMANENT IF TEMPERED) AS GLAZING. [2406]
- I. GLAZING IN BATH AND SHOWER ENCLOSURES
 - II. GLAZING WITHIN A 24" ARC OF DOOR EDGE
 - III. GLAZING 5'-0" FROM TOP OR BOTTOM OF STAIRWAYS' WITH BOTTOM EDGE LESS THAN 60" ABOVE WALKING SURFACE.

WINDOW SCHEDULE

	SIZE	TYPE	PAINT	MATERIAL	REMARK
	3'-0" X 3'-0"	SLIDING	WHITE	VINYL	
	2'-0" X 4'-8"	SLIDING	WHITE	VINYL	
	3'-0" X 3'-0"	CIRCLE FIXED	WHITE	VINYL	
	6'-0" X 6'-0"	SLIDING	WHITE	VINYL	

DOOR SCHEDULE

	SIZE	TYPE	PAINT	MATERIAL	REMARK
①	2'-0" X 8'-0" 3-PANELS	SOLID	WHITE	WOOD	EXTERIOR
②	3'-0" X 6'-8"	SOLID	WHITE	WOOD	FRENCH IV & LITES
③	2'-6" X 6'-8"	SOLID	WHITE	WOOD	INTERIOR
④	2'-0" X 8'-0" PAIR	SOLID	WHITE	WOOD	INTERIOR
⑤	2'-6" X 8'-0" PAIR	SOLID	WHITE	WOOD	INTERIOR
⑥	2'-0" X 6'-8" PAIR	SOLID	WHITE	WOOD	STORAGE
⑦	3'-0" X 6'-8" BI-PASS	SOLID	WHITE	STEEL/GLASS	CLOSET
⑧	3'-0" X 8'-0" PAIR	SOLID	WHITE	WOOD	EXTERIOR
⑨	3'-0" X 8'-0"	SOLID	WHITE	WOOD	EXTERIOR

FLOOR PLAN KEY NOTES:

INTERIOR AREA

- | | |
|----|--|
| 20 | 1-HOUR RATED CONSTRUCTION (1) LAYERS OF 5/8" TYPE 'X' GYP. BD. FOR GARAGE/ STORAGE UNDER STAIR/ ON ALL WALLS, CEILING, POSTS, AND BEAMS ADJACENT TO OR SUPPORTING THE DWELLING |
| 21 | (N) WATER HEATER |
| 22 | (N) WASH AND DRYER LOCATION |
| 23 | (N) STAIRWAY |
| 24 | (N) GUARD RAILS |
| 25 | (N) 30" x 30" ROOF ACCESS |
| 26 | BOOKSHELF |
| 27 | WALK-IN CLOSET
SINGLE POLE IV SINGLE SHELF |
| 28 | CLOSET IV MIRROR DOOR
SINGLE POLE IV SINGLE SHELF |

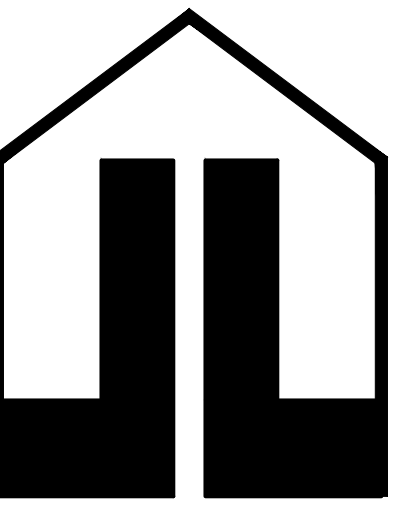
- 29 MEDIA/DISPLAY
- 30 COAT ROOM
- 31 LINEN CLOSET
- 32 STORAGE ROOM
- 33 STORAGE

KITCHEN AREA

- | | |
|----|---|
| 40 | 12" UPPER CABINET |
| 41 | 24" BASE CABINET |
| 42 | DISHWASHER |
| 43 | TRASH COMPACTOR |
| 44 | STAINLESS STEEL 3 SINKS
(UNDER MOUNTED) W/DISPOSAL |
| 45 | 36" REFRIGERATOR |
| 46 | COOKTOP/OVEN & HOOD ABOVE |
| 47 | PANTRY |
| 48 | ISLAND - 36" HIGH |
| 49 | WET BAR SINK |

BATHROOM AREA

- | | |
|----|--|
| 50 | FULL HEIGHT MIRROR |
| 51 | 24" DEEP X 36" HIGH
BASE CABINET W/ SINK |
| 52 | 3 SIDES CERAMIC TILES AROUND SHOWER
WITH GLASS ENCLOSURE
70" HIGH MIN. ABOVE DRAIN INLET |
| 53 | ELONGATED WATER CLOSET |
| 54 | 2 SIDES CERAMIC TILES AROUND BATHTUB
TO HIGH MIN. ABOVE DRAIN INLET |
| 55 | 48" CORNER JACUZZI BATHTUB
SURROUNDING W/ CERAMIC TILES |
| 56 | PEDESTAL SINK |
| 57 | 36" X 36" SHOWER W/ MIN. 24" GLASS DOOR
MIN. 1/8" TEMPERED GLASS |
| 58 | 3 SIDES CERAMIC TILES AROUND BATHTUB
70" HIGH MIN. ABOVE DRAIN INLET |
| 59 | 36" X 60" SHOWER W/ MIN. 24" GLASS DOOR
MIN. 1/8" TEMPERED GLASS |



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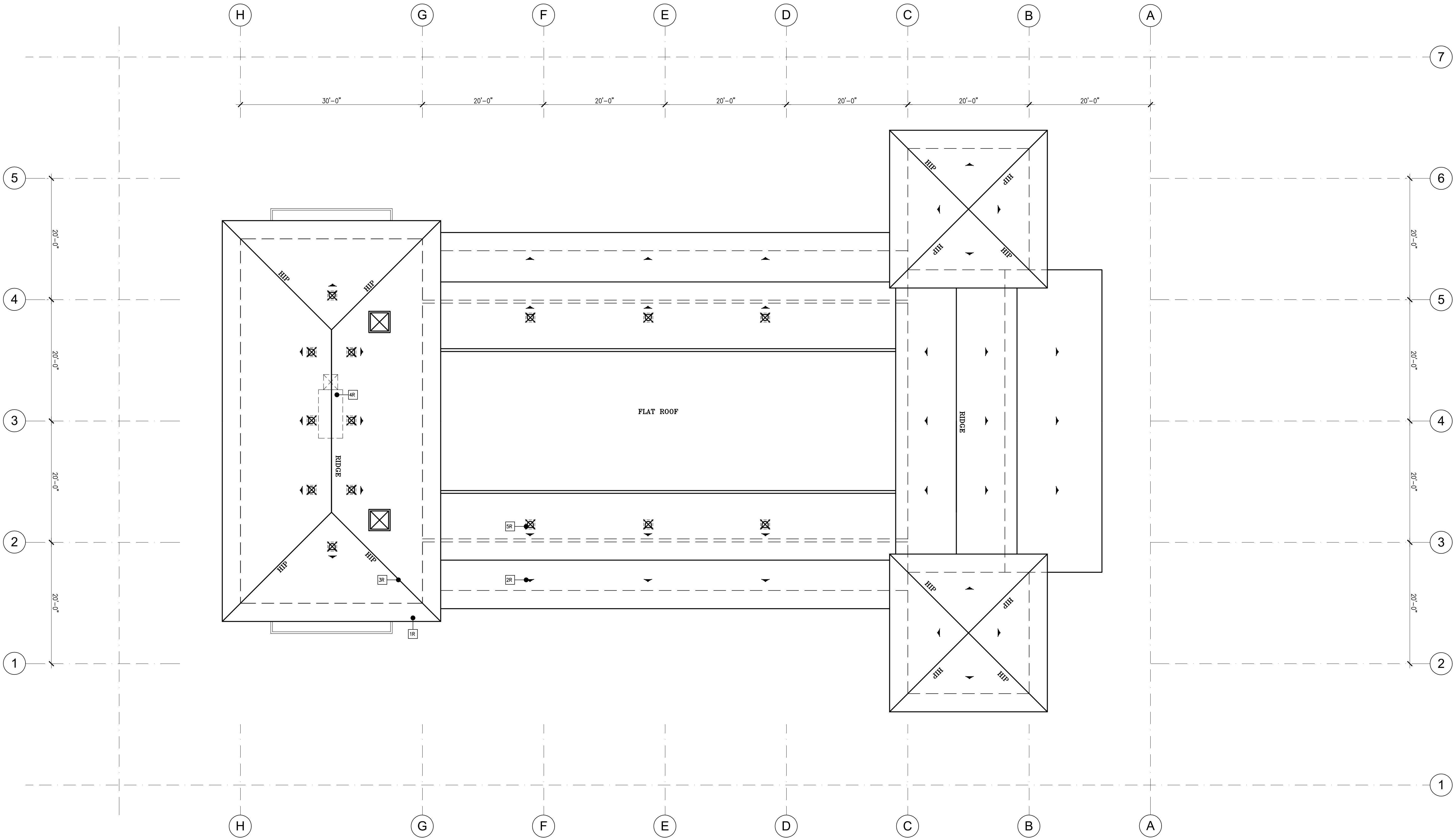
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FIRST FLOOR PLAN

No.	Revisions	Date
1	MUP REVIEW	12-01-13
2	2ND MUP REVIEW	1-12-14
3	3RD MUP REVIEW	1-19-14
4	FIRE LANE REVIEW	6-13-16
5	LABEL PL LENGTH	8-22-17
6	STREET DIMENSIONS	10-8-17

Drawn	PH
Checked	JL
Date Print	6-30-16
Scale	-
Project No.	-
Sheet No.	-

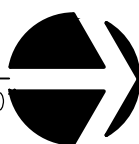
A-3



FIRST UTILITY PLAN

PLANNING

Scale: 1/8" = 1'-0"



ROOF NOTE

- 1R EAGLE ROOFING #2636
NAME: PIEDMONT BLEND
DESCRIPTION: TERRACOTA MAROON BROWN BLEND
STYLE: MALIBU
- 2R INDICATE 3/12 ROOF PITCH
- 3R PROVIDE MINIMUM 26 GA. GALV. METAL FLASHING
AT ALL VENTS, VALLEYS, CRICKETS, AND ROOF TO WALL CONDITIONS
- 4R AIR FORCED UNIT LOCATED INSIDE ATTIC SPACE
- 5R DORMER VENT 14" HALF-ROUND





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Sheet Title

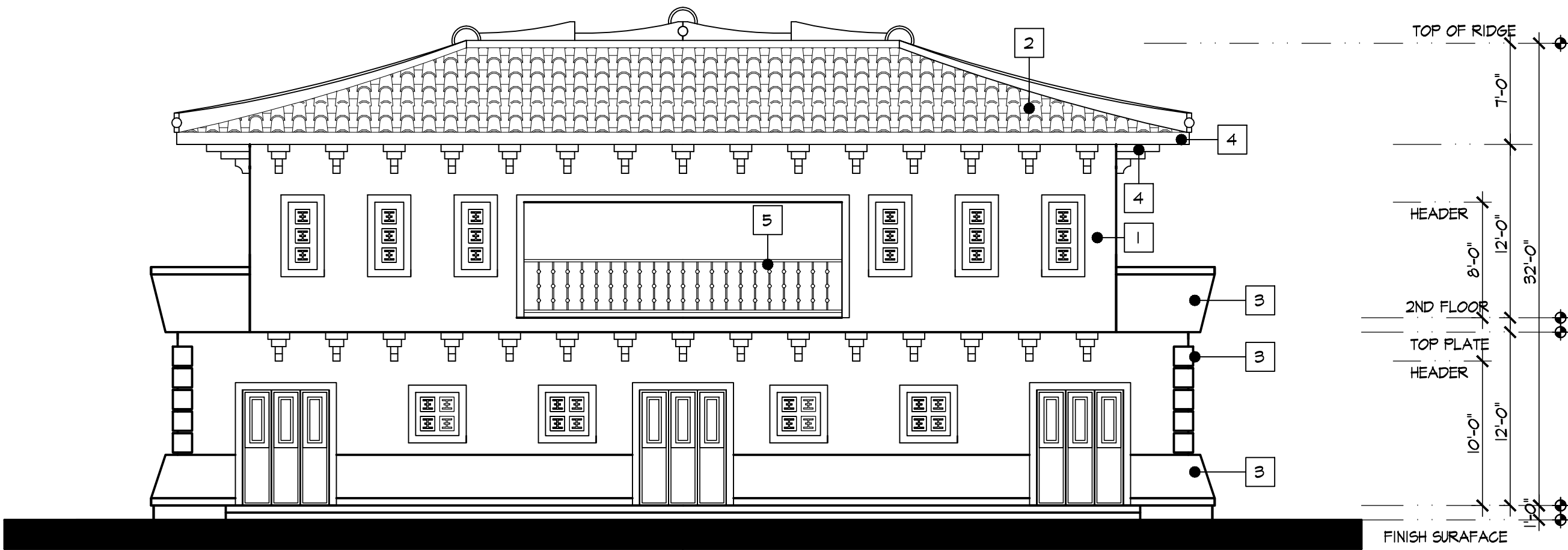
NORTH & SOUTH
ELEVATIONS

No.	Revisions	Date
1	MUP REVIEW	12-01-15
2	2ND MUP REVIEW	1-12-16
3	3RD MUP REVIEW	1-19-16
4	FIRE LANE REVIEW	6-13-16
5		

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Project No.	-

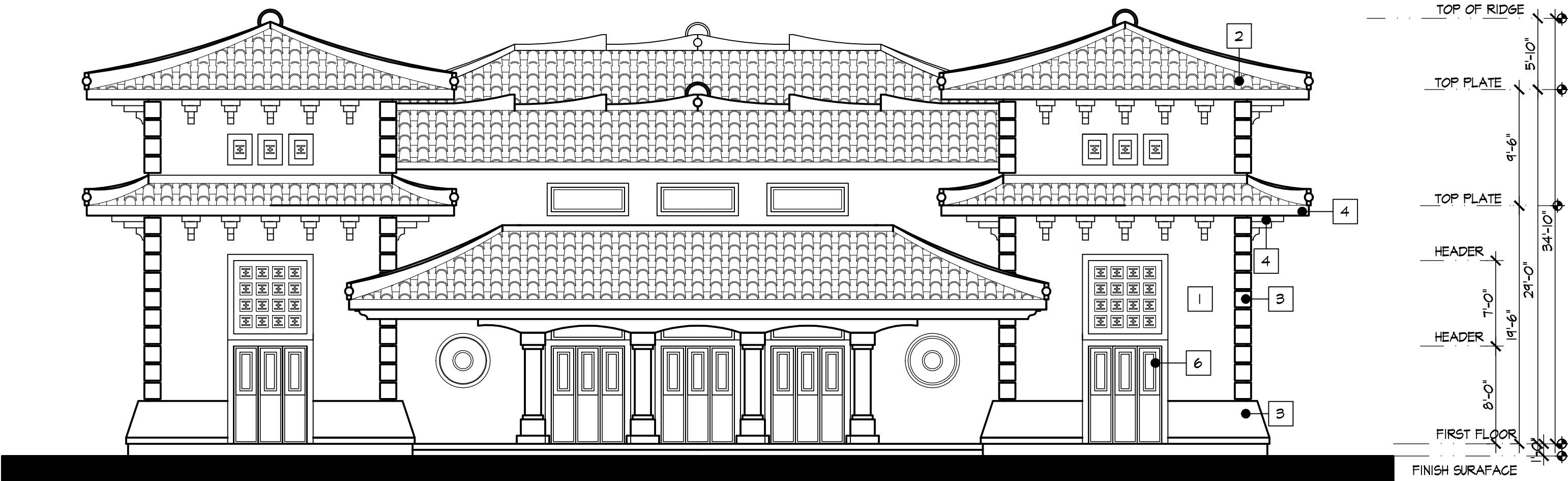
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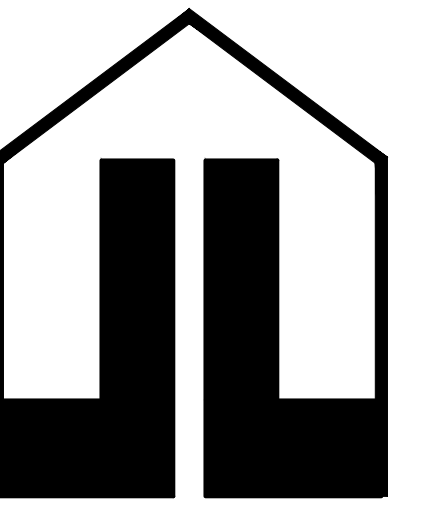
SOUTH ELEVATION

Scale: 1/8" = 1'-0"



NORTH ELEVATION

Scale: 1/8" = 1'-0"



PHAP VUONG MONASTERY
715 VISTA AVENUE
ESCONDIDO, CA 92026

MUP PROJECT #
PDS2014
MUP-14-010

Sheet Title

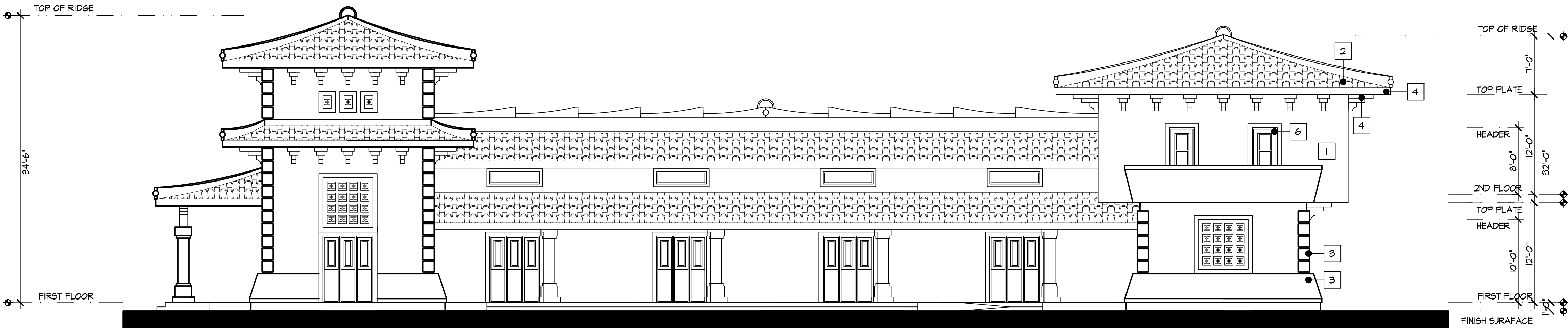
EAST & WEST
ELEVATIONS

No.	Revisions	Date
1	MUP REVIEW	12-01-15
2	2ND MUP REVIEW	1-12-16
3	3RD MUP REVIEW	1-19-16
4	FIRE LANE REVIEW	6-13-16
5		

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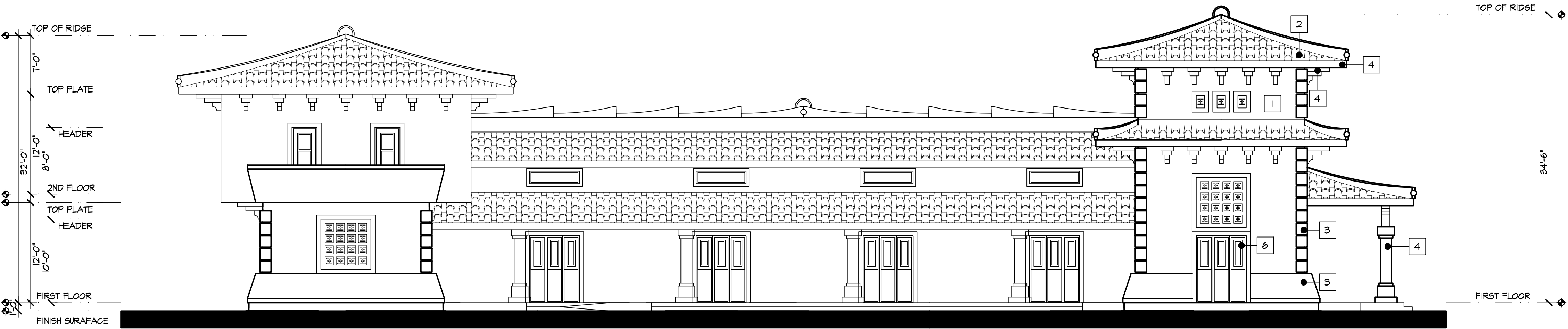
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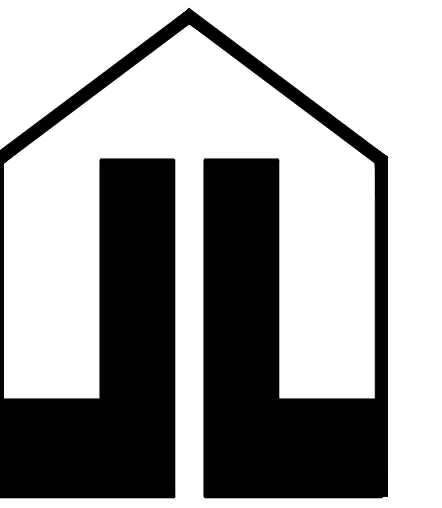
WEST ELEVATION

Scale: 1/8" = 1'-0"



EAST ELEVATION

Scale: 1/8" = 1'-0"



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ESCONDIDO, CA 92026

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PDS2014
MUP-14-010

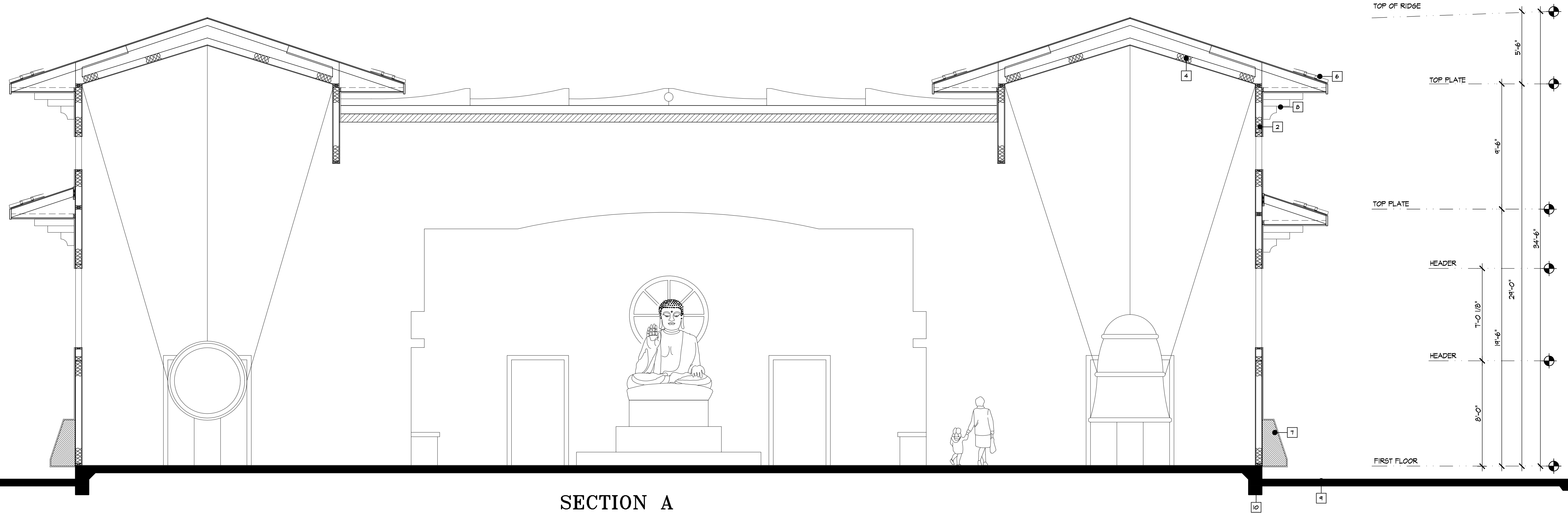
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SECTION A-B

No.	Revisions	Date
1	MUP REVIEW	12-01-15
2	2ND MUP REVIEW	1-12-16
3	3RD MUP REVIEW	1-19-16
4	FIRE LANE REVIEW	6-13-16
5		

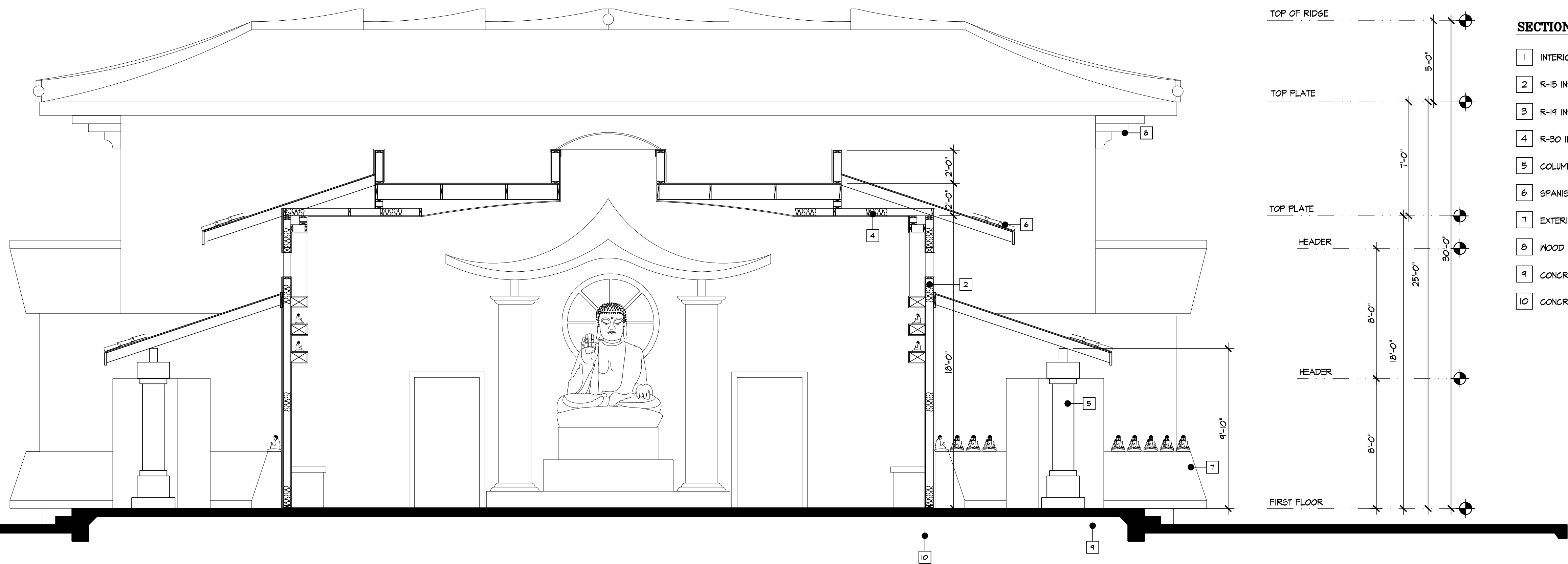
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Project No.	-
Sheet No.	-

A-5



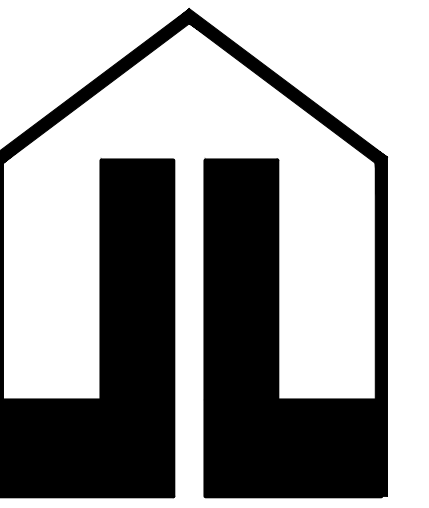
SECTION A

Scale: 1/4" = 1'-0"



SECTION B

Scale: 1/4" = 1'-0"



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ESCONDIDO, CA 92026

MUP PROJECT #
PDS2014
MUP-14-010

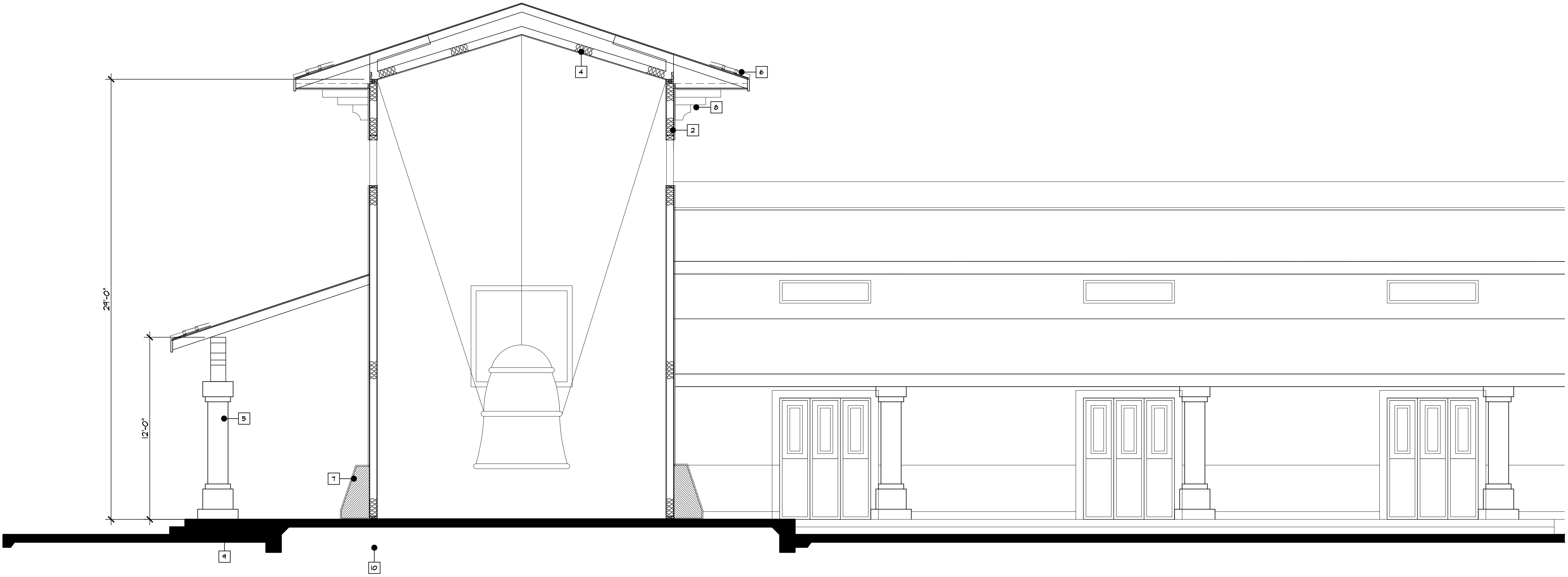
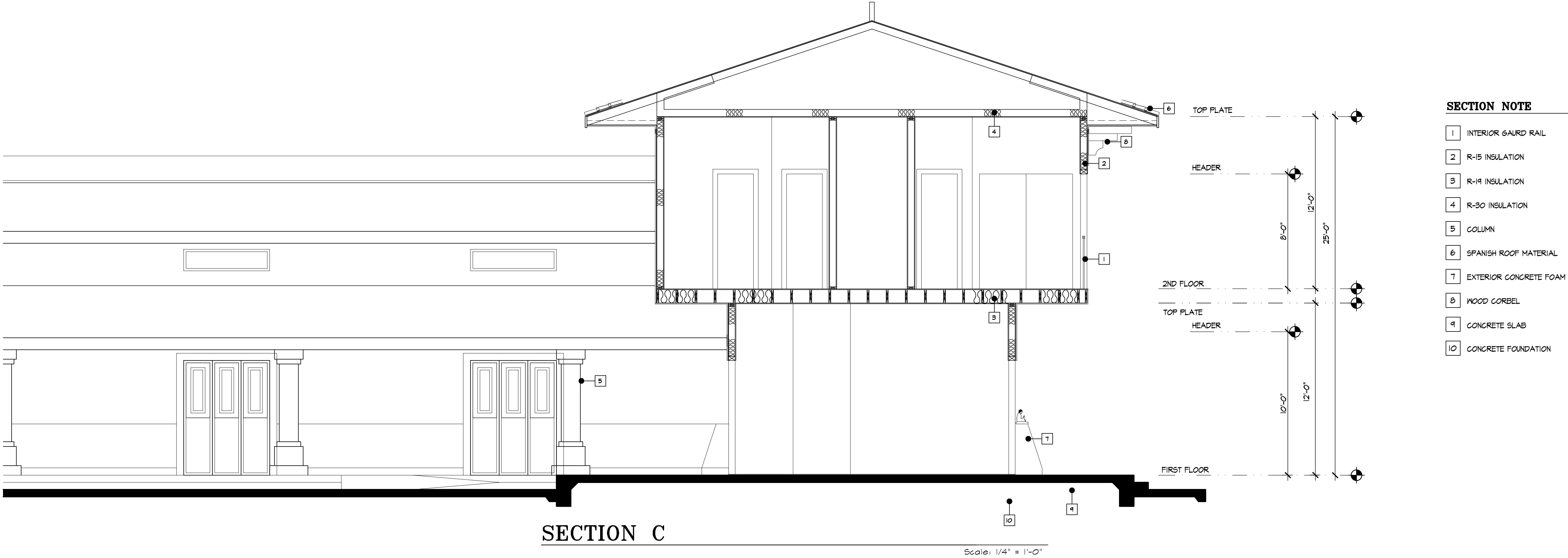
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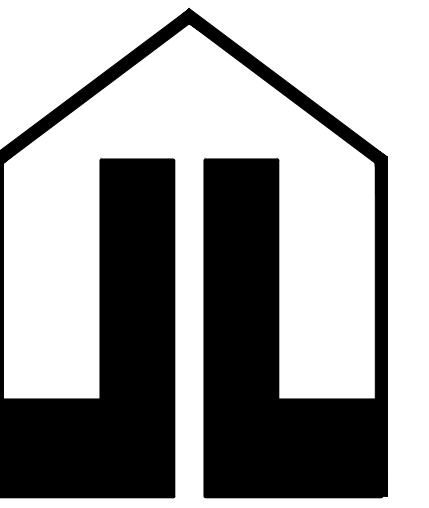
SECTION C

No.	Revisions	Date
1	MUP REVIEW	12-01-15
2	2ND MUP REVIEW	1-12-16
3	3RD MUP REVIEW	1-19-16
4	FIRE LANE REVIEW	6-13-16
5		

Drawn	PH
Checked	JL
Date Print	6-30-16
Scale	-
Project No.	-
Sheet No.	

A-5.1





PHAP VUONG MONASTERY
715 VISTA AVENUE
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MUP PROJECT #
PDS2014
MUP-14-010

Sheet Title

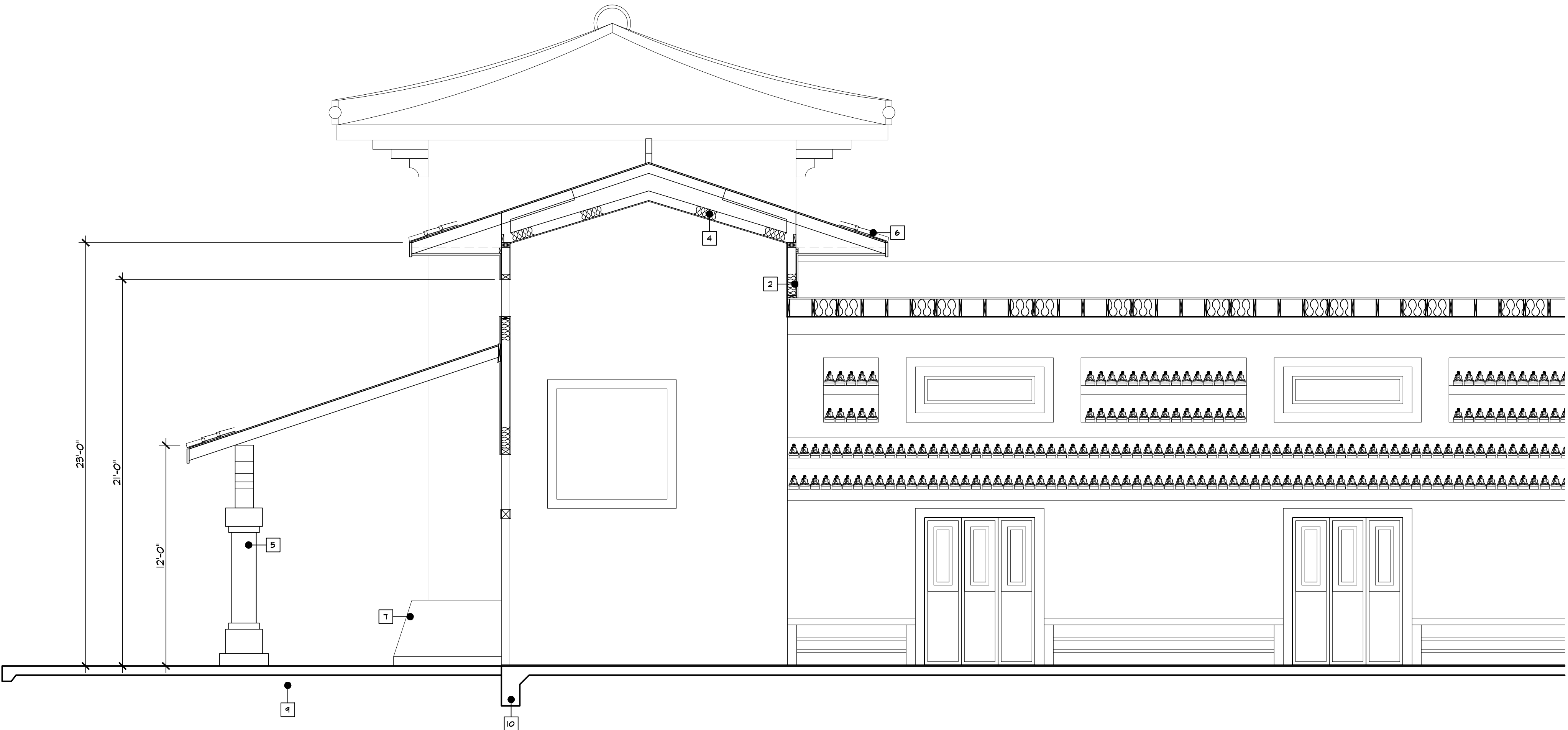
SECTION C

No.	Revisions	Date
1	MUP REVIEW	12-01-15
2	2ND MUP REVIEW	1-12-16
3	3RD MUP REVIEW	1-19-16
4	FIRE LANE REVIEW	6-13-16

Drawn	FH
Checked	JL
Date Print	6-30-16
Scale	-
Project No.	-

Sheet No.

A-5.2

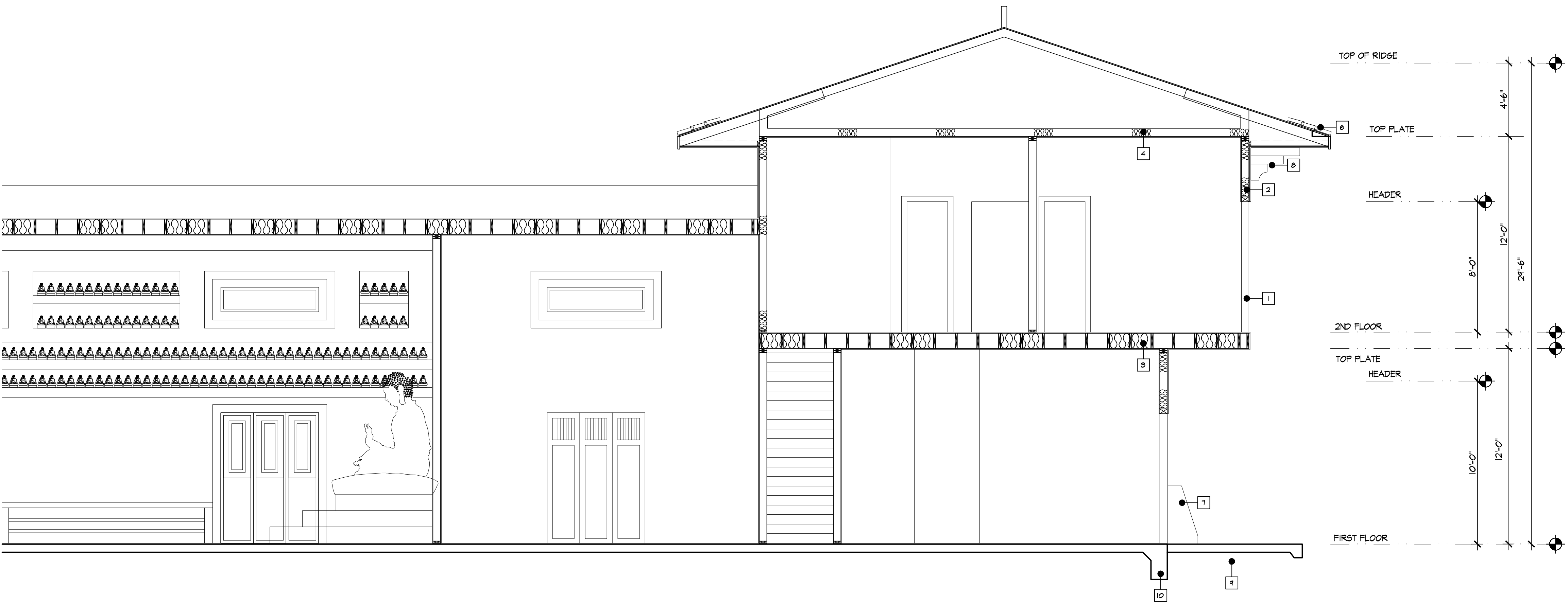


SECTION D

Scale: 1/4" = 1'-0"

SECTION NOTE

- 1 INTERIOR GAIRD RAIL
- 2 R-15 INSULATION
- 3 R-19 INSULATION
- 4 R-30 INSULATION
- 5 COLUMN
- 6 SPANISH ROOF MATERIAL
- 7 EXTERIOR CONCRETE FOAM
- 8 WOOD CORBEL
- 9 CONCRETE SLAB
- 10 CONCRETE FOUNDATION



SHEET 1 OF 4
COUNTY OF SAN DIEGO
TRAN MONASTERY PROPERTY
MAJOR USE PERMIT
PDS2014-MUP-14-010

GENERAL NOTES

- TOTAL ACREAGE: 8.90 ACRES
- EXISTING TOPOGRAPHY PREPARED BY: TERRASCRIBE, INC.
42471 ALPHA PLACE
TEMECULA, CALIFORNIA 92592
PHONE: 951-830-7425
DATE FLOWN: JANUARY 30, 2013
- LAMBERT COORDINATES: 11706896.7 N, 8188995.0 E
- ZONE: RS
- GENERAL PLAN LAND USE DESIGNATION: SRI (SEMI-RURAL RESIDENTIAL)
- OCCUPANCY TYPE: A-3
- COMMUNITY PLAN: NORTH COUNTY METRO
- PROPOSED LAND USE: MONASTERY
- PROPOSED TAX RATE AREA: 74124

LEGAL DESCRIPTION

PARCEL 4, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, FILED AT PAGE 5279 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY ON NOVEMBER 4, 1976

PUBLIC UTILITIES / DISTRICTS

SEWER	CITY OF ESCONDIDO
WATER	CITY OF ESCONDIDO WATER DIVISION
STORM DRAIN	CITY OF ESCONDIDO
TELEPHONE	PACIFIC BELL TELEPHONE COMPANY
GAS & ELECTRIC	SAN DIEGO GAS & ELECTRIC
CABLE TV	Cox Cable
POLICE	SAN DIEGO COUNTY SHERIFF
FIRE	ESCONDIDO FIRE DEPARTMENT
SCHOOL	ESCONDIDO UNION SCHOOL DISTRICT

ASSESSOR'S
PARCEL NO.

227-010-57-00

EXISTING
ZONE

RS1

PROPOSED
ZONE

RS1

EARTHWORK QUANTITIES

13,000 CY (CUT)
500 CY (FILL)
12,500 CY (EXPORT)

OWNER

OWNER'S CERTIFICATE
I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN ON THIS MAJOR USE PERMIT.

VU TRAN
4333 30TH STREET
SAN DIEGO, CA 92104
619-283-7655

TAN HUYNH

DATE

PREPARED BY

LATITUDE 33 PLANNING AND ENGINEERING
9968 HIBERT STREET, 2ND FLOOR, SAN DIEGO, CA 92131
858-751-0633 MAIN
858-751-0634 FAX

NICK PSYHOIOS
R.C.E. NO. 67697 EXPIRES 06-2020

DATE

TRAN MONASTERY
PROPERTY
PRELIMINARY
GRADING PLAN

PROJECT ADDRESS:
715 VISTA AVENUE
ESCONDIDO, CALIFORNIA 92026

PROJECT NAME:
TRAN MONASTERY
PROPERTY

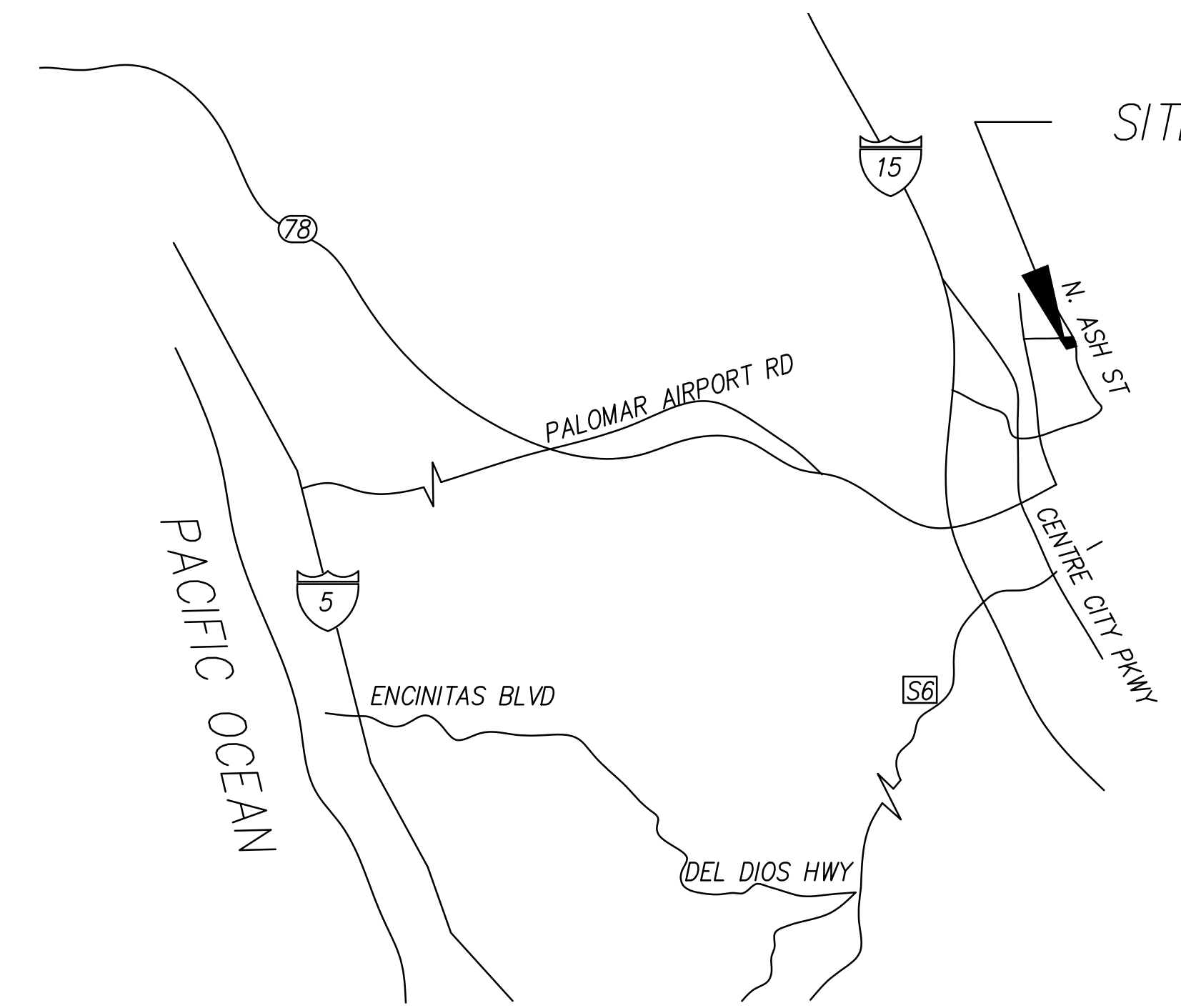
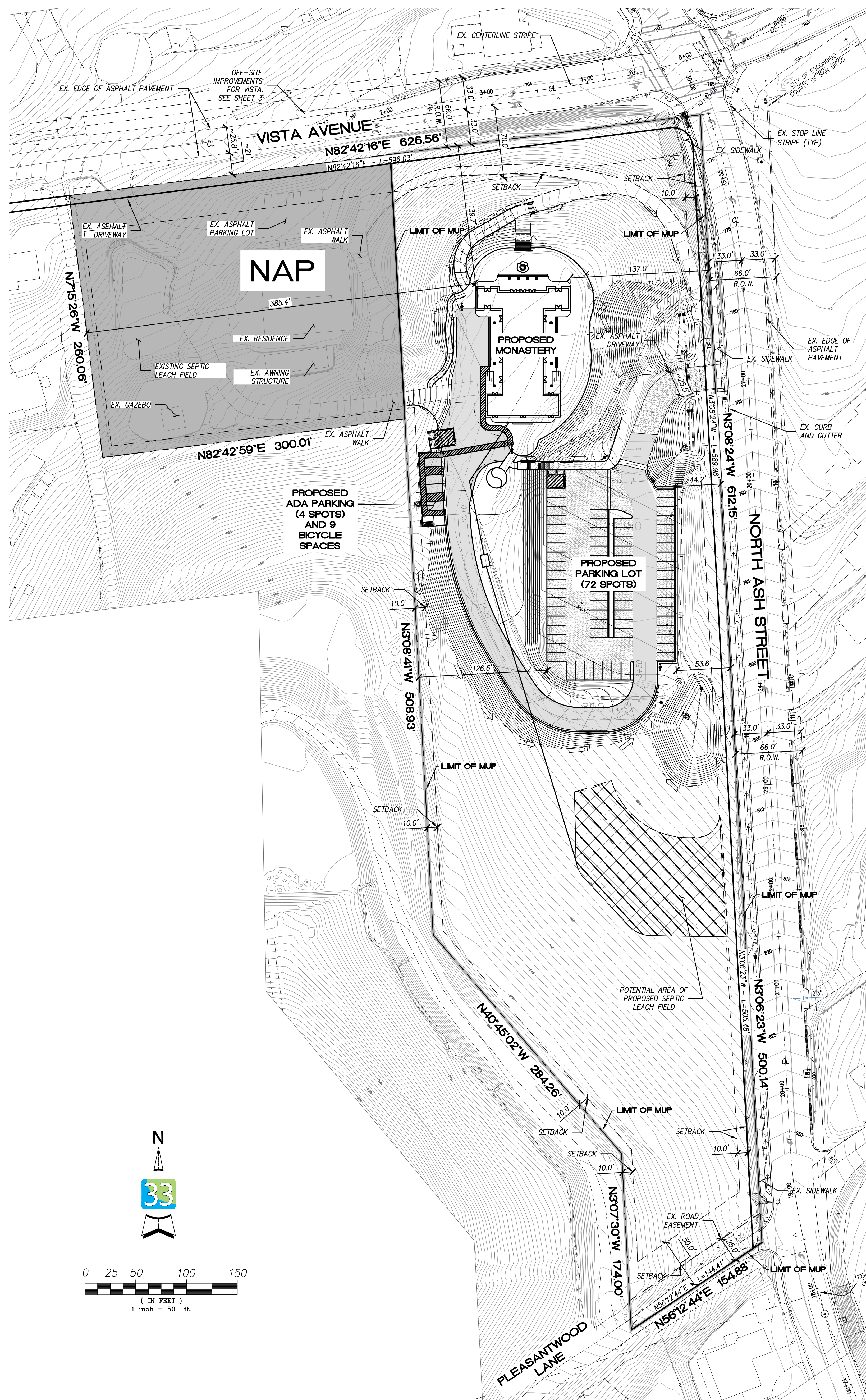
SHEET TITLE:
MAJOR USE PERMIT

TITLE SHEET
COUNTY OF SAN DIEGO
PDS2014-MUP-14-010

REVISION	9:	
REVISION	8:	
REVISION	7:	
REVISION	6:	
REVISION	5:	
REVISION	4:	
REVISION	3:	
REVISION	2:	
REVISION	1:	

ORIGINAL DATE:

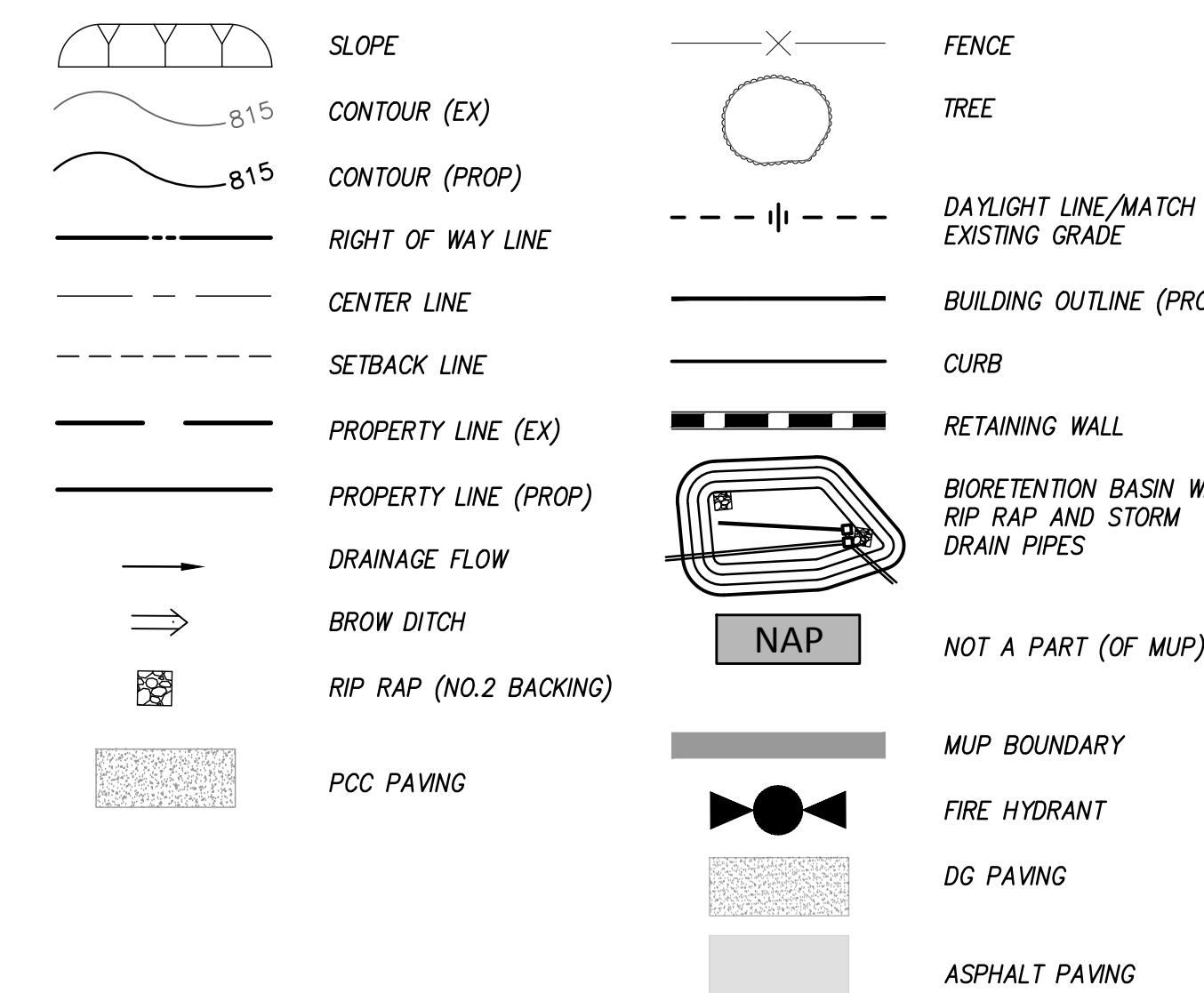
SHEET 1 OF 4



VICINITY MAP

NOT TO SCALE

LEGEND

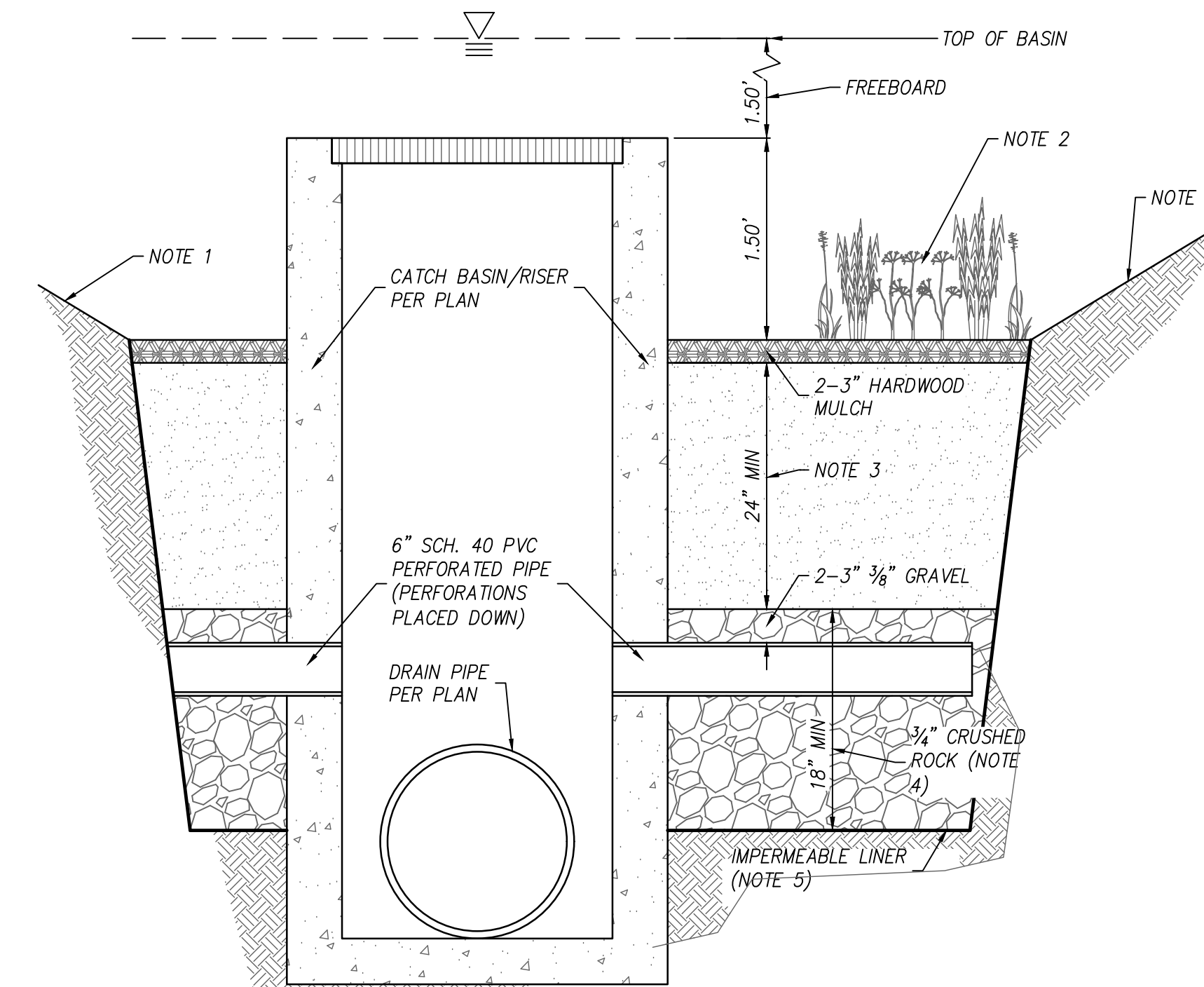


PRELIMINARY GRADING PLAN NOTES:

- THIS PLAN IS PROVIDED TO ALLOW FOR FULL AND ADEQUATE DISCRETIONARY REVIEW OF A PROPOSED DEVELOPMENT PROJECT. THE PROPERTY OWNER ACKNOWLEDGES THAT ACCEPTANCE OR APPROVAL OF THIS PLAN DOES NOT CONSTITUTE AN APPROVAL TO PERFORM ANY GRADING SHOWN HEREON, AND AGREES TO OBTAIN A VALID GRADING PERMIT BEFORE COMMENCING SUCH ACTIVITY.

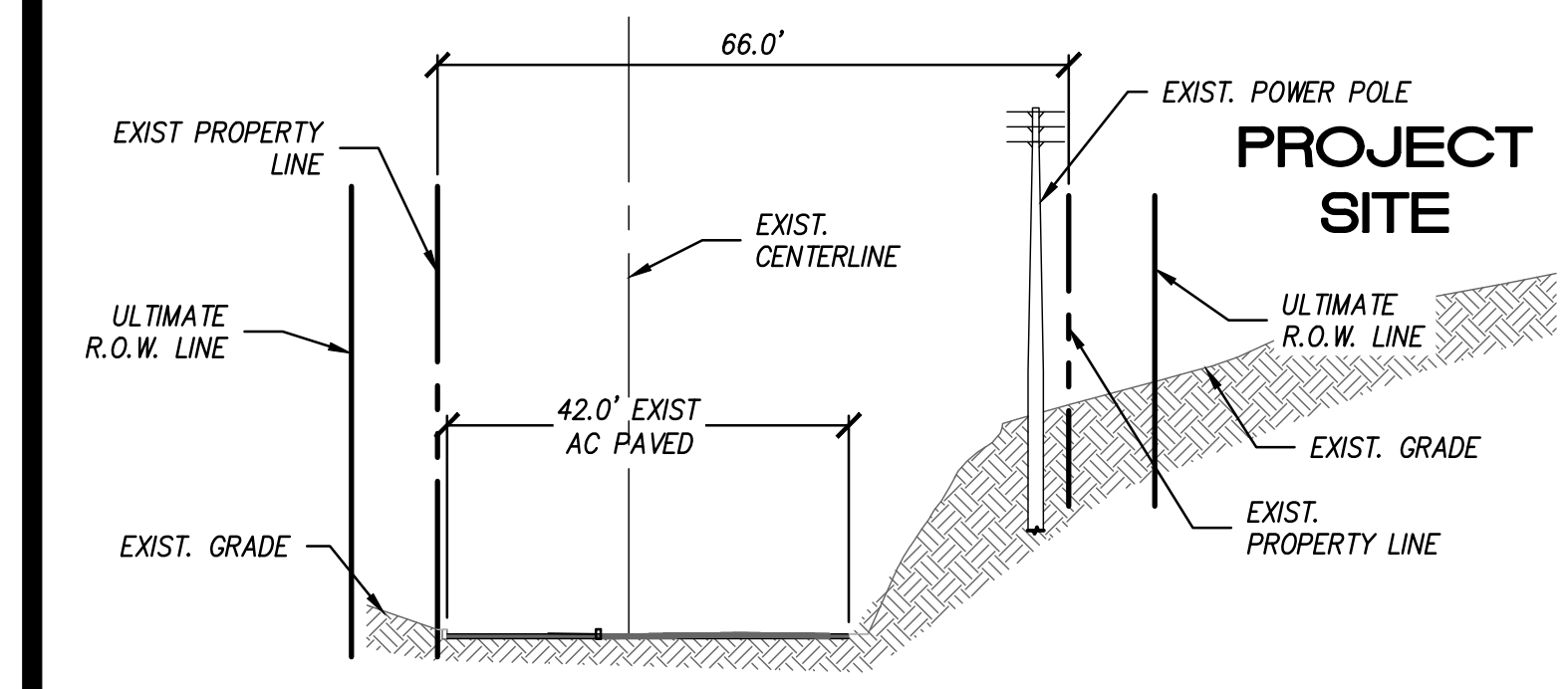
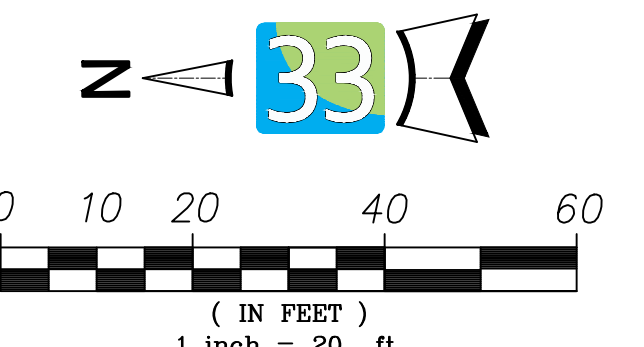
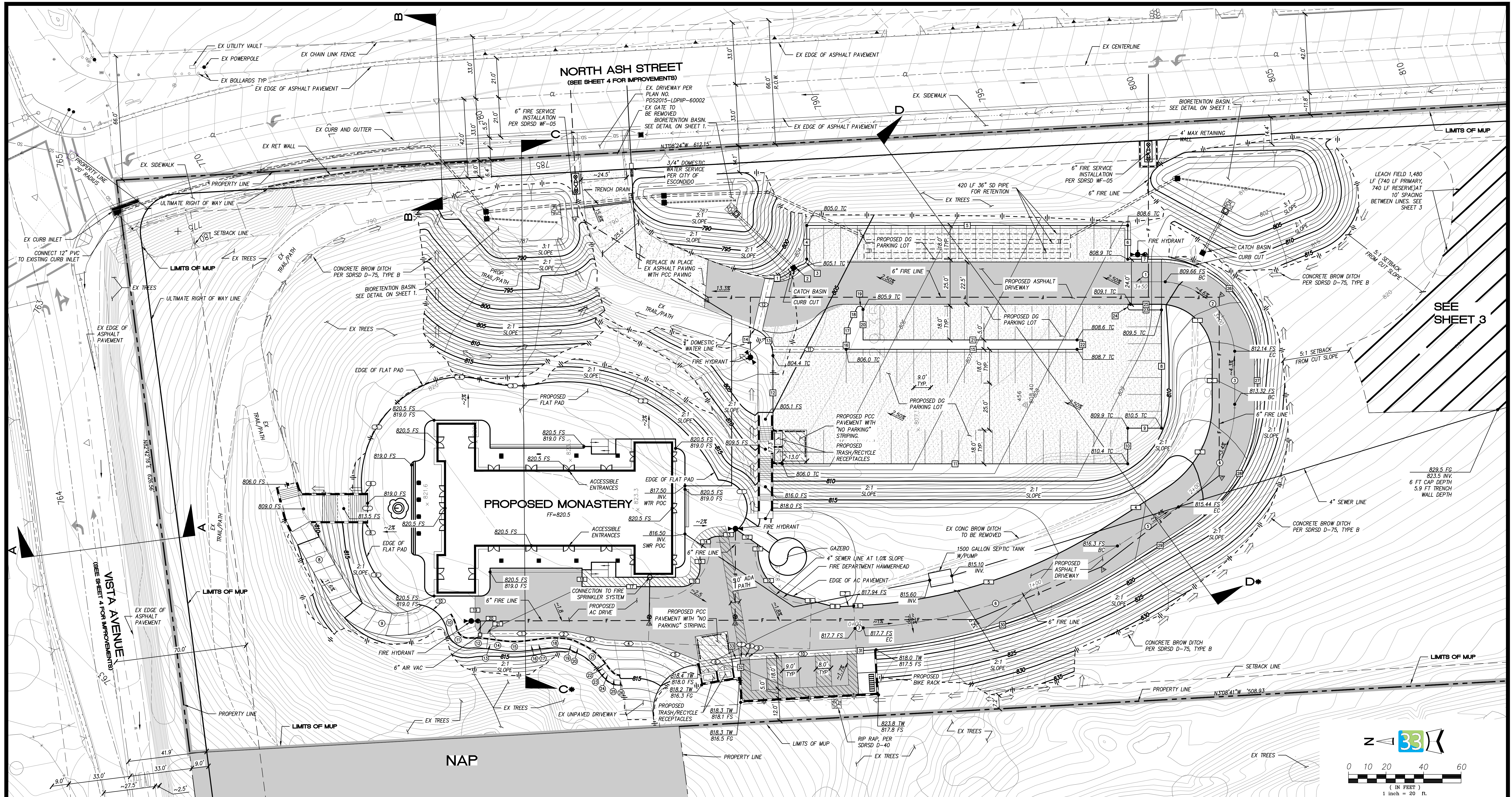
NOTES

- BIORETENTION AREA SHALL BE LEVEL AND DEPRESSED FROM THE SURROUNDING GRADE AT 3:1 MAX SIDE SLOPES.
- DEEP ROOTED, DENSE, DROUGHT TOLERANT PLANTING SUITABLE FOR WELL DRAINED SOIL.
- LOWERED BIORETENTION "ENGINEERED SOIL" LAYER SHALL BE MINIMUM 24" DEEP "SANDY LOAM" SOIL MIX WITH NO MORE THAN 5% CLAY CONTENT. THE MIX SHALL CONTAIN 50-60% SAND, 20-30% COMPOST OR HARDWOOD MULCH, AND 20-30% TOPSOIL.
- 3/4" CRUSHED ROCK LAYER SHALL BE A MINIMUM OF 18" BUT MAY BE DEEPENED TO INCREASE THE INFILTRATION AND STORAGE ABILITY OF THE BASIN.
- GEO-MEMBRANE (IMPERMEABLE LINER) SUCH AS FIRESTONE PONDGARD NON-REINFORCED EPDM GEOMEMBRANE 45 MIL. OR EQUAL. THE EFFECTIVE AREA OF THE BASIN SHALL BE LEVEL AND SHALL BE SIZED BASED ON THE APPROVED MAJOR STORMWATER MANAGEMENT PLAN.
- ACCESS ROAD WILL BE PAINTED & SIGNED "NO PARKING FIRE LANE" PER ESCONDIDO FIRE DEPARTMENT STANDARDS.
- A MINIMUM OF 3' CLEARANCE WILL BE REQUIRED AROUND ALL FIRE PROTECTION APPLIANCES.



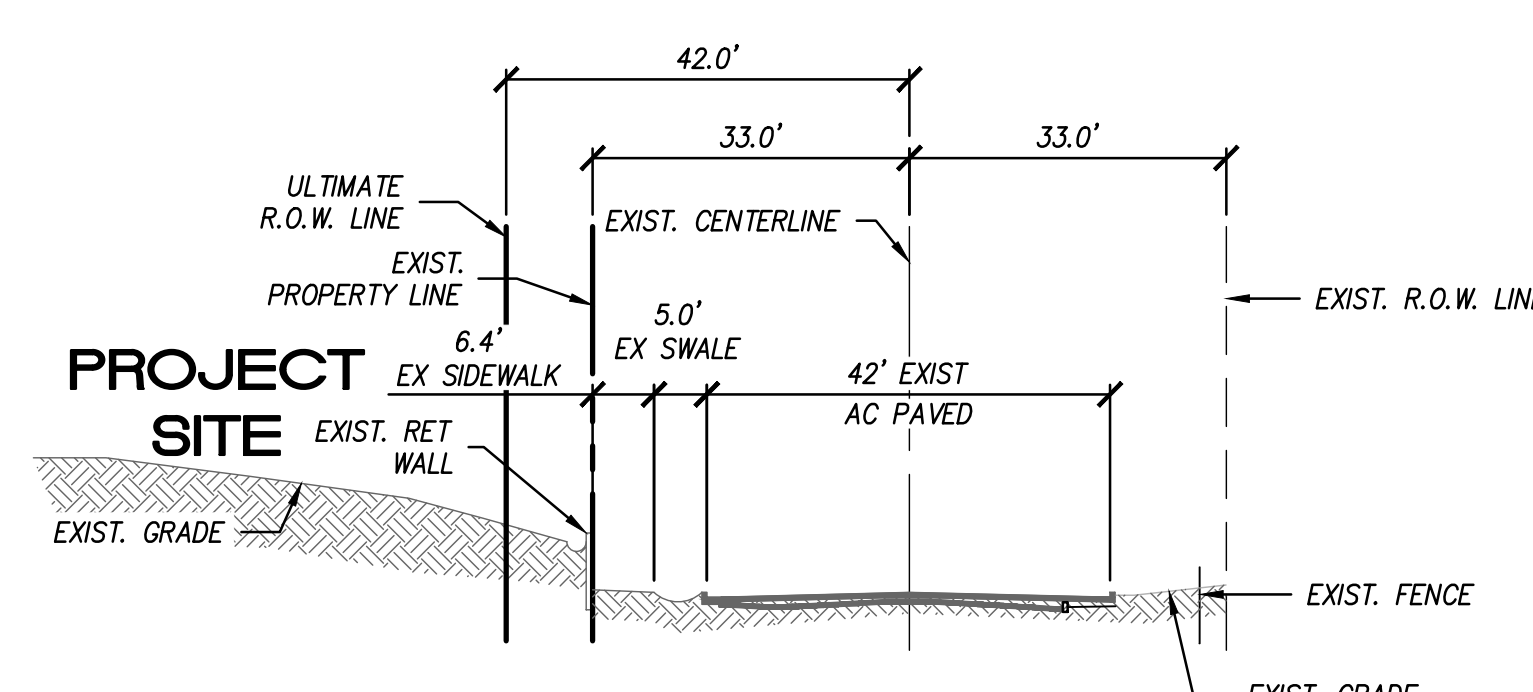
BIORETENTION DETAIL
NOT TO SCALE

latitude 33
PLANNING & ENGINEERING
9968 Hibert Street, 2nd Floor, San Diego, CA 92131
Tel 619.751.0633



SECTION A-A (VISTA AVE)
EXISTING IMPROVEMENTS

NOT TO SCALE



SECTION B-B (N. ASH ST.)
EXISTING IMPROVEMENTS

NOT TO SCALE

CURB DATA			REMARKS
NO.	DELTA OR BRG.	RADIUS(H)	
1	55°48'55"	15.00	14.61
2	18°54'08"	25.75	8.50
3	69°36'48"	3.00	3.62
4	N90°00'00"	---	17.89
5	N90°00'00"	---	171.00
6	N90°00'00"	---	18.00
7	N00°00'00"	---	18.00
8	N90°00'00"	---	66.00
9	N00°00'00"	---	18.00
10	N90°00'00"	---	19.00
11	N00°00'00"	---	183.99
12	N89°58'23"	---	39.65
13	63°56'51"	15.00	16.74
14	N26°01'32"	---	2.69
15	N00°00'00"	---	116.67
16	N90°00'00"	---	4.39
17	25°17'30"	25.00	11.04
18	N64°42'30"	---	7.66
19	154°42'30"	1.75	4.73
20	N90°00'00"	---	16.25
21	N00°00'00"	---	117.00
22	N90°00'00"	---	5.00
23	N00°00'00"	---	16.50
24	180°00'00"	1.50	4.72
25	N00°00'00"	---	16.50
26	N89°58'19"	---	52.02
27	N90°00'00"	---	25.27
28	57°23'05"	76.91	77.03
29	N32°36'55"	---	38.64
30	29°28'14"	291.73	150.05
31	N03°08'41"	---	4.39
32	N85°51'19"	---	10.09
33	N09°11'27"	---	4.53

DRIVE/PATH CENTER LINE DATA			REMARKS
NO.	DELTA OR BRG.	RADIUS(H)	
1	N00°00'00"	---	17.00
2	90°00'00"	40.00	62.83
3	N90°00'00"	---	25.27
4	57°23'05"	64.91	65.01
5	N32°36'55"	---	38.64
6	29°28'14"	279.73	143.88
7	N03°08'41"	---	4.39
8	N59°58'00"	---	40.14
9	98°33'44"	34.28	58.97
10	20°55'38"	19.58	7.15
11	81°46'28"	9.50	13.56
12	10°51'16"	46.83	8.87
13	N07°30'00"	---	4.01
14	N07°30'00"	---	4.01
15	15°00'00"	53.17	13.92
16	N07°30'00"	---	4.01
17	N07°30'00"	---	4.01
18	16°23'23"	46.83	13.40
19	17°03'53"	12.50	3.72
20	N25°57'16"	---	4.51
21	27°58'22"	27.50	13.43
22	N53°55'45"	---	3.45
23	8°55'45"	7.50	1.17
24	N45°00'00"	---	2.47
25	45°00'00"	7.50	5.89
26	N00°00'00"	---	0.94

EDGE OF AC PAVEMENT			REMARKS
NO.	DELTA OR BRG.	RADIUS(H)	
1	87°57'12"	28.00	42.98
2	N90°00'00"	---	25.27
3	57°23'05"	52.91	52.99
4	N32°36'55"	---	38.64
5	29°28'14"	267.73	137.71
6	N03°08'41"	---	4.39
7	N03°08'41"	---	5.65
8	17°38'49"	28.00	8.62
9	N43°30'08"	---	18.70
10	72°12'46"	25.00	31.51
11	N86°42'54"	---	4.79
12	N35°08'46"	---	13.44
13	39°45'17"	15.00	10.41
14	90°24'20"	10.00	15.78
15	N90°00'00"	---	6.83
16	90°00'00"	10.00	15.71
17	N00°00'00"	---	52.82
18	N90°00'00"	---	7.83
19	N90°00'00"	---	15.00
20	90°00'15"	5.00	7.85
21	N00°00'15"	---	3.00

RIBBON GUTTER CENTERLINE			REMARKS
NO.	DELTA OR BRG.	RADIUS(H)	
1	N00°00'15"	---	33.76
2	12°04'21"	52.00	10.96
3	N12°04'06"	---	17.73
4	N02°34'02"	---	23.16
5	N22°12'44"	---	27.97
6	N09°11'27"	---	17.34
7	N09°11'27"	---	1.36
8	6°02'46"	26.00	2.74
9	N03°08'41"	---	2.91
10	N03°08'41"	---	57.00
11	N00°00'00"	---	39.40
12	N76°47'38"	---	28.31

EDGE OF FLAT PAD			REMARKS
NO.	DELTA OR BRG.	RADIUS(H)	
1	111°07'36"	15.00	29.09
2	75°25'16"	90.00	118.47
3	22°55'09"	60.00	24.00
4	41°52'09"	46.00	33.61
5	73°59'55"	57.02	73.64
6	N00°00'00"	---	3.00
7	N90°00'00"	---	15.93
8	N00°00'00"	---	2.46
9	63°23'55"	40.00	58.22
10	48°32'38"	17.08	14.47

TRAN MONASTERY PROPERTY PRELIMINARY GRADING PLAN

PROJECT ADDRESS:
715 VISTA AVENUE
ESCONDIDO, CALIFORNIA 92026

PROJECT NAME:
TRAN MONASTERY
PROPERTY

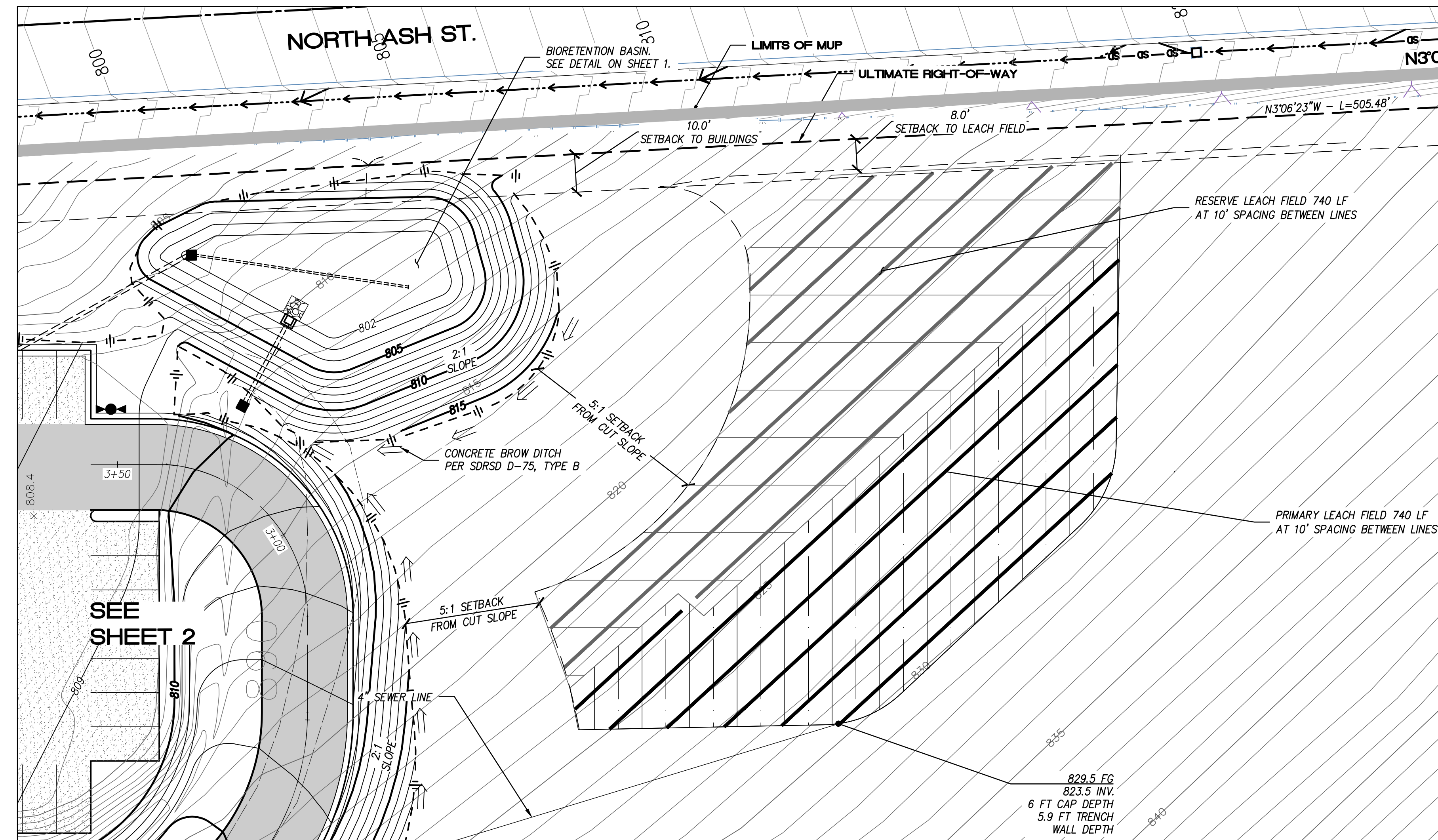
SHEET TITLE:
MAJOR USE PERMIT

REVISION 9: _____
REVISION 8: _____
REVISION 7: _____
REVISION 6: _____
REVISION 5: _____
REVISION 4: _____
REVISION 3: _____
REVISION 2: _____
REVISION 1: _____

ORIGINAL DATE: _____

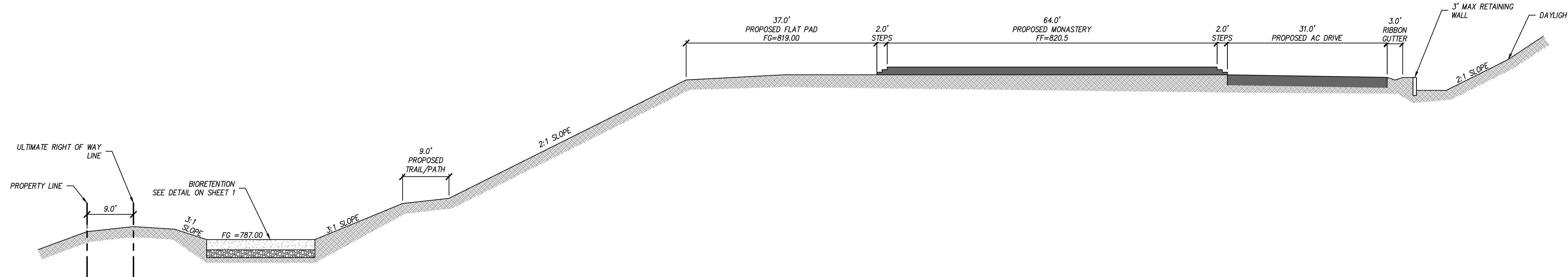
*NOTE:
FOR SECTION C-C AND SECTION D-D SEE SHEET 3





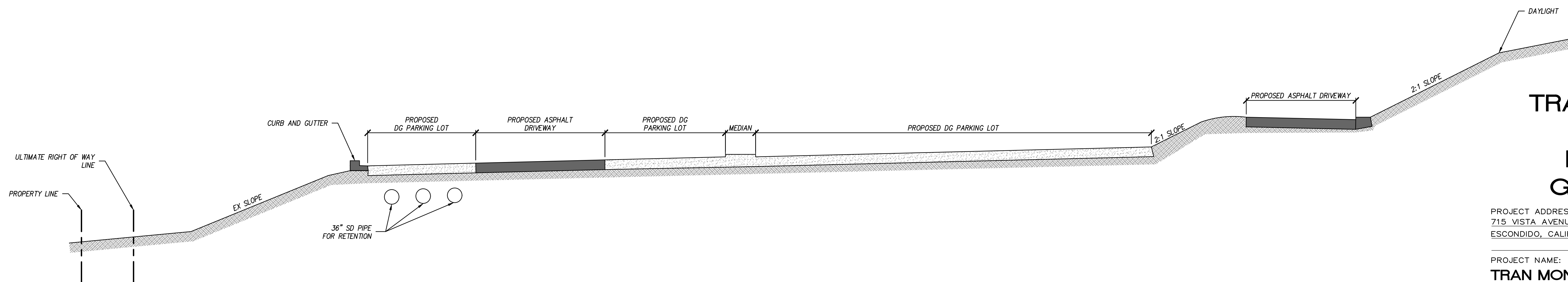
LEACH FIELD

1"=20'



**SECTION C-C
PROPOSED IMPROVEMENTS**

1"=20'



**SECTION D-D
PROPOSED IMPROVEMENTS**

1"=20'

TRAN MONASTERY PROPERTY PRELIMINARY GRADING PLAN

PROJECT ADDRESS:
715 VISTA AVENUE
ESCONDIDO, CALIFORNIA 92026

PROJECT NAME:
**TRAN MONASTERY
PROPERTY**

SHEET TITLE:
MAJOR USE PERMIT

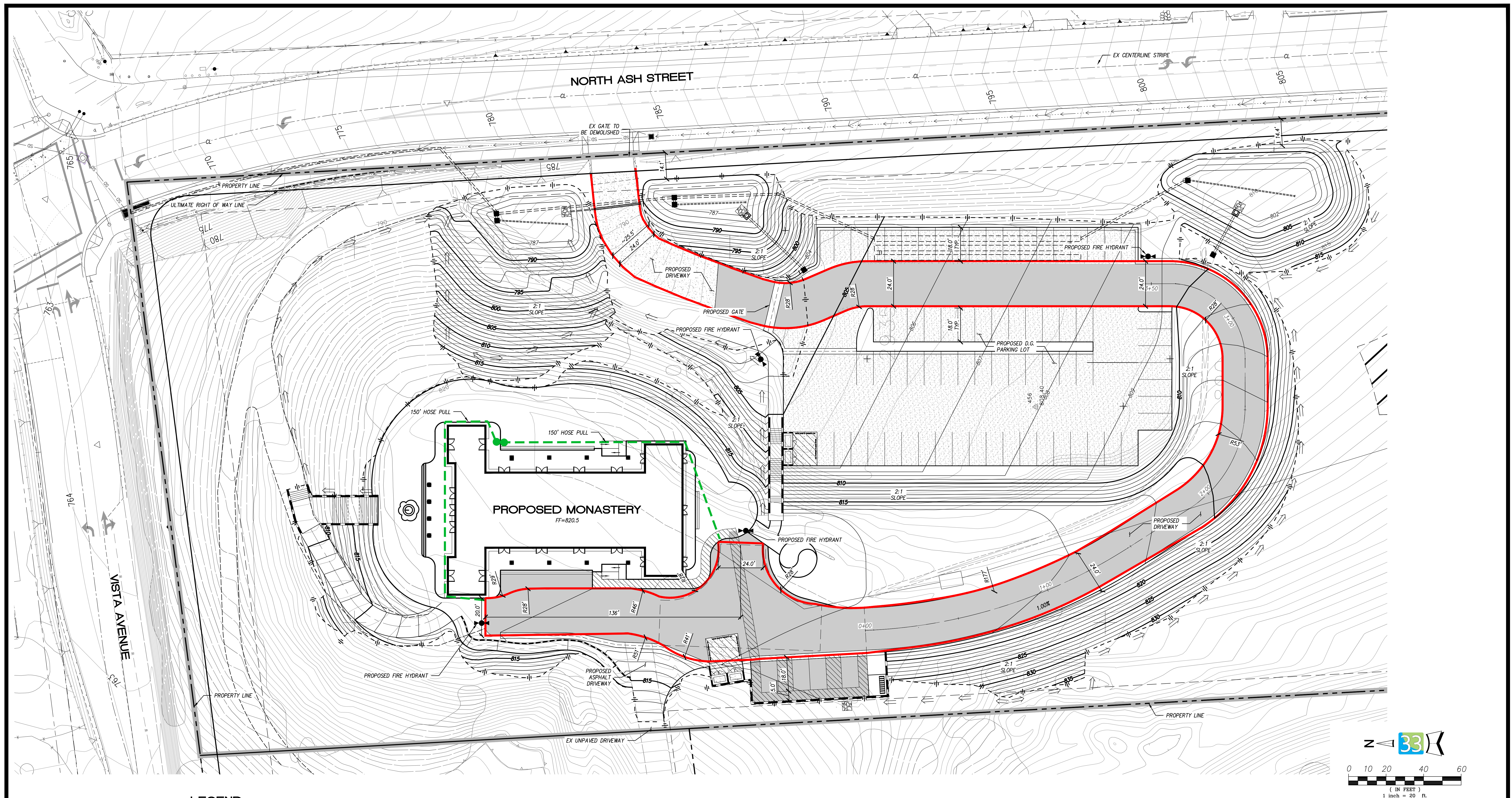
**LEACH FIELD, SECTIONS
COUNTY OF SAN DIEGO
PDS2014-MUP-14-010**

REVISION 9:	_____
REVISION 8:	_____
REVISION 7:	_____
REVISION 6:	_____
REVISION 5:	_____
REVISION 4:	_____
REVISION 3:	_____
REVISION 2:	_____
REVISION 1:	_____

ORIGINAL DATE: _____

SHEET 3 OF 4

latitude 33
PLANNING & ENGINEERING
9066 Hibert Street, 2nd Floor, San Diego, CA 92131
Tel 619.791.9933



LEGEND

— FIRE ACCESS LANE

- - - HOSE PULL

TRAN MONASTERY PROPERTY PRELIMINARY GRADING PLAN

PROJECT ADDRESS:
715 VISTA AVENUE
ESCONDIDO, CALIFORNIA 92026

PROJECT NAME:
**TRAN MONASTERY
PROPERTY**

SHEET TITLE:
MAJOR USE PERMIT

REVISION 9: _____

REVISION 8: _____

REVISION 7: _____

REVISION 6: _____

REVISION 5: _____

REVISION 4: _____

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REVISION 2: _____

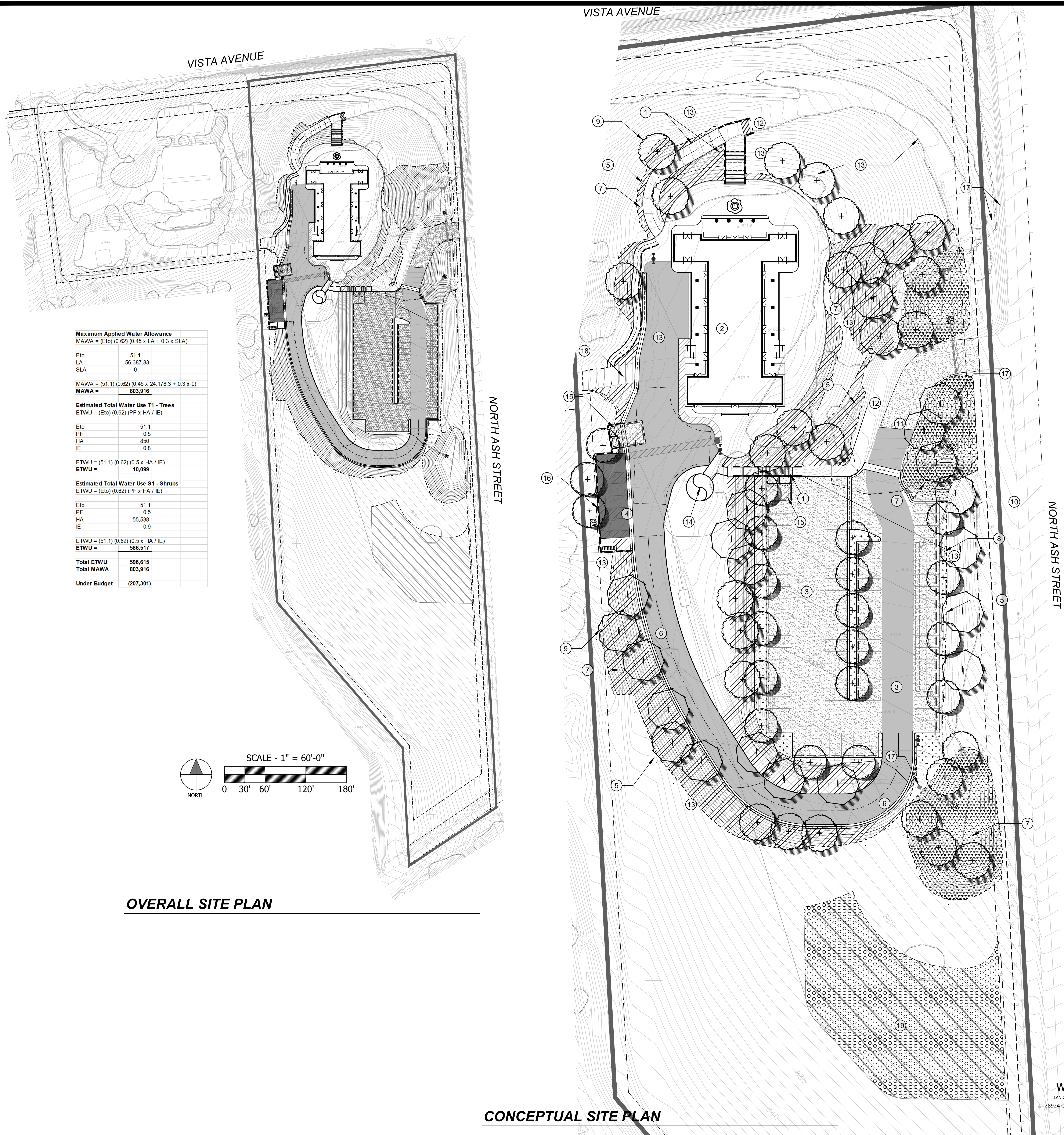
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ORIGINAL DATE: _____

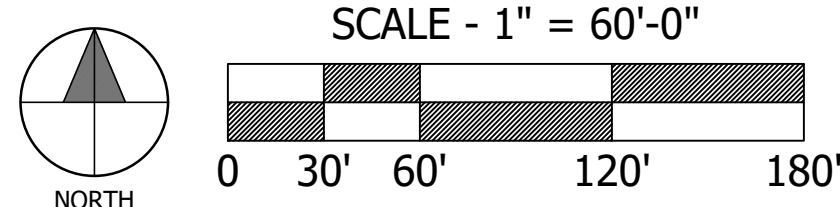
SHEET 4 OF 4

FIRE ACCESS EXHIBIT
COUNTY OF SAN DIEGO
PDS2014-MUP-14-010

latitude**33**
PLANNING & ENGINEERING
9906 Hibert Street, 2nd Floor, San Diego, CA 92131
Tel 619.791.9933



Maximum Applied Water Allowance	
MAWA = (Eto) (0.62) (0.45 x LA + 0.3 x SLA)	
Eto	51.1
LA	56,387.83
SLA	0
MAWA = (51.1) (0.62) (0.45 x 24,178.3 + 0.3 x 0)	
MAWA = 803,916	
Estimated Total Water Use T1 - Trees	
ETWU = (Eto) (0.62) (PF x HA / IE)	
Eto	51.1
PF	0.5
HA	850
IE	0.8
ETWU = (51.1) (0.62) (0.5 x HA / IE)	
ETWU = 10,099	
Estimated Total Water Use S1 - Shrubs	
ETWU = (Eto) (0.62) (PF x HA / IE)	
Eto	51.1
PF	0.5
HA	55,538
IE	0.9
ETWU = (51.1) (0.62) (0.5 x HA / IE)	
ETWU = 586,517	
Total ETWU	596,615
Total MAWA	803,916
Under Budget	(207,301)



OVERALL SITE PLAN

SITE FEATURES KEY

- 1 STAIRWAY AND GRADED PATH PER CIVIL PLANS - TYP.
- 2 BUILDING PER ARCHITECTURE PLANS - TYP.
- 3 PROPOSED DG PARKING LOT WITH CONCRETE WHEELSTOPS PER CIVIL PLANS - TYP.
- 4 ACCESSIBLE PARKING STALLS PER CIVIL PLANS - TYP.
- 5 LIMIT OF GRADING PER CIVIL PLANS - TYP. SYM.
- 6 PROPOSED DRIVEWAY PER CIVIL PLANS - TYP.
- 7 SLOPE LANDSCAPE AREA - TYP. SYM.
- 8 PARKING LOT LANDSCAPE AREA - TYP. SYM.
- 9 SLOPE TREES - TYP. SYM.
- 10 PARKING LOT TREES - TYP. SYM.
- 11 EXISTING DRIVEWAY TO REMAIN PER CIVIL PLANS - TYP.
- 12 EXISTING PATHWAY TO REMAIN PER CIVIL PLANS - TYP.
- 13 NATIVE LANDSCAPE TO REMAIN ON UNDISTURBED AREAS OF THE SITE
- 14 PROPOSED GAZEBO STRUCTURE PER SEPARATE ARCHITECTURE PLANS
- 15 PROPOSED TRASH / RECYCLE RECEPTACLES & CONCRETE PAD PER CIVIL IMPROVEMENT PLANS
- 16 PROPOSED RETAINING WALL PER CIVIL PLANS - TYP. SYM.
- 17 STORM DRAIN PER CIVIL PLANS - TYP.
- 18 CONNECTION TO EXISTING PORTION OF SITE - TYP.
- 19 LEACH FIELD PER CIVIL PLANS - TYP.

PROJECT NOTES:

1. ALL LANDSCAPING SHALL BE IRRIGATED WITH A FULLY AUTOMATIC IRRIGATION SYSTEM THAT IS RUN BY AN ET-BASED (WEATHER BASED) CONTROLLER WITH AN AUTOMATIC RAIN SHUT OFF DEVICE. ALL IRRIGATION EQUIPMENT WILL BE IN COMPLIANCE WITH THE CURRENT WATER ORDINANCE AND WATER AUTHORITY GUIDELINES.

2. PROPERTY OWNER WILL BE RESPONSIBLE FOR MAINTAINING ALL LANDSCAPE AREAS WITHIN THE PROPERTY AS WELL AS WITHIN THE RIGHT OF WAY ALONG NORTH ASH STREET AND VISTA AVENUE.

3. ALL PLANTING BEDS THAT DO NOT SHOW PROPOSED GROUNDCOVER WILL PROVIDE A MINIMUM OF 2" OF ORGANIC MULCH FOR WATER CONSERVATION PURPOSES.

PROPOSED PLANT PALETTE

- BOTANICAL NAME / COMMON NAME
- PARKING LOT TREES (24" BOX, STD.)
- PISTACIA CHINENSIS / CHINESE PISTACHE
 - RHUS LANCEA / AFRICAN SUMAC
 - ULMUS P. 'TRUE GREEN' / EVERGREEN ELM VAR.
- SLOPE TREES (24" BOX MIN., STD. & MULTI.)
- ARBUTUS UNEDO / STRAWBERRY TREE
 - PLATANUS RACEMOSA / CALIFORNIA SYCAMORE
 - QUERCUS AGRIFOLIA / COAST LIVE OAK
 - ROBINIA A. 'PURPLE ROBE' / PURPLE ROBE LOCUST
- PARKING LOT SHRUBS (1 & 5 GAL.)
- ARBUTUS UNEDO / STRAWBERRY TREE
 - CALLISTEMON 'LITTLE JOHN' / DWARF CALLISTEMON
 - CAREX PANSA / BERKELEY SEDGE
 - DIANELLA SPP. / DIANELLA VAR.
 - FESTUCA O. 'ELIJAH BLUE' / BLUE FESCUE VAR.
 - LIGUSTRUM J. 'TEXANUM' / TEXAS PRIVET VAR.
 - MUHLENBERGIA CAPILLARIS / PINK MUHLY
 - MYRTUS C. 'COMPACTA' / DWARF MYRTLE VAR.
 - NANDINA D. 'FIREPOWER' / HEAVENLY BAMBOO VAR.
 - RHAPHIOLEPIS INDICA / INDIAN HAWTHORN VAR.
 - WESTRINGIA FRUTICOSA / COAST ROSEMARY
- SLOPE SHRUBS (1 & 5 GAL.) / GROUNDCOVER (FLATS)
- ARBUTUS UNEDO / STRAWBERRY TREE
 - ARCTOSTAPHYLOS UVA-URSI / MANZANITA VAR.
 - BACCHARIS 'TWIN PEAKS' / DWARF COYOTE BUSH VAR.
 - CALLISTEMON 'LITTLE JOHN' / DWARF CALLISTEMON
 - CISTUS PURPUREUS / ORCHID ROCKROSE
 - CAREX PANSA / BERKELEY SEDGE
 - CEANOETHUS SPP. / CEANOETHUS VAR.
 - MUHLENBERGIA CAPILLARIS / PINK MUHLY
 - MYRTUS C. 'COMPACTA' / DWARF MYRTLE VAR.
 - RHAPHIOLEPIS INDICA / INDIAN HAWTHORN VAR.
 - WESTRINGIA FRUTICOSA / COAST ROSEMARY
 - SANTOLINA SPP. / SANTOLINA VAR.
- BASIN SHRUBS (1 & 5 GAL.) / GROUNDCOVER (FLATS)
- ARBUTUS UNEDO / STRAWBERRY TREE
 - ARCTOSTAPHYLOS UVA-URSI / MANZANITA VAR.
 - BACCHARIS 'TWIN PEAKS' / DWARF COYOTE BUSH VAR.
 - CALLISTEMON 'LITTLE JOHN' / DWARF CALLISTEMON
 - CISTUS PURPUREUS / ORCHID ROCKROSE
 - CAREX PANSA / BERKELEY SEDGE
 - CEANOETHUS SPP. / CEANOETHUS VAR.
 - FESTUCA RUBRA / RED FESCUE
 - MUHLENBERGIA CAPILLARIS / PINK MUHLY
 - SANTOLINA SPP. / SANTOLINA VAR.
- LEACH FIELD SHRUBS (1 & 5 GAL.) / GROUNDCOVER (FLATS)
- BOUTELLOUA CURTIPENDULA / SIDEOATS GRAMA
 - CAREX ELATA / GOLDEN SEDGE
 - FESTUCA OVINA / BLUE FESCUE
 - MELICA MUTICA / TWO-FLOWERED MELIC GRASS
 - MUHLENBERGIA CAPILLARIS / PINK MUHLY GRASS
 - PANICUM VIRGATUM / SWITCHGRASS
 - SCHIZACHYRIUM SCOPARIUM / LITTLE BLUESTEM
 - STIPA TENUISSIMA / TEXAS NEEDLE GRASS

WEILAND DESIGN GROUP, INC.
LANDSCAPE ARCHITECTURE + PLANNING + CONSTRUCTION MANAGEMENT
28924 OLD TOWN FRONT STREET, SUITE 202
TEMECULA, CA 92590
(844) WEILAND (MAIN)



KIM T. LONIGRO
R.L.A. 5508
EXPIRES 09-30-2020

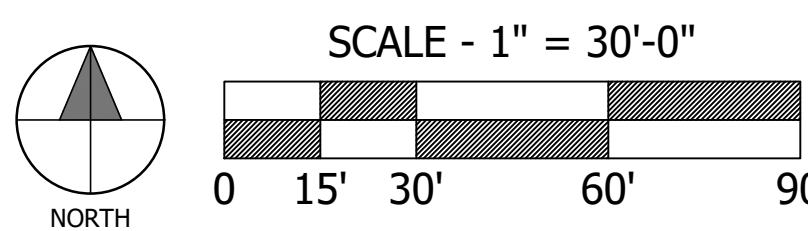
TRAN MONASTERY
PROPERTY

PROJECT ADDRESS:	REVISION 9:
715 VISTA AVENUE	REVISION 8:
ESCONDIDO, CALIFORNIA 92026	REVISION 7:
	REVISION 6:
	REVISION 5:
	REVISION 4:
	REVISION 3:
	REVISION 2:
	REVISION 1:

TRAN MONASTERY
PROPERTY

SHEET TITLE:
MAJOR USE PERMIT
ORIGINAL DATE:

LANDSCAPE CONCEPT PLAN
COUNTY OF SAN DIEGO
PDS2014-MUP-14-010
SHEET ____ OF ____



WEILAND DESIGN GROUP, INC.
LANDSCAPE ARCHITECTURE + PLANNING + CONSTRUCTION MANAGEMENT
28924 OLD TOWN FRONT STREET, SUITE 202 TEMECULA, CA 92590
P (844) WEILAND XT. 702
F (844) WEILAND XT. 702
EMAIL - JOMALLEY@W-D-G.COM
CORPORATE OFFICE
291 SIERRA WAVE SWALL MEADOWS, CA 93514

latitude33
PLANNING & ENGINEERING
9900 11th Street, 2nd Floor, San Diego, CA 92131
Tel 619.751.0833

SITE FEATURES KEY

- 1 EXSTING LANDSCAPE TO REMAIN, NOT A PART
2 LIMIT OF GRADING PER CIVIL PLANS - TYP. SYM.
3 PROPOSED 5' WIDE DG WALKWAY PER CIVIL IMPROVEMENT PLANS - TYP. SYM.

PROPOSED PLANT PALETTE

- BOTANICAL NAME / COMMON NAME
PARKING LOT TREES (24" BOX, STD.)
PISTACIA CHINENSIS / CHINESE PISTACHE
RHUS LANCEA / AFRICAN SUMAC
ULMUS P. 'TRUE GREEN' / EVERGREEN ELM VAR.
SLOPE TREES (24" BOX MIN., STD. & MULTI.)
ARBUTUS UNEDO / STRAWBERRY TREE
PLATANUS RACEMOSA / CALIFORNIA SYCAMORE
QUERCUS AGRIFOLIA / COAST LIVE OAK
ROBINIA A. 'PURPLE ROBE' / PURPLE ROBE LOCUST

- PARKING LOT SHRUBS (1 & 5 GAL.)
ARBUTUS UNEDO / STRAWBERRY TREE
CALLISTEMON 'LITTLE JOHN' / DWARF CALLISTEMON
DIANELLA SPP. / DIANELLA VAR.
FESTUCA O. 'ELIJAH BLUE' / BLUE FESCUE VAR.
LIGUSTRUM J. 'TEXANUM' / TEXAS PRIVET VAR.
MUHLENBERGIA CAPILLARIS / PINK MUHLY
MYRTUS C. 'COMPACTA' / DWARF MYRTLE VAR.
NANDINA D. 'FIREPOWER' / HEAVENLY BAMBOO VAR.
RHAPHIOLEPIS INDICA / INDIAN HAWTHORN VAR.
WESTRINGIA FRUTICOSA / COAST ROSEMARY

- SLOPE SHRUBS (1 & 5 GAL.) / GROUND COVER (FLATS)
ARBUTUS UNEDO / STRAWBERRY TREE
ARCTOSTAPHYLOS UVA-URSI / MANZANITA VAR.
BACCHARIS TWIN PEAKS' / DWARF COYOTE BUSH VAR.
CALLISTEMON 'LITTLE JOHN' / DWARF CALLISTEMON
CISTUS PURPUREUS / ORCHID ROCKROSE
CEANOTHUS SPP. / CEANOTHUS VAR.
MUHLENBERGIA CAPILLARIS / PINK MUHLY
MYRTUS C. 'COMPACTA' / DWARF MYRTLE VAR.
RHAPHIOLEPIS INDICA / INDIAN HAWTHORN VAR.
WESTRINGIA FRUTICOSA / COAST ROSEMARY
SANTOLINA SPP. / SANTOLINA VAR.

- BASIN SHRUBS (1 & 5 GAL.) / GROUND COVER (FLATS)
ARBUTUS UNEDO / STRAWBERRY TREE
ARCTOSTAPHYLOS UVA-URSI / MANZANITA VAR.
BACCHARIS TWIN PEAKS' / DWARF COYOTE BUSH VAR.
CALLISTEMON 'LITTLE JOHN' / DWARF CALLISTEMON
CISTUS PURPUREUS / ORCHID ROCKROSE
CEANOTHUS SPP. / CEANOTHUS VAR.
FESTUCA RUBRA / RED FESCUE
MUHLENBERGIA CAPILLARIS / PINK MUHLY
SANTOLINA SPP. / SANTOLINA VAR.

PROJECT NOTES:

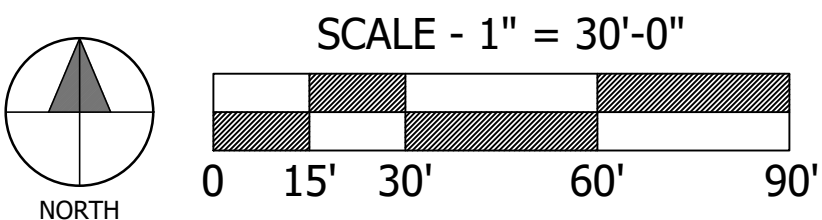
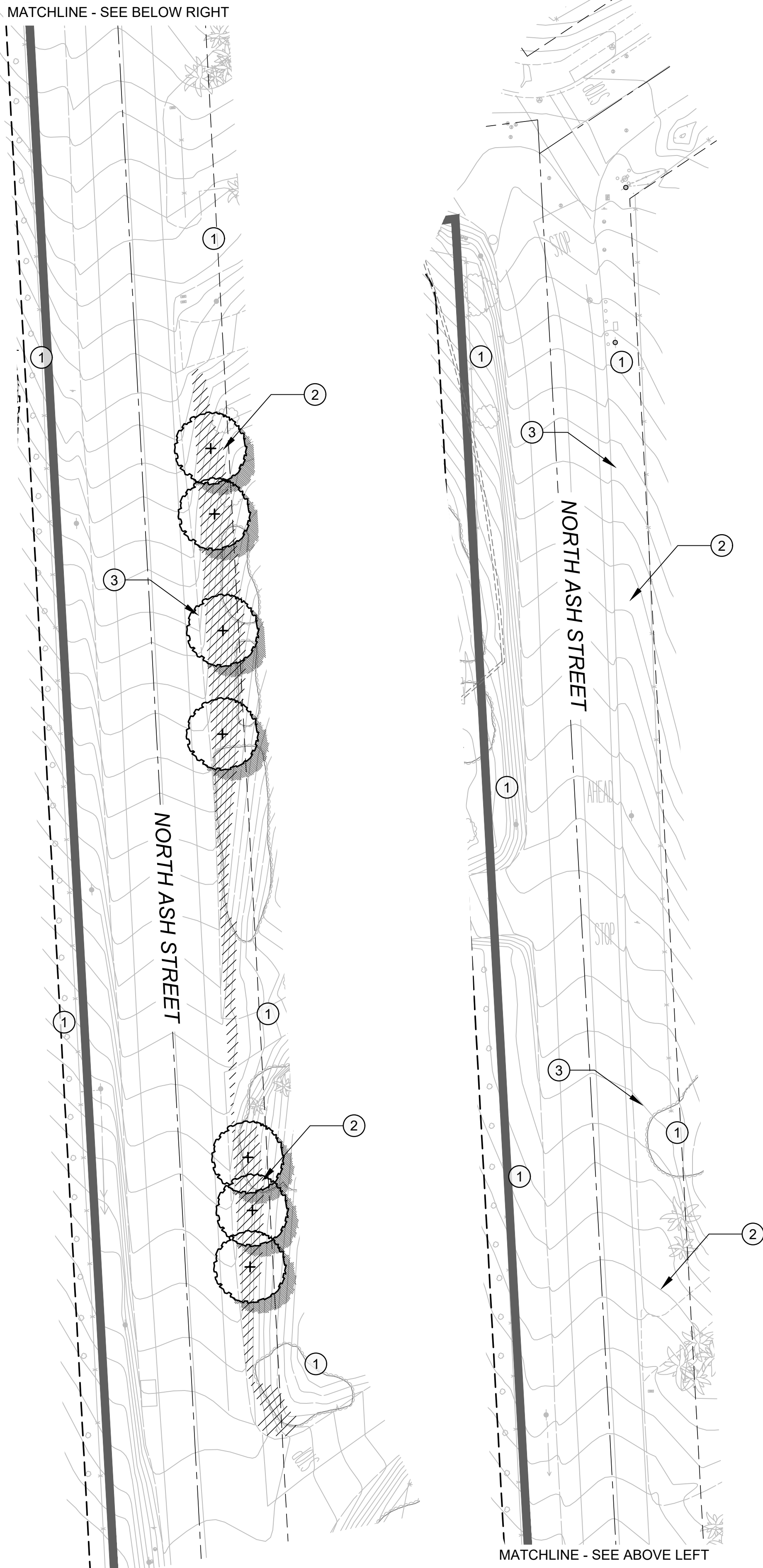
1. ALL LANDSCAPING SHALL BE IRRIGATED WITH A FULLY AUTOMATIC IRRIGATION SYSTEM THAT IS RUN BY AN ET-BASED (WEATHER BASED) CONTROLLER WITH AN AUTOMATIC RAIN SHUT OFF DEVICE. ALL IRRIGATION EQUIPMENT WILL BE IN COMPLIANCE WITH THE CURRENT WATER ORDINANCE AND WATER AUTHORITY GUIDELINES.
2. PROPERTY OWNER WILL BE RESPONSIBLE FOR MAINTAINING ALL LANDSCAPE AREAS WITHIN THE PROPERTY AS WELL AS WITHIN THE RIGHT OF WAY ALONG NORTH ASH STREET AND VISTA AVENUE.
3. ALL PLANTING BEDS THAT DO NOT SHOW PROPOSED GROUND COVER WILL PROVIDE A MINIMUM OF 2" OF ORGANIC MULCH FOR WATER CONSERVATION PURPOSES.

TRAN MONASTERY
PROPERTY

PROJECT ADDRESS:	REVISION 9:
715 VISTA AVENUE	REVISION 8:
ESCONDIDO, CALIFORNIA 92026	REVISION 7:
	REVISION 6:
PROJECT NAME:	REVISION 5:
TRAN MONASTERY	REVISION 4:
PROPERTY	REVISION 3:
	REVISION 2:
	REVISION 1:

SHEET TITLE: MAJOR USE PERMIT ORIGINAL DATE:

LANDSCAPE CONCEPT PLAN SHEET OF
COUNTY OF SAN DIEGO
PDS2014-MUP-14-010



CONCEPTUAL SITE PLAN

WEILAND DESIGN GROUP, INC.
LANDSCAPE ARCHITECTURE + PLANNING + CONSTRUCTION MANAGEMENT
28924 OLD TOWN FRONT STREET, SUITE 202 TEMECULA, CA 92590
P (949) WEILAND XT. 702
EMAIL - JOMALLEY@W-D-G.COM
CORPORATE OFFICE
291 SIERRA WAVE SMALL MEADOWS, CA 93514

latitude 33
PLANNING & ENGINEERING
9900 Hillcrest Drive, 2nd Floor, San Diego, CA 92131
Tel 619.751.0833



County of San Diego

MARK WARDLAW
DIRECTOR

PLANNING & DEVELOPMENT SERVICES
5510 OVERLAND AVENUE, SUITE 310, SAN DIEGO, CA 92123
www.sdcountry.ca.gov/pds

KATHLEEN A. FLANNERY
ASSISTANT DIRECTOR

SUBSEQUENT MITIGATED NEGATIVE DECLARATION

January 16, 2018

PROJECT NAME: PHAP VUONG MONASTERY MAJOR USE PERMIT

RECORD ID: PDS2014-MUP-14-010

ENVIRONMENTAL LOG NO.: ER01-08-051A

**This Document is Considered Draft Until it is Adopted by the Appropriate
County of San Diego Decision-Making Body.**

This Subsequent Mitigated Negative Declaration is comprised of this form along with the Environmental Analysis that includes the following:

- a. Environmental Review Update Checklist Form and referenced extended studies for Phap Vuong Monastery Major Use Permit
- b. Ordinance Compliance Checklist for Phap Vuong Monastery Major Use Permit
- c. Negative Declaration, for Phap Vuong Monastery Major Use Permit, dated October 9, 2003 with approval date May 27, 2004.

1. California Environmental Quality Act Subsequent Mitigated Negative Declaration Findings:

Find, that this Subsequent Mitigated Negative Declaration reflects the decision-making body's independent judgment and analysis, and; that the decision-making body has reviewed and considered the information contained in this Subsequent Mitigated Negative Declaration and the comments received during the public review period; and that revisions in the project plans or proposals made by or agreed to by the project applicant would avoid the effects or mitigate the effects to a point where clearly no significant effects would occur; and, on the basis of the whole record before the decision-making body (including this Subsequent Mitigated Negative Declaration) that there is no substantial evidence that the project as revised will have a significant effect on the environment.

SDC PDS RCVD 01-25-19

2. Required Mitigation Measures:

MUP14-010

Refer to the attached Environmental Review Update Checklist Form For Projects with Previously Approved Environmental Documents for the rationale for requiring the following measures:

A. TRANSPORTATION

1. The payment of the Transportation Impact Fee, which will be required at issuance of building permits, in combination with other components of this program, will mitigate potential cumulative traffic impacts to less than significant.

B. BIOLOGY

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

BIO#1– BREEDING SEASON AVOIDANCE (AVIAN SPECIES) [PDS, FEE X2]

INTENT: In order to avoid direct impacts to sensitive avian species (eg. California gnatcatchers (CAGN), raptors, and migratory birds), which are sensitive biological resources pursuant to RPO, CEQA, and Migratory Bird Treaty Act (MBTA), avian breeding avoidance measures shall be implemented and a Resource Avoidance Area (RAA) implemented on all plans. **DESCRIPTION OF REQUIREMENT:** There shall be no brushing, clearing, and/or grading during the avian breeding season (February 1 to September 15) except as allowed by this condition. All grading permits, improvement plans, and the final map shall state the same. If vegetation must be removed during the avian breeding season, a qualified biologist must conduct a nesting bird survey of potentially suitable nesting vegetation prior to removal. Surveys will be conducted no more than three (3) days prior to scheduled removals. If active nests are identified, the biologist will establish a RAA of 300 feet (500 feet for raptors) around the vegetation containing the active nest(s). The vegetation containing the active nest will not be removed, and no brushing, clearing, and/or grading will occur within the established RAA until a qualified biologist has determined that the nest is no longer active (i.e., the juveniles are surviving independent from the nest). If clearing is not conducted within three days of a negative survey, the nesting survey must be repeated to confirm the absence of nesting birds. The Director of PDS [PDS, PCC] may waive this condition, through written concurrence from the U.S. Fish and Wildlife Service and the California Department of Fish and Wildlife (the "Wildlife Agencies"), provided that no sensitive avian species are present in the vicinity of the brushing, clearing or grading. **DOCUMENTATION:** The applicant shall provide a letter of agreement with this condition; alternatively, the applicant may submit a written request for waiver of this condition; although, NO brushing, clearing, or grading shall occur within the RAA until concurrence is received from the County and the Wildlife Agencies. **TIMING:** Prior to preconstruction conference and prior to any clearing, grubbing, trenching, grading, or any land disturbances and throughout the duration of the grading and construction, compliance with this condition is mandatory unless the requirement is waived by the County upon receipt of concurrence from the Wildlife Agencies. **MONITORING:** The [DPW, PDC] shall not allow any grading in the RAA during the specified dates, unless a concurrence from the [PDS, PCC] is received. The [PDS, PCC] shall review the concurrence letter."

BIO#2—CALIFORNIA GNATCATCHER BREEDING AVOIDANCE [PDS, FEE X2]

INTENT: In order to avoid impacts to California gnatcatchers (CAGN), which is a sensitive biological resource pursuant to RPO, CEQA and MBTA, avian breeding avoidance measures shall be implemented on all plans. **DESCRIPTION OF REQUIREMENT:** To mitigate for potential impacts to the California gnatcatcher during construction, the following measures shall be required: No clearing, grubbing, grading, or other construction activities shall occur within 500 feet of Diegan coastal sage scrub habitat between March 1 and August 15 (CAGN breeding season) until the following requirements have been met:

- a. A qualified biologist (possessing a valid ESA Section 10(a)(1)(A) Recovery Permit) shall survey appropriate habitat (Diegan coastal sage scrub) areas within 500 feet of the project footprint and would be subject to construction noise levels exceeding 60 dB hourly average for the presence of the CAGN. If no appropriate habitat is present then the surveys will not be required. If appropriate habitat is present, gnatcatcher surveys shall be conducted pursuant to USFWS protocol survey guidelines within the breeding season prior to commencement of any construction. If gnatcatchers are present the following conditions must be met:
 1. Between March 1 and August 15, no construction activities shall occur within any portion of the site where construction activities would result in noise levels exceeding 60 dB hourly average at the edge of occupied gnatcatcher habitat. An analysis showing that noise generated by construction activities would not exceed 60 dB hourly average at the edge of occupied habitat must be completed by a qualified acoustician (possessing current noise engineer license or registration with monitoring noise level experience with listed animal species) and approved by the prior to the commencement of construction activities. Prior to commencement of construction activities during the breeding season, areas restricted from such activities shall be staked or fenced under supervision of a qualified biologist; or
 2. At least two weeks prior to commencement of construction activities and under direction of a qualified acoustician, noise attenuation measures (e.g., berms, walls) shall be implemented to ensure that noise levels resulting from construction activities will not exceed 60 dB hourly average at the edge of habitat occupied by the CAGN. Concurrent with commencement of construction activities and construction of necessary noise attenuation facilities, noise monitoring* shall be conducted at the edge of occupied habitat area to ensure that noise levels do not exceed 60 dB hourly average. If the noise attenuation techniques implemented are determined to be inadequate by the qualified acoustician or biologist, then the associated construction activities shall cease until such time that adequate noise attenuation is achieved or until the end of the breeding season (August 16).

* Construction noise shall continue to be monitored at least twice weekly on varying days, or more frequently depending on the construction activity to verify that noise levels at the edge of occupied habitat are maintained below 60 dB hourly average or to the ambient noise level if it already exceeds 60 dB hourly average. If not, other measures shall be implemented in consultation with the biologist, as necessary, to reduce noise levels within occupied habitat to below 60 dB hourly average or to the ambient noise level if it already exceeds 60 dB hourly average. Such measures may include but are not limited to limitations on the placement of construction equipment and the simultaneous use of equipment.

- b. If CAGN are not detected during the protocol survey, the qualified biologist shall submit substantial evidence to the County and Wildlife Agencies, and no mitigation would be required. NO brushing, clearing and/or grading shall occur until concurrence is received from the County and the Wildlife Agencies.

DOCUMENTATION: The applicant shall provide a letter of agreement with this condition; alternatively, the applicant may submit a written request for waiver of this condition; although, NO clearing or grading shall occur until concurrence is received from the County and the Wildlife Agencies. **TIMING:** Prior to preconstruction conference and prior to any clearing, grubbing, trenching, grading, or any land disturbances and throughout the duration of the grading and construction, compliance with this condition is mandatory unless the requirement is waived by the County upon receipt of concurrence from the Wildlife Agencies. **MONITORING:** The [DPW, PDCI] shall not allow any grading in the RAA during the specified dates, unless a concurrence from the [PDS, PCC] is received. The [PDS, PCC] shall review the concurrence letter.”

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

BIO#3—OFFSITE MITIGATION [PDS, FEE X2]

INTENT: In order to mitigate for impacts to sensitive vegetation/habitat communities and species, which are sensitive biological resources pursuant to [Resource Protection Ordinance \(RPO\)](#) and the [California Environmental Quality Act \(CEQA\)](#), offsite mitigation shall be acquired. **DESCRIPTION OF REQUIREMENT:** The applicant shall purchase habitat credit, or provide for the conservation of habitat of 1.8 acres of Diegan coastal sage scrub and 0.4 acres of non-native grassland (total 2.2 acres), located in unincorporated San Diego County within an area designated as Pre-Approved Mitigation Area (PAMA) of the draft Multiple Species Conservation Program (MSCP) North County Plan area and, to the maximum extent feasible, within the Northern Valley ecoregion as indicated below.

- a. **Option 1:** If purchasing Mitigation Credit the mitigation bank shall be approved by the California Department of Fish & Wildlife and the U.S. Fish and Wildlife Service.

The following evidence of purchase shall include the following information to be provided by the mitigation bank:

1. A copy of the purchase contract referencing the project name and numbers for which the habitat credits were purchased.
 2. If not stated explicitly in the purchase contract, a separate letter must be provided identifying the entity responsible for the long-term management and monitoring of the preserved land.
 3. To ensure the land will be protected in perpetuity, evidence must be provided that a dedicated conservation easement or similar land constraint has been placed over the mitigation land.
 4. An accounting of the status of the mitigation bank. This shall include the total amount of credits available at the bank, the amount required by this project and the amount remaining after utilization by this project.
- b. **Option 2:** If habitat credit cannot be purchased in a mitigation bank, then the applicant shall provide for the conservation habitat of the same amount and type of land located in unincorporated San Diego County within an area designated as Pre-Approved Mitigation Area (PAMA) of the draft North County Multiple Species Conservation Program (MSCP) and, to the maximum extent feasible, within the Northern Valley ecoregion as indicated below:
1. Prior to purchasing the land for the proposed mitigation, the location should be pre-approved by [PDS], the California Department of Fish and Wildlife, and the U.S. Fish and Wildlife Service.
 2. A Resource Management Plan (RMP) shall be prepared and approved pursuant to the County of San Diego Biological Report Format and Content Requirements to the satisfaction of the Director of PDS. If the offsite-mitigation is proposed to be managed by DPR, the RMP shall also be prepared and approved to the satisfaction of the Director of DPR.
 3. An open space easement over the land shall be dedicated to the County of San Diego or like agency to the satisfaction of the Director of PDS. The land shall be protected in perpetuity.
 4. The purchase and dedication of the land and the selection of the Resource Manager and establishment of an endowment to ensure funding of annual ongoing basic stewardship costs shall be complete prior to the approval of the RMP.
 5. In lieu of providing a private habitat manager, the applicant may contract with a federal, state or local government agency with the primary mission of

resource management to take fee title and manage the mitigation land). Evidence of satisfaction must include a copy of the contract with the agency, and a written statement from the agency that (1) the land contains the specified acreage and the specified habitat, or like functioning habitat, and (2) the land will be managed by the agency for conservation of natural resources in perpetuity.

DOCUMENTATION: The applicant shall purchase the offsite mitigation credits and provide the evidence to the [PDS, PCC] for review and approval. If the offsite mitigation is proposed to be owned or managed by DPR, the applicant must provide evidence to the [PDS PCC] that [DPR, GPM] agrees to this proposal. It is strongly recommended that the applicant submit the mitigation proposal to the [PDS, PCC], for a pre-approval. If an RMP is going to be submitted in-lieu of purchasing credits, then the RMP shall be prepared and an application for the RMP shall be submitted to the [PDS, ZONING].

TIMING: Prior to approval of any plan or issuance of any permit, and prior to use of the premises in reliance of this permit, the mitigation shall occur. **MONITORING:** The [PDS, PCC] shall review the mitigation purchase for compliance with this condition.

Upon request from the applicant [PDS, PCC] can pre-approve the location and type of mitigation only. The credits shall be purchased before the requirement can be completed. If the applicant chooses option #2, then the [PDS, ZONING] shall accept an application for an RMP, and [PDS, PPD] [DPR, GPM] shall review the RMP submittal for compliance with this condition and the RMP Guidelines.

GRADING PLAN NOTES

In addition to the conditions set forth above, the following grading and/or improvement plan notes shall be placed on the grading plan and made conditions of the issuance of said permits:

PRE-CONSTRUCTION MEETING: (Prior to any clearing, grubbing, trenching, grading, or any land disturbances.)

BIO#GR-1– BREEDING SEASON AVOIDANCE (AVIAN SPECIES) [PDS, FEE X2]

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noise level experience with listed animal species) and approved by the prior to the commencement of construction activities. Prior to commencement of construction activities during the breeding season, areas restricted from such activities shall be staked or fenced under supervision of a qualified biologist; or

2. At least two weeks prior to commencement of construction activities and under direction of a qualified acoustician, noise attenuation measures (e.g., berms, walls) shall be implemented to ensure that noise levels resulting from construction activities will not exceed 60 dB hourly average at the edge of habitat occupied by the CAGN. Concurrent with commencement of construction activities and construction of necessary noise attenuation facilities, noise monitoring* shall be conducted at the edge of occupied habitat area to ensure that noise levels do not exceed 60 dB hourly average. If the noise attenuation techniques implemented are determined to be inadequate by the qualified acoustician or biologist, then the associated construction activities shall cease until such time that adequate noise attenuation is achieved or until the end of the breeding season (August 16).

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BIO#GR-3—OFFSITE MITIGATION [PDS, FEE X2]

INTENT: In order to mitigate for impacts to sensitive vegetation/habitat communities and species, which are sensitive biological resources pursuant to [Resource Protection Ordinance \(RPO\)](#) and the [California Environmental Quality Act \(CEQA\)](#), offsite mitigation shall be acquired. **DESCRIPTION OF REQUIREMENT:** The applicant shall purchase habitat credit, or provide for the conservation of habitat of 1.8 acres of Diegan coastal sage scrub and 0.4 acres of non-native grassland (total 2.2 acres), located in unincorporated San Diego County within an area designated as Pre-Approved Mitigation Area (PAMA) of the draft Multiple Species Conservation Program (MSCP) North County Plan area and, to the maximum extent feasible, within the Northern Valley ecoregion as indicated below.

- a. **Option 1:** If purchasing Mitigation Credit the mitigation bank shall be approved by the California Department of Fish & Wildlife and the U.S. Fish and Wildlife Service. The following evidence of purchase shall include the following information to be provided by the mitigation bank:
 1. A copy of the purchase contract referencing the project name and numbers for which the habitat credits were purchased.
 2. If not stated explicitly in the purchase contract, a separate letter must be provided identifying the entity responsible for the long-term management and monitoring of the preserved land.
 3. To ensure the land will be protected in perpetuity, evidence must be provided that a dedicated conservation easement or similar land constraint has been placed over the mitigation land.
 4. An accounting of the status of the mitigation bank. This shall include the total amount of credits available at the bank, the amount required by this project and the amount remaining after utilization by this project.
- b. **Option 2:** If habitat credit cannot be purchased in a mitigation bank, then the applicant shall provide for the conservation habitat of the same amount and type of land located in unincorporated San Diego County within an area designated as Pre-Approved Mitigation Area (PAMA) of the draft North County Multiple Species Conservation Program (MSCP) and, to the maximum extent feasible, within the Northern Valley ecoregion as indicated below:
 1. Prior to purchasing the land for the proposed mitigation, the location should be pre-approved by [PDS], the California Department of Fish and Wildlife, and the U.S. Fish and Wildlife Service.

2. A Resource Management Plan (RMP) shall be prepared and approved pursuant to the County of San Diego Biological Report Format and Content Requirements to the satisfaction of the Director of PDS. If the offsite-mitigation is proposed to be managed by DPR, the RMP shall also be prepared and approved to the satisfaction of the Director of DPR.
3. An open space easement over the land shall be dedicated to the County of San Diego or like agency to the satisfaction of the Director of PDS. The land shall be protected in perpetuity.
4. The purchase and dedication of the land and the selection of the Resource Manager and establishment of an endowment to ensure funding of annual ongoing basic stewardship costs shall be complete prior to the approval of the RMP.
5. In lieu of providing a private habitat manager, the applicant may contract with a federal, state or local government agency with the primary mission of resource management to take fee title and manage the mitigation land). Evidence of satisfaction must include a copy of the contract with the agency, and a written statement from the agency that (1) the land contains the specified acreage and the specified habitat, or like functioning habitat, and (2) the land will be managed by the agency for conservation of natural resources in perpetuity.

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

C. CULTURAL

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

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

INTENT: In order to mitigate for potential impacts to undiscovered buried archaeological resources and human remains, an Archaeological Monitoring Program and potential Data Recovery Program shall be implemented pursuant to the County of San Diego Guidelines for Determining Significance for Cultural Resources and the California Environmental Quality Act (CEQA). **DESCRIPTION OF REQUIREMENT:** A County Approved Principal Investigator (PI) known as the "Project Archaeologist," shall be contracted to perform archaeological monitoring and a potential data recovery program during all grading, clearing, grubbing, trenching, and construction activities. The archaeological monitoring program shall include the following:

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

DOCUMENTATION: The applicant shall provide a copy of the Archaeological Monitoring Contract or letter of acceptance, cost estimate, and MOU to [PDS, PPD]. Additionally, the cost amount of the monitoring work shall be added to the grading bond cost estimate.

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

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

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

INTENT: In order to ensure that the Archaeological Monitoring occurred during the earth-disturbing activities, a final report shall be prepared.

DESCRIPTION OF REQUIREMENT: A final Archaeological Monitoring and Data Recovery Report that documents the results, analysis, and conclusions of all phases of the Archaeological Monitoring Program shall be prepared. The report shall include the following items:

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

or

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

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

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

GRADING PLAN NOTES

In addition to the conditions set forth above, the following grading and/or improvement plan notes shall be placed on the grading plan and made conditions of the issuance of said permits:

PRE-CONSTRUCTION MEETING: (Prior to any clearing, grubbing, trenching, grading, or any land disturbances.)

Archaeological Monitoring

CULT#GR-1 (M-CR-1) - ARCHAEOLOGICAL MONITORING – PRECONSTRUCTION MEETING

INTENT: In order to comply with the County of San Diego Guidelines for Significance – Cultural Resources, an Archaeological Monitoring Program shall be implemented.

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

DURING CONSTRUCTION: *(The following actions shall occur throughout the duration of the grading construction).*

CULT#GR-2 (M-CR-2) - ARCHAEOLOGICAL MONITORING – DURING CONSTRUCTION

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

- a. **Monitoring.** During the original cutting of previously undisturbed deposits, the Project Archaeologist, Luiseño, and Kumeyaay Native American Monitors shall be onsite as determined necessary by the Project Archaeologist. Inspections will vary based on the rate of excavation, the materials excavated, and the presence and abundance of artifacts and features. The frequency and location of inspections will be determined by the Project Archaeologist in consultation with the Luiseño and Kumeyaay Native American Monitors. Monitoring of the cutting of previously disturbed deposits will be determined by the Project Archaeologist in consultation with the Luiseño and Kumeyaay Native American Monitors.
- b. **Inadvertent Discoveries.** In the event that previously unidentified potentially significant cultural resources are discovered:
 1. The Project Archaeologist or the Luiseño or Kumeyaay Native American Monitors shall have the authority to divert or temporarily halt ground disturbance operations in the area of discovery to allow evaluation of potentially significant cultural resources.
 2. At the time of discovery, the Project Archaeologist shall contact the PDS Staff Archaeologist.
 3. The Project Archaeologist, in consultation with the PDS Staff Archaeologist and the Luiseño and Kumeyaay Native American Monitors, shall determine the significance of the discovered resources.
 4. Construction activities will be allowed to resume in the affected area only after the PDS Staff Archaeologist has concurred with the evaluation.
 5. Isolates and clearly non-significant deposits shall be minimally documented in the field. Should the isolates and/or non-significant deposits not be collected by the Project Archaeologist, then the Luiseño and Kumeyaay

Native American monitors may collect the cultural material for transfer to a Tribal Curation facility or repatriation program.

6. If cultural resources are determined to be significant, a Research Design and Data Recovery Program (Program) shall be prepared by the Project Archaeologist in consultation with the Luiseño and Kumeyaay Native American Monitors. The County Archaeologist shall review and approve the Program, which shall be carried out using professional archaeological methods. The Program shall include (1) reasonable efforts to preserve (avoidance) "unique" cultural resources or Sacred Sites; (2) the capping of identified Sacred Sites or unique cultural resources and placement of development over the cap, if avoidance is infeasible; and (3) data recovery for non-unique cultural resources. The preferred option is preservation (avoidance).
- c. **Human Remains.** If any human remains are discovered:
1. The Property Owner or their representative shall contact the County Coroner and the PDS Staff Archaeologist.
 2. Upon identification of human remains, no further disturbance shall occur in the area of the find until the County Coroner has made the necessary findings as to origin. If the human remains are to be taken offsite for evaluation, they shall be accompanied by the Native American monitor.
 3. If the remains are determined to be of Native American origin, the NAHC shall immediately contact the Most Likely Descendant (MLD).
 4. The immediate vicinity where the Native American human remains are located is not to be damaged or disturbed by further development activity until consultation with the MLD regarding their recommendations as required by Public Resources Code Section 5097.98 has been conducted.
 5. The MLD may with the permission of the landowner, or their authorized representative, inspect the site of the discovery of the Native American human remains and may recommend to the owner or the person responsible for the excavation work means for treatment or conveyance, with appropriate dignity, of the human remains and any associated grave goods. The descendants shall complete their inspection and make recommendations or preferences for treatment within 48 hours of being granted access to the site.
 6. Public Resources Code §5097.98, CEQA §15064.5 and Health & Safety Code §7050.5 shall be followed in the event that human remains are discovered.

- d. **Fill Soils.** The Project Archaeologist and Luiseño and Kumeyaay Native American monitors shall evaluate fill soils to determine that they are clean of cultural resources.
- e. **Disagreements.** The County Archaeologist shall make a determination for any disagreements between the Project Archaeologist and the Luiseño and Kumeyaay Native American monitors related to archaeological monitoring.

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

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

CULT#GR-3 (M-CR-3) - ARCHAEOLOGICAL MONITORING – ROUGH GRADING

INTENT: In order to comply with the County of San Diego Guidelines for Determining Significance and Report Format and Content Requirements for Cultural Resources, an Archaeological Monitoring Program shall be implemented. **DESCRIPTION OF REQUIREMENT:** The Project Archaeologist shall prepare one of the following reports upon completion of the earth-disturbing activities that require monitoring:

- a. **No Archaeological Resources Encountered.** If no archaeological resources are encountered during earth-disturbing activities, then submit a final Negative Monitoring Report substantiating that earth-disturbing activities are completed and no cultural resources were encountered. Archaeological monitoring logs showing the date and time that the monitor was on site and any comments from the Native American Monitor must be included in the Negative Monitoring Report.
- b. **Archaeological Resources Encountered.** If archaeological resources were encountered during the earth disturbing activities, the Project Archaeologist shall provide an Archaeological Monitoring Report stating that the field monitoring activities have been completed, and that resources have been encountered. The report shall detail all cultural artifacts and deposits discovered during monitoring and the anticipated time schedule for completion of the curation and/or repatriation phase of the monitoring.

DOCUMENTATION: The applicant shall submit the Archaeological Monitoring Report to [PDS, PPD] for review and approval. Once approved, a final copy of the report shall be submitted to the South Coastal Information Center and any culturally-affiliated Tribe who requests a copy. **TIMING:** Upon completion of all earth-disturbing activities, and prior to Rough Grading Final Inspection (Grading Ordinance SEC 87.421.a.2), the report shall be

completed. **MONITORING:** [PDS, PPD] shall review the report or field monitoring memo for compliance with the project MMRP, and inform [DPW, PDCI] that the requirement is completed.

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

CULT#GR-4 (M-CR-4) - ARCHAEOLOGICAL MONITORING – FINAL GRADING

INTENT: In order to comply with the County of San Diego Guidelines for Determining Significance and Report Format and Content Requirements for Cultural Resources, an Archaeological Monitoring Program shall be implemented. **DESCRIPTION OF**

REQUIREMENT: The Project Archaeologist shall prepare a final report that documents the results, analysis, and conclusions of all phases of the Archaeological Monitoring Program if cultural resources were encountered during earth-disturbing activities. The report shall include the following, if applicable:

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

or

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

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

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

3. Critical Project Design Elements That Must Become Conditions of Approval:

The following project design elements were either proposed in the project application or the result of compliance with specific environmental laws and regulations and were essential in reaching the conclusions within the attached Environmental Initial Study. While the following are not technically mitigation measures, their implementation must be assured to avoid potentially significant environmental effects.

- Landscaping
- Stormwater management
- Windows with dual pane design (or similar) with a sound transmission class (STC) minimum rating of 26

ADOPTION STATEMENT: This Subsequent Mitigated Negative Declaration was adopted and above California Environmental Quality Act findings made by the:

County of San Diego Planning Commission

on _____
date

David Sibbet, Planning Manager
Project Planning Division

County of San Diego
PRIORITY DEVELOPMENT PROJECT (PDP) SWQMP

PHAP YOUNG MONESTARY
INSERT RECORD ID (PERMIT) NUMBERS

751 VISTA AVENUE
ESCONDIDO, CA 92026

ASSESSOR'S PARCEL NUMBER(S):
227-010-57-00

ENGINEER OF WORK:


NICK PSYHOGIOS, R.C.E. C067697

PREPARED FOR:

VIU TRAN
4333 30TH STREET
SAN DIEGO, CA 92104
619-283-7655

PDP SWQMP PREPARED BY:

LATITUDE 33: PLANNING AND ENGINEERING
9968 HIBERT STREET
SAN DIEGO, CA 92131
858-751-0633

DATE OF SWQMP:
10/27/2016

PLANS PREPARED BY:
LATITUDE 33: PLANNING AND ENGINEERING
9968 HIBERT STREET
SAN DIEGO, CA 92131
858-751-0633

SWQMP APPROVED BY:

APPROVAL DATE:



SDC PDS RCVD 01-25-19
MUP14-010

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Attachments

- Attachment 1: Backup for PDP Pollutant Control BMPs
 - Attachment 1a: Storm Water Pollutant Control Worksheet Calculations
 - Attachment 1b: DMA Exhibit
 - Attachment 1c: Individual Structural BMP DMA Mapbook
- Attachment 2: Backup for PDP Hydromodification Control Measures
 - Attachment 2a: Flow Control Facility Design
 - Attachment 2b: Hydromodification Management Exhibit
 - Attachment 2c: Management of Critical Coarse Sediment Yield Areas
 - Attachment 2d: Geomorphic Assessment of Receiving Channels (optional)
 - Attachment 2e: Vector Control Plan (if applicable)
- Attachment 3: Structural BMP Maintenance Plan
 - Attachment 3a: Structural BMP Maintenance Thresholds and Actions
 - Attachment 3b: Draft Maintenance Agreements / Notifications(when applicable)
- Attachment 4: County of San Diego PDP Structural BMP Verification for DPW Permitted Land Development Projects
- Attachment 5: Copy of Plan Sheets Showing Permanent Storm Water BMPs
- Attachment 6: Copy of Project's Drainage Report
- Attachment 7: Copy of Project's Geotechnical and Groundwater Investigation Report

Acronyms

ACP	Alternative Compliance Project
APN	Assessor's Parcel Number
BMP	Best Management Practice
BMP DM	Best Management Practice Design Manual
HMP	Hydromodification Management Plan
HSG	Hydrologic Soil Group
MS4	Municipal Separate Storm Sewer System
N/A	Not Applicable
NRCS	Natural Resources Conservation Service
PDCI	Private Development Construction Inspection Section
PDP	Priority Development Project
PDS	Planning and Development Services
PE	Professional Engineer
RPO	Resource Protection Ordinance
SC	Source Control
SD	Site Design
SDRWQCB	San Diego Regional Water Quality Control Board
SIC	Standard Industrial Classification
SWQMP	Storm Water Quality Management Plan
WMAA	Watershed Management Area Analysis
WPO	Watershed Protection Ordinance
WQIP	Water Quality Improvement Plan

PDP SWQMP Preparer's Certification Page**Project Name: Phap Young Monastery****Permit Application Number: PDS 2014-MUP-14-010****PREPARER'S CERTIFICATION**

I hereby declare that I am the Engineer in Responsible Charge of design of storm water best management practices (BMPs) for this project, and that I have exercised responsible charge over the design of the BMPs as defined in Section 6703 of the Business and Professions Code, and that the design is consistent with the PDP requirements of the County of San Diego BMP Design Manual, which is a design manual for compliance with local County of San Diego Watershed Protection Ordinance (Sections 67.801 et seq.) and regional MS4 Permit (California Regional Water Quality Control Board San Diego Region Order No. R9-2013-0001 as amended by R9-2015-0001 and R9-2015-0100) requirements for storm water management.

I have read and understand that the County of San Diego has adopted minimum requirements for managing urban runoff, including storm water, from land development activities, as described in the BMP Design Manual. I certify that this PDP SWQMP has been completed to the best of my ability and accurately reflects the project being proposed and the applicable BMPs proposed to minimize the potentially negative impacts of this project's land development activities on water quality. I understand and acknowledge that the plan check review of this PDP SWQMP by County staff is confined to a review and does not relieve me, as the Engineer in Responsible Charge of design of storm water BMPs for this project, of my responsibilities for project design.

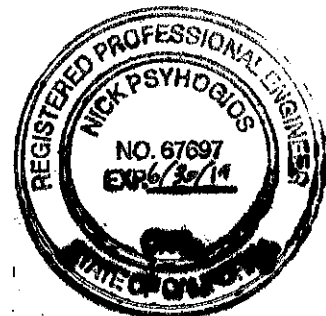
N. Psychogios 69697 6/30/19
Engineer of Work's Signature, PE Number & Expiration Date

Nick Psychogios
Print Name

Latitude 33: Planning and Engineering
Company

6/8/18
Date

Engineer's Seal:



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Submittal Record

Use this Table to keep a record of submittals of this PDP SWQMP. Each time the PDP SWQMP is re-submitted, provide the date and status of the project. In column 4 summarize the changes that have been made or indicate if response to plancheck comments is included. When applicable, insert response to plancheck comments behind this page.

Preliminary Design / Planning / CEQA

Submittal Number	Date	Summary of Changes
1	12/22/2016	Initial Submittal
2	10/27/2016	Worksheets updated and forms added
3		
4		

Final Design

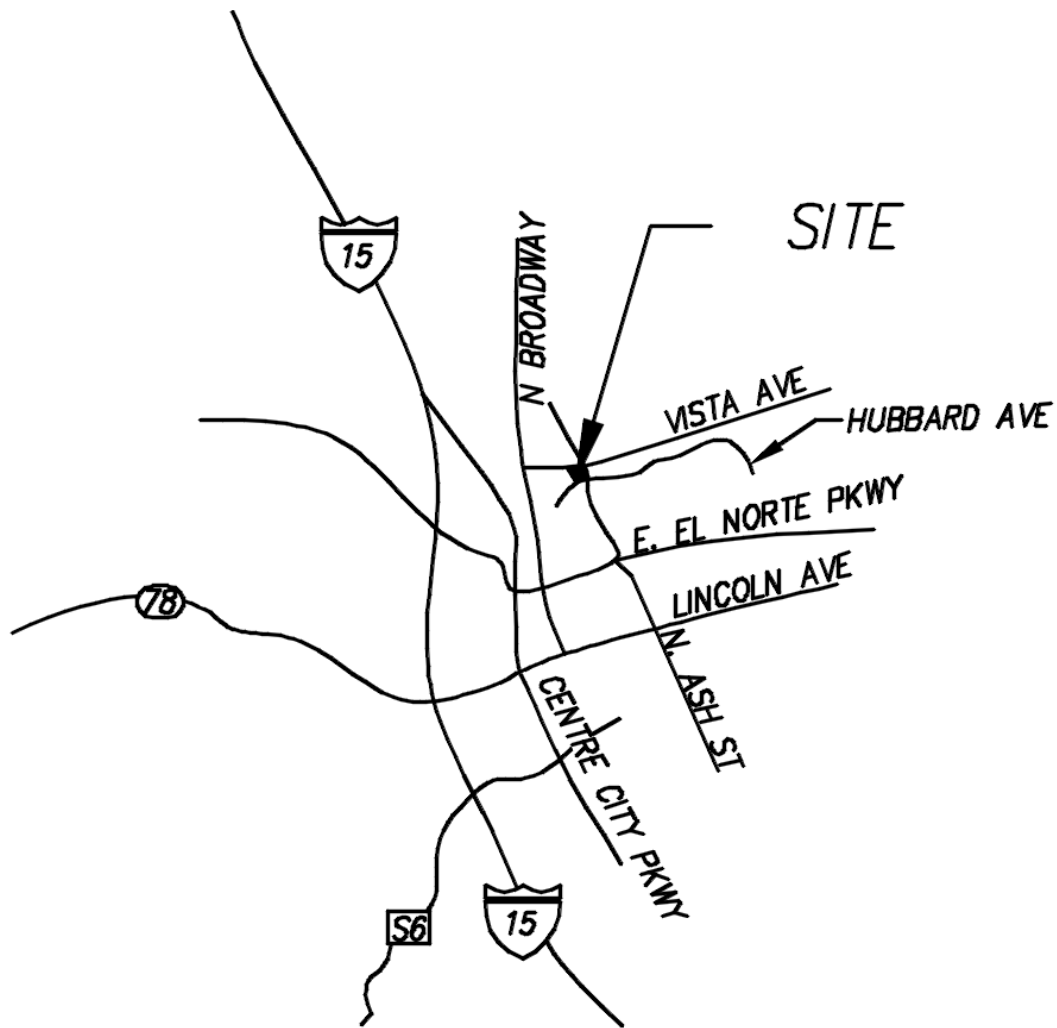
Submittal Number	Date	Summary of Changes
1		Initial Submittal
2		
3		
4		

Plan Changes

Submittal Number	Date	Summary of Changes
1		Initial Submittal
2		
3		
4		

Project Vicinity Map

Project Name: Phap Young Monestary
Record ID: [PDS 2014-MUP-14-010]



Step 1: Project type determination (Standard or Priority Development Project)

Is the project part of another Priority Development Project (PDP)?			(<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No)
If so, a PDP SWQMP is required. Go to Step 2.			
The project is (select one): <input checked="" type="checkbox"/> New Development <input type="checkbox"/> Redevelopment ¹			
The total proposed newly created or replaced impervious area is:			45572 ft ²
The total existing (pre-project) impervious area is:			3301 ft ²
The total area disturbed by the project is:			190300 ft ²
If the total area disturbed by the project is 1 acre (43,560 sq. ft.) or more OR the project is part of a larger common plan of development disturbing 1 acre or more, a Waste Discharger Identification (WDID) number must be obtained from the State Water Resources Control Board. WDID: <u>Pending Discretionary Approval</u>			
Is the project in any of the following categories, (a) through (f)? ²			
Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	(a)	New development projects that create 10,000 square feet or more of impervious surfaces ³ (collectively over the entire project site). This includes commercial, industrial, residential, mixed-use, and public development projects on public or private land.
Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	(b)	Redevelopment projects that create and/or replace 5,000 square feet or more of impervious surface (collectively over the entire project site on an existing site of 10,000 square feet or more of impervious surfaces). This includes commercial, industrial, residential, mixed-use, and public development projects on public or private land.
Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	(c)	New and redevelopment projects that create and/or replace 5,000 square feet or more of impervious surface (collectively over the entire project site), and support one or more of the following uses: (i) Restaurants. This category is defined as a facility that sells prepared foods and drinks for consumption, including stationary lunch counters and refreshment stands selling prepared foods and drinks for immediate consumption (Standard Industrial Classification (SIC) code 5812). (ii) Hillside development projects. This category includes development on any natural slope that is twenty-five percent or greater. (iii) Parking lots. This category is defined as a land area or facility for the temporary parking or storage of motor vehicles used personally, for business, or for commerce. (iv) Streets, roads, highways, freeways, and driveways. This category is defined as any paved impervious surface used for the transportation of automobiles, trucks, motorcycles, and other vehicles.

¹ Redevelopment is defined as: The creation and/or replacement of impervious surface on an already developed site. Examples include the expansion of a building footprint, road widening, the addition to or replacement of a structure, and creation or addition of impervious surfaces. Replacement of impervious surfaces includes any activity that is not part of a routine maintenance activity where impervious material(s) are removed, exposing underlying soil during construction. Redevelopment does not include routine maintenance activities, such as trenching and resurfacing associated with utility work; pavement grinding; resurfacing existing roadways; new sidewalks construction; pedestrian ramps; or bike lanes on existing roads; and routine replacement of damaged pavement, such as pothole repair.

² Applicants should note that any development project that will create and/or replace 10,000 square feet or more of impervious surface (collectively over the entire project site) is considered a new development.

³ For solar energy farm projects, the area of the solar panels does not count toward the total impervious area of the site.

Project type determination (continued)

Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	(d)	<p>New or redevelopment projects that create and/or replace 2,500 square feet or more of impervious surface (collectively over the entire project site), and discharging directly to an Environmentally Sensitive Area (ESA). "Discharging directly to" includes flow that is conveyed overland a distance of 200 feet or less from the project to the ESA, or conveyed in a pipe or open channel any distance as an isolated flow from the project to the ESA (i.e. not commingled with flows from adjacent lands).</p> <p><i>Note: ESAs are areas that include but are not limited to all Clean Water Act Section 303(d) impaired water bodies; areas designated as Areas of Special Biological Significance by the State Water Board and San Diego Water Board; State Water Quality Protected Areas; water bodies designated with the RARE beneficial use by the State Water Board and San Diego Water Board; and any other equivalent environmentally sensitive areas which have been identified by the Copermittees. See BMP Design Manual Section 1.4.2 for additional guidance.</i></p>
Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	(e)	<p>New development projects, or redevelopment projects that create and/or replace 5,000 square feet or more of impervious surface, that support one or more of the following uses:</p> <ul style="list-style-type: none"> (i) Automotive repair shops. This category is defined as a facility that is categorized in any one of the following SIC codes: 5013, 5014, 5541, 7532-7534, or 7536-7539. (ii) Retail gasoline outlets (RGOs). This category includes RGOs that meet the following criteria: (a) 5,000 square feet or more or (b) a projected Average Daily Traffic (ADT) of 100 or more vehicles per day.
Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	(f)	<p>New or redevelopment projects that result in the disturbance of one or more acres of land and are expected to generate pollutants post construction.</p> <p><i>Note: See BMP Design Manual Section 1.4.2 for additional guidance.</i></p>

Does the project meet the definition of one or more of the Priority Development Project categories (a) through (f) listed above?

☐ No – the project is not a Priority Development Project (Standard Project).

☒ Yes – the project is a Priority Development Project (PDP).

Further guidance may be found in Chapter 1 and Table 1-2 of the BMP Design Manual.

The following is for **redevelopment PDPs only**:

The area of existing (pre-project) impervious area at the project site is: ft² (A)

The total proposed newly created or replaced impervious area is ft² (B)

Percent impervious surface created or replaced (B/A)*100: %

The percent impervious surface created or replaced is (select one based on the above calculation):

☐ less than or equal to fifty percent (50%) – **only newly created or replaced impervious areas are considered a PDP and subject to stormwater requirements**

OR

☐ greater than fifty percent (50%) – **the entire project site is considered a PDP and subject to stormwater requirements**

Step 1.1: Storm Water Quality Management Plan requirements

Step	Answer	Progression
<p>Is the project a Standard Project, Priority Development Project (PDP), or exception to PDP definitions?</p> <p>To answer this item, complete Step 1 Project Type Determination Checklist on Pages 1 and 2, and see PDP exemption information below. For further guidance, see Section 1.4 of the BMP Design Manual <i>in its entirety</i>.</p>	<input type="checkbox"/> Standard Project	<p><u>Standard Project</u> requirements apply, including <u>Standard Project SWQMP</u>.</p> <p>Complete Standard Project SWQMP.</p>
	<input checked="" type="checkbox"/> PDP	<p><u>Standard and PDP</u> requirements apply, including <u>PDP SWQMP</u>.</p> <p>Complete PDP SWQMP.</p>
	<input type="checkbox"/> PDP with ACP	<p>If participating in offsite alternative compliance, complete Step 6.3 and an ACP SWQMP.</p>
	<input type="checkbox"/> PDP Exemption	Go to Step 1.2 below.

Step 1.2: Exemption to PDP definitions

<p>Is the project exempt from PDP definitions based on either of the following:</p> <p><input type="checkbox"/> Projects that are only new or retrofit paved sidewalks, bicycle lanes, or trails that meet the following criteria:</p> <ul style="list-style-type: none"> (i) Designed and constructed to direct storm water runoff to adjacent vegetated areas, or other non-erodible permeable areas; OR (ii) Designed and constructed to be hydraulically disconnected from paved streets or roads [i.e., runoff from the new improvement does not drain directly onto paved streets or roads]; OR (iii) Designed and constructed with permeable pavements or surfaces in accordance with County of San Diego Guidance on Green Infrastructure; 	<p>If so:</p> <p><u>Standard Project</u> requirements apply, AND <u>any additional requirements specific to the type of project</u>. <u>County concurrence</u> with the exemption is required. <i>Provide discussion and list any additional requirements below in this form.</i></p> <p>Complete Standard Project SWQMP</p>
<p><input type="checkbox"/> Projects that are only retrofitting or redeveloping existing paved alleys, streets or roads that are designed and constructed in accordance with the County of San Diego Guidance on Green Infrastructure.</p>	<p>Complete Green Streets PDP Exempt SWQMP.</p>
<p><i>Discussion / justification, and additional requirements for exceptions to PDP definitions, if applicable:</i></p>	

Step 2: Construction Storm Water BMP Checklist

Minimum Required Standard Construction Storm Water BMPs		
<p>If you answer "Yes" to any of the questions below, your project is subject to Table 1 on the following page (Minimum Required Standard Construction Stormwater BMPs). As noted in Table 1, please select at least the minimum number of required BMPs, or as many as are feasible for your project. If no BMP is selected, an explanation must be given in the box provided. The following questions are intended to aid in determining construction BMP requirements for your project.</p> <p>Note: All selected BMPs below must be included on the BMP plan incorporated into the construction plan sets.</p>		
1. Will there be soil disturbing activities that will result in exposed soil areas? (This includes minor grading and trenching.) Reference Table 1 Items A, B, D, and E Note: Soil disturbances NOT considered significant include, but are not limited to, change in use, mechanical/electrical/plumbing activities, signs, temporary trailers, interior remodeling, and minor tenant improvement.	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
2. Will there be asphalt paving, including patching? Reference Table 1 Items D and F	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
3. Will there be slurries from mortar mixing, coring, or concrete saw cutting? Reference Table 1 Items D and F	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
4. Will there be solid wastes from concrete demolition and removal, wall construction, or form work? Reference Table 1 Items D and F	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
5. Will there be stockpiling (soil, compost, asphalt, concrete, solid waste) for over 24 hours? Reference Table 1 Items D and F	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
6. Will there be dewatering operations? Reference Table 1 Items C and D	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
7. Will there be temporary on-site storage of construction materials, including mortar mix, raw landscaping and soil stabilization materials, treated lumber, rebar, and plated metal fencing materials? Reference Table 1 Items E and F	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
8. Will trash or solid waste product be generated from this project? Reference Table 1 Item F	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
9. Will construction equipment be stored on site (e.g.: fuels, oils, trucks, etc.)? Reference Table 1 Item F	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
10. Will Portable Sanitary Services ("Porta-potty") be used on the site? Reference Table 1 Item F	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No

Table 1. Construction Storm Water BMP Checklist

Minimum Required Best Management Practices (BMPs)	CALTRANS SW Handbook ⁴ Detail or County Std. Detail	✓ BMP Selected	Reference sheet No.'s where each selected BMP is shown on the plans. If no BMP is selected, an explanation must be provided.
A. Select Erosion Control Method for Disturbed Slopes (choose at least one for the appropriate season)			
Vegetation Stabilization Planting ⁵ (Summer)	SS-2, SS-4	<input type="checkbox"/>	
Hydraulic Stabilization Hydroseeding ² (Summer)	SS-4	<input checked="" type="checkbox"/>	
Bonded Fiber Matrix or Stabilized Fiber Matrix ⁶ (Winter)	SS-3	<input type="checkbox"/>	
Physical Stabilization Erosion Control Blanket ³ (Winter)	SS-7	<input type="checkbox"/>	
B. Select erosion control method for disturbed flat areas (slope < 5%) (choose at least one)			
County Standard Lot Perimeter Protection Detail	PDS 659 ⁷ , SC-2	<input type="checkbox"/>	
Will use erosion control measures from Item A on flat areas also	SS-3, 4, 7	<input checked="" type="checkbox"/>	
County Standard Desilting Basin (must treat all site runoff)	PDS 660 ⁸ , SC-2	<input type="checkbox"/>	
Mulch, straw, wood chips, soil application	SS-6, SS-8	<input type="checkbox"/>	

⁴ State of California Department of Transportation (Caltrans). 2003. Storm Water Quality Handbooks, Construction Site Best Management Practices (BMPs) Manual. March. Available online at: <http://www.dot.ca.gov/hq/construc/stormwater/manuals.htm>.

⁵ If Vegetation Stabilization (Planting or Hydroseeding) is proposed for erosion control it may be installed between May 1st and August 15th. Slope irrigation is in place and needs to be operable for slopes >3 feet. Vegetation must be watered and established prior to October 1st. The owner must implement a contingency physical BMP by August 15th if vegetation establishment does not occur by that date. If landscaping is proposed, erosion control measures must also be used while landscaping is being established. Established vegetation must have a subsurface mat of intertwined mature roots with a uniform vegetative coverage of 70 percent of the natural vegetative coverage or more on all disturbed areas.

⁶ All slopes over three feet must have established vegetative cover prior to final permit approval.

⁷ County of San Diego, Planning & Development Services. 2012. Standard Lot Perimeter Protection Design System. Building Division. PDS 659. Available online at <http://www.sandiegocounty.gov/pds/docs/pds659.pdf>.

⁸ County of San Diego, Planning & Development Services. 2012. County Standard Desilting Basin for Disturbed Areas of 1 Acre or Less Building Division. PDS 659. Available online at <http://www.sandiegocounty.gov/pds/docs/pds660.pdf>.

Table 1. Construction Storm Water BMP Checklist (continued)

Minimum Required Best Management Practices (BMPs)	CALTRANS SW Handbook Detail or County Std. Detail	✓ BMP Selected	Reference sheet No.'s where each selected BMP is shown on the plans. If no BMP is selected, an explanation must be provided.	
C. If runoff or dewatering operation is concentrated, velocity must be controlled using an energy dissipater				
Energy Dissipater Outlet Protection ⁹	SS-10	<input type="checkbox"/>		
D. Select sediment control method for all disturbed areas (choose at least one)				
Silt Fence	SC-1	<input checked="" type="checkbox"/>		
Fiber Rolls (Straw Wattles)	SC-5	<input checked="" type="checkbox"/>		
Gravel & Sand Bags	SC-6 & 8	<input checked="" type="checkbox"/>		
Dewatering Filtration	NS-2	<input type="checkbox"/>		
Storm Drain Inlet Protection	SC-10	<input checked="" type="checkbox"/>		
Engineered Desilting Basin (sized for 10-year flow)	SC-2	<input type="checkbox"/>		
E. Select method for preventing offsite tracking of sediment (choose at least one)				
Stabilized Construction Entrance	TC-1	<input checked="" type="checkbox"/>		
Construction Road Stabilization	TC-2	<input type="checkbox"/>		
Entrance/Exit Tire Wash	TC-3	<input type="checkbox"/>		
Entrance/Exit Inspection & Cleaning Facility	TC-1	<input type="checkbox"/>		
Street Sweeping and Vacuuming	SC-7	<input type="checkbox"/>		
F. Select the general site management BMPs				
F.1 Materials Management				
Material Delivery & Storage	WM-1	<input checked="" type="checkbox"/>		
Spill Prevention and Control	WM-4	<input checked="" type="checkbox"/>		
F.2 Waste Management¹⁰				
Waste Management Concrete Waste Management	WM-8	<input checked="" type="checkbox"/>		
Solid Waste Management	WM-5	<input checked="" type="checkbox"/>		
Sanitary Waste Management	WM-9	<input checked="" type="checkbox"/>		
Hazardous Waste Management	WM-6	<input type="checkbox"/>		

Note: The Construction General Permit (Order No. 2009-0009-DWQ) also requires all projects not subject to the BMP Design Manual to comply with runoff reduction requirements through the implementation of post-construction BMPs as described in Section XIII of the order.

⁹ Regional Standard Drawing D-40 – Rip Rap Energy Dissipater is also acceptable for velocity reduction.

¹⁰ Not all projects will have every waste identified. The applicant is responsible for identifying wastes that will be onsite and applying the appropriate BMP. For example, if concrete will be used, BMP WM-8 must be selected.

Step 3: County of San Diego PDP SWQMP Site Information Checklist

Step 3.1: Description of Existing Site Condition

Project Watershed (Complete Hydrologic Unit, Area, and Subarea Name with Numeric Identifier)	Carlsbad Hydrologic Unit, Escondido Creek Hydrologic Area, Escondido Hydrologic Subarea, 904.62.
<p>Current Status of the Site (select all that apply):</p> <p><input type="checkbox"/> Existing development</p> <p><input checked="" type="checkbox"/> Previously graded but not built out</p> <p><input type="checkbox"/> Demolition completed without new construction</p> <p><input type="checkbox"/> Agricultural or other non-impervious use</p> <p><input type="checkbox"/> Vacant, undeveloped/natural</p> <p><i>Description / Additional Information:</i></p>	
<p>Existing Land Cover Includes (select all that apply and provide each area on site):</p> <p><input checked="" type="checkbox"/> Vegetative Cover <u>3.49</u> Acres (<u>152338</u> Square Feet)</p> <p><input checked="" type="checkbox"/> Non-Vegetated Pervious Areas <u>0.60</u> Acres (<u>25943</u> Square Feet)</p> <p><input checked="" type="checkbox"/> Impervious Areas <u>0.08</u> Acres (<u>3301</u> Square Feet)</p> <p><i>Description / Additional Information:</i></p>	
<p>Underlying Soil belongs to Hydrologic Soil Group (select all that apply):</p> <p><input type="checkbox"/> NRCS Type A</p> <p><input type="checkbox"/> NRCS Type B</p> <p><input checked="" type="checkbox"/> NRCS Type C</p> <p><input type="checkbox"/> NRCS Type D</p>	
<p>Approximate Depth to Groundwater (GW) (or N/A if no infiltration is used):</p> <p><input type="checkbox"/> GW Depth < 5 feet</p> <p><input type="checkbox"/> 5 feet < GW Depth < 10 feet</p> <p><input type="checkbox"/> 10 feet < GW Depth < 20 feet</p> <p><input checked="" type="checkbox"/> GW Depth > 20 feet</p>	
<p>Existing Natural Hydrologic Features (select all that apply):</p> <p><input type="checkbox"/> Watercourses</p> <p><input type="checkbox"/> Seeps</p> <p><input type="checkbox"/> Springs</p> <p><input type="checkbox"/> Wetlands</p> <p><input checked="" type="checkbox"/> None</p> <p><input type="checkbox"/> Other</p> <p><i>Description / Additional Information:</i></p>	

Step 3.2: Description of Existing Site Drainage Patterns

How is storm water runoff conveyed from the site? At a minimum, this description should answer:

- (1) Whether existing drainage conveyance is natural or urban;
- (2) Is runoff from offsite conveyed through the site? if yes, quantify all offsite drainage areas, design flows, and locations where offsite flows enter the project site, and summarize how such flows are conveyed through the site;
- (3) Provide details regarding existing project site drainage conveyance network, including any existing storm drains, concrete channels, swales, detention facilities, storm water treatment facilities, natural or constructed channels; and
- (4) Identify all discharge locations from the existing project site along with a summary of conveyance system size and capacity for each of the discharge locations. Provide summary of the pre-project drainage areas and design flows to each of the existing runoff discharge locations.

Describe existing site drainage patterns:

In the existing condition, onsite drainage is conveyed naturally to the adjacent Vista Avenue to the north and North Ash Street to the east via concrete swales and graded driveways at various points around the project site. Offsite drainage from the southwest is also captured in existing concrete swales and conveyed to the adjacent roadways; it does not flow through the project area.

Discharge point from the site is located along North Ash Street to the east at the base of a paved, graded driveway and the outfalls of two existing concrete swales. Storm water leaving the site at this locations is conveyed north along North Ash Street to an existing storm drain inlet at the northeast corner of the property.

Step 3.3: Description of Proposed Site Development*Project Description / Proposed Land Use and/or Activities:*

Proposed monastery including meditation hall, kitchen, and 4 bedrooms on an 8.9-acre parcel. (3.0 acres of disturbed area). Improvements include flatwork, curbs, gutters, and drainage facilities. Also included is a 18,553 sf decomposed granite (DG) parking lot and 11,650 sf of asphalt for road and ADA parking. There is also an off-site improvement on North Ash St. composed of 4747 sf of decomposed granite (DG).

List/describe proposed impervious features of the project (e.g., buildings, roadways, parking lots, courtyards, athletic courts, other impervious features):

Proposed impervious features of the project include the new monastery structure, the hardscape paving surrounding said structure, an asphalt driveway from the proposed DG parking lot, an asphalt handicap parking area near the monastery, concrete staircases, asphalt berms, and concrete trash enclosure areas. Additionally, the pervious road improvements that will be part of this development will cause some incidental removal and replacement of existing asphalt on Vista Avenue and North Ash Street.

List/describe proposed pervious features of the project (e.g., landscape areas):

Proposed pervious features for this project include a 74 spot decomposed granite parking area, graded bioretention basins, landscaped slopes, and decomposed granite walkways along Vista Avenue and North Ash Street.

Does the project include grading and changes to site topography?

☒ Yes

☐ No

Description / Additional Information:

This project will mass grade pads for the monastery structure and parking lot and will require additional mass grading for the driveway and walkways.

Insert acreage or square feet for the different land cover types in the table below:

Change in Land Cover Type Summary			
Land Cover Type	Existing (acres or ft ²)	Proposed (acres or ft ²)	Percent Change
Vegetation	152338	123608	19%
Pervious (non-vegetated)	25943	18553	28%
Impervious	3301	45572	1381%

Step 3.4: Description of Proposed Site Drainage Patterns

Does the project include changes to site drainage (e.g., installation of new storm water conveyance systems)?

☒ Yes

☐ No

If yes, provide details regarding the proposed project site drainage conveyance network, including storm drains, concrete channels, swales, detention facilities, storm water treatment facilities, natural or constructed channels, and the method for conveying offsite flows through or around the proposed project site. Identify all discharge locations from the proposed project site along with a summary of the conveyance system size and capacity for each of the discharge locations. Provide a summary of pre- and post-project drainage areas and design flows to each of the runoff discharge locations. Reference the drainage study for detailed calculations.

Describe proposed site drainage patterns:

This project proposes to add 3 biofiltration basins connected by an onsite network of storm drain pipes in order to collect and treat runoff before discharging offsite. Storm water will be conveyed to these basins via concrete brow ditches and storm drain piping. After infiltrating, the runoff will be captured in subdrains and conveyed through additional storm drain piping to a proposed outfall and rip rap on North Ash Street on the east side of the project area. From here, the water will sheet flow, following the road's drainage pattern north, to an existing inlet where it will enter the existing storm drain system. Additionally 36" pipes will be placed underneath the parking lot for hydromodification purposes.

Step 3.5: Potential Pollutant Source Areas

Identify whether any of the following features, activities, and/or pollutant source areas will be present (select all that apply). Select "Other" if the project is a phased development and provide a description:

- ☒ On-site storm drain inlets
- ☐ Interior floor drains and elevator shaft sump pumps
- ☐ Interior parking garages
- ☐ Need for future indoor & structural pest control
- ☒ Landscape/Outdoor Pesticide Use
- ☐ Pools, spas, ponds, decorative fountains, and other water features
- ☒ Food service
- ☒ Refuse areas
- ☐ Industrial processes
- ☐ Outdoor storage of equipment or materials
- ☐ Vehicle and Equipment Cleaning
- ☐ Vehicle/Equipment Repair and Maintenance
- ☐ Fuel Dispensing Areas
- ☐ Loading Docks
- ☐ Fire Sprinkler Test Water
- ☐ Miscellaneous Drain or Wash Water
- ☒ Plazas, sidewalks, and parking lots
- ☐ Other (provide description)

Description / Additional Information:

Step 3.6: Identification and Narrative of Receiving Water and Pollutants of Concern

Describe flow path of storm water from the project site discharge location(s), through urban storm conveyance systems as applicable, to receiving creeks, rivers, and lagoons as applicable, and ultimate discharge to the Pacific Ocean (or bay, lagoon, lake or reservoir, as applicable):

List any 303(d) impaired water bodies¹¹ within the path of storm water from the project site to the Pacific Ocean (or bay, lagoon, lake or reservoir, as applicable), identify the pollutant(s)/stressor(s) causing impairment, and identify any TMDLs and/or Highest Priority Pollutants from the WQIP for the impaired water bodies:

303(d) Impaired Water Body	Pollutant(s)/Stressor(s)	TMDLs / WQIP Highest Priority Pollutant
<i>Escondido Creek</i>	<i>DDT, Manganese, Phosphate, Selenium, Sulfates, Total Dissolved Solids</i>	<i>Category 5, requires development of TMDL</i>
<i>San Elijo Creek</i>	<i>Eutrophic, Indicator Bacteria, Sedimentation</i>	<i>Category 5, requires development of TMDL</i>

Identification of Project Site Pollutants*

*Identification of project site pollutants below is only required if flow-thru treatment BMPs are implemented onsite in lieu of retention or biofiltration BMPs. Note the project must also participate in an alternative compliance program (unless prior lawful approval to meet earlier PDP requirements is demonstrated).

Identify pollutants expected from the project site based on all proposed use(s) of the site (see BMP Design Manual Appendix B.6):

Pollutant	Not Applicable to the Project Site	Anticipated from the Project Site	Also a Receiving Water Pollutant of Concern
Sediment	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Nutrients	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Heavy Metals	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Organic Compounds	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Trash & Debris	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Oxygen Demanding Substances	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Oil & Grease	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Bacteria & Viruses	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Pesticides	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

¹¹ The current list of Section 303(d) impaired water bodies can be found at http://www.waterboards.ca.gov/water_issues/programs/water_quality_assessment/#impaired

Step 3.7: Hydromodification Management Requirements

Do hydromodification management requirements apply (see Section 1.6 of the BMP Design Manual)?

- ☒ Yes, hydromodification management requirements for flow control and preservation of critical coarse sediment yield areas are applicable.
- ☐ No, the project will discharge runoff directly to existing underground storm drains discharging directly to water storage reservoirs, lakes, enclosed embayments, or the Pacific Ocean.
- ☐ No, the project will discharge runoff directly to conveyance channels whose bed and bank are concrete-lined all the way from the point of discharge to water storage reservoirs, lakes, enclosed embayments, or the Pacific Ocean.
- ☐ No, the project will discharge runoff directly to an area identified as appropriate for an exemption by the WMAA¹² for the watershed in which the project resides.

Description / Additional Information (to be provided if a 'No' answer has been selected above):

¹² The Watershed Management Area Analysis (WMAA) is an optional element for inclusion in the Water Quality Improvement Plans (WQIPs) described in the 2013 MS4 Permit [Provision B.3.b.(4)]. It is available online at the Project Clean Water website:
http://www.projectcleanwater.org/index.php?option=com_content&view=article&id=248

Step 3.7.1: Critical Coarse Sediment Yield Areas*

***This Section only required if hydromodification management requirements apply**

Projects must satisfy critical coarse sediment yield area (CCSYA) requirements by characterizing the project as one of the scenario-types presented below and satisfying associated criteria. Projects must appropriately satisfy all requirements for identification, avoidance, and bypass, OR may alternatively elect to demonstrate no net impact.

☒ **Scenario 1:** Project is subject to and in compliance with RPO requirements *(without utilization of RPO exemptions 86.604(e)(2)(cc) or 86.604(e)(3) that result in impacts to more than 15% of the project-scale CCSYAs).*

☒ Identify: Project has identified both onsite and upstream CCSYAs as areas that are coarse, $\geq 25\%$ slope, and $\geq 50'$ tall. *(Optional refinement methods may be performed per guidance in Section H.1.2).* AND,

☒ Avoid: Project has avoided onsite CCSYAs per existing RPO steep slope encroachment criteria. AND,

☒ Bypass: Project has demonstrated that both onsite and upstream CCSYAs are bypassed through or around the project site with a 2 year peak storm velocity of 3 feet per second or greater. OR,

☐ No Net Impact: Project does not satisfy all Scenario 1 criteria above and must alternatively demonstrate no net impact to the receiving water.

☐ **Scenario 2:** Project is entirely exempt/not subject to RPO requirements without utilization of RPO exemptions 86.604(e)(2)(cc) or 86.604(e)(3).

☐ Identify: Project has identified upstream CCSYAs that are coarse, $\geq 25\%$ slope, and $\geq 50'$ tall. *(Optional refinement methods may be performed per guidance in Section H.1.2).* AND,

☐ Avoid: Project is not required to avoid onsite CCSYAs as none were identified in the previous step. AND,

☐ Bypass: Project has demonstrated that upstream CCSYAs are bypassed through or around the project site with a 2 year peak storm velocity of 3 feet per second or greater. OR,

☐ No Net Impact: Project does not satisfy all Scenario 2 criteria above and must alternatively demonstrate no net impact to the receiving water. *(Skip to next row).*

☐ **Scenario 3:** Project utilizes exemption(s) via RPO Section 86.604(e)(2)(cc) or 86.604(e)(3) and impacts more than 15% of the project-scale CCSYAs.

☐ No Net Impact: Project is not eligible for traditional methods of identification, avoidance, and bypass. Project must demonstrate no net impact to the receiving water.

Critical Coarse Sediment Yield Areas Continued
Demonstrate No Net Impact
<p>If the project elects to satisfy CCSYA criteria through demonstration of no net impact to the receiving water. Applicants must identify the methods utilized from the list below and provide supporting documentation in Attachment 2c of the SWQMP. Check all that are applicable.</p> <p><input type="checkbox"/> N/A, the project appropriately identifies, avoids, and bypasses CCSYAs.</p> <p><input type="checkbox"/> Project has performed additional analysis to demonstrate that impacts to CCSYAs satisfy the no net impact standard of $Ep/Sp \leq 1.1$.</p> <p><input type="checkbox"/> Project has provided alternate mapping of CCSYAs.</p> <p><input type="checkbox"/> Project has implemented additional onsite hydromodification flow control measures.</p> <p><input type="checkbox"/> Project has implemented an offsite stream rehabilitation project to offset impacts.</p> <p><input type="checkbox"/> Project has implemented other applicant-proposed mitigation measures.</p>

Step 3.7.2: Flow Control for Post-Project Runoff*

*This Section only required if hydromodification management requirements apply
<p><i>List and describe point(s) of compliance (POCs) for flow control for hydromodification management (see Section 6.3.1). For each POC, provide a POC identification name or number correlating to the project's HMP Exhibit and a receiving channel identification name or number correlating to the project's HMP Exhibit.</i></p> <p>Storm water run-off will be detained in these proposed basins and percolate through engineered soil mixes before ultimately outletting via private storm drain to the North Ash Street (POC #1) surface drainage system. Overflows will be allowed to "spill over" the basin berms to the east at North Ash Street.</p>
<p>Has a geomorphic assessment been performed for the receiving channel(s)?</p> <p><input checked="" type="checkbox"/> No, the low flow threshold is 0.1Q2 (default low flow threshold)</p> <p><input type="checkbox"/> Yes, the result is the low flow threshold is 0.1Q2</p> <p><input type="checkbox"/> Yes, the result is the low flow threshold is 0.3Q2</p> <p><input type="checkbox"/> Yes, the result is the low flow threshold is 0.5Q2</p> <p><i>If a geomorphic assessment has been performed, provide title, date, and preparer:</i></p> <p><i>Discussion / Additional Information: (optional)</i></p>

Step 3.8: Other Site Requirements and Constraints

When applicable, list other site requirements or constraints that will influence storm water management design, such as zoning requirements including setbacks and open space, or local codes governing minimum street width, sidewalk construction, allowable pavement types, and drainage requirements.

Optional Additional Information or Continuation of Previous Sections As Needed

This space provided for additional information or continuation of information from previous sections as needed.

Step 4: Source Control BMP Checklist

Source Control BMPs			
<p>All development projects must implement source control BMPs 4.2.1 through 4.2.6 where applicable and feasible. See Chapter 4.2 and Appendix E of the County BMP Design Manual for information to implement source control BMPs shown in this checklist.</p> <p>Answer each category below pursuant to the following:</p> <ul style="list-style-type: none"> • "Yes" means the project will implement the source control BMP as described in Chapter 4.2 and/or Appendix E of the County BMP Design Manual. Discussion / justification is not required. • "No" means the BMP is applicable to the project but it is not feasible to implement. Discussion / justification must be provided. • "N/A" means the BMP is not applicable at the project site because the project does not include the feature that is addressed by the BMP (e.g., the project has no outdoor materials storage areas). Discussion / justification must be provided. 			
Source Control Requirement	Applied?		
4.2.1 Prevention of Illicit Discharges into the MS4	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
<i>Discussion / justification if 4.2.1 not implemented:</i>			
4.2.2 Storm Drain Stenciling or Signage	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
<i>Discussion / justification if 4.2.2 not implemented:</i>			
4.2.3 Protect Outdoor Materials Storage Areas from Rainfall, Run-On, Runoff, and Wind Dispersal	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/> N/A
<i>Discussion / justification if 4.2.3 not implemented:</i>			
4.2.4 Protect Materials Stored in Outdoor Work Areas from Rainfall, Run-On, Runoff, and Wind Dispersal	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/> N/A
<i>Discussion / justification if 4.2.4 not implemented:</i> There are no materials to be stored in outdoor work areas.			

Source Control Requirement	Applied?		
4.2.5 Protect Trash Storage Areas from Rainfall, Run-On, Runoff, and Wind Dispersal	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
<i>Discussion / justification if 4.2.5 not implemented:</i>			
4.2.6 Additional BMPs Based on Potential Sources of Runoff Pollutants (must answer for each source listed below):			
<input checked="" type="checkbox"/> A. On-site storm drain inlets	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
<input type="checkbox"/> B. Interior floor drains and elevator shaft sump pumps	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/> N/A
<input type="checkbox"/> C. Interior parking garages	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/> N/A
<input type="checkbox"/> D. Need for future indoor & structural pest control	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/> N/A
<input checked="" type="checkbox"/> E. Landscape/outdoor pesticide use	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
<input type="checkbox"/> F. Pools, spas, ponds, fountains, and other water features	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/> N/A
<input type="checkbox"/> G. Food service	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/> N/A
<input checked="" type="checkbox"/> H. Refuse areas	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
<input type="checkbox"/> I. Industrial processes	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/> N/A
<input type="checkbox"/> J. Outdoor storage of equipment or materials	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/> N/A
<input type="checkbox"/> K. Vehicle and equipment cleaning	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/> N/A
<input type="checkbox"/> L. Vehicle/equipment repair and maintenance	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/> N/A
<input type="checkbox"/> M. Fuel dispensing areas	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/> N/A
<input type="checkbox"/> N. Loading docks	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/> N/A
<input checked="" type="checkbox"/> O. Fire sprinkler test water	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
<input checked="" type="checkbox"/> P. Miscellaneous drain or wash water	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
<input checked="" type="checkbox"/> Q. Plazas, sidewalks, and parking lots	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
<i>Discussion / justification if 4.2.6 not implemented. Clearly identify which sources of runoff pollutants are discussed. Justification must be provided for <u>all</u> "No" answers shown above.</i>			

Note: Show all source control measures described above that are included in design capture volume calculations in the plan sheets of Attachment 5.

Step 5: Site Design BMP Checklist

Site Design BMPs			
<p>All development projects must implement site design BMPs SD-A through SD-H where applicable and feasible. See Chapter 4.3 and Appendix E of the County BMP Design Manual for information to implement site design BMPs shown in this checklist.</p> <p>Answer each category below pursuant to the following:</p> <ul style="list-style-type: none"> • "Yes" means the project will implement the site design BMP as described in Chapter 4.3 and/or Appendix E of the County BMP Design Manual. Discussion / justification is not required. • "No" means the BMP is applicable to the project but it is not feasible to implement. Discussion / justification must be provided. • "N/A" means the BMP is not applicable at the project site because the project does not include the feature that is addressed by the BMP (e.g., the project site has no existing natural areas to conserve). Discussion / justification must be provided. 			
Site Design Requirement	Applied?		
4.3.1 Maintain Natural Drainage Pathways and Hydrologic Features	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
<i>Discussion / justification if 4.3.1 not implemented:</i>			
4.3.2 Conserve Natural Areas, Soils, and Vegetation	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
<i>Discussion / justification if 4.3.2 not implemented:</i>			
4.3.3 Minimize Impervious Area	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
<i>Discussion / justification if 4.3.3 not implemented:</i>			
4.3.4 Minimize Soil Compaction	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
<i>Discussion / justification if 4.3.4 not implemented:</i>			
4.3.5 Impervious Area Dispersion	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
<i>Discussion / justification if 4.3.5 not implemented:</i>			

Site Design Requirement	Applied?		
4.3.6 Runoff Collection	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
<i>Discussion / justification if 4.3.6 not implemented:</i>			
4.3.7 Landscaping with Native or Drought Tolerant Species	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
<i>Discussion / justification if 4.3.7 not implemented:</i>			
4.3.8 Harvesting and Using Precipitation	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> N/A
<i>Discussion / justification if 4.3.8 not implemented:</i> Worksheet B.3-1 from the County of San Diego BMP Manual was completed and it was determined that base on the project characteristics, biofiltration basins should be implemented instead.			

Note: Show all site design measures described above that are included in design capture volume calculations in the plan sheets of Attachment 5.

Step 6: PDP Structural BMPs

All PDPs must implement structural BMPs for storm water pollutant control (see Chapter 5 of the BMP Design Manual). Selection of PDP structural BMPs for storm water pollutant control must be based on the selection process described in Chapter 5. PDPs subject to hydromodification management requirements must also implement structural BMPs for flow control for hydromodification management (see Chapter 6 of the BMP Design Manual). Both storm water pollutant control and flow control for hydromodification management can be achieved within the same structural BMP(s).

PDP structural BMPs must be verified by the County at the completion of construction. This may include requiring the project owner or project owner's representative and engineer of record to certify construction of the structural BMPs (see Section 1.12 of the BMP Design Manual). PDP structural BMPs must be maintained into perpetuity, and the County must confirm the maintenance (see Section 7 of the BMP Design Manual).

Use this section to provide narrative description of the general strategy for structural BMP implementation at the project site in the box below. Then complete the PDP structural BMP summary information sheet (Step 6.2) for each structural BMP within the project (copy the BMP summary information sheet [Step 6.2] as many times as needed to provide summary information for each individual structural BMP).

Step 6.1: Description of structural BMP strategy

Describe the general strategy for structural BMP implementation at the site. This information must describe how the steps for selecting and designing storm water pollutant control BMPs presented in Section 5.1 of the BMP Design Manual were followed, and the results (type of BMPs selected). For projects requiring hydromodification flow control BMPs, indicate whether pollutant control and flow control BMPs are integrated or separate. At the end of this discussion provide a summary of all the structural BMPs within the project including the type and number. Using the flowchart in section 5.1 of the BMP Design Manual, it has been determined that the proposed DMA's for the site are not self-mitigating, de minimis, or self-retaining.

Per Worksheet B.3-1 of the County of San Diego BMP Design Manual, harvesting will be infeasible as will infiltration, so the project's structural BMP's will be sized and selected according to appendices B and E of the Design Manual respectively. Given that retention and infiltration of the Design Capture Volume is not feasible for this project, a biofiltration BMP was selected for pollutant and flow control on this site.

(Continue on following page as necessary.)

Description of structural BMP strategy continued
(Page reserved for continuation of description of general strategy for structural BMP implementation at the site)

(Continued from previous page)

Worksheet B.5-1 was completed to determine the area of the basins required for pollutant control purposes, and the spreadsheet "BMP Sizing Spreadsheet V2.0" was used to determine if the proposed basins are in compliance with hydromodification mitigation. The Off-site DMA, identified as DMA-P5 on Worksheet B.5-1, is being considered for the BMP Sizing of Basin#2, which include DMA-P2. Refer to note on Worksheet B.5-1.

Proposed biofiltration basins do not provide the total required volume of retention for hydromodifications mitigation. Proposed underground pipes beneath the parking lot will retain the remaining required volume. Refer to Appendix 2 for Biofiltration and underground pipes "Cistern" Volume Calculations.

Step 6.2: Structural BMP Checklist

(Copy this page as needed to provide information for each individual proposed structural BMP)	
Structural BMP ID No. Basin #1	
Construction Plan Sheet No.	
Type of structural BMP: <input type="checkbox"/> Retention by harvest and use (HU-1) <input type="checkbox"/> Retention by infiltration basin (INF-1) <input type="checkbox"/> Retention by bioretention (INF-2) <input type="checkbox"/> Retention by permeable pavement (INF-3) <input type="checkbox"/> Partial retention by biofiltration with partial retention (PR-1) <input checked="" type="checkbox"/> Biofiltration (BF-1) <input type="checkbox"/> Biofiltration with Nutrient Sensitive Media Design (BF-2) <input type="checkbox"/> Proprietary Biofiltration (BF-3) meeting all requirements of Appendix F <input type="checkbox"/> Flow-thru treatment control with prior lawful approval to meet earlier PDP requirements (provide BMP type/description in discussion section below) <input type="checkbox"/> Flow-thru treatment control included as pre-treatment/forebay for an onsite retention or biofiltration BMP (provide BMP type/description and indicate which onsite retention or biofiltration BMP it serves in discussion section below) <input type="checkbox"/> Flow-thru treatment control with alternative compliance (provide BMP type/description in discussion section below) <input type="checkbox"/> Detention pond or vault for hydromodification management <input type="checkbox"/> Other (describe in discussion section below)	
Purpose: <input type="checkbox"/> Pollutant control only <input type="checkbox"/> Hydromodification control only <input checked="" type="checkbox"/> Combined pollutant control and hydromodification control <input type="checkbox"/> Pre-treatment/forebay for another structural BMP <input type="checkbox"/> Other (describe in discussion section below)	
Who will certify construction of this BMP? Provide name and contact information for the party responsible to sign BMP verification forms (See Section 1.12 of the BMP Design Manual)	This project falls within the jurisdiction of San Diego County and will be certified by the County through the approved BMP verification form.
Who will be the final owner of this BMP?	<input type="checkbox"/> HOA <input checked="" type="checkbox"/> Property Owner <input type="checkbox"/> County <input type="checkbox"/> Other (describe)
Who will maintain this BMP into perpetuity?	<input type="checkbox"/> HOA <input checked="" type="checkbox"/> Property Owner <input type="checkbox"/> County <input type="checkbox"/> Other (describe)
What Category (1-4) is the Structural BMP? Refer to the Category definitions in Section 7.3 of the BMP DM. Attach the appropriate maintenance agreement in Attachment 3.	The BMP's for the project site will be Category 1.
<i>Discussion (as needed):</i> <i>(Continue on subsequent pages as necessary)</i>	

Step 6.3: Offsite Alternative Compliance Participation Form

PDP INFORMATION	
Record ID:	
Assessor's Parcel Number(s) [APN(s)]	
What are your PDP Pollutant Control Debits? *See Attachment 1 of the PDP SWQMP	
What are your PDP HMP Debits? (if applicable) *See Attachment 2 of the PDP SWQMP	
ACP Information	
Record ID:	
Assessor's Parcel Number(s) [APN(s)]	
Project Owner/Address	
What are your ACP Pollutant Control Credits? *See Attachment 1 of the ACP SWQMP	
What are your ACP HMP Debits? (if applicable) *See Attachment 2 of the ACP SWQMP	
Is your ACP in the same watershed as your PDP? <input type="checkbox"/> Yes <input type="checkbox"/> No	Will your ACP project be completed prior to the completion of the PDP? <input type="checkbox"/> Yes <input type="checkbox"/> No
Does your ACP account for all Deficits generated by the PDP? <input type="checkbox"/> Yes <input type="checkbox"/> No (PDP and/or ACP must be redesigned to account for all deficits generated by the PDP.	What is the difference between your PDP debits and ACP Credits? *(ACP Credits -Total PDP Debits = Total Earned Credits)

ATTACHMENT 1

BACKUP FOR PDP POLLUTANT CONTROL BMPS

This is the cover sheet for Attachment 1.

Indicate which Items are Included behind this cover sheet:

Attachment Sequence	Contents	Checklist
Attachment 1a	Storm Water Pollutant Control Worksheet Calculations -Worksheet B.3-1 (Required) -Worksheet B.1-1 (Required) -Worksheet B.4-1 (if applicable) -Worksheet B.4-2 (if applicable) -Worksheet B.5-1 (if applicable) -Worksheet B.5-2 (if applicable) -Worksheet B.5-3 (if applicable) -Worksheet B.6-1 (if applicable) -Summary Worksheet (optional)	<input checked="" type="checkbox"/> Included
Attachment 1b	Form I-8, Categorization of Infiltration Feasibility Condition (Required unless the project will use harvest and use BMPs) Refer to Appendices C and D of the BMP Design Manual to complete Form I-8.	<input type="checkbox"/> Included <input type="checkbox"/> Not included because the entire project will use harvest and use BMPs
Attachment 1c	DMA Exhibit (Required) See DMA Exhibit Checklist on the back of this Attachment cover sheet.	<input checked="" type="checkbox"/> Included
Attachment 1d	Individual Structural BMP DMA Mapbook (Required) -Place each map on 8.5"x11" paper. -Show at a minimum the DMA, Structural BMP, and any existing hydrologic features within the DMA.	<input type="checkbox"/> Included

**Use this checklist to ensure the required information has been included on the
DMA Exhibit:**

The DMA Exhibit must identify:

- ☒ Underlying hydrologic soil group
- ☒ Approximate depth to groundwater
- ☐ Existing natural hydrologic features (watercourses, seeps, springs, wetlands)
- ☐ Critical coarse sediment yield areas to be protected
- ☒ Existing topography and impervious areas
- ☒ Existing and proposed site drainage network and connections to drainage offsite
- ☐ Proposed demolition
- ☒ Proposed grading
- ☒ Proposed impervious features
- ☒ Proposed design features and surface treatments used to minimize imperviousness
- ☒ Drainage management area (DMA) boundaries, DMA ID numbers, and DMA areas (square footage or acreage), and DMA type (i.e., drains to BMP, self-retaining, or self-mitigating)
- ☐ Potential pollutant source areas and corresponding required source controls (see Chapter 4, Appendix E.1, and Step 3.5)
- ☒ Structural BMPs (identify location, structural BMP ID#, type of BMP, and size/detail)

ATTACHMENT 2

BACKUP FOR PDP HYDROMODIFICATION CONTROL MEASURES

This is the cover sheet for Attachment 2.

☐ Mark this box if this attachment is empty because the project is exempt from PDP hydromodification management requirements.

Indicate which Items are Included behind this cover sheet:

Attachment Sequence	Contents	Checklist
Attachment 2a	Flow Control Facility Design, including Structural BMP Drawdown Calculations and Overflow Design Summary (Required) See Chapter 6 and Appendix G of the BMP Design Manual	<input checked="" type="checkbox"/> Included <input type="checkbox"/> Submitted as separate stand-alone document
Attachment 2b	Hydromodification Management Exhibit (Required)	<input checked="" type="checkbox"/> Included See Hydromodification Management Exhibit Checklist on the back of this Attachment cover sheet.
Attachment 2c	Management of Critical Coarse Sediment Yield Areas See Section 6.2 and Appendix H of the BMP Design Manual.	<input type="checkbox"/> Exhibit depicting onsite and/or upstream sources of critical coarse sediment as mapped by Regional or Jurisdictional approaches outlined in Appendix H.1 AND, <input type="checkbox"/> Demonstration that the project effectively avoids and bypasses sources of mapped critical coarse sediment per approaches outlined in Appendix H.2 and H.3. OR, <input checked="" type="checkbox"/> Demonstration that project does not generate a net impact on the receiving water per approaches outlined in Appendix H.4.
Attachment 2d	Geomorphic Assessment of Receiving Channels (Optional) See Section 6.3.4 of the BMP Design Manual.	<input checked="" type="checkbox"/> Not performed <input type="checkbox"/> Included <input type="checkbox"/> Submitted as separate stand-alone document
Attachment 2e	Vector Control Plan (Required when structural BMPs will not drain in 96 hours)	<input type="checkbox"/> Included <input checked="" type="checkbox"/> Not required because BMPs will drain in less than 96 hours

**Use this checklist to ensure the required information has been included on the
Hydromodification Management Exhibit:**

The Hydromodification Management Exhibit must identify:

- ☒ Underlying hydrologic soil group
- ☒ Approximate depth to groundwater
- ☐ Existing natural hydrologic features (watercourses, seeps, springs, wetlands)
- ☒ Critical coarse sediment yield areas to be protected
- ☒ Existing topography
- ☒ Existing and proposed site drainage network and connections to drainage offsite
- ☒ Proposed grading
- ☒ Proposed impervious features
- ☐ Proposed design features and surface treatments used to minimize imperviousness
- ☒ Point(s) of Compliance (POC) for Hydromodification Management
- ☒ Existing and proposed drainage boundary and drainage area to each POC (when necessary, create separate exhibits for pre-development and post-project conditions)
- ☒ Structural BMPs for hydromodification management (identify location, type of BMP, and size/detail)

ATTACHMENT 3**Structural BMP Maintenance Information**

This is the cover sheet for Attachment 3.

Indicate which Items are Included behind this cover sheet:

Attachment Sequence	Contents	Checklist
Attachment 3a	Structural BMP Maintenance Plan (Required)	<input checked="" type="checkbox"/> Included See Structural BMP Maintenance Information Checklist on the back of this Attachment cover sheet.
Attachment 3b	Draft Stormwater Maintenance Notification / Agreement (when applicable)	<input type="checkbox"/> Included <input checked="" type="checkbox"/> Not Applicable

Use this checklist to ensure the required information has been included in the Structural BMP Maintenance Information Attachment:

Attachment 3a must identify:

- ☒ Specific maintenance indicators and actions for proposed structural BMP(s). This must be based on Section 7.7 of the BMP Design Manual and enhanced to reflect actual proposed components of the structural BMP(s)
- ☐ How to access the structural BMP(s) to inspect and perform maintenance
- ☐ Features that are provided to facilitate inspection (e.g., observation ports, cleanouts, silt posts, or other features that allow the inspector to view necessary components of the structural BMP and compare to maintenance thresholds)
- ☐ Manufacturer and part number for proprietary parts of structural BMP(s) when applicable
- ☐ Maintenance thresholds specific to the structural BMP(s), with a location-specific frame of reference (e.g., level of accumulated materials that triggers removal of the materials, to be identified based on viewing marks on silt posts or measured with a survey rod with respect to a fixed benchmark within the BMP)
- ☐ Recommended equipment to perform maintenance
- ☐ When applicable, necessary special training or certification requirements for inspection and maintenance personnel such as confined space entry or hazardous waste management

Attachment 3b: For all Structural BMPs, Attachment 3b must include a draft maintenance agreement in the County's standard format depending on the Category (PDP applicant to contact County staff to obtain the current maintenance agreement forms). Refer to Section 7.3 in the BMP Design Manual for a description of the different categories.

ATTACHMENT 4

**County of San Diego PDP Structural BMP Verification for
Permitted Land Development Projects**

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County of San Diego BMP Design Manual Verification Form	
Project Summary Information	
Project Name	Phap Young Monastery
Record ID (e.g., grading/improvement plan number)	
Project Address	715 Vista Avenue
Assessor's Parcel Number(s) (APN(s))	227-01-57-00
Project Watershed (Complete Hydrologic Unit, Area, and Subarea Name with Numeric Identifier)	Carlsbad Hydrologic Unit, Escondido Creek Hydrologic Area, Escondido Hydrologic Subarea, 904.62.
Responsible Party for Construction Phase	
Developer's Name	
Address	
Email Address	
Phone Number	
Engineer of Work	
Engineer's Phone Number	
Responsible Party for Ongoing Maintenance	
Owner's Name(s)*	Vu Tran
Address	4333 30 th Street, San Diego, CA 92104
Email Address	
Phone Number	619-283-7655
*Note: If a corporation or LLC, provide information for principal partner or Agent for Service of Process. If an HOA, provide information for the Board or property manager at time of project closeout.	

Note: If this is a partial verification of Structural BMPs, provide a list and map denoting Structural BMPs that have already been submitted, those for this submission, and those anticipated in future submissions.

County of San Diego BMP Design Manual Verification Form Page 3 of 4**Checklist for Applicant to submit to PDCI:**

- ☐ Copy of the final accepted SWQMP and any accepted addendum.
- ☐ Copy of the most current plan showing the Stormwater Structural BMP Table, plans/cross-section sheets of the Structural BMPs and the location of each verified as-built Structural BMP.
- ☐ Photograph of each Structural BMP.
- ☐ Photograph(s) of each Structural BMP during the construction process to illustrate proper construction.
- ☐ Copy of the approved Structural BMP maintenance agreement and associated security

By signing below, I certify that the Structural BMP(s) for this project have been constructed and all BMPs are in substantial conformance with the approved plans and applicable regulations. I understand the County reserves the right to inspect the above BMPs to verify compliance with the approved plans and Watershed Protection Ordinance (WPO). Should it be determined that the BMPs were not constructed to plan or code, corrective actions may be necessary before permits can be closed.

Please sign your name and seal.

Professional Engineer's Printed Name:

Professional Engineer's Signed Name:

Date:

[SEAL]

ATTACHMENT 5**Copy of Plan Sheets Showing Permanent Storm Water BMPs,
Source Control, and Site Design**

This is the cover sheet for Attachment 5.

Use this checklist to ensure the required information has been included on the plans:

The plans must identify:

- ☐ Structural BMP(s) with ID numbers matching Step 6 Summary of PDP Structural BMPs
- ☐ The grading and drainage design shown on the plans must be consistent with the delineation of DMAs shown on the DMA exhibit
- ☐ Details and specifications for construction of structural BMP(s)
- ☐ Signage indicating the location and boundary of structural BMP(s) as required by County staff
- ☐ How to access the structural BMP(s) to inspect and perform maintenance
- ☐ Features that are provided to facilitate inspection (e.g., observation ports, cleanouts, silt posts, or other features that allow the inspector to view necessary components of the structural BMP and compare to maintenance thresholds)
- ☐ Manufacturer and part number for proprietary parts of structural BMP(s) when applicable
- ☐ Maintenance thresholds specific to the structural BMP(s), with a location-specific frame of reference (e.g., level of accumulated materials that triggers removal of the materials, to be identified based on viewing marks on silt posts or measured with a survey rod with respect to a fixed benchmark within the BMP)
- ☐ Recommended equipment to perform maintenance
- ☐ When applicable, necessary special training or certification requirements for inspection and maintenance personnel such as confined space entry or hazardous waste management
- ☐ Include landscaping plan sheets showing vegetation requirements for vegetated structural BMP(s)
- ☐ All BMPs must be fully dimensioned on the plans
- ☐ When proprietary BMPs are used, site-specific cross section with outflow, inflow, and model number must be provided. Photocopies of general brochures are not acceptable.
- ☐ Include all source control and site design measures described in Steps 4 and 5 of the SWQMP. Can be included as a separate exhibit as necessary.

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ATTACHMENT 6

Copy of Project's Drainage Report

This is the cover sheet for Attachment 6.

If hardcopy or CD is not attached, the following information should be provided:

Title:

Prepared By:

Date:

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ATTACHMENT 7

Copy of Project's Geotechnical and Groundwater Investigation Report

This is the cover sheet for Attachment 7.

If hardcopy or CD is not attached, the following information should be provided:

Title:

Prepared By:

Date:

This page was left intentionally blank.

July 3, 2014

Ms. Tara Lake
Latitude 33
5355 Mira Sorrento Place, Suite 350
San Diego, CA 92121

LLG Reference: 3-14-2347

Subject: **Tran Monastery – Traffic Letter Report**
County of San Diego, CA

Dear Ms. Lake:

Linscott, Law & Greenspan, Engineers (LLG) has completed the following traffic letter report to assess the potential impacts associated with Tran Monastery Project (the “Project”) located in unincorporated San Diego County adjacent to the City of Escondido. The Project site is located on the southwest corner of the intersection of N. Ash Street and Vista Avenue in the North County Metropolitan Subregional Plan Area of unincorporated San Diego County, adjacent to the City of Escondido.

Figure 1 shows the Project location.

The Project site currently consists of a residential structure serving as the primary residence of the Tran Monastery Master. Major Use Permit (MUP) 01-022 had been filed and approved by the County to allow for the repurposing of the existing structure into a monastery. However, the MUP has since expired. Therefore, the proposed Project is an application for a MUP to allow a proposed religious assembly use on a residential zoned property and construction of additional facilities to support a Buddhist meditation center and monastery.

The Project proposes to expand the site with an 8,272 square foot structure complete with a kitchen, bedrooms, social room, small mediation room, and large mediation room. Accommodations will be provided for up to four on-site residents at any one time. A 78-space parking lot plus four (4) additional ADA-compliant spaces are proposed.

Primary Project access is proposed via an existing gated driveway on N. Ash Street. A secondary driveway with access to the existing structure on-site is provided on Vista Avenue and will only be utilized by on-site residents. Visitors and guests of the facility

Engineers & Planners

Traffic

Transportation

Parking

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Paul W. Wilkinson, PE

John P. Keating, PE

David S. Shender, PE

John A. Boorman, PE

Clare M. Look-Jaeger, PE

Richard E. Barretto, PE

Keil D. Maberry, PE

SDC PDS RCVD 01-25-19
MUP14-010

will access the parking lot and the new structure via the gated access point on N. Ash Street.

Figure 2 provides the conceptual site plan. All figures are attached at the end of this letter.

As detailed later in this letter report, the traffic generated by the proposed land use does not warrant a CEQA-level traffic impact analysis based on published guidelines for the County of San Diego and City of Escondido. However, due to existing sensitivities within the study area such as the constrained weekday AM operations of the Vista Avenue/ N. Ash Street intersection and visibility issues along Vista Avenue at the eastbound approach to N. Ash Street, LLG has prepared this traffic letter report to address these concerns and evaluate the Project's contribution to this pre-existing condition, if any. Included in this letter report are the following:

- Project Description
- Study Area Description/Existing Conditions
- Trip Generation/Distribution/Assignment Summary
- Analysis Methodology
- Significance Criteria
- Analysis Results
- Parking Assessment
- General Plan Conformance Evaluation
- Summary and Conclusions

PROJECT DESCRIPTION

As mentioned above, the Project proposes to construct an 8,272 square foot structure complete with a kitchen, bedrooms, social room, small mediation room, and large mediation room with accommodations for up to four (4) on-site residents at any one time.

Site activities would take place during the both the weekdays and weekends. Based on information provided by the applicant, weekday activities would be unsubstantial in terms of traffic generation. The Project proposes an instructional facility for the four (4) on-site residents who, consistent with Buddhist teachings, adhere to a daily regimen of studying, silent meditation, silent communal meals, and maintenance of the facility. On-site residents make only a few (typically one) trip per week outside the facility. Given that the nominal amount of trips generated during the weekday would likely occur outside the peak hours for adjacent street traffic, an analysis of weekday AM and PM peak hour operations is not provided in this letter report.

The typical activity of the Project site will be the regular meditation and prayer practice which would occur every Sunday between the hours of 3:00 PM and 5:00 PM. This traffic

letter report focuses on an analysis of the typical Sunday activities of the site with a qualitative assessment of the other proposed activities. Further detail on the full range of site activities is provided later on in the *Project Trip Generation* section of this report.

STUDY AREA DESCRIPTION/EXISTING CONDITIONS

The study area for the Project was selected based on the key roadways which could potentially be impacted by the addition of Project traffic. The following is a description of the study area:

Intersections

1. Vista Avenue / N. Broadway
2. Vista Avenue / Lehner Avenue
3. Lehner Avenue / N. Ash Street
4. Vista Avenue / N. Ash Street

Street Segments

1. Vista Avenue between N. Broadway and Lehner Avenue
2. N. Ash Street between Lehner Avenue and Vista Avenue
3. N. Ash Street between Vista Avenue and the southern Project Boundary

N. Ash Street is classified as a Local Collector in the City of Escondido General Plan Mobility Element and as a 2.1D Community Collector with unspecified improvement options in the San Diego County General Plan Mobility Element within the study area. North of Vista Avenue, Ash Street is currently constructed as a two-lane undivided roadway with curb, gutter and non-contiguous sidewalk along the east side of the roadway only. South of Vista Avenue, it is currently constructed as a two-lane undivided roadway with no curbs, gutters, or sidewalks provided. Curbside parking is not permitted and the posted speed limit is 45 mph in the study area.

Vista Avenue is classified as a Collector in the City of Escondido General Plan Mobility Element and as an unclassified Local Public Road in the San Diego County General Plan Mobility Element within the study area. It is constructed as a two-lane undivided roadway with no curbs, gutters, or sidewalks within the immediate Project area. Curbside parking is not permitted and the posted speed limit is generally 35 mph in the study area, though there are 25 mph school zones posted.

Figure 3 depicts the existing street network conditions.

Existing traffic data was collected between the hours of 2:00 PM to 5:00 PM representing the PM peak hour traffic volumes and 24-hour daily street segment volumes were conducted by LLG on Sunday, May 25th, 2014. **Figure 4** shows the Existing Sunday traffic volumes.

PROJECT TRIP GENERATION

As previously mentioned, the site currently consists of a residence for the monastery Master. Since the MUP issued for the site has expired, no existing credits were taken for the Project trip generation.

In the San Diego area there are three sources that provide standard trip generation rates for various land uses: (1) SANDAG's *(Not So) Brief Guide of Vehicular Traffic Generation Rates for the San Diego Region*, (2) the City of San Diego *Trip Generation Manual*, and (3) ITE *Trip Generation Manual*, 8th Edition. These sources publish rates for churches and/or religious assembly uses, however, the proposed Project will not operate like a typical religious facility and none of the trip generation sources have a published rate for a Buddhist Meditation Center and Monastery land use with operational characteristics similar to the proposed Project. Therefore, a site-specific trip generation was developed based on Project operating characteristics, a calendar of events, and typical attendance data provided by the applicant.

Weekday Activity

As mentioned earlier in this report, during the week, the proposed Project is an instructional facility for the four (4) on-site residents who, consistent with Buddhist teachings, adhere to a daily regimen of studying, silent meditation, silent communal meals, and maintenance of the facility. On-site residents make only a few (typically one) trip per week outside the facility. There will be very little traffic generated by the facility on weekdays. Thus, this study will focus on typical weekend activity at the site.

Typical Sunday

The most frequent trip-generating activity that would take place at the Project site is a regular meditation and prayer every Sunday from 3:00 PM to 5:00 PM. The applicant estimates the maximum attendance during meditation hours at 30 to 50 guests. There is no set "service" for which all guests would arrive in a brief window. Instead, visitors are free to arrive at any time between 3:00 PM to 5:00 PM, meditate for a time, then leave. Although visitors are expected to be spread throughout the course of two hours, this trip generation assumes the arrival of a maximum of 50 visitors at the start of the mediation period and the departure of those 50 visitors at the end of the meditation period. Based on information provided by the applicant, during the operations of the existing monastery under the previous MUP, visitors to the site would typically carpool.

The traffic study completed by Darnell & Associates for the expansion of the Dai Dang Meditation Center, a similar, though significantly larger, facility located in the community of Bonsall, reported that over 54 Sundays worth of data, the observed vehicle occupancy rate (VOR) ranged from a low of 1.7 to a high of 2.6, with an average of 2.1 people per car. The applicant reports that a VOR in this range is consistent with what has been observed at the Tran Monastery in previous operations. However, to

continue with a conservative approach for this analysis, a VOR of 1.0 person per car was applied for typical Sunday meditation activities. Therefore, the worst-case trips generated by typical Sunday meditation and prayer amount to 50 inbound/50 outbound trips during the PM peak hour with a total of 100 average daily trips (ADT).

Although on-site residents will primarily complete any errands to/from the site during the week, an additional four (4) inbound trips were added to the Sunday PM peak period to account for a return trip that may have originated in the morning hours for a total of eight (8) ADT.

Table 1 summarizes the proposed Project trip generation for typical Sunday activities.

TABLE 1
WORST-CASE SUNDAY TRIP GENERATION

Quantity	Daily Trips		PM Peak Hour				
	Rate ^a	ADT	Rate ^a	In:Out Split (%)	In	Out	Total
50 visitors	2/visitor	100	100%	50:50	50	50	100
4 residents	2/resident	8	50%	100:0	4	0	4
Total	—	108	—	—	54	50	104

Footnotes:

a. Trip rates based on Project-specific operating characteristics. Assumes a VOR of 1.0.

Third Sunday

A one-day retreat would be hosted at the site on the third Sunday of every month. The expected attendance at these retreats would be no more than 20 monks and would take place in lieu of the typical Sunday activity. Since the number of trips generated during these retreats would be less than the typical Sunday, no additional analysis is provided for this scenario.

Special Events

Three special events, including a three-day Lunar New Year event, and one-day events for Buddha's Birthday and Parental Day, are planned throughout the year. The Lunar New Year event is expected to attract a maximum of 100 attendees, while attendance at the other two special events is expected to be no more than 70 people. Carpooling is expected to be higher than on typical Sundays with a greater share of families in attendance and a VOR of at least 2.0 per vehicle. Assuming a maximum of 100 attendees with an applied VOR of 2.0, a total of 100 ADT would be expected which is less than the typical Sunday trip generation. Due to the similar trip generation and the

very limited and focused nature of these events (each special event is no more than 2 hours long), no additional analysis was conducted for a special events scenario.

TRIP DISTRIBUTION

Based on information provided by the applicant, the majority of visitors and guests for typical weekend services are from the local area. The Project traffic would primarily be distributed among the nearby residential communities. For purposes of this analysis, all trips were assumed to be vehicular trips as shown in the trip generation section of this report, and the Project traffic was distributed to the study area street system within the immediate vicinity of the site based on observed Sunday travel patterns in the area.

It should be noted that there is an existing driveway on Vista Avenue that may be utilized by the residents of the facility. However, as indicated by the applicant, all visitor traffic was distributed to the gated driveway on N. Ash Street which will provide access to the main parking area. A more detailed discussion of parking is provided in a subsequent section of this letter report.

Figure 4 shows the Project distribution. **Figure 5** shows the worst-case Sunday Project traffic volumes and **Figure 6** depicts the Existing Sunday + Project traffic volumes.

ANALYSIS METHODOLOGY

The following scenarios are analyzed in this letter report:

- Existing Sunday
- Existing Sunday + Project

Level of Service (LOS) is the term used to denote the different operating conditions which occur on a given roadway segment under various traffic volume loads. It is a qualitative measure used to describe a quantitative analysis taking into account factors such as roadway geometries, signal phasing, speed, travel delay, freedom to maneuver, and safety. Level of Service provides an index to the operational qualities of an intersection. Level of Service designations range from A to F, with LOS A representing the best operating conditions and LOS F representing the worst operating conditions. Level of Service designation is reported differently for signalized and unsignalized intersections.

The signalized and unsignalized intersections were analyzed under Sunday PM (3:00 PM – 5:00 PM) peak hour conditions. Average vehicle delay was determined utilizing the methodology found in Chapters 16 and 17 of the *2000 Highway Capacity Manual (HCM)*, with the assistance of the *Synchro* (version 7) computer software. The delay values (represented in seconds) were qualified with a corresponding intersection LOS.

Street segment analysis is based upon the comparison of average daily traffic (ADT) volumes to the County of San Diego and City of Escondido *Roadway Classification, Level of Service, and ADT* tables. These tables provide segment capacities for different street classifications, based on traffic volumes and roadway characteristics. Because the study area lies within the County, but is proposed to be partially or fully annexed by the City, study area segments are analyzed using both sets of classifications.

Given the increased speed limit on N. Ash Street and the provision of a reduced shoulder, the roadway is analyzed as a 2.1F Light Collector under County guidelines with a carrying capacity of 9,700 ADT. Using City of Escondido standards, N. Ash Street is analyzed as a Local Collector with a 20% reduction in capacity (12,000 ADT) due to the provision of a reduced shoulder along the roadway. This is consistent with a nearby traffic study LLG has recently completed in the area for a residential project.

Since Vista Avenue is unclassified in the County, a capacity was assigned by comparing the as-built roadway to the *County of San Diego Public Road Standards*. Based on roadway characteristics including speed limit and paved width of the roadway, it was determined that this segment of Vista Avenue functions most similarly to the County 2.2F Light Collector classification (9,700 ADT capacity). Similar to N. Ash Street, under City of Escondido standards Vista Avenue is analyzed as a Local Collector with a 20% capacity reduction applied (12,000 ADT) due to the provision of a reduced shoulder along the roadway. This is consistent with a nearby traffic study LLG has recently completed in the area for a residential project.

SIGNIFICANCE CRITERIA

The Project study area includes locations that lay both within the City of Escondido and County of San Diego jurisdictions. The following is a summary of the significance criteria from each jurisdiction that was utilized in this study.

County of San Diego

The following criteria identified in **Table 2** and **Table 3** were utilized to evaluate potential significant impacts, based on the County's document, *Guidelines for Determining Significance*, August 24, 2011, for study area locations within the County of San Diego.

TABLE 2
MEASURES OF SIGNIFICANT PROJECT IMPACTS TO CONGESTION ON INTERSECTIONS
ALLOWABLE INCREASES ON CONGESTED INTERSECTIONS

Level of service	Signalized	Unsignalized
LOS E	Delay of 2 seconds or less	20 or less peak hour trips on a critical movement
LOS F	Either a Delay of 1 second, or 5 peak hour trips or less on a critical movement	5 or less peak hour trips on a critical movement

General Notes:

1. A critical movement is an intersection movement (right-turn, left-turn, through-movement) that experiences excessive queues, which typically operate at LOS F.
2. By adding proposed project trips to all other trips from a list of projects, these same tables are used to determine if total cumulative impacts are significant. If cumulative impacts are found to be significant, each project is responsible for mitigating its share of the cumulative impact.
3. The County may also determine impacts have occurred on roads even when a project's traffic or cumulative impacts do not trigger an unacceptable level of service, when such traffic uses a significant amount of remaining road capacity.
4. For determining significance at signalized intersections with LOS F conditions, the analysis must evaluate both the delay *and* the number of trips on a critical movement, exceedance of either criteria result in a significant impact.

TABLE 3
MEASURES OF SIGNIFICANT PROJECT IMPACTS TO CONGESTION ON
MOBILITY ELEMENT ROAD SEGMENTS
ALLOWABLE INCREASES ON CONGESTED ROAD SEGMENTS

Level of Service	Two-Lane Road	Four-Lane Road	Six-Lane Road
LOS E	200 ADT	400 ADT	600 ADT
LOS F	100 ADT	200 ADT	300 ADT

General Notes:

1. By adding proposed project trips to all other trips from a list of projects, this same table must be used to determine if total cumulative impacts are significant. If cumulative impacts are found to be significant, each project that contributes additional trips must mitigate a share of the cumulative impacts.
2. The County may also determine impacts have occurred on roads even when a project's traffic or cumulative impacts do not trigger an unacceptable level of service, when such traffic uses a significant amount of remaining road capacity.

City of Escondido

Table 4 below summarizes the amount of traffic which can be added to a LOS D/E/F location before a significant impact is calculated in the City of Escondido.

TABLE 4
PROPOSED THRESHOLDS TO IDENTIFY PROJECTS SIGNIFICANT TRAFFIC IMPACT

Level of Service with Project	Allowable Change due to Project Impact		
	Roadway Segments		Intersections Delay (sec.)
	V/C	Speed (mph)	
D, E, or F	0.02	1	2

*No Significant Impact occurs at areas in GP Downtown Specific Area that operates on LOS "D" or better.

*Mitigation measures should also be considered for any segment or intersection operating on LOS "F" subject to less than significant impact.

*V: Volume *C: Capacity (use LOS "E")

ANALYSIS RESULTS

As shown in **Table 5** provided below, under both the Existing Sunday and Existing Sunday + Project scenarios, all study area intersections operate at LOS A during the Sunday 3:00 PM to 5:00 PM peak hour with the applied County and City criteria.

Study area street segments are calculated to operate at LOS B or better under typical Sunday conditions. With the addition of worst-case Project traffic, study area street segments continue to operate at LOS B or better using the applied County and City criteria.

Table 5 shows the intersection analysis results. **Table 6** and **Table 7** show the street segment analysis results using County criteria and City criteria, respectively.

Attachment B contains copies of the Synchro LOS worksheets.

It should be noted that weekday AM and Mid-day peak hour operations at the Vista Avenue/ N. Ash Street intersection are currently LOS E based on a traffic analysis completed by LLG for nearby residential projects. The close proximity of this intersection to the Calvin Christian School serving grades K through 12 to the east, as well as both the Rincon Elementary and Middle Schools to the east, is the primary factor in the failing weekday operations of this intersection. The Project, however, contributes zero (0) trips to this failing intersection during the weekday AM and Mid-day period when operations are severely restricted.

TABLE 5
WORST-CASE SUNDAY INTERSECTION OPERATIONS
(3:00 PM – 5:00 PM)

Intersection	Control Type	Peak Hour	Existing Sunday		Existing Sunday + Project		Δ^c		Sig?
			Delay ^a	LOS ^b	Delay	LOS	County	City	
1. Vista Avenue / N. Broadway	Signal	PM	6.0	A	6.4	A	0.4	0.4	No
2. Vista Avenue / Lehner Avenue	MSSC ^d	PM	8.8	A	8.8	A	—	0.0	No
3. Lehner Avenue / N. Ash Street	AWSC ^e	PM	8.0	A	8.2	A	—	0.2	No
4. Vista Avenue / N. Ash Street	AWSC	PM	8.9	A	9.4	A	—	0.5	No

Footnotes:

- Average delay expressed in seconds per vehicle.
- Level of Service.
- “ Δ ” denotes an increase in delay due to project. For County stop-sign controlled intersections, the Project increase in trips is only shown for LOS E or F operating intersections.
- MSSC = Minor street stop controlled intersection. Minor street left-turn delay reported as critical movement.
- AWSC = All-Way Stop Controlled intersection. Average intersection delay reported.

SIGNALIZED

UNSIGNALIZED

Delay	LOS	Delay	LOS
0.0 ≤ 10.0	A	0.0 ≤ 10.0	A
10.1 to 20.0	B	10.1 to 15.0	B
20.1 to 35.0	C	15.1 to 25.0	C
35.1 to 45.0	D	25.1 to 35.0	D
45.1 to 80.0	E	35.1 to 50.0	E
≥ 80.1	F	≥ 50.1	F

General Notes:

- Sig? = Significant Impact? (yes/no)

TABLE 6
WORST-CASE SUNDAY SEGMENT OPERATIONS
COUNTY OF SAN DIEGO CRITERIA

Street Segment	Existing Capacity (LOS E) ^a	Existing Sunday		Existing Sunday + Project		Δ ^d	Sig?
		ADT ^b	LOS ^c	ADT	LOS		
N. Ash Street							
Lehner Ave to Vista Ave	9,700 ^e	3,290	A	3,321	A	—	No
Vista Ave to the Southern Project Boundary	9,700 ^e	5,090	A	5,137	A	—	No
Vista Avenue							
N. Broadway to N. Ash Street	9,700 ^e	2,380	A	2,390	A	—	No

Footnotes:

- Capacities based on County of San Diego Roadway Capacity table.
- Average Daily Traffic.
- Level of Service
- " Δ " denotes the increase in Project traffic for street segments operating at LOS E or F.
- Roadways currently function as 2.1F Light Collectors.

General Notes:

- Sig? = Significant Impact? (yes/no)

TABLE 7
WORST-CASE SUNDAY STREET SEGMENT OPERATIONS
CITY OF ESCONDIDO CRITERIA

Street Segment	Existing Capacity (LOS E) ^a	Existing Sunday			Existing Sunday + Project			Δ ^e	Sig?
		ADT ^b	LOS ^c	V/C ^d	ADT	LOS	V/C		
N. Ash Street									
Lehner Ave to Vista Ave	12,000 ^f	3,290	A	0.274	3,321	A	0.277	0.003	No
Vista Ave to the Southern Project Boundary	12,000 ^f	5,090	B	0.424	5,137	B	0.428	0.004	No
Vista Avenue									
N. Broadway to N. Ash Street	12,000 ^f	2,380	A	0.198	2,390	A	0.199	0.001	No

Footnotes:

- Capacities based on County of San Diego Roadway Capacity table
- Average Daily Traffic
- Level of Service
- Volume to Capacity ratio
- " Δ " denotes a project-induced increase in the Volume to Capacity ratio.
- 20% reduction in capacity is applied to account for roadways not fully built to City standards.

General Notes:

- Sig? = Significant Impact? (yes/no)

PARKING ASSESSMENT

On-Street Parking

On-street public parking is not currently provided on any roadway fronting the Project site.

Off-Street Parking/Loading

The project site proposes to provide access via the existing driveway with access to N. Ash Street. A total of 78 parking spaces will be provided with an additional four (4) ADA-compliant parking spaces.

Typical Sunday

As previously discussed, the typical Sunday activities will conservatively generate up to 50 vehicles on-site, assuming all visitors drive to the site individually. These 50 vehicles would be accommodated by the proposed on-site parking.

Third Sunday

As previously discussed, on the third Sunday of each month the meditation practice will be limited to a smaller group of monks and the facility will not be open to outside visitors. Thus, parking demand will be less than on a typical Sunday and will continue to be accommodated by the proposed on-site parking.

Special Events

As previously discussed, the Tran Monastery will hold special events on five days of the year, generating a maximum of 100 visitors. Assuming the applied VOR of 2.0 substantiated by the applicant and based on observations at a similar facility, parking demand would also be accommodated by the proposed on-site parking.

GENERAL PLAN CONFORMANCE EVALUATION

The Project is located on an 8.9 acre parcel that is currently zoned as Semi-Rural Residential (SR-1). This designation allows for a maximum of 1 dwelling unit (DU) per gross acre which would translate to up to nine (9) residential DU on this parcel. Using SANDAG's published Residential – Estate trip generation rate of 12/DU, which applies to residential development averaging 1-2 DU/acre, a 9-unit residential project on this parcel would generate 108 ADT. Based on the conservative assumptions discussed in the *Project Trip Generation* section, the proposed Project would generate up to 108 ADT on Sundays only, generating little or no traffic most weekdays with the exception of infrequent special events. Thus, from a traffic perspective, the proposed Project is in conformance with the limitations of the parcel's General Plan Land Use Designation.

SUMMARY AND CONCLUSIONS

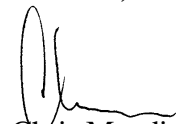
The proposed meditation center and monastery is conservatively expected to generate 108 daily vehicles with 54 inbound and 50 outbound trips during the typical Sunday PM peak hour of the Project. Based on both the County of San Diego and City of Escondido criteria, the proposed Project would not result in significant operational impacts at the study area intersections or segments. No parking impacts were identified due to the ability of the proposed parking lot, with 78 regular parking spaces and 4 ADA-compliant spaces, to accommodate the expected parking demand. Also, the proposed Project is in conformance with the ADT limitations of the Project site's existing General Plan Land Use Designation.

It is understood that during weekday AM and Mid-day peak hours, the intersection of Vista Avenue at N. Ash Street is severely restricted and failing given the substandard roadway improvements at this location. Although the Project fronts this failing intersection along both Vista Avenue and N. Ash Street, it is calculated to add zero (0) trips to this intersection during the peak weekday time periods. Given the Project-added traffic to the street system during both the weekday and Sunday time frames is insignificant according to CEQA standards; it would not be expected that any adverse traffic impacts would occur as a result of the development of the Project site. Thus, there is no nexus for the Project to implement improvements to the area roadways, including the intersection of Vista Avenue at N. Ash Street.

It should be noted that the Project shall make a fair share payment toward the County Traffic Impact Fee (TIF) Program. As stated in the TIF Program Update, "The County TIF Program assesses the fee on all new development that results in new/added traffic." The TIF Program funds the improvement and/or construction of identified transportation facilities (Mobility Element roadways, the Regional Arterial System, and State facilities) and allocates the associated costs equitably among future developing properties.

Sincerely,

Linscott, Law & Greenspan, Engineers



Chris Mendiara
Associate Principal



Cara Hilgesen
Transportation Planner III

cc: File
Attachments: **Figure 1:** Project Area Map
Figure 2: Conceptual Site Plan
Figure 3: Existing Conditions Diagram
Figure 4: Existing Sunday Traffic Volumes
Attachment A: Manual Intersection and Street Segment Count Sheets

Figure 5: Project Traffic Distribution
Figure 6: Project Traffic Volumes
Figure 7: Existing Sunday + Project Traffic Volumes
Attachment B: HCM Intersection Analysis Worksheets

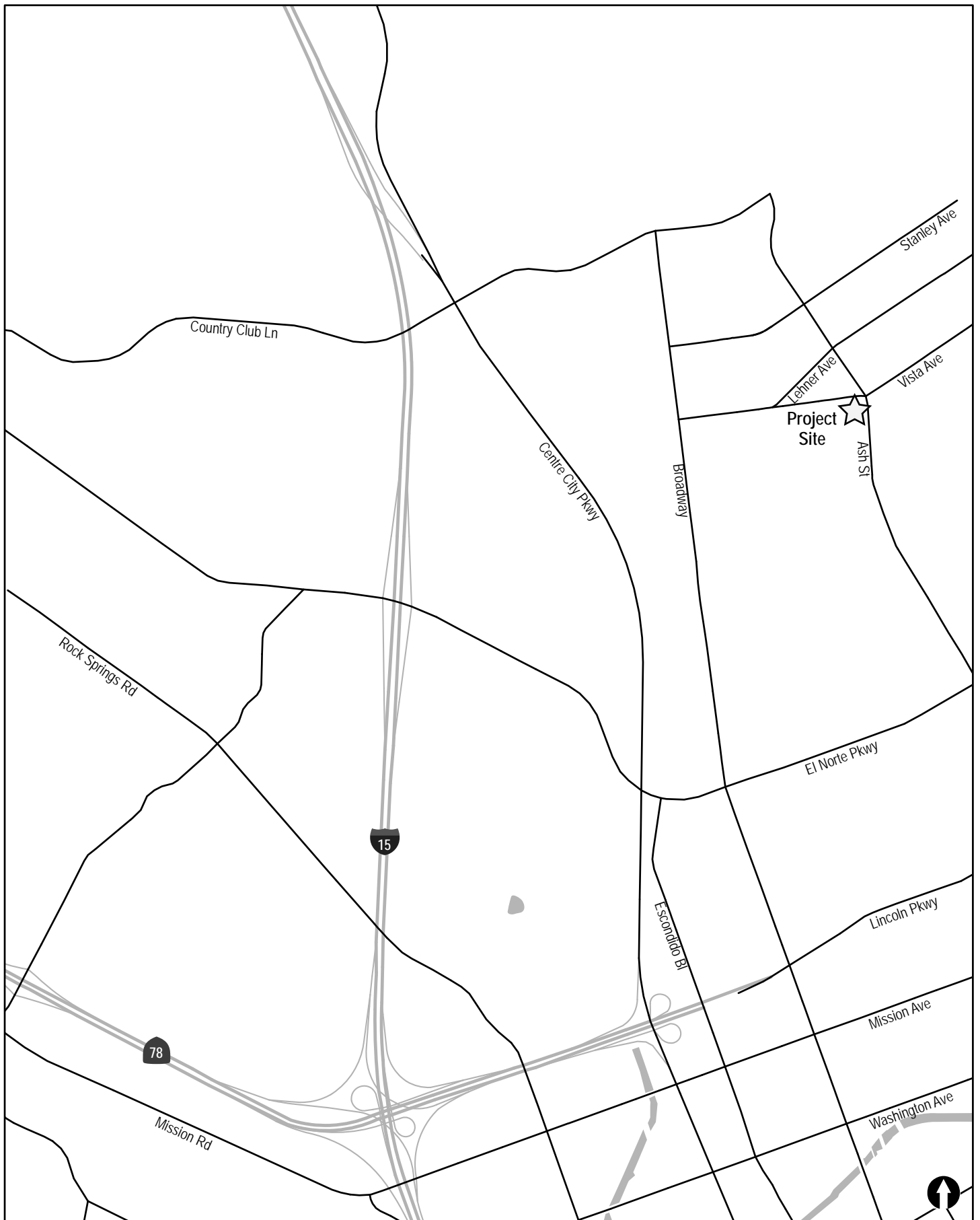
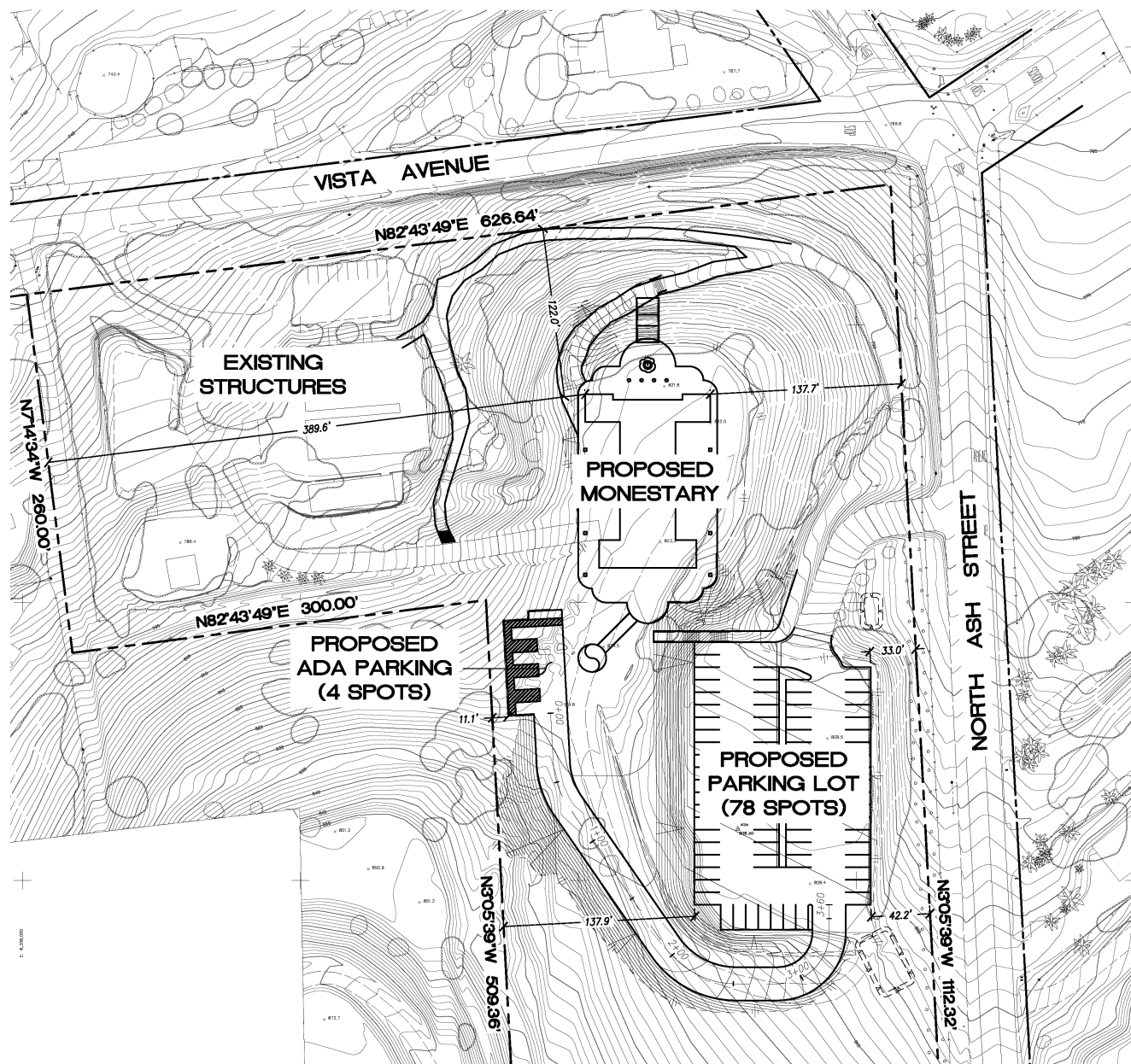
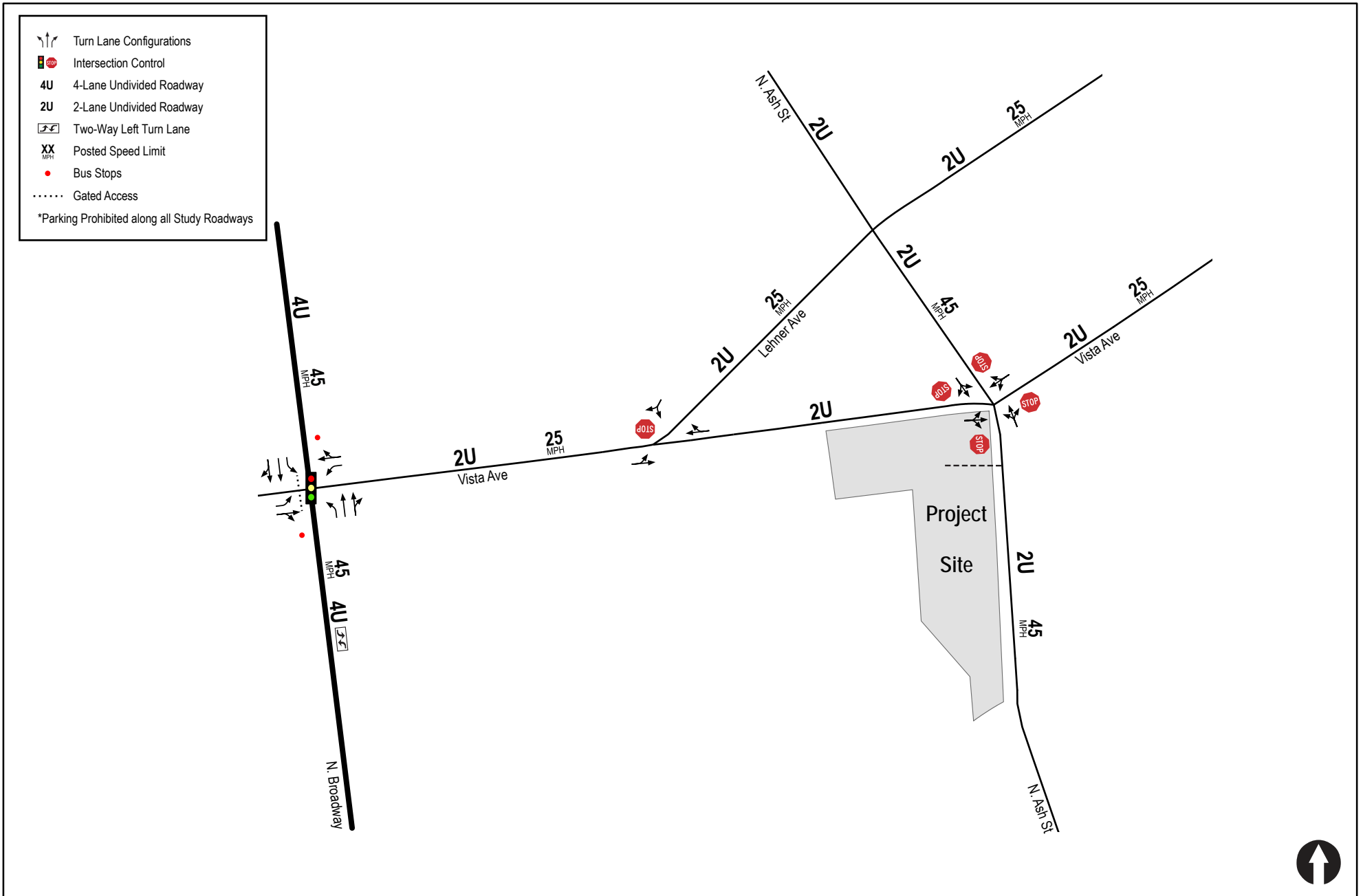


Figure 1

Project Area Map

TRAN MONASTERY





XX,XXX	Daily Traffic Volumes
XXX →	Sunday Peak Hour Traffic Volumes
.....	Gated Access

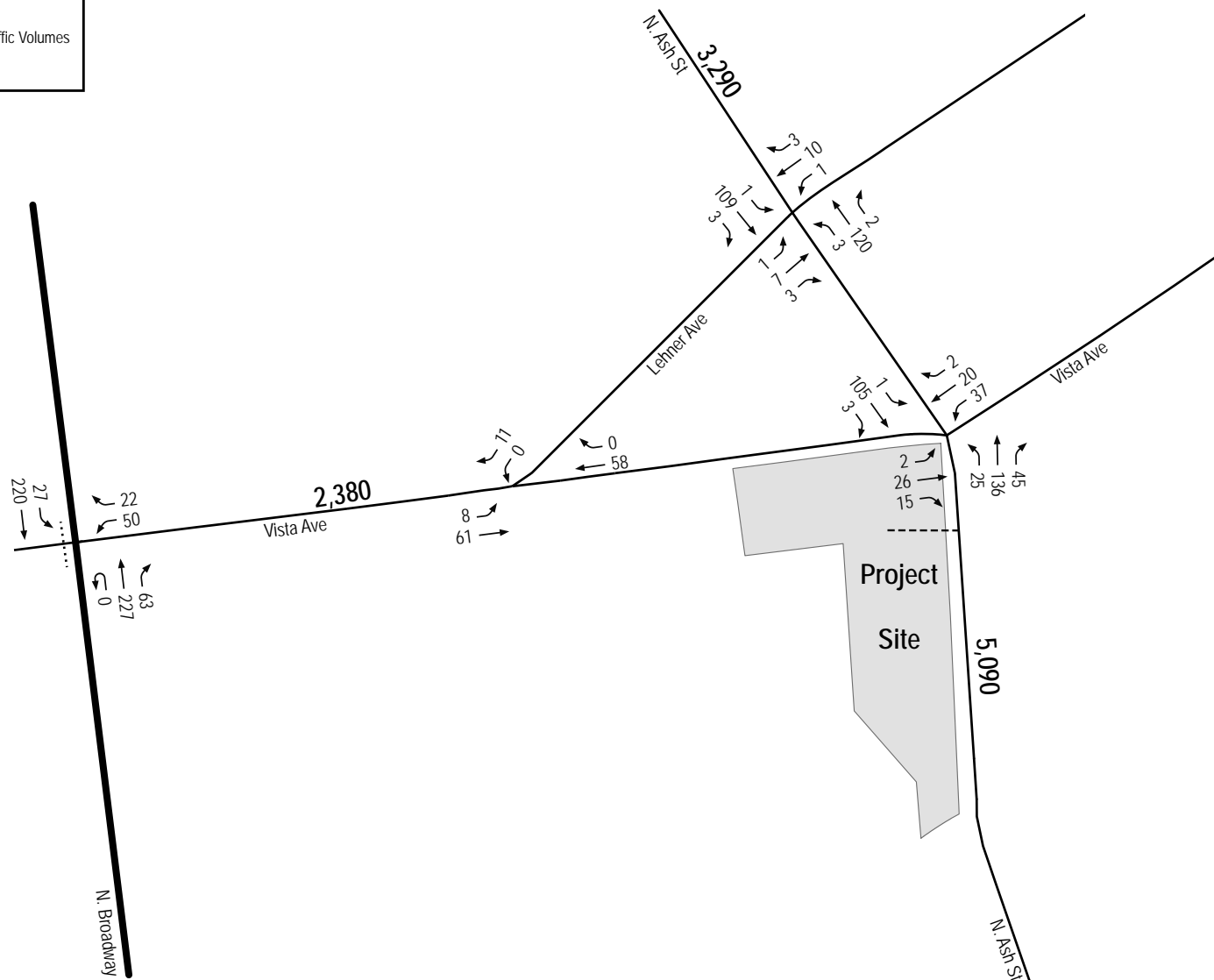


Figure 4

Existing Sunday Traffic Volumes

TRAN MONASTERY

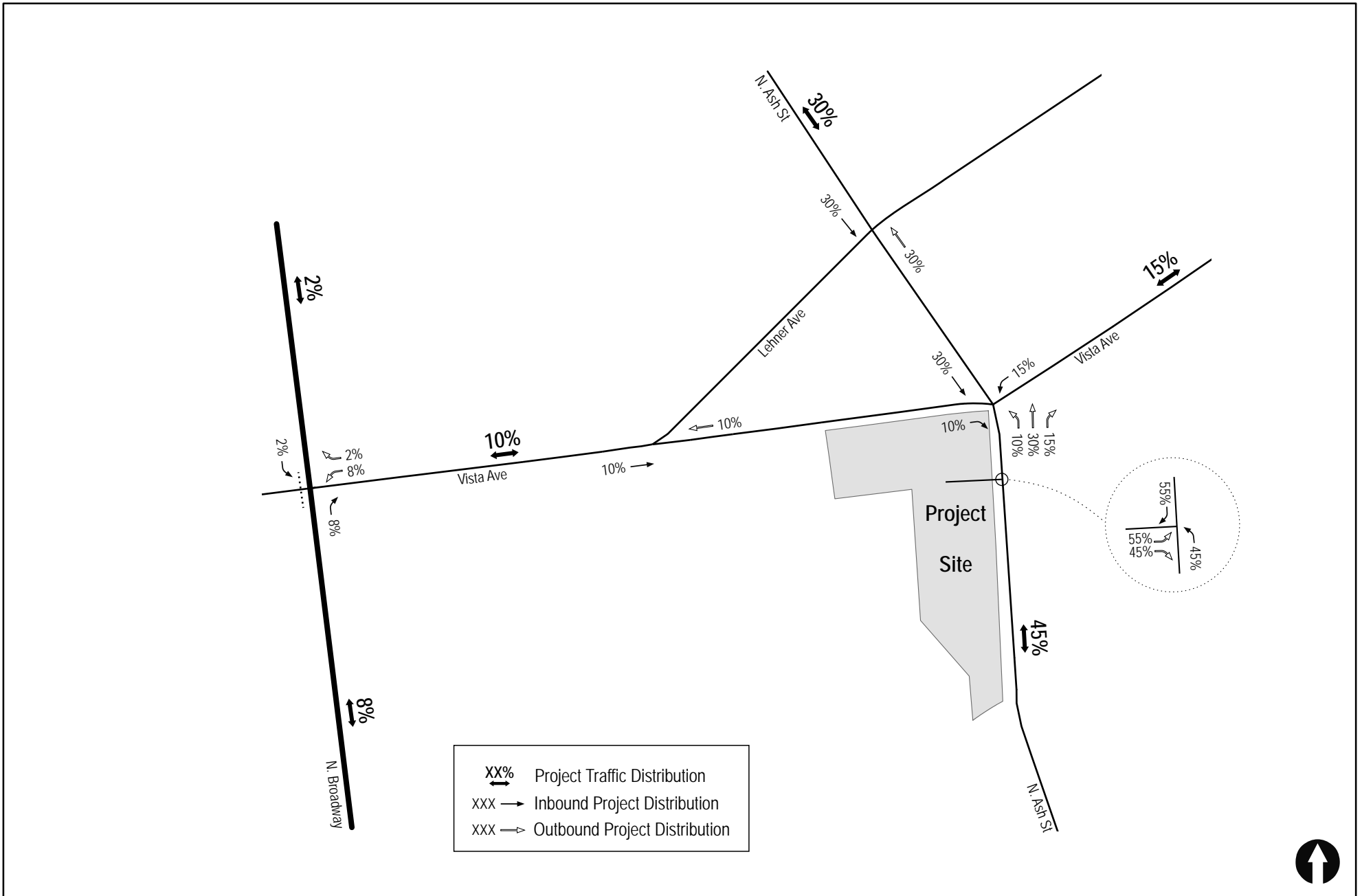


Figure 5

Project Traffic Distribution

TRAN MONASTERY

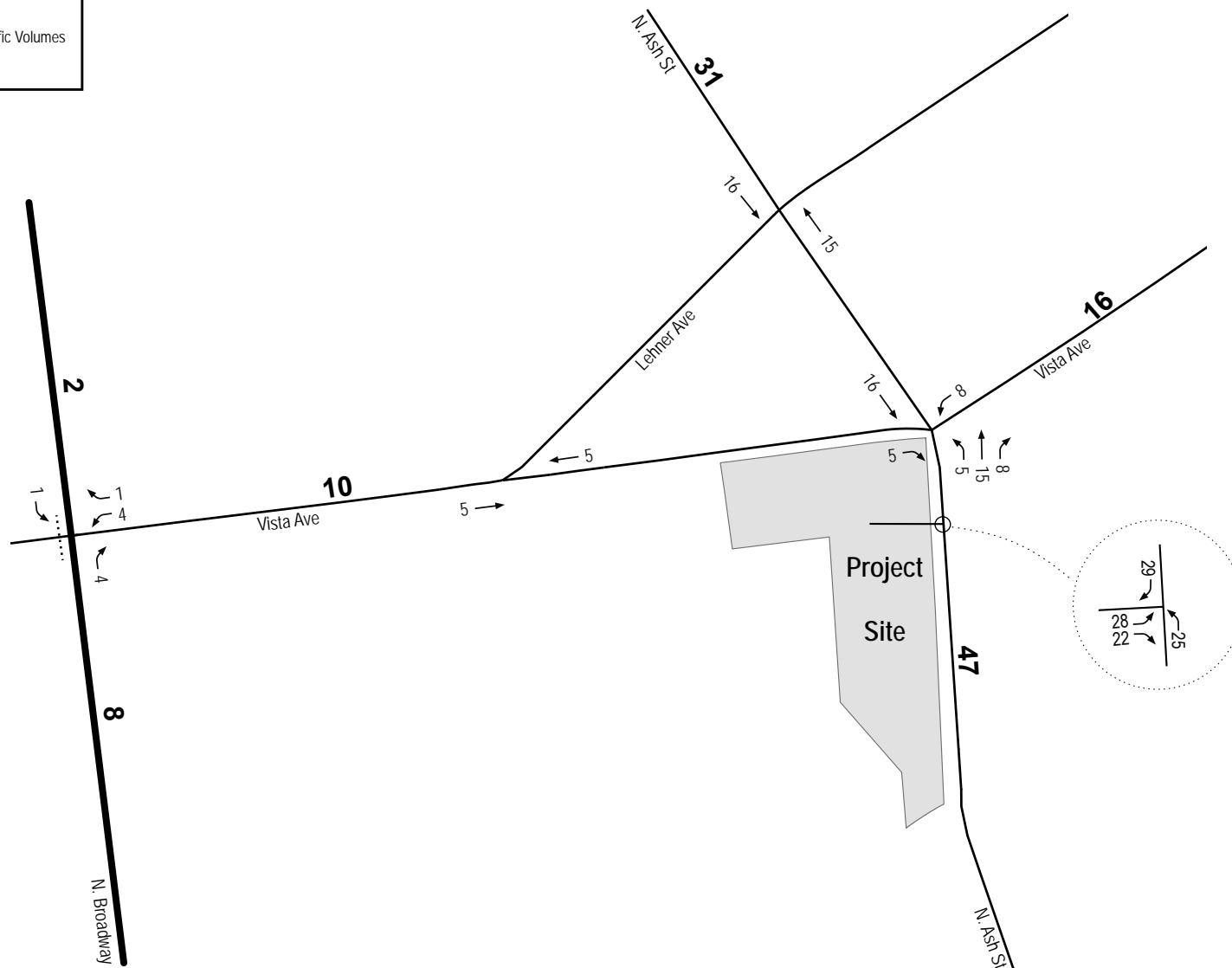
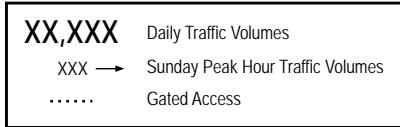


Figure 6

Project Traffic Volumes

TRAN MONASTERY

XX,XXX	Daily Traffic Volumes
XXX →	Sunday Peak Hour Traffic Volumes
.....	Gated Access

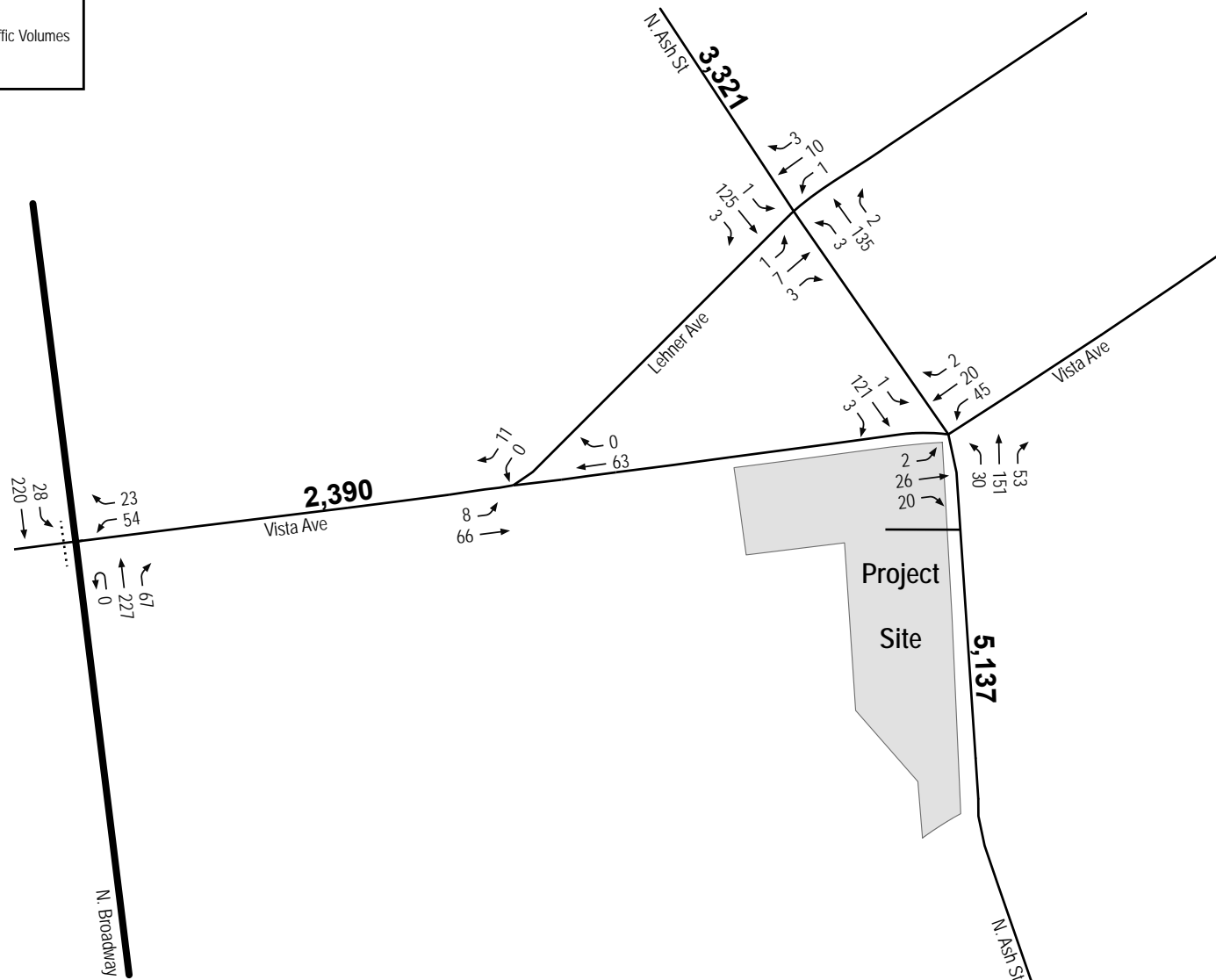


Figure 7

Existing Sunday + Project Traffic Volumes

TRAN MONASTERY

ATTACHMENT A
MANUAL INTERSECTION AND STREET SEGMENT COUNT SHEETS

Turn Count Summary

Accurate Video Counts Inc
info@accuratevideocounts.com
(619) 987-5136



Location: Vista Avenue @ N. Broadway

Date of Count: Sunday, May 25, 2014

Analysts: LV/CD

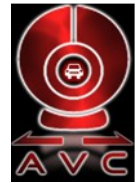
Weather: Sunny

AVC Proj No: 14-0211



Vehicular Count

Accurate Video Counts Inc
info@accuratevideocounts.com
(619) 987-5136



Location: Vista Avenue @ N. Broadway

PM Period (2:00 PM - 5:00 PM)													
	Southbound			Westbound			Northbound			Eastbound			TOTAL
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	
2:00 PM	3	48	0	11	0	4	0	49	13	0	0	0	128
2:15 PM	9	59	0	13	1	3	0	49	15	0	0	0	149
2:30 PM	9	47	0	14	0	6	0	50	17	0	0	0	143
2:45 PM	0	59	0	12	0	9	0	64	18	0	0	0	162
3:00 PM	9	55	0	11	0	4	0	64	13	0	0	0	156
3:15 PM	6	46	0	4	0	3	0	59	14	0	0	0	132
3:30 PM	5	52	0	12	0	6	0	48	9	0	0	0	132
3:45 PM	10	63	0	11	2	3	0	46	19	0	0	0	154
4:00 PM	6	50	0	13	0	3	1	29	13	0	0	0	115
4:15 PM	9	53	0	2	0	5	0	49	17	0	0	0	135
4:30 PM	5	47	0	14	0	3	0	43	11	0	0	0	123
4:45 PM	13	41	0	13	0	6	0	43	7	0	0	0	123
Total	84	620	0	130	3	55	1	593	166	0	0	0	1,652

PM Intersection Peak Hour : **2:15 PM - 3:15 PM**

Intersection PHF : **0.94**

	Southbound			Westbound			Northbound			Eastbound			TOTAL
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	
Volume	27	220	0	50	1	22	0	227	63	0	0	0	610
PHF	0.635	0.901	#####	0.75	#####	0.708	0.25	0.837	0.706	#####	#####	#####	0.92
Movement PHF		0.91			0.87			0.88		#DIV/0!			0.94

Turn Count Summary

Accurate Video Counts Inc
info@accuratevideocounts.com
(619) 987-5136



Location: Vista Avenue @ Lechner Avenue

Date of Count: Sunday, May 25, 2014

Analysts: LV/CD

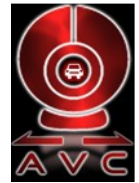
Weather: Sunny

AVC Proj No: 14-0211



Vehicular Count

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info@accuratevideocounts.com
(619) 987-5136



Location: Vista Avenue @ Lehner Avenue

PM Period (2:00 PM - 5:00 PM)													
	Southbound			Westbound			Northbound			Eastbound			TOTAL
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	
2:00 PM	0	0	1	0	10	0	0	0	0	0	11	0	22
2:15 PM	0	0	4	0	12	0	0	0	0	3	14	0	33
2:30 PM	0	0	2	0	16	0	0	0	0	0	21	0	39
2:45 PM	0	0	1	0	21	0	0	0	0	1	12	0	35
3:00 PM	0	0	4	0	9	0	0	0	0	4	14	0	31
3:15 PM	0	0	4	0	3	0	0	0	0	5	15	0	27
3:30 PM	1	0	4	0	16	0	0	0	0	2	10	0	33
3:45 PM	0	0	6	0	12	1	0	0	0	4	16	0	39
4:00 PM	0	0	3	0	8	0	0	0	0	0	20	0	31
4:15 PM	0	0	1	0	7	0	0	0	0	4	18	0	30
4:30 PM	1	0	3	0	15	0	0	0	0	2	13	0	34
4:45 PM	0	0	1	0	19	0	0	0	0	1	17	0	38
Total	2	0	34	0	148	1	0	0	0	26	181	0	392

PM Intersection Peak Hour : **2:15 PM - 3:15 PM**

Intersection PHF : **0.88**

	Southbound			Westbound			Northbound			Eastbound			TOTAL
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	
Volume	0	0	11	0	58	0	0	0	0	8	61	0	138
PHF	0.250	#####	0.667	#####	0.645	#####	#####	#####	#####	0.438	0.85	#####	0.88
Movement PHF		0.69			0.69		#DIV/0!				0.82		0.88

Turn Count Summary

Accurate Video Counts Inc
info@accuratevideocounts.com
(619) 987-5136



Location: Lehner Avenue @ Ash Street

Date of Count: Sunday, May 25, 2014

Analysts: LV/CD

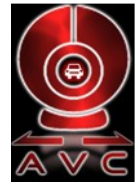
Weather: Sunny

AVC Proj No: 14-0211



Vehicular Count

Accurate Video Counts Inc
info@accuratevideocounts.com
(619) 987-5136



Location: Lehner Avenue @ Ash Street

PM Period (2:00 PM - 5:00 PM)													
	Southbound			Westbound			Northbound			Eastbound			TOTAL
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	
2:00 PM	0	30	1	0	1	0	0	25	0	0	0	0	57
2:15 PM	0	19	0	2	0	0	0	35	0	1	1	0	58
2:30 PM	1	27	0	0	2	0	0	34	1	0	0	0	65
2:45 PM	0	19	0	1	0	1	2	37	1	0	1	0	62
3:00 PM	0	24	1	0	4	2	1	30	0	1	1	0	64
3:15 PM	1	36	0	0	2	0	0	26	1	0	5	0	71
3:30 PM	0	30	2	0	4	0	0	27	0	0	0	3	66
3:45 PM	0	26	0	2	3	0	1	20	3	0	2	2	59
4:00 PM	2	34	0	0	0	0	0	28	2	0	0	1	67
4:15 PM	0	27	0	0	0	0	1	20	1	1	1	4	55
4:30 PM	1	19	1	1	3	1	0	25	1	1	1	0	54
4:45 PM	0	25	0	2	0	0	1	19	0	0	0	0	47
Total	5	316	5	8	19	4	6	326	10	4	12	10	725

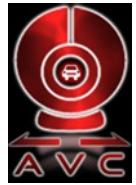
PM Intersection Peak Hour : **2:45 PM - 3:45 PM**

Intersection PHF : **0.93**

	Southbound			Westbound			Northbound			Eastbound			TOTAL
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	
Volume	1	109	3	1	10	3	3	120	2	1	7	3	263
PHF	0.250	0.757	0.375	0.25	0.625	0.375	0.375	0.811	0.5	0.25	0.35	0.25	0.93
Movement PHF		0.76			0.58			0.78			0.55		0.93

Turn Count Summary

Accurate Video Counts Inc
info@accuratevideocounts.com
(619) 987-5136



Location: Vista Avenue @ Ash Street

Date of Count: Sunday, May 25, 2014

Analysts: LV/CD

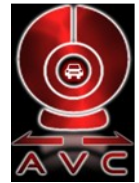
Weather: Sunny

AVC Proj No: 14-0211



Vehicular Count

Accurate Video Counts Inc
info@accuratevideocounts.com
(619) 987-5136



Location: Vista Avenue @ Ash Street

PM Period (2:00 PM - 5:00 PM)													
	Southbound			Westbound			Northbound			Eastbound			TOTAL
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	
2:00 PM	1	29	0	11	7	0	4	23	7	2	4	6	94
2:15 PM	0	20	0	9	7	0	8	36	9	1	3	5	98
2:30 PM	0	24	2	5	6	2	6	37	15	1	6	6	110
2:45 PM	0	19	1	11	6	0	12	42	14	0	4	1	110
3:00 PM	1	24	0	12	5	0	3	30	10	0	8	4	97
3:15 PM	0	38	0	9	3	0	4	27	6	1	8	4	100
3:30 PM	0	31	0	10	8	0	7	25	12	0	7	2	102
3:45 PM	0	24	5	4	2	0	5	23	10	4	6	6	89
4:00 PM	0	35	0	5	5	0	2	30	6	1	8	8	100
4:15 PM	1	30	0	10	0	0	6	23	6	0	6	10	92
4:30 PM	0	21	0	8	12	0	3	26	11	1	6	7	95
4:45 PM	0	27	0	2	9	1	5	19	5	1	7	14	90
Total	3	322	8	96	70	3	65	341	111	12	73	73	1,177

PM Intersection Peak Hour : **2:30 PM - 3:30 PM**

Intersection PHF : **0.95**

	Southbound			Westbound			Northbound			Eastbound			TOTAL
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	
Volume	1	105	3	37	20	2	25	136	45	2	26	15	417
PHF	0.250	0.691	0.375	0.771	0.833	0.25	0.521	0.81	0.75	0.5	0.813	0.625	0.95
Movement PHF		0.72			0.87			0.76			0.83		0.95

24 Hour Segment Count

Accurate Video Counts Inc
info@accuratevideocounts.com
(619) 987-5136



Location: 1.Vista Avenue between Broadway and Lehner Avenue

Orientation: East-West

Date of Count: Sunday, May 25, 2014

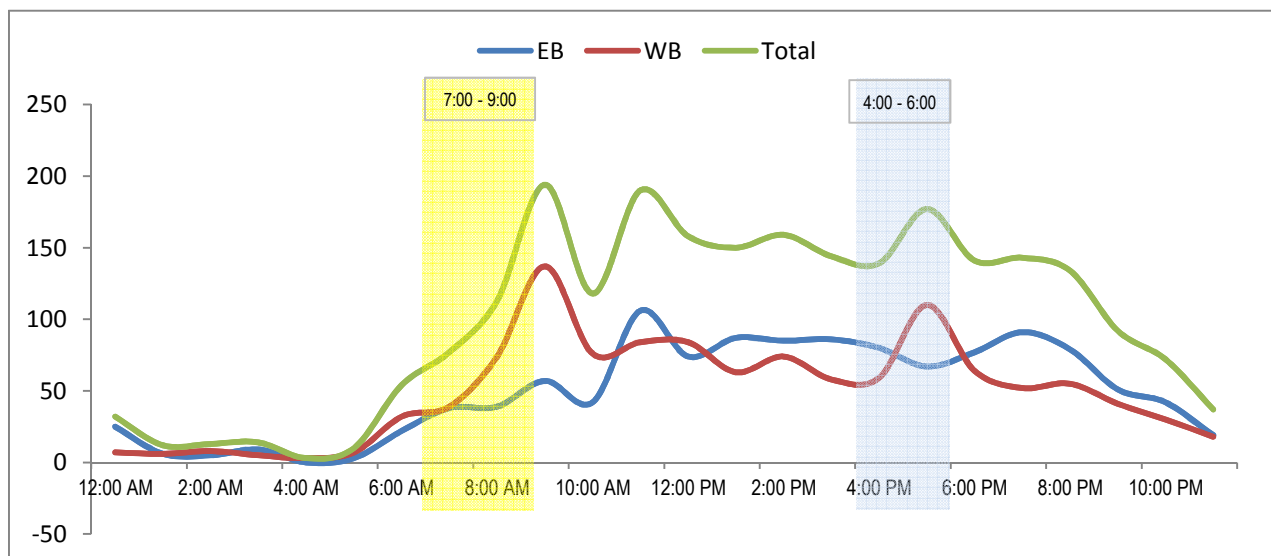
Analysts: DASH

Weather: Sunny

AVC Proj. No: 14-0211

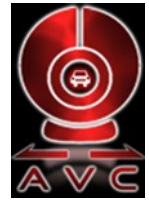
24 Hour Segment Volume						2,376				
Time		Hourly Volume				Time		Hourly Volume		
		EB	WB	Total				EB	WB	Total
12:00 AM - 1:00 AM		25	7	32		12:00 PM - 1:00 PM		74	84	158
1:00 AM - 2:00 AM		6	6	12		1:00 PM - 2:00 PM		87	63	150
2:00 AM - 3:00 AM		5	8	13		2:00 PM - 3:00 PM		85	74	159
3:00 AM - 4:00 AM		9	5	14		3:00 PM - 4:00 PM		86	58	144
4:00 AM - 5:00 AM		0	3	3		4:00 PM - 5:00 PM		80	59	139
5:00 AM - 6:00 AM		3	7	10		5:00 PM - 6:00 PM		67	110	177
6:00 AM - 7:00 AM		22	32	54		6:00 PM - 7:00 PM		77	64	141
7:00 AM - 8:00 AM		38	39	77		7:00 PM - 8:00 PM		91	52	143
8:00 AM - 9:00 AM		39	74	113		8:00 PM - 9:00 PM		79	55	134
9:00 AM - 10:00 AM		57	137	194	9:00 PM - 10:00 PM		51	41	92	
10:00 AM - 11:00 AM		42	76	118	10:00 PM - 11:00 PM		42	30	72	
11:00 AM - 12:00 PM		106	84	190	11:00 PM - 12:00 AM		19	18	37	
Total		352	478	830	Total		838	708	1,546	

24-Hour	EB	Volume	1,190	24-Hour	WB	Volume	1,186
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24 Hour Segment Count

Accurate Video Counts Inc
info@accuratevideocounts.com
(619) 987-5136



Location: 2. Ash Street north of Vista Avenue

Orientation: North-South

Date of Count: Sunday, May 25, 2014

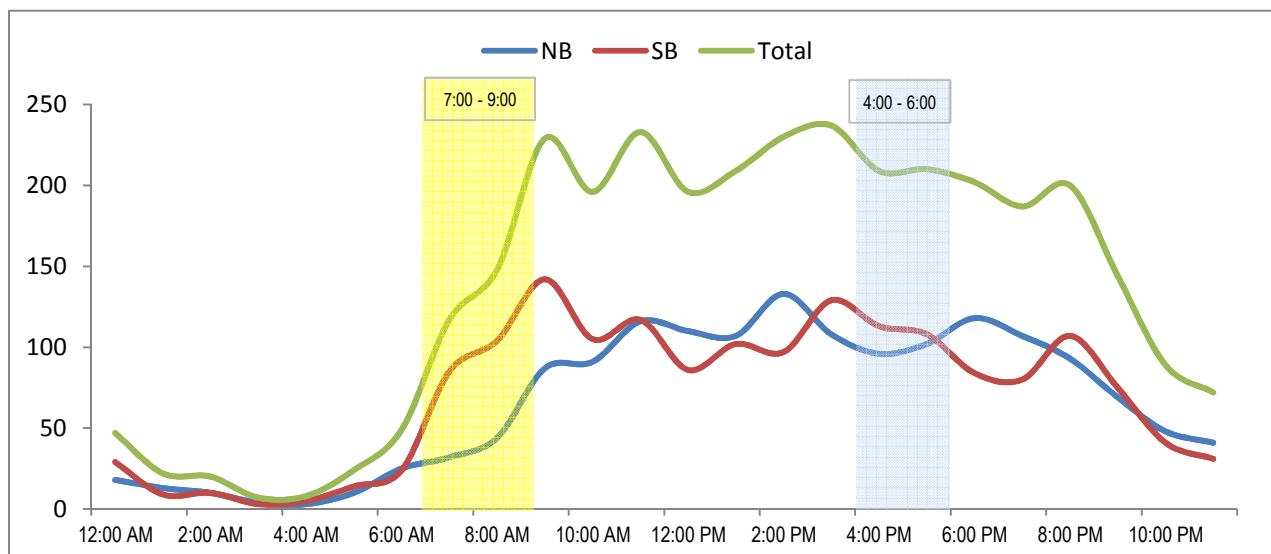
Analysts: DASH

Weather: Sunny

AVC Proj. No: 14-0211

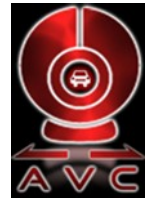
24 Hour Segment Volume						3,285				
Time		Hourly Volume				Time		Hourly Volume		
		NB	SB	Total				NB	SB	Total
12:00 AM - 1:00 AM		18	29	47		12:00 PM - 1:00 PM		110	86	196
1:00 AM - 2:00 AM		13	9	22		1:00 PM - 2:00 PM		107	102	209
2:00 AM - 3:00 AM		10	10	20		2:00 PM - 3:00 PM		133	97	230
3:00 AM - 4:00 AM		4	3	7		3:00 PM - 4:00 PM		108	129	237
4:00 AM - 5:00 AM		3	5	8		4:00 PM - 5:00 PM		96	113	209
5:00 AM - 6:00 AM		10	14	24		5:00 PM - 6:00 PM		102	108	210
6:00 AM - 7:00 AM		25	24	49		6:00 PM - 7:00 PM		118	84	202
7:00 AM - 8:00 AM		32	85	117		7:00 PM - 8:00 PM		107	80	187
8:00 AM - 9:00 AM		44	104	148		8:00 PM - 9:00 PM		93	107	200
9:00 AM - 10:00 AM		87	142	229	9:00 PM - 10:00 PM		69	75	144	
10:00 AM - 11:00 AM		91	105	196	10:00 PM - 11:00 PM		48	41	89	
11:00 AM - 12:00 PM		116	117	233	11:00 PM - 12:00 AM		41	31	72	
Total		453	647	1,100	Total		1,132	1,053	2,185	

24-Hour	NB	Volume	1,585	24-Hour	SB	Volume	1,700
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24 Hour Segment Count

Accurate Video Counts Inc
info@accuratevideocounts.com
(619) 987-5136



Location: 3. Ash Street south of Vista Avenue

Orientation: North-South

Date of Count: Sunday, May 25, 2014

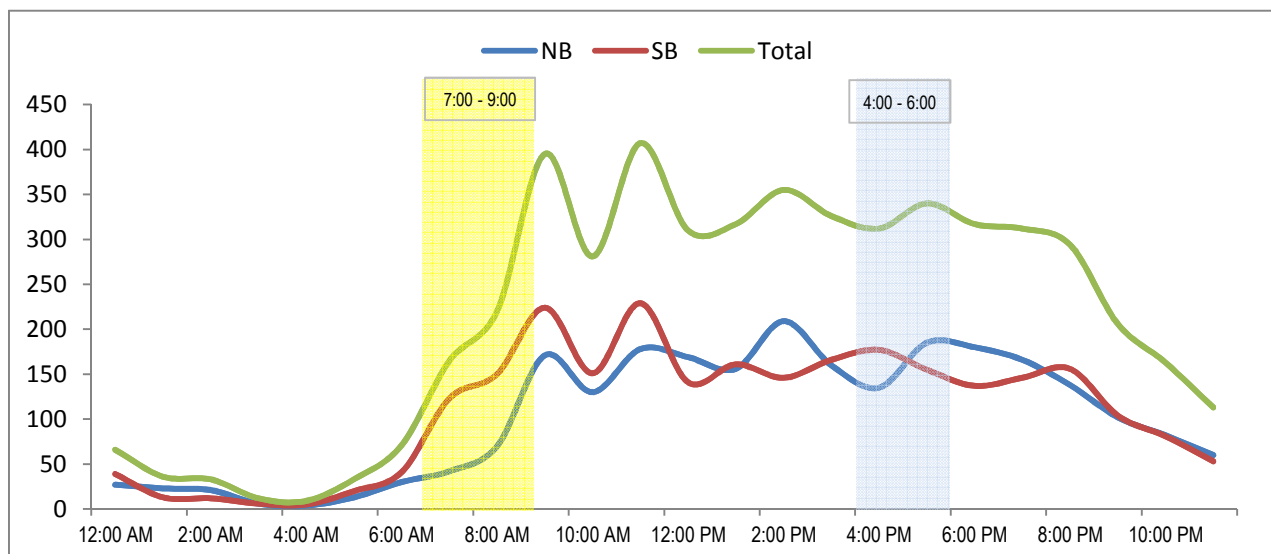
Analysts: DASH

Weather: Sunny

AVC Proj. No: 14-0211

24 Hour Segment Volume						5,093				
Time		Hourly Volume				Time		Hourly Volume		
		NB	SB	Total				NB	SB	Total
12:00 AM - 1:00 AM		27	39	66		12:00 PM - 1:00 PM		169	141	310
1:00 AM - 2:00 AM		23	13	36		1:00 PM - 2:00 PM		156	161	317
2:00 AM - 3:00 AM		21	12	33		2:00 PM - 3:00 PM		209	146	355
3:00 AM - 4:00 AM		6	6	12		3:00 PM - 4:00 PM		160	166	326
4:00 AM - 5:00 AM		4	5	9		4:00 PM - 5:00 PM		135	177	312
5:00 AM - 6:00 AM		13	20	33		5:00 PM - 6:00 PM		185	155	340
6:00 AM - 7:00 AM		30	41	71		6:00 PM - 7:00 PM		180	137	317
7:00 AM - 8:00 AM		42	123	165		7:00 PM - 8:00 PM		166	146	312
8:00 AM - 9:00 AM		70	150	220		8:00 PM - 9:00 PM		138	156	294
9:00 AM - 10:00 AM		171	224	395	9:00 PM - 10:00 PM		102	104	206	
10:00 AM - 11:00 AM		130	151	281	10:00 PM - 11:00 PM		82	81	163	
11:00 AM - 12:00 PM		178	229	407	11:00 PM - 12:00 AM		60	53	113	
Total		715	1,013	1,728	Total		1,742	1,623	3,365	





















24-Hour	NB	Volume	2,457	24-Hour	SB	Volume	2,636
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ATTACHMENT B
HCM INTERSECTION ANALYSIS WORKSHEETS

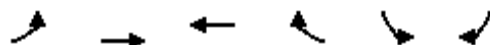
Existing Sunday PM
1: N. Broadway & Vista Ave

Tran Monastery
7/3/2014

												
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Volume (vph)	0	0	0	50	1	22	0	227	63	27	220	0
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Total Lost time (s)				4.0	4.0				4.0	4.0		
Lane Util. Factor				1.00	1.00				0.95	1.00	0.95	
Frt				1.00	0.86				0.97	1.00	1.00	
Flt Protected				0.95	1.00				1.00	0.95	1.00	
Satd. Flow (prot)				1770	1594				3423	1770	3539	
Flt Permitted				0.95	1.00				1.00	0.95	1.00	
Satd. Flow (perm)				1774	1594				3423	1770	3539	
Peak-hour factor, PHF	0.25	0.25	0.25	0.87	0.87	0.87	0.88	0.88	0.88	0.91	0.91	0.91
Adj. Flow (vph)	0	0	0	57	1	25	0	258	72	30	242	0
RTOR Reduction (vph)	0	0	0	0	22	0	0	20	0	0	0	0
Lane Group Flow (vph)	0	0	0	57	4	0	0	310	0	30	242	0
Turn Type	Perm			Perm		NA		Prot		Prot		NA
Protected Phases	4			8		5		2		1		6
Permitted Phases	4			8								
Actuated Green, G (s)				4.2		4.2		19.3		1.2		24.5
Effective Green, g (s)				4.2		4.2		19.3		1.2		24.5
Actuated g/C Ratio				0.11		0.11		0.53		0.03		0.67
Clearance Time (s)				4.0		4.0		4.0		4.0		4.0
Vehicle Extension (s)				3.0		3.0		3.0		3.0		3.0
Lane Grp Cap (vph)				203		182		1800		57		2362
v/s Ratio Prot						0.00		c0.09		c0.02		0.07
v/s Ratio Perm				c0.03								
v/c Ratio				0.28		0.02		0.17		0.53		0.10
Uniform Delay, d1				14.9		14.4		4.5		17.5		2.2
Progression Factor				1.00		1.00		1.00		1.00		1.00
Incremental Delay, d2				0.8		0.0		0.0		8.5		0.0
Delay (s)				15.6		14.5		4.6		26.0		2.2
Level of Service				B		B		A		C		A
Approach Delay (s)	0.0					15.3		4.6				4.8
Approach LOS	A					B		A				A
Intersection Summary												
HCM 2000 Control Delay	6.0			HCM 2000 Level of Service					A			
HCM 2000 Volume to Capacity ratio	0.21											
Actuated Cycle Length (s)	36.7			Sum of lost time (s)					12.0			
Intersection Capacity Utilization	25.0%			ICU Level of Service					A			
Analysis Period (min)	15											
c Critical Lane Group												

Existing Sunday PM
2: Vista Ave & Lehner Ave

















Tran Monastery
7/3/2014



Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations		↑	↑		↑↑	
Volume (veh/h)	8	61	58	0	0	11
Sign Control		Free	Free		Stop	
Grade		0%	0%		0%	
Peak Hour Factor	0.82	0.82	0.69	0.69	0.69	0.69
Hourly flow rate (vph)	10	74	84	0	0	16
Pedestrians						
Lane Width (ft)						
Walking Speed (ft/s)						
Percent Blockage						
Right turn flare (veh)						
Median type		None	None			
Median storage (veh)						
Upstream signal (ft)		780				
pX, platoon unblocked						
vC, conflicting volume	84				178	84
vC1, stage 1 conf vol						
vC2, stage 2 conf vol						
vCu, unblocked vol	84				178	84
tC, single (s)	4.1				6.4	6.2
tC, 2 stage (s)						
tF (s)	2.2				3.5	3.3
p0 queue free %	99				100	98
cM capacity (veh/h)	1513				806	975
Direction, Lane #	EB 1	WB 1	SB 1			
Volume Total	84	84	16			
Volume Left	10	0	0			
Volume Right	0	0	16			
cSH	1513	1700	975			
Volume to Capacity	0.01	0.05	0.02			
Queue Length 95th (ft)	0	0	1			
Control Delay (s)	0.9	0.0	8.8			
Lane LOS	A		A			
Approach Delay (s)	0.9	0.0	8.8			
Approach LOS			A			
Intersection Summary						
Average Delay		1.2				
Intersection Capacity Utilization		19.9%		ICU Level of Service		A
Analysis Period (min)		15				

















Existing Sunday PM
3: N. Ash Street & Lehner Ave

Tran Monastery
7/3/2014

																				
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR								
Lane Configurations																				
Sign Control		Stop			Stop			Stop			Stop									
Volume (vph)	1	7	3	1	10	3	3	120	2	1	109	3								
Peak Hour Factor	0.55	0.55	0.55	0.58	0.58	0.58	0.78	0.78	0.78	0.76	0.76	0.76								
Hourly flow rate (vph)	2	13	5	2	17	5	4	154	3	1	143	4								
Direction, Lane #	EB 1	WB 1	NB 1	SB 1																
Volume Total (vph)	20	24	160	149																
Volume Left (vph)	2	2	4	1																
Volume Right (vph)	5	5	3	4																
Hadj (s)	-0.11	-0.08	0.03	0.02																
Departure Headway (s)	4.5	4.5	4.2	4.2																
Degree Utilization, x	0.02	0.03	0.19	0.17																
Capacity (veh/h)	736	733	839	844																
Control Delay (s)	7.6	7.7	8.1	8.1																
Approach Delay (s)	7.6	7.7	8.1	8.1																
Approach LOS	A	A	A	A																
Intersection Summary																				
Delay			8.0																	
Level of Service			A																	
Intersection Capacity Utilization			18.4%	ICU Level of Service					A											
Analysis Period (min)			15																	





















Existing Sunday PM
4: N. Ash Street & Vista Ave

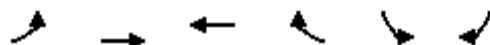
Tran Monastery
7/3/2014

												
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Sign Control		Stop			Stop			Stop			Stop	
Volume (vph)	2	26	15	37	20	2	25	136	45	1	105	3
Peak Hour Factor	0.83	0.83	0.83	0.87	0.87	0.87	0.76	0.76	0.76	0.72	0.72	0.72
Hourly flow rate (vph)	2	31	18	43	23	2	33	179	59	1	146	4
Direction, Lane #	EB 1	WB 1	NB 1	SB 1								
Volume Total (vph)	52	68	271	151								
Volume Left (vph)	2	43	33	1								
Volume Right (vph)	18	2	59	4								
Hadj (s)	-0.17	0.14	-0.07	0.02								
Departure Headway (s)	4.8	5.1	4.3	4.5								
Degree Utilization, x	0.07	0.10	0.32	0.19								
Capacity (veh/h)	677	645	808	758								
Control Delay (s)	8.1	8.6	9.4	8.6								
Approach Delay (s)	8.1	8.6	9.4	8.6								
Approach LOS	A	A	A	A								
Intersection Summary												
Delay				8.9								
Level of Service				A								
Intersection Capacity Utilization				34.5%	ICU Level of Service	A						
Analysis Period (min)				15								

Existing Sunday + Proj PM
1: N. Broadway & Vista Ave

Tran Monastery
7/3/2014

















												
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Volume (vph)	0	0	0	54	1	23	0	227	67	28	220	0
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Total Lost time (s)				4.0	4.0				4.0	4.0		
Lane Util. Factor				1.00	1.00				0.95	1.00	0.95	
Frt				1.00	0.86				0.97	1.00	1.00	
Flt Protected				0.95	1.00				1.00	0.95	1.00	
Satd. Flow (prot)				1770	1594				3418	1770	3539	
Flt Permitted				0.93	1.00				1.00	0.95	1.00	
Satd. Flow (perm)				1733	1594				3418	1770	3539	
Peak-hour factor, PHF	0.25	0.25	0.25	0.87	0.87	0.87	0.88	0.88	0.88	0.91	0.91	0.91
Adj. Flow (vph)	0	0	0	62	1	26	0	258	76	31	242	0
RTOR Reduction (vph)	0	0	0	0	23	0	0	22	0	0	0	0
Lane Group Flow (vph)	0	0	0	62	4	0	0	312	0	31	242	0
Turn Type	Perm			Perm		NA		Prot		Prot		NA
Protected Phases	4			8		5		2		1		6
Permitted Phases	4			8								
Actuated Green, G (s)				4.3	4.3	18.9				1.1	24.0	
Effective Green, g (s)				4.3	4.3	18.9				1.1	24.0	
Actuated g/C Ratio				0.12	0.12	0.52				0.03	0.66	
Clearance Time (s)				4.0	4.0	4.0				4.0	4.0	
Vehicle Extension (s)				3.0	3.0	3.0				3.0	3.0	
Lane Grp Cap (vph)				205	188	1779				53	2339	
v/s Ratio Prot				0.00		c0.09				c0.02	0.07	
v/s Ratio Perm				c0.04								
v/c Ratio				0.30	0.02	0.18				0.58	0.10	
Uniform Delay, d1				14.6	14.1	4.6				17.4	2.2	
Progression Factor				1.00	1.00	1.00				1.00	1.00	
Incremental Delay, d2				0.8	0.0	0.0				15.4	0.0	
Delay (s)				15.5	14.2	4.6				32.8	2.3	
Level of Service				B	B	A				C	A	
Approach Delay (s)	0.0			15.1		4.6					5.7	
Approach LOS	A			B		A					A	
Intersection Summary												
HCM 2000 Control Delay	6.4			HCM 2000 Level of Service					A			
HCM 2000 Volume to Capacity ratio	0.22											
Actuated Cycle Length (s)	36.3			Sum of lost time (s)					12.0			
Intersection Capacity Utilization	25.1%			ICU Level of Service					A			
Analysis Period (min)	15											
c Critical Lane Group												



Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations		↑	↑		↑↑	
Volume (veh/h)	8	66	63	0	0	11
Sign Control		Free	Free		Stop	
Grade		0%	0%		0%	
Peak Hour Factor	0.82	0.82	0.69	0.69	0.69	0.69
Hourly flow rate (vph)	10	80	91	0	0	16
Pedestrians						
Lane Width (ft)						
Walking Speed (ft/s)						
Percent Blockage						
Right turn flare (veh)						
Median type		None	None			
Median storage (veh)						
Upstream signal (ft)		780				
pX, platoon unblocked						
vC, conflicting volume	91				191	91
vC1, stage 1 conf vol						
vC2, stage 2 conf vol						
vCu, unblocked vol	91				191	91
tC, single (s)	4.1				6.4	6.2
tC, 2 stage (s)						
tF (s)	2.2				3.5	3.3
p0 queue free %	99				100	98
cM capacity (veh/h)	1504				792	966
Direction, Lane #	EB 1	WB 1	SB 1			
Volume Total	90	91	16			
Volume Left	10	0	0			
Volume Right	0	0	16			
cSH	1504	1700	966			
Volume to Capacity	0.01	0.05	0.02			
Queue Length 95th (ft)	0	0	1			
Control Delay (s)	0.8	0.0	8.8			
Lane LOS	A		A			
Approach Delay (s)	0.8	0.0	8.8			
Approach LOS			A			
Intersection Summary						
Average Delay		1.1				
Intersection Capacity Utilization		20.2%		ICU Level of Service		A
Analysis Period (min)		15				

















Existing Sunday + Proj PM
3: N. Ash Street & Lehner Ave

Tran Monastery
7/3/2014

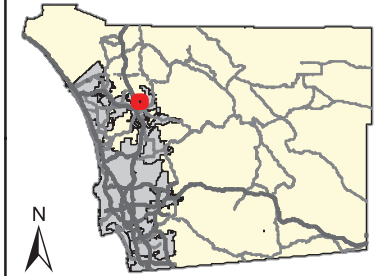
																				
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR								
Lane Configurations																				
Sign Control		Stop			Stop			Stop			Stop									
Volume (vph)	1	7	3	1	10	3	3	135	2	1	125	3								
Peak Hour Factor	0.55	0.55	0.55	0.58	0.58	0.58	0.78	0.78	0.78	0.76	0.76	0.76								
Hourly flow rate (vph)	2	13	5	2	17	5	4	173	3	1	164	4								
Direction, Lane #	EB 1	WB 1	NB 1	SB 1																
Volume Total (vph)	20	24	179	170																
Volume Left (vph)	2	2	4	1																
Volume Right (vph)	5	5	3	4																
Hadj (s)	-0.11	-0.08	0.03	0.02																
Departure Headway (s)	4.6	4.6	4.2	4.2																
Degree Utilization, x	0.03	0.03	0.21	0.20																
Capacity (veh/h)	718	715	835	839																
Control Delay (s)	7.7	7.8	8.3	8.2																
Approach Delay (s)	7.7	7.8	8.3	8.2																
Approach LOS	A	A	A	A																
Intersection Summary																				
Delay			8.2																	
Level of Service			A																	
Intersection Capacity Utilization			19.2%	ICU Level of Service					A											
Analysis Period (min)			15																	

Existing Sunday + Proj PM
4: N. Ash Street & Vista Ave

Tran Monastery
7/3/2014

												
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Sign Control		Stop			Stop			Stop			Stop	
Volume (vph)	2	26	20	45	20	2	30	151	53	1	121	3
Peak Hour Factor	0.83	0.83	0.83	0.87	0.87	0.87	0.76	0.76	0.76	0.72	0.72	0.72
Hourly flow rate (vph)	2	31	24	52	23	2	39	199	70	1	168	4
Direction, Lane #	EB 1	WB 1	NB 1	SB 1								
Volume Total (vph)	58	77	308	174								
Volume Left (vph)	2	52	39	1								
Volume Right (vph)	24	2	70	4								
Hadj (s)	-0.21	0.15	-0.08	0.02								
Departure Headway (s)	4.9	5.2	4.4	4.6								
Degree Utilization, x	0.08	0.11	0.38	0.22								
Capacity (veh/h)	653	619	793	739								
Control Delay (s)	8.3	8.9	10.0	8.9								
Approach Delay (s)	8.3	8.9	10.0	8.9								
Approach LOS	A	A	A	A								
Intersection Summary												
Delay				9.4								
Level of Service				A								
Intersection Capacity Utilization				39.8%	ICU Level of Service	A						
Analysis Period (min)				15								

Phap Vuong Monastery TOPO MAP



Legend:

PROJECT AREA

PDS2014-MUP-14-010

SDC PDS RCVD 01-25-19
MUP14-010

Notes:

0 0.1 0.2 0.3 0.4 Miles
NAD 1983 StatePlane California VI FIPS 0406 Feet
Planning and Development Services



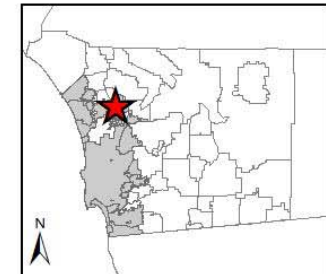
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Phap Vuong Monastery PDS2014-MUP-14-010

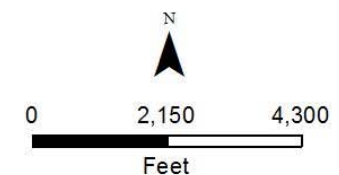
Vicinity Map

North County Metro
Regional Planning Area



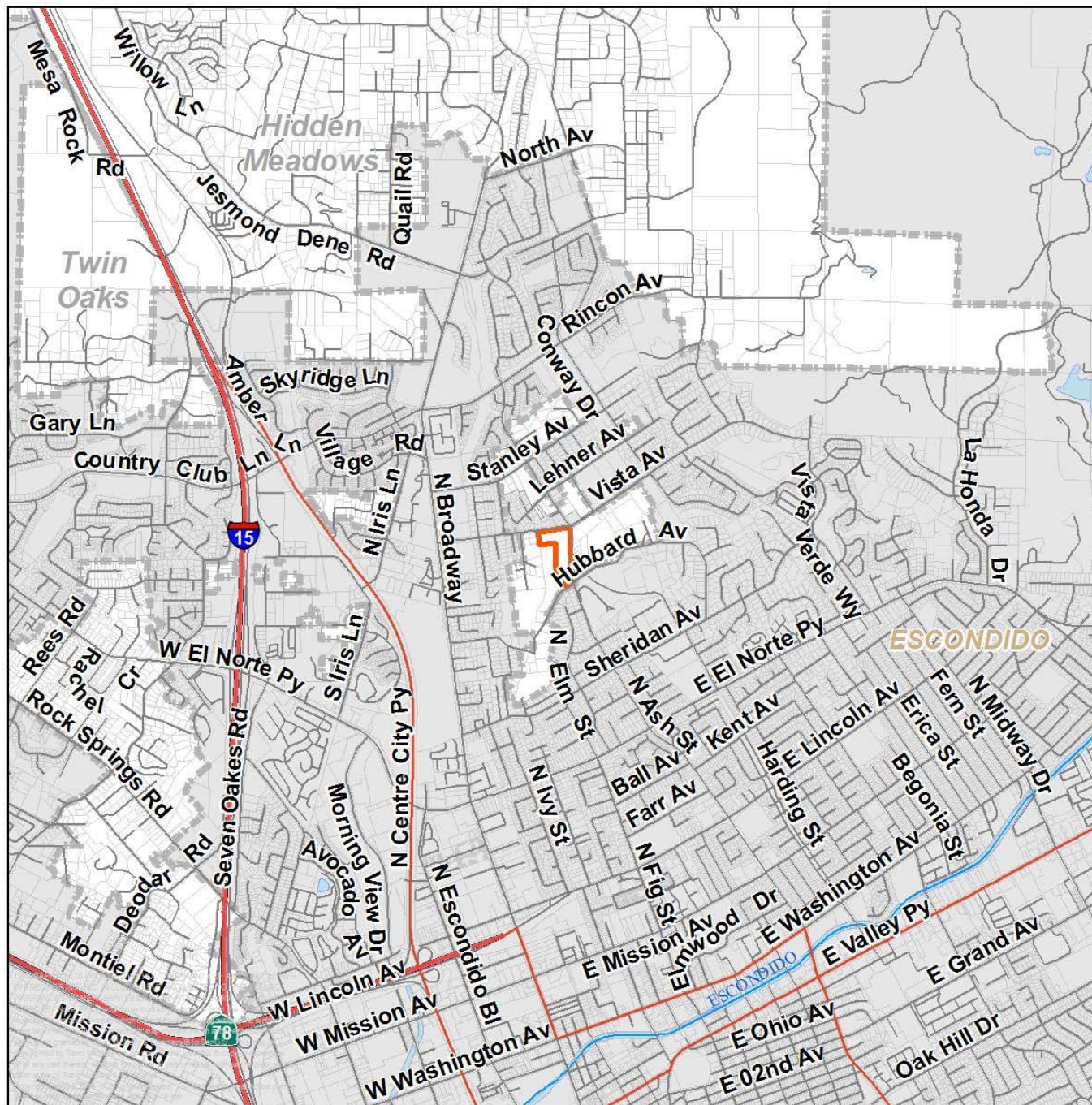
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SDC PDS RCVD 01-25-19
MUP14-010



LUEGIS
Landscape Use & Environmental GIS

Date: 5/24/2018
Path: P:\reg\2014-MUP-14-010_052418\vicinity.mxd





2

3

1

PROPOSED
MONASTERY

PROJECT SITE

SDC PDS RCVD 01-25-19
MUP14-010

Vista Ave

N Ash St

Hubbard Ave

Bello Hills Ln





1

Existing Condition



1

Proposed Condition



2 Existing Condition



2 Proposed Condition



3

Existing Condition



3

Proposed Condition