



# PLANNING COMMISSION

Agenda Item No.: 6.2

Date: July 12, 2010

**CASE NUMBER:** PHG 10-0012

**APPLICANT:** Adventureland Preschool and Southeastern California Conference of Seventh Day Adventists

**LOCATION:** At the northern terminus of Deodar Road, west of Interstate 15, addressed as 1301 Deodar Road (APNs 228-020-30, -32, -35, -37 and -60).

**TYPE OF PROJECT:** Modification to a Conditional Use Permit

**PROJECT DESCRIPTION:** A modification to a previously approved Conditional Use Permit (City File No. 2005-84-CUP/GE) to operate a daycare/preschool facility up to 120 children at the existing Escondido Seventh Day Adventist Church. The proposed facility would be located within the lower floor of the church building.

**STAFF RECOMMENDATION:** Approval

**GENERAL PLAN DESIGNATION/TIER:** Estate 2/Tier 1-Country Club Neighborhood

**ZONING:** RE-20 (Residential Estate, 20,000 SF min. lot size)

## BACKGROUND/SUMMARY OF ISSUES:

A Conditional Use Permit previously was approved in 2006 to construct a church and school facility on the approximately 14-acre site by the Southeastern California Conference of Seventh Day Adventists. The Escondido Seventh Day Adventist Church has operated in Escondido since the founding of the City in 1888, and recently moved from its location on Ninth Avenue to its new facility on Deodar Road. The Escondido Adventist Academy is a church-affiliated school approved for a maximum of 350 students from kindergarten through grade 12. The school has a current enrollment of approximately 250 students.

The approximately 57,692 SF church building contains two floors and the Seventh Day Adventist Church uses the upper floor (approx. 37,240 SF) for church services and other church related activities. The lower floor (approx. 20,452 SF) was proposed to be used for or leased out as additional office space, classrooms, a large meeting room, and storage area. Adventureland Preschool is proposing to use approximately 12,000 SF of the lower floor area of the church to operate a daycare/preschool facility for up to 120 children. A large unfinished outdoor area would be converted into the required recreation/open space areas for the children. A six-foot-high masonry wall would be installed around the recreation area to provide appropriate security and noise attenuation from Interstate 15 located along the eastern boundary of the site. In order to provide appropriate disabled access to the lower floor, two handicap spaces would be installed in the upper parking lot and the drive aisle modified to provide an ADA compliant crossing.

Staff feels the issues are as follows:

1. Whether the facility can accommodate the proposed preschool and number of children proposed.
2. Whether adequate parking and drop-off/pick-up areas are provided.

## REASON FOR STAFF RECOMMENDATION:

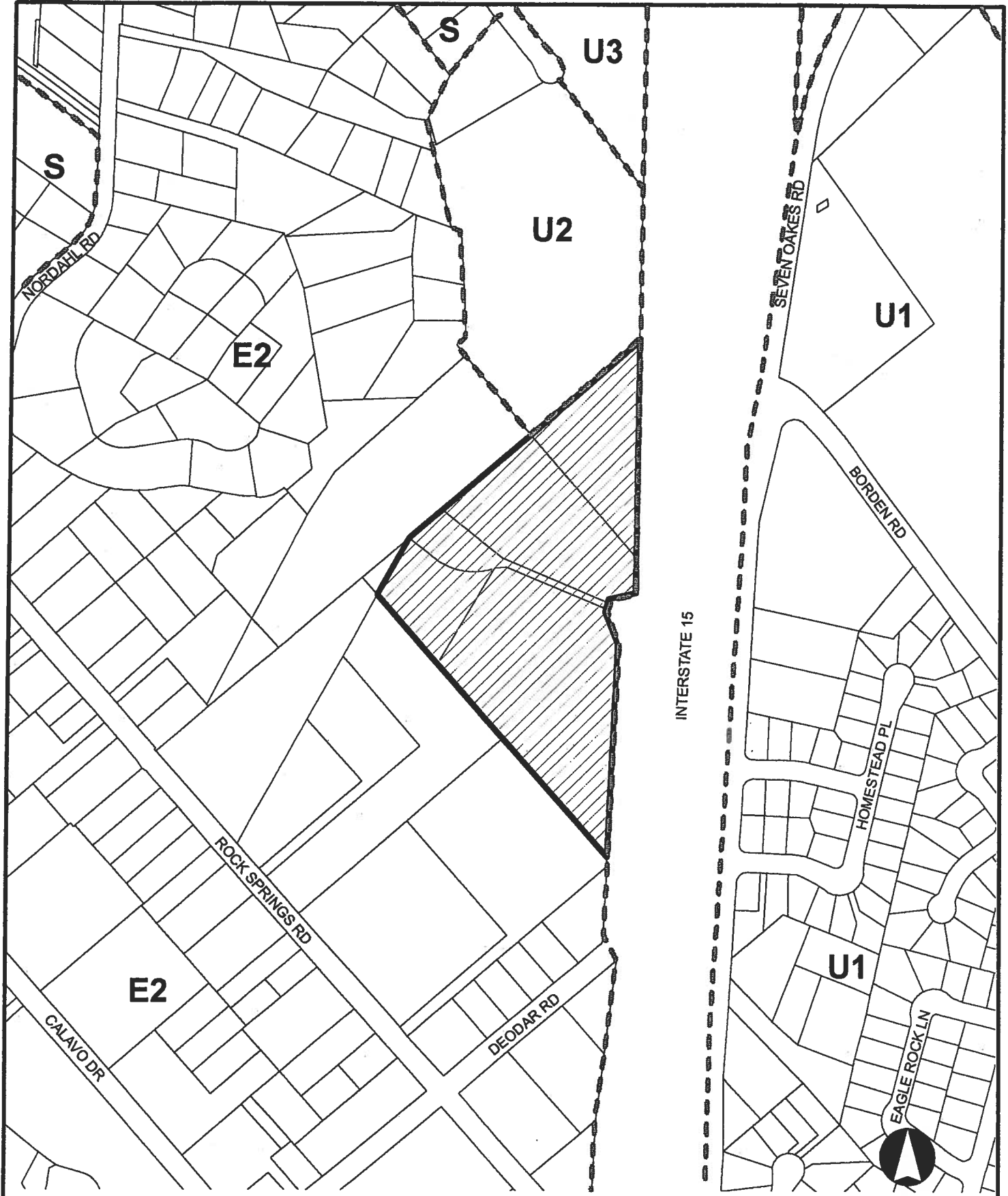
1. Staff feels the site and existing facilities can accommodate the requested 120 children since they would be located within the lower floor of the church building, which was designed to accommodate a range of uses, including classroom space. Sufficient outdoor area would be provided to satisfy the California Department of Social Services Community Care Licensing Division requirement of 75 SF per child. A six-foot-high masonry wall would be installed around the proposed outdoor play area for noise attenuation and security.

2. The joint use of parking areas are appropriate for the existing and proposed preschool since the hours of operation for the preschool and the church activities would not conflict; the number of parking spaces provided exceed the code requirement for the most intensive use; and appropriate disabled access can be provided from the parking areas to the lower building spaces. The existing parking areas also provide appropriate drop-off and pick-up spaces. The established conditions of approval for the church/school regulating concurrent activities would continue to ensure that adequate onsite parking is available.

Respectfully submitted,



Jay Paul  
Associate Planner

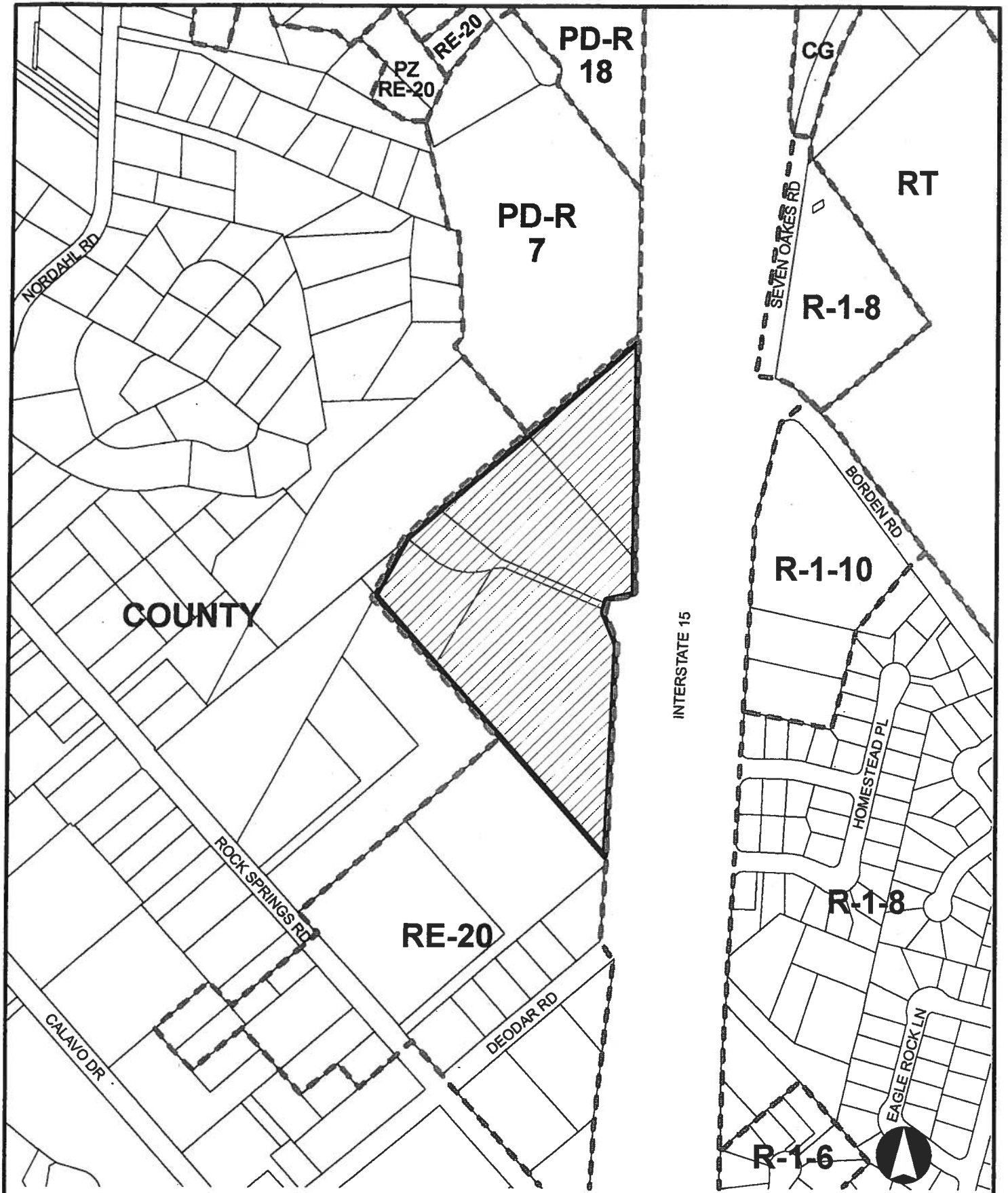


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**PROPOSED PROJECT  
PHG 10-0012**



GENERAL PLAN

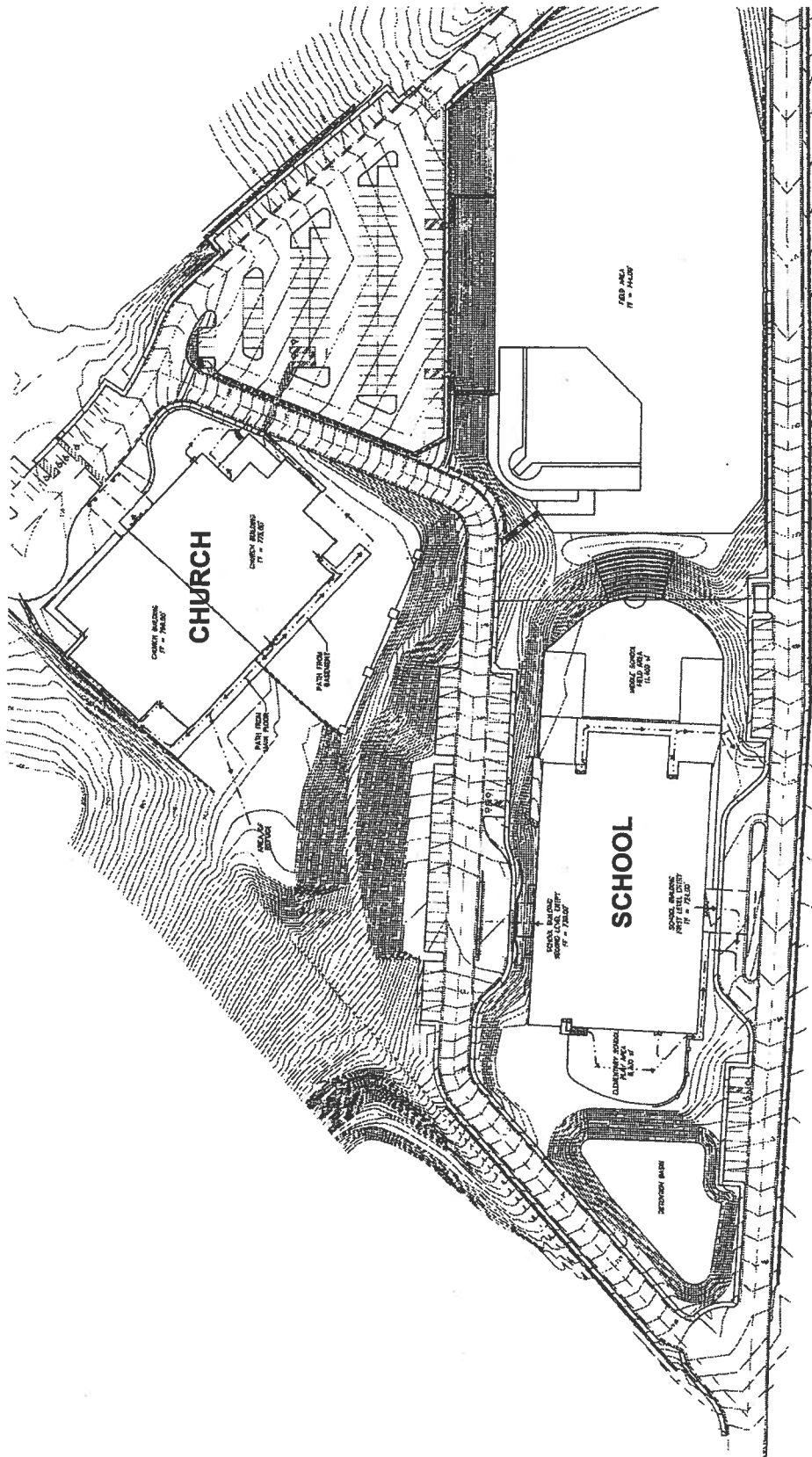


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**PROPOSED PROJECT  
PHG 10-0012**



LOCATION/ZONING

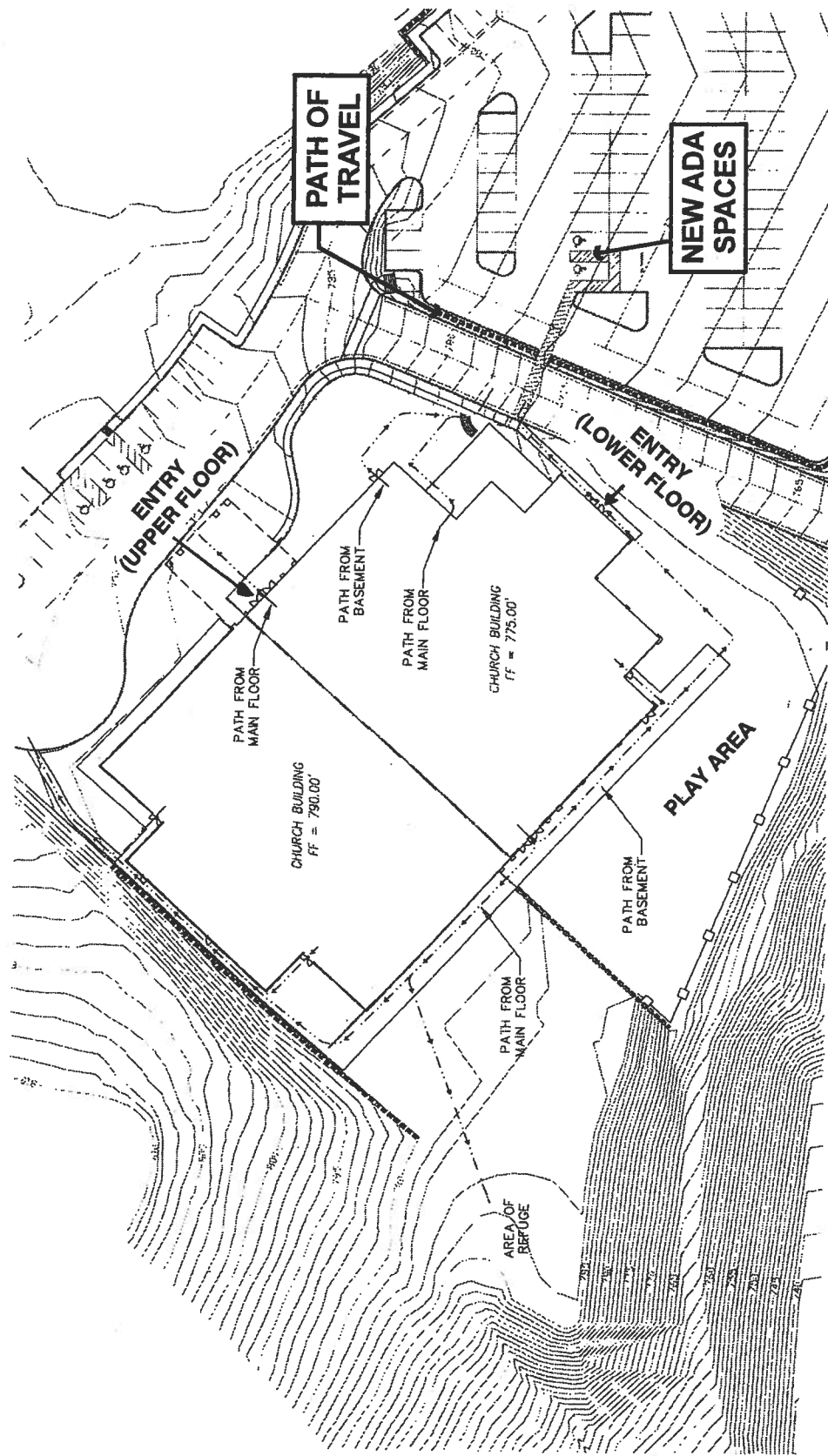


**OVERALL PLAN**



SITE PLAN

**PROPOSED PROJECT  
PHG 10-0012**



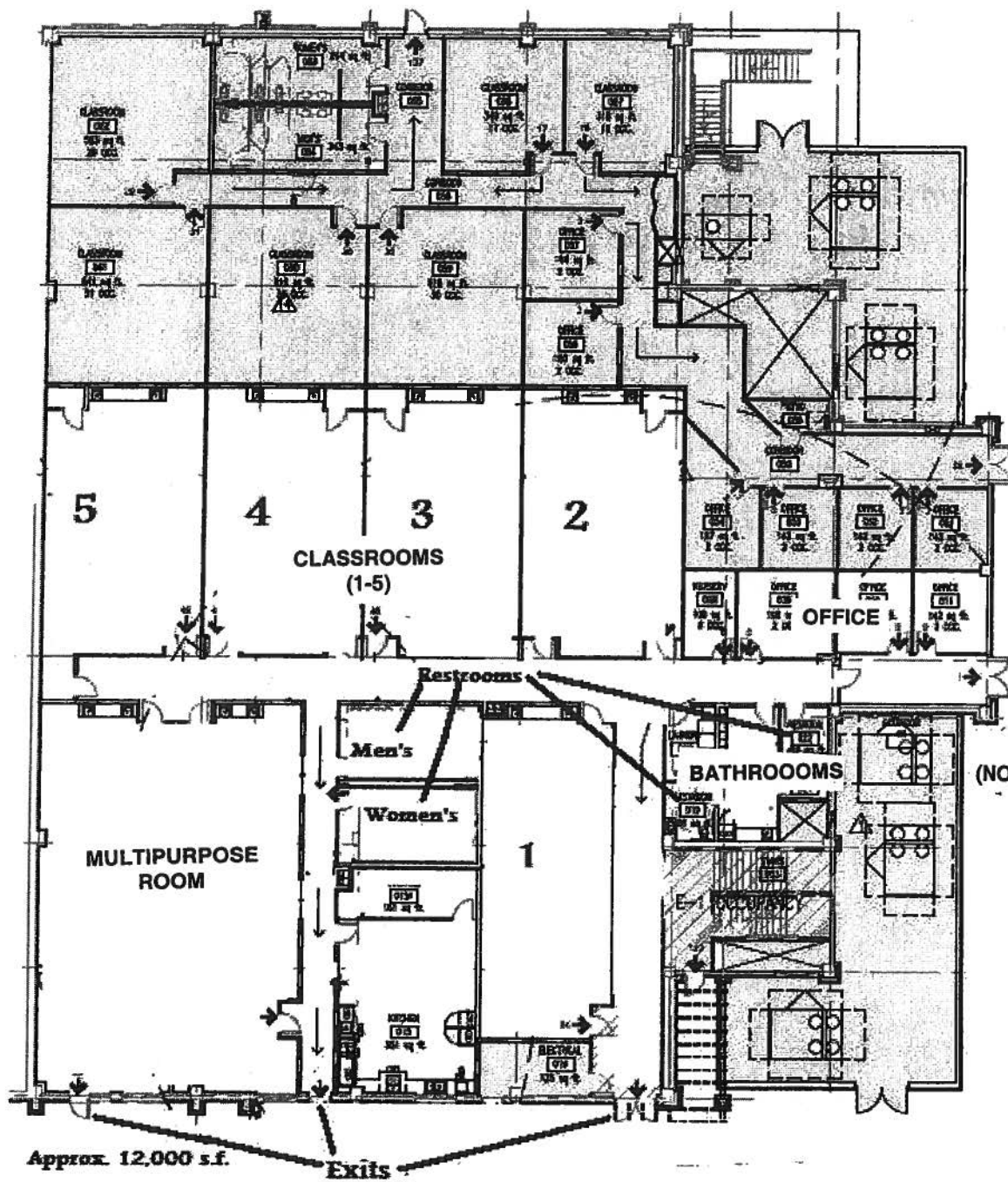
**FIRE & ADA ACCESS**



**PROPOSED PROJECT  
PHG 10-0012**



SITE PLAN



MAIN ENTRY  
LOWER FLOOR  
(NORTHERN ELEVATI

Approx. 12,000 s.f.

Exits

LOWER LEVEL

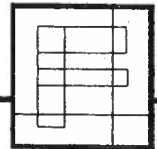
- PRESCHOOL
- NOT A PART

PLAY AREA  
(EASTERN ELEVATION)

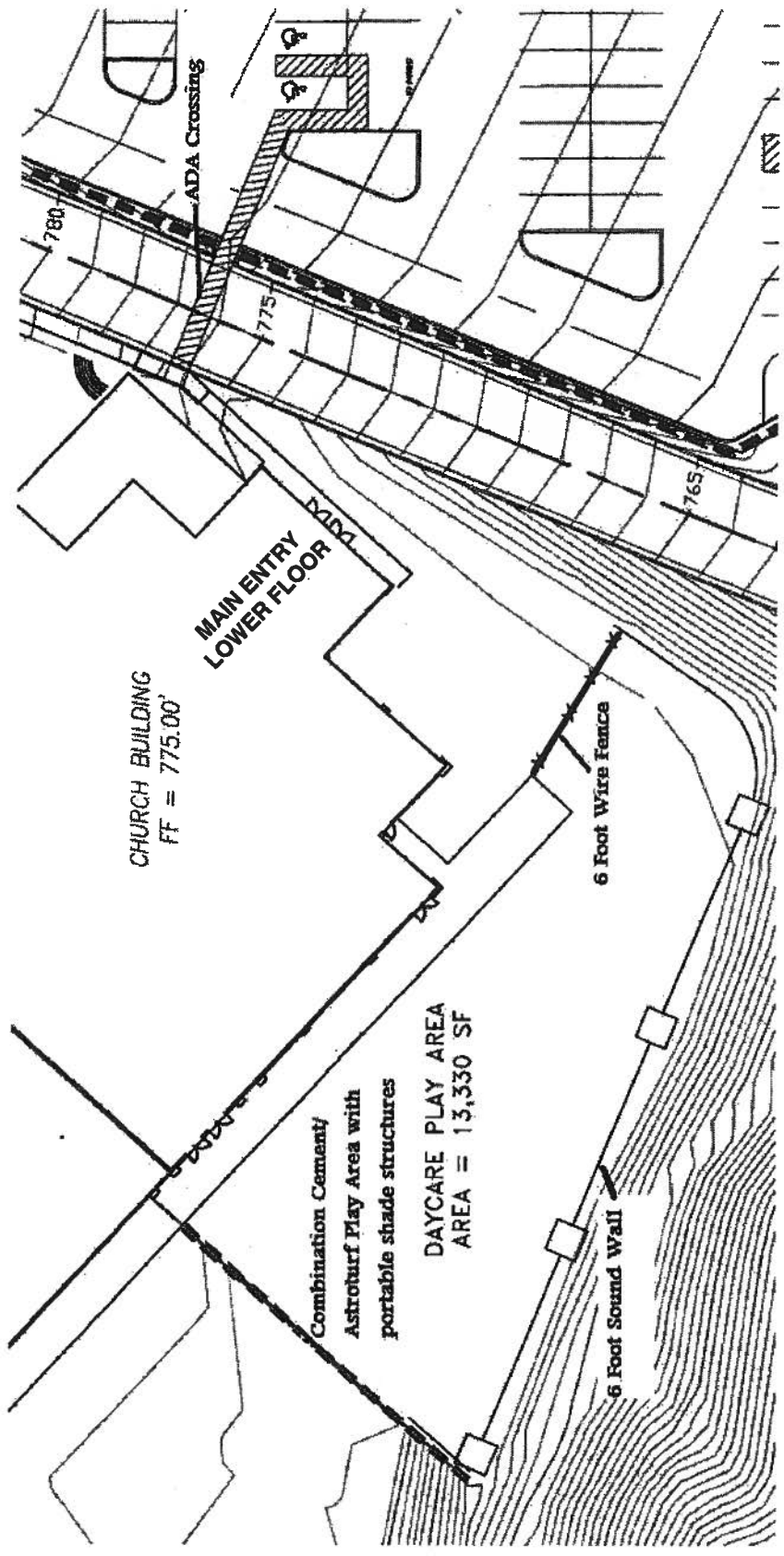


**PROPOSED PRESCHOOL**  
LOWER FLOOR

**PROPOSED PROJECT**  
**PHG 10-0012**



FLOOR PLAN



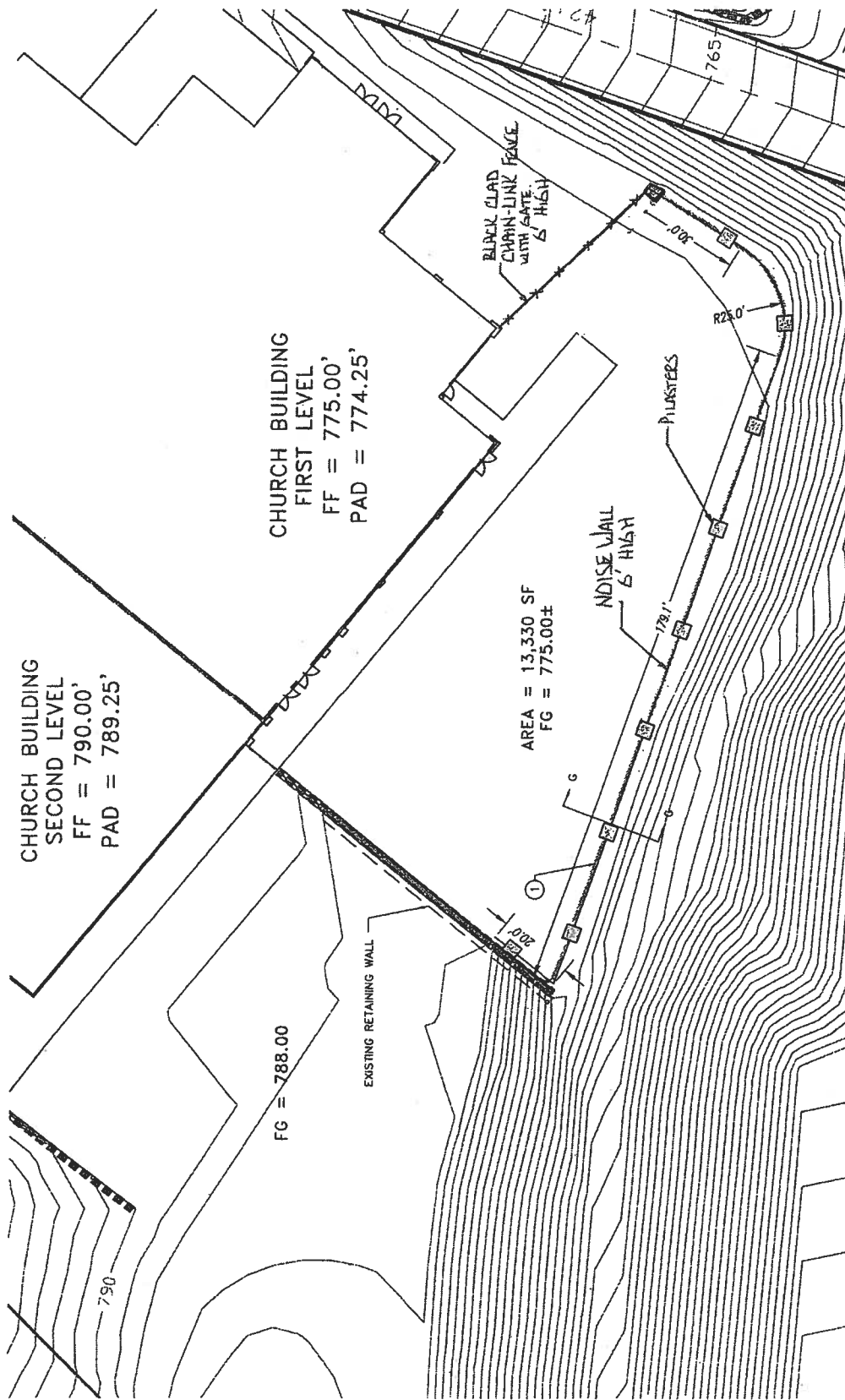
OUTDOOR PLAY AREA

**PROPOSED PROJECT  
PHG 10-0012**



SITE PLAN





NOISE WALL LOCATION

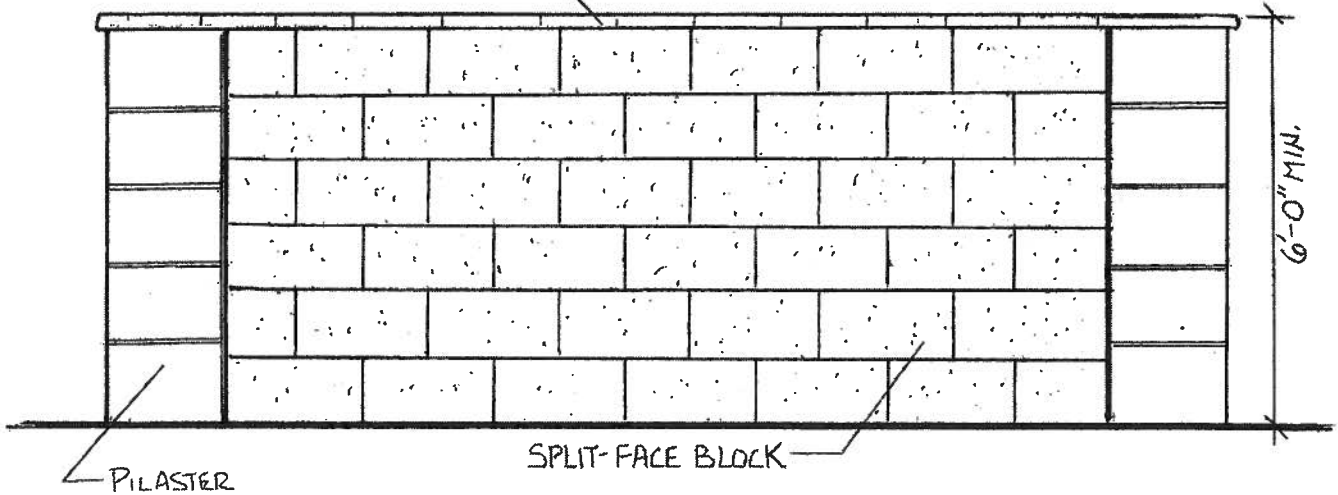


**PROPOSED PROJECT  
PHG 10-0012**



SITE PLAN

DECORATIVE CONCRETE CAP



### WALL DESIGN

**PROPOSED PROJECT  
PHG 10-0012**



SITE PLAN

# ANALYSIS

## A. LAND USE COMPATIBILITY/SURROUNDING ZONING

NORTH: PD-R-7 zoning (Planned Development - Residential, 7 units per acre) / 82-unit multiple family residential development. Open space for the planned development is located adjacent to the project site, including a 300 foot wide SDG&E easement, with clustered residential development beyond.

SOUTH: RE-20 (Residential Estate, 20,000 SF min. lot size) / Rock Springs Elementary School is located south of the project site, with vacant land beyond (across Deodar Road). Deodar Road is classified as a local street.

EAST: R-1-10 (Single-Family Residential, 10,000 SF min. lot size) and R-1-8 (Single-Family Residential, 8,000 SF min. lot size) / Interstate 15 is located east of the project site. Across Interstate 15, properties are developed with single family residences and a mobile home park.

WEST: County Zoning RS4 (Single Family Residential, 4.35 du per acre, 10,000 SF minimum lot size) / SDG&E transmission lines are located on the 300-foot wide parcels which parallel the northwest property line, with low density residential development beyond in the unincorporated area. Two single family residences are located southwest of the project site on large lots, with residential development beyond on one-half to one acre lots.

## B. ENVIRONMENTAL STATUS

1. In accordance with the California Environmental Quality Act (CEQA) Section 15301, "Existing Facilities" the request is exempt from environmental review. A Mitigated Negative Declaration (City Log No. ER 2005-54) was adopted for the original project in 2006.
2. In staff's opinion, no significant issues remain unresolved through compliance with code requirements and the recommended conditions of approval.

## C. AVAILABILITY OF PUBLIC SERVICES

1. Effect on Police Service -- The Police Department expressed no concern regarding their ability to serve the site.
2. Effect on Fire Service -- The Fire Department has expressed no concerns relative to its ability to provide service to the site. The site will be served by Fire Station No. 1 on Quince Street. Appropriate fire access and paths of travel will need to be provided to the lower floor as part of the final improvements prior to operation of the facility.
3. Traffic -- The project takes access from Deodar Road, which is classified as a Local Street, and terminates with a cul-de-sac at the project's southern boundary approximately 900 feet north of the Rock Springs Road intersection. The intersection of Rock Springs Road/Deodar Road was signalized as a condition of the church/school construction. Based on the SANDAG traffic generation rates for the San Diego region, the project will generate approximately 600 new trips (up to 6 per child). An updated traffic study was prepared for the project, and the study concluded the project would not have any significant direct, near term or cumulative impacts to the area roadways or intersections. Mitigation measures were required for off-site intersection improvements and were installed as part of the original church and school project. The Engineering Division concluded, based on the revised traffic study, the project would not result in any adverse impacts to the adjacent streets and intersections, and no additional mitigation measures or improvements would be required.
4. Utilities -- City sewer with sufficient capacity to serve the project is available in the adjoining streets or easement. The property is within the boundary of the Vallecitos Water District (VWD). The Engineering Department concluded the project would not materially degrade the level-of-service of the public sewer and water system and no additional upgrades are required to these systems.
5. Drainage -- There are no significant drainage courses within or adjoining the property. Runoff from the project would be directed to the adjoining public street or other drainage facility. The Engineering Department concluded the project would not materially degrade level-of-service of the existing drainage facilities.

## **D. CONFORMANCE WITH CITY POLICY**

### **General Plan**

The proposed CUP is consistent with the goals and policies of the General Plan since churches, schools and related religious activities are conditionally permitted within residential zones, and previous permits have been approved for the development of the area as a religious facility and school. The proposed new building would not diminish the Quality-of-Life Standards of the General Plan as the project does not materially degrade the levels-of-service on adjacent streets, utilities or public facilities.

### **Whether the Facility Can Accommodate the Proposed Preschool**

The project applicant (Adventureland Preschool) is proposing to use approximately 12,000 SF of the vacant and completed 20,452 SF lower floor of the church building to support the proposed preschool, which includes five classrooms, a larger general use/assembly type room, offices and several bathrooms. The remaining square footage is designed for future office, classroom, meeting and storage spaces, but would not be part of the preschool operation. The original CUP for the church anticipated future use of the lower spaces primarily for potential non-church affiliated uses. No additional building modifications are proposed for the lower floor area. However, appropriate disabled walkways would need to be installed around the lower floor area to provide the necessary access to all public spaces. If the Seventh Day Adventist Church intends to use any of the lower floor area for church related functions, then a future planned elevator would need to be installed to provide appropriate access from the upper floor to the lower floor. Use of the lower space by the preschool (which is not affiliated with the church) is not required to install an elevator since they would not use the upper floor areas.

The California Department of Social Services Community Care Licensing Division requires 75 SF of play area per child for a daycare/preschool facility. A minimum of 9,000 SF of outdoor play area would be required to serve 120 children (120 x 75 SF = 9,000 SF). The unfinished landscape area along the eastern side of the church building would be modified to accommodate the necessary outdoor play area. The final design of this area has not been determined, but would contain typically play structures; hardscape and softscape areas; and portable shade structures. A final design is required to be submitted with the building and landscape plans. A six-foot-high decorative masonry wall would be constructed around the eastern and northern boundaries of the outdoor area to provide noise attenuation from Interstate 15, and also to provide security for the children. The western entry to the play area would be secured with black clad vinyl fencing to match similar fencing used throughout the church/school complex. The Design Review Board recommended approval of the wall and fencing design on June 24, 2010, and did not raise any concerns about the design or use of the site for a preschool.

### **On-site Parking and Drop Off/Pick Up**

The daycare/preschool would share onsite parking between the church and school. A total of 208 parking spaces currently are provided within several parking areas located throughout the complex. The existing school generally uses the lower parking areas, and the church the upper parking areas. The preschool operation typically would use the upper parking areas adjacent to the church building. Peak demand for church activities is on Saturday mornings, when worship services and class instruction are underway. If all uses of the church were in operation at the same time (worship services, gymnasium, classrooms) the facility would require up to 160 spaces. Since the existing school and the preschool operate during weekdays, there would be no anticipated parking conflicts or shortage of spaces. The existing school requires a total of 79 spaces and the preschool would require approximately 8 spaces (one per employee) for a total of 87 spaces. There are sufficient parking spaces available in the upper lots for drop-off and pick-up. The church does generate some weekday parking demand, but generally is limited to minor administrative activities and small group outreach programs. Therefore, adequate parking would be available during the week to meet the code requirement for the school and preschool.

Staff feels that the joint use of parking areas is appropriate since the hours of operation for the primary school and church activities do not conflict, the number of spaces provided exceeds the code requirement for the most intensive use, the majority of the parking is readily accessible to both buildings, and overflow parking is available on the ball field. Conditions of approval regulating concurrent activities will insure that adequate onsite parking is available.

# SUPPLEMENT TO STAFF REPORT/DETAILS OF REQUEST

## A. PHYSICAL CHARACTERISTICS

The triangular-shaped project site is approximately 14.55 acres in size and is comprised of five parcels. The site fronts onto and takes access from Deodar Road, which is a local street that terminates in a modified cul-de-sac at the southeastern portion of the property. The property slopes up from Deodar Road with elevations on the property ranging from approximately 704' at the southern corner along Deodar Road, to 790' at the west corner. The project site is adjacent to and visible from Interstate 15, which is at a lower elevation. A Conditional Use Permit and associated Grading Exemptions were previously approved for the construction of a two-story church and religious educational center as well as a two-story school serving kindergarten through Grade 12, along with outdoor recreational spaces and a sports field. The school and church would share 208 onsite parking spaces.

## B. SUPPLEMENTAL DETAILS OF REQUEST

1. Property Size: 15.61 total acres, including 14.55 acres under common ownership on five parcels and 1.06 acres of right-of-way for Deodar Road that was vacated.
2. Building Size:

Church:	Top Floor: 37,240 SF
	<u>Lower Floor: 20,452 SF</u>
	Total: 57,692 SF
School:	Top Floor: 25,529 SF
	<u>Lower Floor: 38,636 SF</u>
	Total: 64,165 SF
3. Preschool: Up to 120 children ages (generally 2 yrs. to 6 yrs.)
4. Preschool Hours of Operation: Monday – Friday, 6:30 a.m. – 6:00 p.m. The facility is proposing to offer full and part time schedules. Part time generally runs from 8:30 to 12:30, and full time throughout the day. Part time children are anticipated to be about 1/3 to 1/2 of the 120 children.
5. Preschool Employees: Up to approximately 8 anticipated depending on the mix/ages of children
6. Outdoor Recreation Area: Approximately 13,300 SF of secured/fenced outdoor play area provided. Portable play structures and portable shade structures to be provided.

### Existing Church and School Operations:

7. Description of Church Activities (held only within Church building) / Hours of Operation:

#### Daily and Weekly Activates:

Office administration:	Monday through Friday, 8:30 AM to 3:30 PM
Worship Services in Sanctuary:	Saturday mornings, 10:45 AM to 12:15 PM
Classroom Religious Instruction:	Saturday mornings, 9:30 AM to 12:15 PM
Special Events:	Weddings and funerals on as needed basis
Counseling services:	By appointment

Prayer Ministry:	Saturday mornings at 9:00 AM
Potlucks:	Saturdays at 12:30 PM - weekly for ministry groups, monthly for congregation
Quilting Ministry:	Sundays at 9:00 AM
Pathfinders:	Mondays at 6:00 PM
Drama Ministry:	Tuesdays at 6:00 PM
Senior Adult Ministries Bible Study:	Wednesdays at 11:30 AM
Recovery Program:	Thursdays at 7:00 PM
Children's Program:	Wednesdays, 4:00 to 5:30 PM

Monthly Activities: Church Board and Committee meetings and Friday evening worship service

Annual Activities: Food drive, summer student internships, summer arts camp, vacation bible school

8. Description of Existing School Activities / Hours of Operation:

Grades K-12 School: Monday – Thursday 8:15 AM to 3:30 PM, Friday 8:15 AM to 1:30 PM  
 Day Care: Monday – Thursday 7:00 AM to 6:00 PM, Friday 7:00 AM to 4:00 PM  
 Athletic fields: School PE courses, school team practices and games (after school until 6:30 PM), rented out occasionally for athletic tournaments on Sundays  
 Gymnasium: School PE courses, school team practices and games (after school until 9:00 PM), rented out occasionally for athletic tournaments occasionally on Saturday nights and Sundays, holiday music concerts and plays, school group events  
 Special events: Extra-curricular activities, including choral and music groups, art courses, ASB and PTA events  
 Community Outreach: Coordination of community service projects and ministries

**C. CODE COMPLIANCE ANALYSIS**

	<u>Existing</u>	<u>Required</u>
1. Church Parking:	Sanctuary (600 bench seats) Gymnasium Classrooms	120 spaces (1 per 5 fixed seats)  22 spaces (1 per 200 SF floor area) 18 (assume one faculty member per classroom or nursery)
	Total: 208 spaces (joint use)	160 plus faculty
2. School Parking:	Assumes 40 faculty and staff members for Grades K-12; 350 total students, including one-third students in Grades 9-12:	
	Faculty and staff <u>Grades 9-12</u>	40 (1 per employee) 39 (plus 1 per 3 students)
	Total: 208 spaces (joint use)	79 spaces
	<u>Proposed</u>	<u>Required</u>
3. Preschool Parking:	Total 205 spaces (joint use) (three removed to accommodate ADA compliant spaces and path of travel)	8 spaces (1 per employee) with appropriate drop-off and pick-up areas
4. Outdoor Play Area:	Approximately 13,300 SF	75 SF per child (min. 9,000 SF required)

**EXHIBIT "A"**  
**FINDINGS OF FACT**  
**PHG10-0012**

Conditional Use Permit

1. Granting this modification to the Conditional Use Permit for the proposed childcare/preschool facility at the Seventh Day Adventist Church is based on sound principles of land use and would not create a nuisance, cause deterioration of bordering land uses or create special problems for area in which it is located since the property has been approved for and occupied by the Seventh Day Adventist Church and Adventist Academy School. The lower floor of the church building was designed for future classroom, office and meeting areas. Appropriate on-site parking is provided and the preschool would not generate the need for additional parking. The proposed preschool facility would not create any adverse noise impact to surrounding properties since preschool would utilize an existing building and the outdoor spaces. Appropriate security fencing would be provided around the outdoor spaces, and a noise attenuation wall would be installed along the eastern and northern boundary of the outdoor recreation area. The project will not diminish the Quality-of-Life Standards of the General Plan as the project would not degrade the levels of service on adjacent street and intersections, and adequate public facilities would be provided (as discussed in the staff report prepared for the project).
2. The proposed CUP is consistent with the goals and policies of the General Plan since churches, schools and related activities are conditionally permitted within residential zones, and previous permits have been approved for the development of the area as a religious facility and school. The Engineering Division indicated the proposed preschool facility would not adversely impact traffic or circulation, utilities or drainage systems. Therefore, the proposed addition would not diminish the Quality-of-Life Standards of the General Plan as the project does not materially degrade the levels-of-service on adjacent streets or public facilities.
3. This proposal is in response to services required by the community since youth, educational and social programs provide services for the community and religious activities to the church members. The Adventureland Preschool would provide daycare and preschool activities tailored for the specific needs of the clients.
4. In accordance with CEQA Section 15301, Class 1, "Existing Facilities" the request is exempt from environmental review. The proposed project would not result in any adverse impacts to the environment and no mitigation measures are required.

## EXHIBIT "B"

### CONDITIONS OF APPROVAL PHG10-0012

#### General

1. The proposed operation of the preschool facility shall be subject to all relevant Conditions of Approval required as part of Church/School previous Conditional Use Permits (2005-84-CUP/GE and any other approvals/permits), unless specially authorized or superseded by this use permit.
2. All construction and grading shall comply with all applicable requirements of the Escondido Zoning Code and requirements of the Planning Division, Engineering Department, Building Division, and Fire Department.
3. All uses, hours of operation, and activities shall be substantially consistent with the Details of Request and conditions of approval contained within this report.
4. Appropriate fire access and ADA compliant paths of travel shall be provided to the lower areas of the church building and from the parking areas to all accessible areas of the lower floor and outdoor spaces, as required by the Fire Department and Building Division.
5. A revised grading plan shall be submitted for any modifications to the existing driveways and other grading alterations to accommodate the required Fire and ADA access/paths of travel.
6. As proposed, 205 striped parking spaces shall be provided in conjunction with this development. Said parking spaces shall be double-striped and dimensioned per City standards. The striping shall be drawn on the plan or a note shall be included on the plan indicating the intent to double-stripe per City standards. Parking for disabled persons shall be provided (including "Van Accessible" spaces) in full compliance with chapter 2-71, Part 2 of Title 24 of the State Building Code, including signage. All parking stalls shall be provided with six-inch curbing or concrete wheel stops in areas where a vehicle could reduce minimum required planter, driveway or sidewalk widths.
7. Allowable uses, activities and hours of operation for the church, school and preschool are described in the Details of Request. Concurrent activities generating a total parking demand in excess of 205 spaces shall not be scheduled during Saturday worship services or during peak school hours (weekdays from 8:15 AM to 3:30 PM). The parking demand shall be based on the general use areas as follows:

Sanctuary:	120 spaces
Gymnasium:	22 spaces
Classrooms and Preschool:	One space per faculty member
8. Colors, materials and design of the project shall conform to the exhibits and references in the staff report, to the satisfaction of the Planning Division.
9. The developer shall be required to pay all development fees of the City then in effect at the time and in such amounts as may prevail when building permits are issued, including any applicable City Wide Facilities fees.
10. All construction shall comply with all applicable requirements of the Escondido Zoning Code and requirements of the Planning Division, Engineering Division, Building Division, and Fire Department.



11. The legal description attached to the application has been provided by the applicant and neither the City of Escondido nor any of its employees assume responsibility for the accuracy of said legal description.
12. All exterior lighting shall conform to the requirements of Article 35, Outdoor Lighting (Ordinance No. 86-75).
13. No signage is approved as part of this permit. All proposed signage associated with the project must comply with the City of Escondido Sign Ordinance.
14. This CUP shall become null and void unless utilized within twelve months of the effective date of approval.
15. There shall be no loud speaker system, school horns or whistles used in conjunction with the subject building.
16. The subject site shall be designed to conform to current regional storm water requirements (if required) to the satisfaction of the Engineering Department.
17. Prior to operation, all required landscaping shall be completed, as detailed on the approved landscape and irrigation plans for the church/school. A final landscape/improvement plan for the proposed recreation area shall be submitted to the Planning Division for approval. The plan shall detail all proposed improvements, materials and structures.
18. All retaining walls and screen walls shall be constructed of decorative materials and include a decorative cap. Pilasters shall be included in the proposed noise attenuation wall at appropriate intervals (generally 30 feet spacing). Any chain-link fencing shall be black clad vinyl coated. The location and design of any walls and fencing shall be noted on the building plans and the landscape plans.
19. The City of Escondido hereby notifies the applicant that the County Clerk's Office requires a documentary handling fee of \$50.00 in order to file a Notice of Exemption for the project (environmental determination for the project). In order to file the Notice of Exemption with the County Clerk, in conformance with California Environmental Quality Act (CEQA) Section 15062, the applicant should remit to the City of Escondido Planning Division, within two working days of the final approval of the project (the final approval being the hearing date of the Planning Commission or City Council, if applicable) a certified check payable to the "County Clerk" in the amount of \$50.00. The filing of a Notice of Exemption and the posting with the County Clerk starts a 35 day statute of limitations period on legal challenges to the agency's decision that the project is exempt from CEQA. Failure to submit the required fee within the specified time noted above will result in the Notice of Exemption not being filed with the County Clerk, and a 180 day statute of limitations will apply.
20. An inspection by the Planning Division will be required prior to operation of the project. Items subject to inspection include, but are not limited to parking layout and striping (double-stripe), identification of handicap parking stalls and required ADA access/paths of travel, lighting, landscaping, as well as any outstanding condition(s) of approval. Everything should be installed prior to calling for an inspection, although preliminary inspections may be requested. Contact the project planner at (760) 839-4671 to arrange a final inspection.



CITY OF ESCONDIDO  
PLANNING DIVISION  
201 NORTH BROADWAY  
ESCONDIDO, CA 92025-2798  
(760) 839-4671

### Notice of Exemption

To: San Diego County Recorder's Office  
Attn: Linda Kesian  
P.O. Box 121750  
San Diego, CA 92112-1750

From: City of Escondido  
201 North Broadway  
Escondido, CA 92025

**Project Title/Case No.:** PHG 10-0012 (Adventureland Preschool)

**Project Location – Specific** At the northern terminus of Deodar Road, west of Interstate 15, addressed as 1301 Deodar Road (APNs 228-020-30, -32, -35, -37 and -60).

**Project Location - City:** Escondido, **Project Location - County:** San Diego

**Description of Project:** A modification to a previously approved Conditional Use Permit (City File No. 2005-84-CUP/GE) to operate a daycare/preschool facility up to 120 children at the existing Escondido Seventh Day Adventist Church. The proposed facility would be located within the lower floor of the church building.

**Name of Public Agency Approving Project:** City of Escondido

**Name of Person or Agency Carrying Out Project:**

Name Adventureland Christian Preschool (Michael Mieritz) Telephone (760) 473-0052  
Address 2377 S. Summit Circle Glen, Escondido, CA 92026


Private entity     School district     Local public agency     State agency     Other special district

**Exempt Status:** Categorical Exemption. Section 15301, "Existing Facilities."

**Reasons why project is exempt:**

1. In staff's opinion, the request does not have the potential for causing a significant effect on the environment since the site has been developed with a church and school; the existing facilities could reasonable accommodate the proposed uses; the days and hours of operation would not conflict with any adjacent or nearby land uses; appropriate on- and off-site parking and drop-off areas would be provided; sufficient open space areas are available to serve the age range of the children; the request would not result any significant traffic impacts; and the operational characteristics of the facility limits potential impacts to any adjacent uses.
2. The site is in an area where all public services and facilities are available to allow for the proposed use.
3. The project site is not in an area that is environmentally sensitive. The project would not result in the destruction of desirable natural features, nor be visibly obtrusive or disharmonious with surrounding areas.

**Lead Agency Contact Person:** Jay Paul, Planning Division    Area Code/Telephone/Extension (760) 839-4537

Signature:     June 28, 2010  
Jay Paul, Associate Planner    Date

Signed by Lead Agency    Date received for filing at OPR: N/A