

**FINAL SUBSEQUENT
ENVIRONMENTAL IMPACT REPORT**

for the proposed

Skyline Wesleyan Church at Rancho San Diego

**SPA 94-001
MUP Mod P88-039-W
MUP 95-001
R 94-005
TM 5059
Log No. 94-19-10**

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**San Diego County
DEPT. OF PLANNING & LAND USE**

HLP97-008

years may not be sufficient time to resolve the SR-54 right-of-way issue. In response to this concern, the applicant has agreed to increase the Phase II interment restriction from 15 years to 25 years to provide additional time to resolve the SR-54 design and right-of-way.

Increase in the Size of the Onsite Water Line

During public review, the Otay Water District directed that the size of the onsite water line be increased from 12-inches to 16-inches for the portion of the water line extending from the northeastern corner of the site down to Campo Road. The increase in the size of the onsite water line is not required to serve the proposed project, but rather is desired by the Otay Water District to facilitate increased demand in the area. The applicant has agreed to install the larger water line, as requested by the Otay Water District, subject to reimbursement for the additional construction costs by the Otay Water District.

Acquisition of the Eight-Acre Via Mercado Parcel

The project applicant has entered into escrow to acquire from the Federal Deposit Insurance Corporation (FDIC) the roughly triangular-shaped Via Mercado parcel located immediately west of the project site and adjacent to the north side of Campo Road. The applicant has agreed to acquire the eight-acre parcel, subject to approval of the proposed project, to have control over this parcel which serves as the "front door" to the church campus and to address concerns expressed by the Valle De Oro Community Planning Group to improve biological connectivity between areas of high habitat value. The project applicant has prepared a Statement of Intentions outlining the Skyline Wesleyan Church's intentions to: 1) acquire the Via Mercado parcel from the FDIC, 2) preserve the parcel in open space, retaining the option to use the property as mitigation land or sell mitigation credits to others, and 3) facilitate restoration where appropriate, with limited seeding and/or planting of coastal sage scrub container stock.

It is important to note, however, that the acquisition of the Via Mercado parcel is *not* required to mitigate significant impacts to biological resources nor is it included as part of the proposed project. Rather, the acquisition of the adjacent offsite parcel is being proposed to ensure the preservation of the parcel for open space to protect the "front door" to the church campus and to respond to concerns of the Valle De Oro Community Planning Group.

Elimination of Lot 5 of TM 5059RPL⁴

The project applicant has eliminated Lot 5 of TM 5059RPL⁴ which was a separate 1.1 acre lot for the existing SDG&E substation located south of Campo Road and west of Jamacha Boulevard. As a result of eliminating this separate lot for the existing SDG&E substation, Lot 4 of TM 5059RPL⁴ would increase in size by 1.1 acres from 12.8 acres to 13.9 acres. The elimination of Lot 5 would not result in any physical impacts since the proposed church project does not result in any changes to existing SDG&E substation originally included in Lot 5 and it would not result any changes to Lot 4 which is proposed for open space uses except to increase the open space lot size by 1.1 acres.