ONLINE AGENDA INFORMATION

The online Agenda is not the official Agenda for the El Cajon City Council, but is posted and published five days prior to the City Council Meeting for the convenience of the public. Changes may be made up to 72 hours prior to the meeting; therefore added or deleted items may not appear on the City's website at this time. The City Council's official Agenda is prepared and posted outside City Council Chambers in the kiosk 72 hours prior to every regular meeting, and 24 hours prior to every special meeting. You may call the City Clerk's Office at (619) 441-1763 for information about any changes to this Agenda.

AGENDA BINDER, INCLUDING AGENDA REPORTS, IS AVAILABLE FOR VIEWING AFTER 4:00 P.M., THE FRIDAY BEFORE THE COUNCIL MEETING, AT THE EL CAJON BRANCH OF THE PUBLIC LIBRARY, 201 E. DOUGLAS AVENUE, PHONE (619) 588-3718.

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SUPPLEMENTAL AGENDA ITEM DOCUMENTS AND/OR MATERIALS RECEIVED AFTER POSTING OF THIS AGENDA, IF ANY, MAY BE VIEWED IN THE CITY CLERK'S OFFICE AT 200 CIVIC CENTER WAY, EL CAJON, MONDAY THROUGH THURSDAY, 7:30 A.M. TO 5:30 P.M. AND ON ALTERNATE FRIDAYS FROM 8:00 A.M. TO 5:00 P.M.

FOR A SCHEDULE OF FRIDAY CITY HALL CLOSURES, VISIT WWW.CITYOFELCAJON.US OR CALL THE CITY CLERK'S OFFICE AT (619) 441-1763.

Bill Wells
Mayor

Bob McClellan
Mayor Pro Tem

Steve Goble
Councilmember

Ben Kalasho
Councilmember

Gary Kendrick
Councilmember

Douglas Williford
City Manager

Morgan Foley
City Attorney

Majed Al-Ghafry
Assistant City Manager

Belinda Hawley
City Clerk

CITY OF EL CAJON

City Council/Housing Authority/
Successor Agency to the Redevelopment Agency

AGENDA

February 14, 2017

Honoring
and celebrating
the people
who make
El Cajon

The Valley
of
Opportunity

AGENDA

February 14, 2017
3:00 p.m.

The Agenda contains a brief general description of each item to be considered and most items have a *RECOMMENDATION* from Staff or a Commission, which Council will consider when making a final decision.

Copies of written documentation relating to each item of business on the Agenda are on file in the City Clerk's Office and in the Agenda Book next to the podium in the Council Chambers.

PLEASE COMPLETE A "REQUEST TO SPEAK" FORM FOR EACH ITEM PRIOR TO THE COMMENCEMENT OF THE MEETING AND SUBMIT IT TO THE CITY CLERK if you wish to speak about an Item on the Agenda or under Public Comment.

- **CALL TO ORDER:** **Mayor Bill Wells**
- **ROLL CALL:** **City Clerk Belinda Hawley**

PLEDGE OF ALLEGIANCE TO FLAG AND MOMENT OF SILENCE

- **POSTINGS:** The City Clerk posted Orders of Adjournment of the January 24, 2017, Meetings and the Agenda of the February 14, 2017, Meetings in accordance to State Law and Council/Authority/Successor Agency to the Redevelopment Agency Policy.

- **PRESENTATIONS:**
  - **El Cajon Teen Coalition**

- **AGENDA CHANGES:**

*Backup Information Available – Housing Authority and Successor Agency Items are identified.

CONSENT ITEMS: (1.1 – 1.9)

Consent Items are routine matters enacted by one motion according to the RECOMMENDATION listed below. With the concurrence of the City Council, a Council Member or person in attendance may request discussion of a *Consent Item* at this time.

*1.1 MINUTES OF CITY COUNCIL/HOUSING AUTHORITY/SUCCESSOR AGENCY TO THE EL CAJON REDEVELOPMENT AGENCY MEETINGS

RECOMMENDATION: That the City Council/Housing Authority/Successor Agency to the El Cajon Redevelopment Agency approves Minutes of the January 24, 2017 Meetings of the El Cajon City Council/Housing Authority/Successor Agency to the El Cajon Redevelopment Agency.

1.2 WARRANTS

RECOMMENDATION: That the City Council approves payment of Warrants as submitted by the Finance Department.

1.3 APPROVAL OF READING BY TITLE AND WAIVER OF READING IN FULL OF ORDINANCES ON AGENDA

RECOMMENDATION: That the City Council approves the reading by title and waive the reading in full of all Ordinances on the Agenda.

*1.4 COMMUNITY EVENT IN THE RIGHT-OF-WAY – RunEC (Report: Sara Ramirez, Director of Recreation and Stacy Knight, Recreation Services Manager)

RECOMMENDATION: That the City Council:

- Approves the use of the public right-of-way for the RunEC St. Patrick's Day Half Marathon / 5K.
- Approves the request for a beer garden to be held in the Centennial Plaza.

CONSENT ITEMS: (Continued)

***1.5 FY2016 SAN DIEGO COUNTY LAW ENFORCEMENT FOUNDATION GRANT (Report: Jeff Davis, Chief of Police)**

RECOMMENDATION: That the City Council takes the following actions:

- Authorizes the City Manager or designee to accept the 2016 San Diego County Law Enforcement Foundation Grant in the amount of $1,872.92, and to execute any grant documents and agreements necessary for the receipt and use of these funds; and
- Appropriates these funds in the amount of $1,872.92 to purchase a tactical systems training suit.

***1.6 2016 SAN DIEGO COUNTY STONEGARDEN COLLABORATIVE GRANT (Report: Jeff Davis, Chief of Police)**

RECOMMENDATION: That the City Council takes the following actions:

- Authorizes the City Manager or designee to accept the 2016 San Diego County Stonegarden Collaborative Grant in the amount of $116,000.00, and to execute any grant documents and agreements necessary for the receipt and use of these funds; and
- Appropriates these funds in the amount of $56,000.00 for overtime and fringe benefits, and $60,000.00 to purchase a fully outfitted patrol vehicle for a total of $116,000.00.

***1.7 JOHNSON AVENUE SEWER RELIEF PROJECT - PHASE II PROFESSIONAL SERVICES CONTRACT AMENDMENT FOR CONSTRUCTION MANAGEMENT SERVICES, MICHAEL BAKER INTERNATIONAL**
(Report: Dennis Davies, Deputy Director of Public Works)

RECOMMENDATION: That the City Council:

- Authorizes the City Manager to negotiate and execute an amendment to the Professional Services Agreement (PSA) with Michael Baker International (MBI) for construction management services for the Johnson Avenue Sewer Relief Project-Phase II, and increase the contract value in the amount not to exceed $900,000.00; and
- Appropriates $240,000.00 from the Wastewater Fund for additional construction management services for the project.

CONSENT ITEMS: (Continued)

***1.8 TRAVEL EXPENSES TO ATTEND THE LEAGUE OF CALIFORNIA CITIES NEW MAYORS/COUNCILMEMBERS ACADEMY – GOBLE AND KALASHO (Report: Brett Channing, Deputy Director of Administrative Services)**

RECOMMENDATION: That the City Council review and approve the attached Claim for Advance/Reimbursement of Travel Expense forms for Councilmembers Goble and Kalasho submitted in accordance with City Council Policy G-1.

***1.9 RESOLUTION: REJECTION OF BID NO. 027-16, EAST COUNTY PERFORMING ARTS CENTER IMPROVEMENTS – RE-BID (Report: Majed Al-Ghafry, Assistant City Manager and Nahid Razi, Purchasing Agent)**

RECOMMENDATION: That the City Council:

- Finds the first and second low bidders non-responsive, each for the reasons set forth in this agenda report;
- Finds the protest submitted by Kinsman Construction, Inc., to be timely, but without merit; and
- Adopts the next RESOLUTION in order rejecting all bids.

PUBLIC COMMENT

At this time, any person may address a matter within the jurisdiction of the City Council/Housing Authority/Successor Agency to the El Cajon Redevelopment Agency that is <u>not</u> on the Agenda. Comments relating to items on today's agenda are to be taken at the time the item is heard. State law prohibits discussion or action on items not on the Agenda; however, Council, Authority and Agency Members may briefly respond to statements or questions. An item may be placed on a future Agenda.

2. WRITTEN COMMUNICATIONS: None

3. PUBLIC HEARINGS: None

4. ADMINISTRATIVE REPORTS:

***4.1 CENTENNIAL PLAZA VETERANS MEMORIAL & FLAGPOLE REFURBISHMENT (Report: Sara Ramirez, Director of Recreation)**

RECOMMENDATION: That the City Council approve refurbishing the Veterans Memorial and Flagpoles at Centennial Plaza.

***4.2 SIGN ORDINANCE AND TEMPORARY SIGN PROVISIONS (Report: Anthony Shute, Deputy Director, Community Development)**

RECOMMENDATION: That the City Council

- Discusses the subject matter in the agenda report; and
- Accepts the information provided in the report and takes no further action;
  or
- Adopts a Resolution of Intent directing the Planning Commission to prepare amendments to Title 17 (i.e., Zoning Ordinance) of the El Cajon Municipal Code regulating temporary signage;
  or
- Provides alternative policy direction to staff.

***4.3 ACCEPTANCE OF PEDESTRIAN SAFETY IMPROVEMENT AT GREENFIELD DRIVE, PW3432, BID NO. 006-16 (Report: Dennis Davies, Deputy Director of Public Works)**

RECOMMENDATION: That the City Council:

- Accepts the Pedestrian Safety Improvements at Greenfield Drive, PW3432, Bid No. 006-16; and
- Authorizes the City Clerk to record a Notice of Completion and release the bonds in accordance with the contract terms.

***4.4 AUTHORIZATION TO ENGAGE IN NEGOTIATIONS REGARDING EAST COUNTY PERFORMING ARTS CENTER (Report: Douglas Williford, City Manager)**

RECOMMENDATION: That the City Council:

- Authorize the City Manager to engage in negotiations with Live Nation for the purposes of arriving at a mutually agreed upon draft management agreement for the East County Performing Arts Center.

5. COMMISSION REPORTS:

***5.1 ANNUAL REPORT OF THE PUBLIC SAFETY FACILITY FINANCING OVERSIGHT COMMITTEE (Report: Public Safety Facility Financing Oversight Committee)**

RECOMMENDATION: That the City Council accept the Annual Report from the Public Safety Facility Financing Oversight Committee**.**

6. ACTIVITIES REPORTS OF MAYOR WELLS/COMMENTS

SANDAG (San Diego Association of Governments); SANDAG Public Safety Committee; League of California Cities, San Diego Division; Heartland Fire Training JPA – Alternate; Indian Gaming Local Community Benefit Committee.

***6.1 COUNCIL ACTIVITIES REPORT/COMMENTS**

***6.2 LEGISLATIVE REPORT: OPPOSITION LETTER FOR SENATE BILL 54 (de Leon)**

RECOMMENDATION: That the City Council authorize the Mayor to sign a Letter of Opposition for Senate Bill 54 (de Leon).

ACTIVITIES REPORTS OF COUNCILMEMBERS

7.

COUNCILMEMBER GARY KENDRICK

Heartland Communications JPA; Heartland Fire Training JPA.

***7.1 COUNCIL ACTIVITIES REPORT/COMMENTS**

8.

MAYOR PRO TEM BOB MCCLELLAN

MTS (Metropolitan Transit System Board); Harry Griffen Park Joint Steering Committee; Heartland Communications JPA – Alternate.

***8.1 COUNCIL ACTIVITIES REPORT/COMMENTS**

ACTIVITIES REPORTS OF COUNCILMEMBERS: (Continued)

9.

COUNCILMEMBER BEN KALASHO

East County Economic Development Council – Alternate; METRO Commission/Wastewater JPA; Indian Gaming Local Community Benefit Committee – Alternate.

***9.1 COUNCIL ACTIVITIES REPORT/COMMENTS**

***9.2 EL CAJON ELVES**

RECOMMENDATION: That the City Council direct the City Manager to bring this issue back to the City Council for formal discussion and decision.

10.

COUNCILMEMBER STEVE GOBLE

SANDAG – Alternate; SANDAG Public Safety Committee – Alternate; Chamber of Commerce – Government Affairs; MTS (Metropolitan Transit System Board) – Alternate; East County Economic Development Council; METRO Commission/Wastewater JPA - Alternate.

***10.1 COUNCIL ACTIVITIES REPORT/COMMENTS**

11. JOINT COUNCILMEMBER REPORTS – None

12. GENERAL INFORMATION ITEMS FOR DISCUSSION

13. ORDINANCES: FIRST READING – None

14. ORDINANCES: SECOND READING AND ADOPTION – None

15. CLOSED SESSIONS: None

ADJOURNMENT: The Regular Joint Meeting of the El Cajon City Council/ El Cajon Housing Authority/Successor Agency to the El Cajon Redevelopment Agency held this 14th day of February 2017, is adjourned to Tuesday, February 14, 2017, at 7:00 p.m.

GENERAL INFORMATION:

The following item(s) are informational and are not discussed unless the Council/Authority brings the items forward for discussion under Item No. 12 of the agenda.

***A. TEEN COALITION STATUS REPORT**
(Report: Sara Ramirez, Director of Recreation)

JOINT MEETING

EL CAJON CITY COUNCIL/HOUSING AUTHORITY and SUCCESSOR AGENCY TO THE EL CAJON REDEVELOPMENT AGENCY

Tuesday, February 14, 2017
7:00 p.m.

AGENDA

COUNCIL CHAMBERS
200 Civic Center Way
El Cajon, California

- **CALL TO ORDER:** **Mayor Bill Wells**
- **ROLL CALL:** **City Clerk Belinda Hawley**

PLEDGE OF ALLEGIANCE TO FLAG AND MOMENT OF SILENCE

- **AGENDA CHANGES:**

- **PUBLIC COMMENT:**

At this time, any person may address a matter within the jurisdiction of the City Council/Housing Authority/Successor Agency to the El Cajon Redevelopment Agency that is not on the Agenda. Comments relating to items on today's docket are to be taken at the time the item is heard. State law prohibits discussion or action on items not on the Agenda; however, Council, Authority and Agency Members may briefly respond to statements or questions. An item may be placed on a future Agenda.

*Backup Information Available – Housing Authority and Successor Agency Items are identified

PUBLIC HEARINGS:

***100 RESOLUTION: PROPOSED SCHEDULE AND CRITERIA FOR CREATING COUNCIL DISTRICT BOUNDARIES**
(Report: Brett Channing, Deputy Director of Administrative Services)

RECOMMENDATION: That the City Council:

- Opens the Public Hearing and receives testimony;
- Closes the Public Hearing;
- Adopts the next RESOLUTION in order containing the criteria for creating council district boundaries; and
- Approves the recommended schedule for the implementation phase of Measure S.

***101 RESOLUTIONS: MAGNOLIA HILLS – ZONE RECLASSIFICATION NO. 2315, PLANNED RESIDENTIAL DEVELOPMENT NO. 72, AND TENTATIVE SUBDIVISION MAP NO. 662 (Report: Anthony Shute, Deputy Director of Community Development)**

RECOMMENDATION: That the City Council

- Opens the public hearing and receives testimony;
- Closes the public hearing;
- Moves to ADOPT the next RESOLUTION in order APPROVING the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program;
- Moves to INTRODUCE the next ORDINANCE in order APPROVING Zone Reclassification No. 2315;
- Moves to ADOPT the next RESOLUTION in order APPROVING Planned Residential Development No. 72; and
- Moves to ADOPT the next RESOLUTION in order APPROVING Tentative Subdivision Map No. 662.

102 ITEMS CONTINUED FROM THE 3:00 P.M. MEETING (IF ANY)

ADJOURNMENT: The Adjourned Regular Joint Meeting of the El Cajon City Council/El Cajon Housing Authority/Successor Agency to the El Cajon Redevelopment Agency held this 14th day of February 2017, is adjourned to Tuesday, February 28, 2017, at 3:00 p.m.

Upcoming Events in El Cajon

City Council Meeting For February 14, 2017

February 14 - Happy Valentine's Day!

February 16 - **The El Cajon Farmers' Market** continues every Thursday in Downtown El Cajon, from 3:00 p.m. to 6:00 p.m. at the Prescott Promenade, 201 East Main Street. Enjoy fresh fruit, vegetables, vendors, music, and more! Visit: www.elcajonfarmersmarket.org for more information.

February 20 - City offices will be closed in observance of the Presidents' Day holiday.

February 24 and March 10 - Alternate Friday closures for El Cajon City offices. Visit www.cityofelcajon.us for a full calendar of hours for City offices during 2017.

February 28 and March 14 - El Cajon City Council Meetings are at 3:00 p.m. and 7:00 p.m., as needed. Meetings held in the Council Chamber at 200 Civic Center Way. For more information, and to view the full agenda online, please visit www.cityofelcajon.us.

March 5 - RUN EC's St. Patrick's Day Half Marathon. Register now for the St. Patrick's Day Half Marathon, 5K Run/Walk, Green Mile, and Tribes & Clans competition. This event is dedicated to involve the entire family in fun and fitness. The Half Marathon begins at 198 West Main Street, in Downtown El Cajon, next to the El Cajon Arch. Funds raised will benefit several East County charities. Please visit www.stpatricksdayhalf.com for more information, to register, or to volunteer.

March 8 - Antique & Collectible Show. Event is located at the Unity Church, 311 Highland Avenue. Hours are 12:00 noon to 4:00 p.m. See great collectibles, ranging from artwork to jewelry! Appraisals are available for $5 an item. Free parking and admission. For more information, please call (619) 368-2055.

March 12 - Daylight Saving Time Begins. It's time to "spring forward" and turn clocks ahead one hour at 2:00 a.m. Sunday morning. It's also a great opportunity to check and replace the batteries in your smoke and carbon monoxide (CO) alarms in your home and/or business. Visit www.heartlandfire.org for more important safety tips!

Save The Date:

May 20 - America on Main Street - "Come Play for the Day" is the theme of the fourth annual America on Main Street City event, scheduled for Saturday, May 20, 12:00 p.m. to 8:00 p.m. in Downtown El Cajon! Thousands are expected for this exciting event that coincides with Armed Forces Day and celebrates the American spirit, through appreciation and respect of the many diverse ethnic and historical groups located in the community. America on Main Street is a full day of free activities and attractions for people of all ages. It all takes place in Downtown El Cajon, on East Main Street and Rea Avenue, between Magnolia Avenue and Ballantyne Street. Free admission and parking. For business sponsorship and volunteer opportunities, visit www.americaonmainstreet.org, or call (619) 441-1762.

Recreation: The City of El Cajon Recreation Guide for Winter 2016 is available online, or pick up a copy at any of the El Cajon recreation centers, local libraries and in the lobby of City Hall. Register in person at any of the recreation centers or online at www.elcajonrec.org. For more information, please call (619) 441-1754.

Stay Informed on City Events, Services & Meetings - Visit the City of El Cajon's website at www.cityofelcajon.us. See all the exciting events and a variety of meetings planned throughout the year. Register for the "E-NOTIFICATION" system and select the information you would like to receive email notifications about, including news releases. It's easy and it's free. In addition, find links and information for various City departments and services.

JOINT MEETING OF THE EL CAJON CITY COUNCIL/HOUSING AUTHORITY/SUCCESSOR AGENCY TO THE REDEVELOPMENT AGENCY

MINUTES

CITY OF EL CAJON
EL CAJON, CALIFORNIA

January 24, 2017

An Adjourned Regular Joint Meeting of the El Cajon City Council/Housing Authority/Successor Agency to the Redevelopment Agency of the City of El Cajon, California held Tuesday, January 24, 2017, was called to order by Mayor/Chair Bill Wells at 3:05 p.m., in the Council Chambers, 200 Civic Center Way, El Cajon, California.

ROLL CALL

Council/Agencymembers present:	Goble, Kalasho and Kendrick
Council/Agencymembers absent:	None
Mayor Pro Tem/Vice Chair present:	McClellan
Mayor/Chair present:	Wells
Other Officers present:	Hawley, City Clerk/Secretary
	Foley, City Attorney/General Counsel
	Williford, City Manager/Executive Director
	Al-Ghafry, Assistant City Manager

DRAFT

PLEDGE OF ALLEGIANCE TO FLAG led by Mayor Wells and MOMENT OF SILENCE. (The Courts have concluded that sectarian prayer as part of City Council Meetings is not permitted under the Constitution).

POSTINGS: The City Clerk posted Orders of Adjournment of the January 10, 2017, meetings and the Agenda of the January 24, 2017, meetings in accordance with State Law and Council/Authority/Successor Agency to the Redevelopment Agency Policy.

PRESENTATIONS:

- **RECOGNITION: Crime Free Multi-Housing Program**
- **Employee Service Awards**

Last Name	First Name	Years	Position
Beardsley	Adam	5	Deputy Fire Marshal
Diaz	Adam	10	Fire Engineer
Bolton	Amber	10	Police Officer
Gomes II	Joseph	10	Police Officer
Jenkins	Benjamin	10	Fire Engineer
Lesagonicz	Robert	10	Police Officer
Lytle	Jennifer	10	Administrative Secretary
Miller	Michele	10	Administrative Secretary
Oldenburg	Dionne	10	Senior Management Analyst
Prall	Mary Ann	10	Multi-Media Technician
Sandoval	Jesse	10	Police Officer
Timmins	Travis	10	Paramedic Firefighter
Williams	Timothy	10	GIS Analyst
Crooks	Jason	15	Fire Enginner
Gifford	Joseph	15	Public Works Equip. Operator
Koshiol	Gene	15	Supervising Bldg & Fire Safety Inspc.
Malm	Michael	15	Public Works Equip. Operator
Paige	Linda	15	Supervising Police Dispatcher
Peace	Jerry	15	Maintenance Supervisor
Sanchez	Erwin	15	Paramedic Firefighter
Savage	Holly	15	Executive Asst. to the City Attorney
Sprecco	Nicholas	15	Police Sergeant
Vazquez	Gilberto	15	Park Maintenance Worker
Zech	Monica	15	Public Information Officer

Employee Service Awards (Continued)

Last Name	First Name	Years	Position
Brown	Scott	20	Public Works Equipment Operator
Dozier	Lester Derek	20	Fire Captain
Groller	Brandon	20	Dire Engineer
Hudelson	James	20	Fire Captain
Kendrick	Gary	20	City Council Member
Lynch	Darren	20	Network Administrator
Maxwell	Kevin	20	Police Sergeant
Roberts	Timothy	20	Police Officer
Hyde	Damon	25	Information Technologies Technician
Baldwin	Kevin	30	Park Maintenance Worker
Cunningham	James	30	Senior Engineering Technician
Davis	Jeffery	30	Police Chief
Cuesta	Alexander	35	Police Services Officer

DRAFT

- **2016 Special Events – Year in Review**

AGENDA CHANGES: None

CONSENT ITEMS: (1.1 – 1.5)

MOTION BY McCLELLAN SECOND BY KALASHO, to APPROVE Consent Items 1.1 to 1.3 pulling items 1.4, and 1.5, as requested by GOBLE.

MOTION CARRIED BY UNANIMOUS VOTE.

CONSENT ITEMS: (Continued)

1.1 MINUTES OF CITY COUNCIL/HOUSING AUTHORITY/SUCCESSOR AGENCY TO THE EL CAJON REDEVELOPMENT AGENCY

Approve Minutes of the January 10, 2017 Meeting of the El Cajon City Council/Housing Authority/Successor Agency to the El Cajon Redevelopment Agency.

1.2 WARRANTS

Approve payment of Warrants as submitted by the Finance Department.

1.3 APPROVAL OF READING BY TITLE AND WAIVER OF READING IN FULL OF ORDINANCES ON AGENDA

Approve the reading by title and waive the reading in full of all Ordinances on the Agenda.

1.4 PULLED FOR DISCUSSION

1.5 PULLED FOR DISCUSSION

DRAFT

****

ITEM PULLED FOR DISCUSSION:

1.4 RESOLUTION: AUTHORIZATION FOR THE EXECUTION OF A PROGRAM SUPPLEMENT AGREEMENT WITH CALTRANS FOR A SYSTEMIC SAFETY ANALYSIS REPORT PROGRAM (SSARP) GRANT PROJECT AND AUTHORIZATION OF LOCAL "IN-KIND" MATCHING FUNDS (Report: Yazmin Arellano, City Engineer)

RECOMMENDATION: That the City Council adopts the next RESOLUTION in order to:

- Approve a Program Supplement Agreement No. OP20, SSARPL-5211 (036), for a federally funded project to develop a Systemic Safety Analysis Report for the City; and
- Appropriate a ten percent (10%) match of local funds in the amount of $7,500.00.

CONSENT ITEMS: (Item 1.4 - Continued)

DISCUSSION

Councilmember Goble requested additional information on the Item.

Assistant City Manager Al-Ghafry stated the grant received will be spent, and benefit areas prone to pedestrian and vehicular accidents.

MOTION BY GOBLE SECOND BY McCLELLAN, to ADOPT RESOLUTION NO. 001-17 to APPROVE a Program Supplement Agreement NO. OP20, SSARPL-5211 (036), for a federally funded project to develop a Systemic Safety Analysis Report for the City; and Appropriate a ten percent (10%) match of local funds in the amount of $7,500.00.

MOTION CARRIED BY UNANIMOUS VOTE.

1.5 RESOLUTIONS DENYING ZONE RECLASSIFICATION NO. 2318, PLANNED RESIDENTIAL DEVELOPMENT NO. 70, AND TENTATIVE SUBDIVISION MAP NO. 664 (BENDER RESIDENCES), 1245 TRES LOMAS DRIVE

RECOMMENDATION: That the City Council adopts the next RESOLUTIONS in order denying Zone Reclassification No. 2318, Planned Residential Development No. 70, and Tentative Subdivision Map No. 664, per action taken by the City Council at the public hearing on January 10, 2017.

DISCUSSION

Councilmember Goble stated he will abstain from voting on Item 1.5 due to a conflict of interest.

MOTION BY McCLELLAN SECOND BY KENDRICK, to ADOPT RESOLUTION NO. 002-17 denying Zone Reclassification No. 2318, RESOLUTION NO. 003-17 denying Planned Residential Development No. 70, and RESOLUTION NO. 004-17 denying Tentative Subdivision Map No. 664, per action taken by the City Council at the public hearing on January 10, 2017.

MOTION CARRIED BY UNANIMOUS VOTE (GOBLE – Disqualified).

DRAFT

PUBLIC COMMENT:

Lina Dewey claimed financial hardship, and stated she cannot pay the liens placed on her property.

City Manager Williford stated that the situation of **Ms. Dewey's** property is now a legal matter, and that **City Attorney Foley** will update the **Council** in the future regarding this issue.

Mayor Wells further instructed **Ms. Dewey** to contact **Building Office/Fire Marshal, Dan Pavao** for additional information.

Andre Zeehandelaar congratulated **Councilmember Goble** and Staff that assisted in the Christmas tree give-a-way. He shared photos with **Council** regarding an illegal construction near his property. He would like to get proper help from the Planning Department to remedy the situation.

Michael O'Connor spoke in disapproval of the support given by local Mayors to the County of San Diego, Measure B.

Richard Graydon stated he would like to see the El Cajon Performing Arts Center open. He also commented on the homeless problem in the city of El Cajon.

DRAFT

2. WRITTEN COMMUNICATIONS: None

3. PUBLIC HEARINGS: None

4. ADMINISTRATIVE REPORTS:

4.1 MEMORANDUM OF UNDERSTANDING BETWEEN PADRE DAM MUNICIPAL WATER DISTRICT AND THE CITY OF EL CAJON FOR THE EAST COUNTY ADVANCED WATER PURIFICATION PROGRAM (Report: Yazmin Arellano, Deputy Director of Public Works/City Engineer)

RECOMMENDATION: That the City Council:

- Approves the Memorandum of Understanding (MOU) with Padre Dam Municipal Water District (Padre Dam) for the East County Advanced Water Purification Program:

- Authorizes the City Manager to execute the MOU with Padre Dam; and
- Appropriates $75,896.00 from the City's Wastewater Fund for participation in additional studies to assess feasibility of the East County Advanced Water Purification Program.

DISCUSSION

Assistant City Manager Al-Ghafry gave a summary of the Item. He thanked Padre Dam Director of Engineering, **Melissa McChesney** for her assistance, and introduced General Manager, **Allen Carlisle** to give a Power Point presentation.

Discussion ensued among **Mr. Carlisle, Council** and **Staff** concerning the following:

- The possibility of capturing rain water for domestic use;
- The publics' perception and acceptance of using wastewater;
- Recycling of storm water;
- The idea of desalination not being well accepted.

MOTION BY McCLELLAN, SECOND BY GOBLE, to APPROVE the Memorandum of Understanding (MOU) with Padre Dam Municipal Water District (Padre Dam) for the East County Advanced Water Purification Program; Authorize the City Manager to execute the MOU with Padre Dam; and Appropriate $75,896.00 from the City's Wastewater Fund for participation in additional studies to assess feasibility of the East County Advanced Water Purification Program.

MOTION CARRIED BY UNANIMOUS VOTE.

DRAFT

5. COMMISSION REPORTS: None

6. ACTIVITIES REPORTS OF MAYOR WELLS/COMMENTS

SANDAG (San Diego Association of Governments); SANDAG Public Safety Committee – Chair; League of California Cities, San Diego Division; Heartland Fire Training JPA – Alternate; Indian Gaming Local Community Benefit Committee.

6.1 Council Activities Report/Comments

In addition to the submitted report, **Mayor Wells** stated he attended a Public Safety meeting at SANDAG.

ACTIVITIES REPORTS OF MAYOR WELLS/COMMENTS (Continued)

6.2 LEGISLATIVE REPORT

Deputy Director of Administrative Services, Brett Channing provided information on the State Legislative Process, and information on the Bills the City supported in 2016, and the Bills of current interest for the City:

AB 1554, Irwin. Powdered alcohol. (Signed)
SB 819, Huff. Powdered alcohol. (Signed)
AB 2121, Gonzalez. Alcoholic beverage control: Responsible Beverage Service Training Program Act of 2016. (Vetoed)
SB 885, as amended, Wolk. Contracts: design professionals: indemnity. (Did not pass committee)
SB 1046, Hill. Driving under the influence: ignition interlock device. (Signed)
AB 350, Alejo. District-based municipal elections: preapproval hearings. (Signed)
AB 1618, Committee on Budget. Mental health services. (Signed)
SB 3, Leno. Increases minimum wage to $15.00 by Jan. 1, 2022. (Signed)
SB 1069, Wieckowski. Land use: zoning. (Signed)

ACTIVITIES REPORTS OF COUNCILMEMBERS

7.

COUNCILMEMBER GARY KENDRICK

Heartland Communications JPA; Heartland Fire Training JPA.

7.1 Council Activities Report/Comments

REPORT AS STATED.

8.

MAYOR PRO BOB MCCLELLAN

MTS (Metropolitan Transit System Board); Harry Griffen Park Joint Steering Committee; Heartland Communications JPA – Alternate.

8.1 Council Activities Report/Comments

REPORT AS STATED.

DRAFT

ACTIVITIES REPORTS OF COUNCILMEMBERS (Continued)

9.

COUNCILMEMBER BEN KALASHO

East County Economic Development Council – Alternate; METRO Commission/Wastewater JPA; Indian Gaming Local Community Benefit Committee – Alternate.

9.1 Council Activities Report/Comments

REPORT AS STATED.

10. COUNCILMEMBER STEVE GOBLE

SANDAG – Alternate; SANDAG Public Safety Committee – Alternate; Chamber of Commerce – Government Affairs; MTS (Metropolitan Transit System Board) – Alternate; East County Economic Development Council; METRO Commission/Wastewater JPA - Alternate.

10.1 Council Activities Report/Comments

In addition to the submitted report, **Councilmember Goble** thanked **City Attorney Foley** and **Building Official/Fire Marshal Pavao,** for recovering funds for the tay payers on substandard properties.

11. JOINT COUNCILMEMBER REPORTS: None

12. GENERAL INFORMATION ITEMS FOR DISCUSSION: None

13. ORDINANCES: FIRST READING - None

14. ORDINANCES: SECOND READING AND ADOPTION - None

DRAFT

15. CLOSED SESSIONS:

RECOMMENDATION: That the City Council/Housing Authority/Successor Agency to the Redevelopment Agency adjourns to Closed Session as follows:

15.1 CONFERENCE WITH LEGAL COUNSEL – ANTICIPATED LITIGATION – Significant exposure to litigation pursuant to paragraph (2) of subdivision (d) of Government Code Section 54956.9:

Number of potential cases: 1

Facts and Circumstances Known to Potential Plaintiffs: On November 3, 2016, a claim was filed with the City of El Cajon on behalf of Taina Rozier, Charé Rozier-Olango, and Hasana Collins, for damages suffered as a result of the death of their husband/father, Alfred Olango.

15.2 CONFERENCE WITH LEGAL COUNSEL – ANTICIPATED LITIGATION – Significant exposure to litigation pursuant to paragraph (2) of subdivision (d) of Government Code Section 54956.9:

Number of potential cases: 1

Facts and Circumstances Known to Potential Plaintiffs: On October 20, 2016, a claim was filed with the City of El Cajon on behalf of Lucy Olango, for serious emotional distress and economic damages for medical expenses and lost wages suffered as a result of the death of her brother, Alfred Olango.

DRAFT

15.3 CONFERENCE WITH LEGAL COUNSEL – EXISTING LITIGATION – Pursuant to paragraph (1) of subdivision (d) of Government Code Section 54956.9:

Name of Case: Richard Olango Abuka
v.
El Cajon Police Department; et al.
United States District Court
Southern District of California
Case No. 17CV0089 BAS NLS

CLOSED SESSIONS: (Continued)

15.4 CONFERENCE WITH LEGAL COUNSEL – EXISTING LITIGATION – pursuant to paragraph (1) of subdivision (d) of Government Code Section 54956.9:

Name of Case: San Diego Branch of NAACP; et al.
v.
County of San Diego; City of El Cajon; et al.
United States District Court
Southern District of California
Case No. 16CV2575 JLS BGS

MOTION BY McCLELLAN, SECOND BY KENDRICK, to ADJOURN to Closed Session at 4:31 p.m.

MOTION CARRIED BY UNANIMOUS VOTE.

16. RECONVENE TO OPEN SESSION AT 5:07 P.M.

City Attorney Foley reported the following actions:

15.1 Status report was given, no Action taken.
15.2 Status report was given, no Action taken.
15.3 Status report was given, no Action taken.
15.4 Status report was given, no Action taken.

Adjournment: Mayor Wells adjourned the Adjourned Regular Joint Meeting of the City Council/Housing Authority/Successor Agency to the Redevelopment Agency held this 24th day of January 2017, at 5:08 p.m. to Tuesday, January 24, 2017, at 7:00 p.m.

BELINDA A. HAWLEY, CMC
City Clerk/Secretary

DRAFT

JOINT MEETING OF THE EL CAJON CITY COUNCIL/HOUSING AUTHORITY/SUCCESSOR AGENCY TO THE REDEVELOPMENT AGENCY

MINUTES

CITY OF EL CAJON
EL CAJON, CALIFORNIA

January 24, 2017

An Adjourned Regular Joint Meeting of the City Council/Housing Authority/Successor Agency to the Redevelopment Agency of the City of El Cajon, California, held Tuesday, January 24, 2017, was called to order by Mayor/Chair Bill Wells at 7:04 p.m., in the Council Chambers, 200 Civic Center Way, El Cajon, California. This meeting was adjourned from the Adjourned Regular Joint Meeting held at 3:00 p.m., Tuesday January 24, 2017, by order of the City Council and Redevelopment Agency.

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ROLL CALL

Council/Agencymembers present:	Goble, Kalasho and Kendrick
Council/Agencymembers absent:	None
Mayor Pro Tem/Vice Chair present:	McClellan
Mayor/Chair present:	Wells
Other Officers present:	Hawley, City Clerk/Secretary
	Foley, City Attorney/General Counsel
	Williford, City Manager/Executive Director
	Al-Ghafry, Assistant City Manager

PLEDGE OF ALLEGIANCE TO FLAG and MOMENT OF SILENCE.
(The Courts have concluded that sectarian prayer as part of City Council meetings is not permitted under the Constitution)

AGENDA CHANGES: None

PUBLIC COMMENT: None

PUBLIC HEARINGS:

100 PROPOSED SCHEDULE AND CRITERIA FOR CREATING COUNCIL DISTRICT BOUNDARIES (Report: Brett Channing, Deputy Director of Administrative Services)

RECOMMENDATION: That the City Council:

- Opens the Public Hearing and receives testimony;
- Closes the Public Hearing;
- Adopts the next RESOLUTION in order containing the criteria for creating council district boundaries; and
- Approves the recommended schedule for the implementation phase of Measure S.

DISCUSSION

City Manager Williford gave information on the Item, and introduced the consultant team of **Jodi Monaghan and Doug Johnson.**

Jodie Monaghan, from Institute for Local Government, introduced **Crystal Love Lazard,** spoke about civic engagement.

Doug Johnson, from National Demographics Corporation introduced **Justin Levitt**, who provided information about the upcoming process of Council Districting.

Mayor Wells opened the Public Hearing.

Jonathan Goetz asked for information on how the City would deal with duplicate representatives for districts, and inquired on which districts would vote in the 2018 and 2020 Elections.

City Manager Williford clarified that Councilmembers would not lose their seats, as they will be allowed to complete their term before being replaced with an elected by district member.

Lori Shellenberger, Director of American Civil Liberties Union, California Voting Rights Project, shared an outline guide of Districting Law. She discussed the guidelines for the upcoming workshops, the importance of transparency, and suggested creating a log to track communications regarding districting.

DRAFT

PUBLIC HEARINGS: (Item 100 - Continued)

Wedad Schlotte, Coordinator of the American Iraqi Democratic Association, spoke to encourage policies and protocol for the Districting process.

George Glover suggested a more balanced election by voting on electing the Mayor and two Councilmembers on one cycle, and voting on two Councilmembers on the following election.

No further comments were offered.

MOTION BY WELLS, SECOND BY KALASHO, to CLOSE the Public Hearing.

MOTION CARRIED BY UNANIMOUS VOTE.

City Manager Williford clarified that two public hearings are required, and that no further action is required at the current meeting.

101 1890 CALLE DEL CONEJO – APPEAL OF PLANNING COMMISSION DENIAL OF APPEAL OF DIRECTOR'S DECISION REGARDING A DETACHED METAL GARAGE

NOTE: The appeal has been withdrawn by the property owner, and the public hearing has been cancelled.

INTERVIEWS:

102 INTERVIEWS FOR COMMISSION VACANCIES (Report: Belinda Hawley, City Clerk)

RECOMMENDATION: That the City Council

- Conducts interviews for one (1) seat on the Personnel Commission and one (1) seat on the Planning Commission, and appoints applicants to serve appropriate terms;

DRAFT

INTERVIEWS: (Item 102 – Continued)

- Conducts interviews for three (3) seats on the Public Safety Facility Financing Oversight Committee, and
  1) Appoints one applicant for the available seat to be filled with a resident of the City; and
  2) Extends the application period for the two remaining seats, through February 17, 2017 at 5:00 p.m., and conducts interviews on February 28, 2017 at 7:00 p.m., per City Council Policy A-27, as there is not at least one more qualified applicant than the number of existing vacancies;

  OR

  3) Waives the requirement of Policy A-27, and proceeds to appoint one committee member at this time (which is consistent with prior actions on the part of the Council), and directs staff to extend the application period through February 17, 2017 at 5:00 p.m., conducting interviews on February 28, 2017 at 7:00 p.m. to fill the remaining available seat.

- Extends the application period through February 17, 2017 at 5:00 p.m. for two (2) seats on the Veterans' Commission, and conducts interviews on February 28, 2017 at 7:00 p.m., as no applications were received.

DISCUSSION

Mayor Wells gave instructions for the interview process. Interviews ensued for each of the Commission vacancies.

PERSONNEL COMMISSION:

One Commissioner: (1) Term expiration – Mary Thigpen

- One (1), four-year term to expire January 31, 2021
- Appoint one (1) member, a resident of the City.

Applicants:

1. Stephanie Harper
2. Allen Theweny
3. Mary Thigpen

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INTERVIEWS: (Item 102 – Continued)

MOTION BY McCLELLAN, SECOND BY KENDRICK, to RE-APPOINT Mary Thigpen to the Personnel Commission for a term to expire January 31, 2021.

MOTION CARRIED BY 4-1 VOTE (KALASHO – NO).

PLANNING COMMISSION:

Councilmember Kalasho disclosed a conflict of interest with one of the applicants, **Mr. Hannaney**, as he serves in a board where his wife is the CEO.

City Attorney Foley recommends that **Concilmember Kalasho** leaves the dais but listens to all the applicants. A vote will be taken on **Mr. Hannaney** without **Councilmember Kalasho**. Should **Mr. Hannaney** not be selected, **Councilmember Kalasho** will return to vote on the rest of the applicants.

Councilmember Kalasho leaves the Chambers at 8:15 p.m.

One Commissioner: (1) Term expiration – Darrin Mroz

- One (1), four-year term to expire January 31, 2021
- Appoint one (1) member, a resident of the City.

Applicants:

1. Humbert Cabrera
2. Jibran Hannaney
3. Stephanie Harper
4. Darrin Mroz (Incumbent)
5. Montgomery Paul Ostrander
6. Allen Theweny

Mayor Wells asked if there is a Motion to appoint **Mr. Hannaney**. No Motion was made.

Councilmember Kalasho returns to the Chambers at 8:35 p.m., and asked questions to **Mr. Cabrera** and **Mr. Theweny.**

MOTION BY WELLS, SECOND BY McCLELLAN, to RE-APPOINT Darrin Mroz to the Personnel Commission for a term to expire January 31, 2021.

MOTION CARRIED BY 3-2 VOTE (GOBLE, KALASHO – NO).

DRAFT

INTERVIEWS: (Item 102 – Continued)

PUBLIC SAFETY FACILITY FINANCING OVERSIGHT:

Three members: (3) Term Expirations – David De Baca, John Forrest and Katherine Spacone

- Three (3), four-year terms to expire January 31, 2021
- One (1) member, a resident of the City, to be appointed from one or more of the following occupations or categories:
  - A business owner from the El Cajon business community;
  - A member of a bona fide tax payers' association or organization;
  - A public safety employee (i.e., either police or fire personnel) either retired from service or not employed by the City; and
  - A resident elector of the City.

Applicants:

1. Katherine Spacone (Incumbent)
2. Montgomery Paul Ostrander

Incumbent, **Katherine Spacone** was not present, but in addition to an application, she submitted a letter to the Council stating her desire to be re-appointed.

Mr. Montgomery Paul Ostrander was not present for interview.

DRAFT

MOTION BY WELLS, SECOND BY McCLELLAN, to RE-APPOINT Katherine Spacone to the Public Safety Facility Financing Oversight Commission for a term to expire January 31, 2021.

MOTION CARRIED BY UNANIMOUS VOTE.

- Two (2) members, either residents of the City or non-residents, to be appointed and must be from one or more of the following occupations:
  - A California licensed architect with experience designing and building commercial, industrial and governmental buildings;
  - A California licensed general contractor with experience constructing commercial, industrial and governmental buildings;
  - A California licensed civil engineer with experience in the designing and building of commercial, industrial and governmental buildings;
  - A building/property manager with experience in the management of commercial property;
  - A construction estimator with experience in estimating the construction of large-scale projects; and
  - A California certified public accountant with experience in professional accounting.

INTERVIEWS: (Item 102 – Continued)

Applicant:

1. John Forrest (Incumbent)

MOTION BY KALASHO, SECOND BY McCLELLAN, to RE-APPOINT John Forrest to the Public Safety Facility Financing Oversight Commission for a term to expire January 31, 2021.

MOTION CARRIED BY UNANIMOUS VOTE.

MOTION BY WELLS, SECOND BY McCLELLAN, to EXTEND the application period for one (1) Commissioner on the Public Safety Facility Financing Oversight Commission, and for two (2) Commissioners on the Veterans' Commission for terms to expire January 31, 2021.

MOTION CARRIED BY UNANIMOUS VOTE.

ADJOURNMENT: Mayor Wells adjourned the Adjourned Regular Joint Meeting of the City Council/Housing Authority/Successor Agency to the Redevelopment Agency held this 24th day of January 2017, at 8:54 p.m. to Tuesday February 14, 2017, at 3:00 p.m.

DRAFT

BELINDA A. HAWLEY, CMC
City Clerk/Secretary

APPROVAL OF READING BY TITLE AND WAIVER OF READING OF ORDINANCES ON THIS AGENDA

The City Council waives the reading of the full text of every ordinance contained in this agenda and approves the reading of the ordinance title only.

City Clerk Date Stamp

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City of El Cajon Agenda Report

MEETING: 02/14/17

ITEM NO: 1.4

TO: **Mayor Wells, Mayor Pro Tem McClellan, Councilmembers Goble, Kalasho and Kendrick**

FROM: **Sara Ramirez, Director of Recreation**

SUBJECT: Community Event in the Right-of-Way – RunEC

RECOMMENDATION: That the City Council:

1) Approves the use of the public right-of-way for the RunEC St. Patrick's Day Half Marathon / 5K.
2) Approves the request for a beer garden to be held in the Centennial Plaza.

BACKGROUND: For the 5th consecutive year, RunEC Foundation is requesting the use of City right-of-way for a special event in the community. RunEC, a non-profit association, strives to create a world-class running event to support East County community-based organizations. This year's proceeds are designated for St. Madeleine Sophie's Center, NOAH Homes, and Partnerships With Industry. This racing event features a half marathon, 5K and "Green Mile" for children and adults with developmental disabilities. On January 10, 2017, the City Council authorized City services and $20,000 to support this year's event.

The St. Patrick's Day Half Marathon / 5k is scheduled to take place on Sunday, March 5, 2017, with race participant packet pick-up and set-up planned for Saturday, March 4, 2017. More than 10,000 people are expected for this year's race and festivities. Race check-in, the sports vendor expo, children's play area and cross fitness challenge course will be on March 5th, from 8:00 a.m. – 12:00 p.m., on Rea Avenue and Sulzfeld Way. The beer garden will be located in the Centennial Plaza.

Traffic management has been approved by the City's Traffic Engineer and will be coordinated with Public Works and Police staff to ensure a safe, healthy event. The effective movement of vehicles and pedestrians, to include Marriott construction, in and around the event will be assisted by Police without compromising service to the broader community.

The race will begin near the El Cajon archway, travel east on Main Street to Jamacha Road, on to Cuyamaca College Drive, then return along the same route. In accordance with El Cajon Municipal Code Chapter12.24 staff recommends the City Council approve the use of the public right-of-way for the proposed event because it provides a venue for community participation and creates community awareness for the City, which is in the public interest.

Approval for phased street closures is requested as follows:

Saturday, March 4, 2017

8:00 a.m. Saturday to 5:00 a.m. Sunday	Rea Avenue – east of the Marriott construction driveway to Sulzfeld Way

Sunday, March 5, 2017

Full Street Closures

4:30 a.m. to 10:00 a.m.	Main Street – from Van Houten Avenue to Jamacha Road
4:30 a.m. to 10:00 a.m.	Magnolia Avenue – from Main Street to Douglas Avenue
5:00 a.m. to 3:00 p.m.	Rea Avenue – from Magnolia Avenue to Main Street at Sulzfeld Way

Partial Street Closures (one or two vehicle travel lanes closed only)

4:30 a.m. to 1:00 p.m.	Ballantyne Street – from Park Avenue to Main Street
4:30 a.m. to 1:00 p.m.	Park Avenue – from Magnolia Avenue to Ballantyne Street
4:30 a.m. to 1:00 p.m.	Jamacha Road – from Main Street to the south City limits

Additionally, RunEC organizers are requesting permission for a fenced and secured beer garden located in the lower Centennial Plaza. Upon approval, the Special Event Committee will notify the RunEC organization of any additional conditions that need to be met, to include:

- A signed petition from a majority of the affected businesses and residents, to include reference to the hours of requested road closures.
- Any necessary permits, insurance and licenses.

California Environmental Quality Act (CEQA): The proposed project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) according to Section 15061 (b)(3) the General Rule, which states that California Environmental Quality Act (CEQA) applies only to projects which have the potential for causing a significant effect on the environment. The temporary use of the City's right-of-way for a community event and the detouring of other modes of transportation within City Streets will not have a significant effect on the environment.

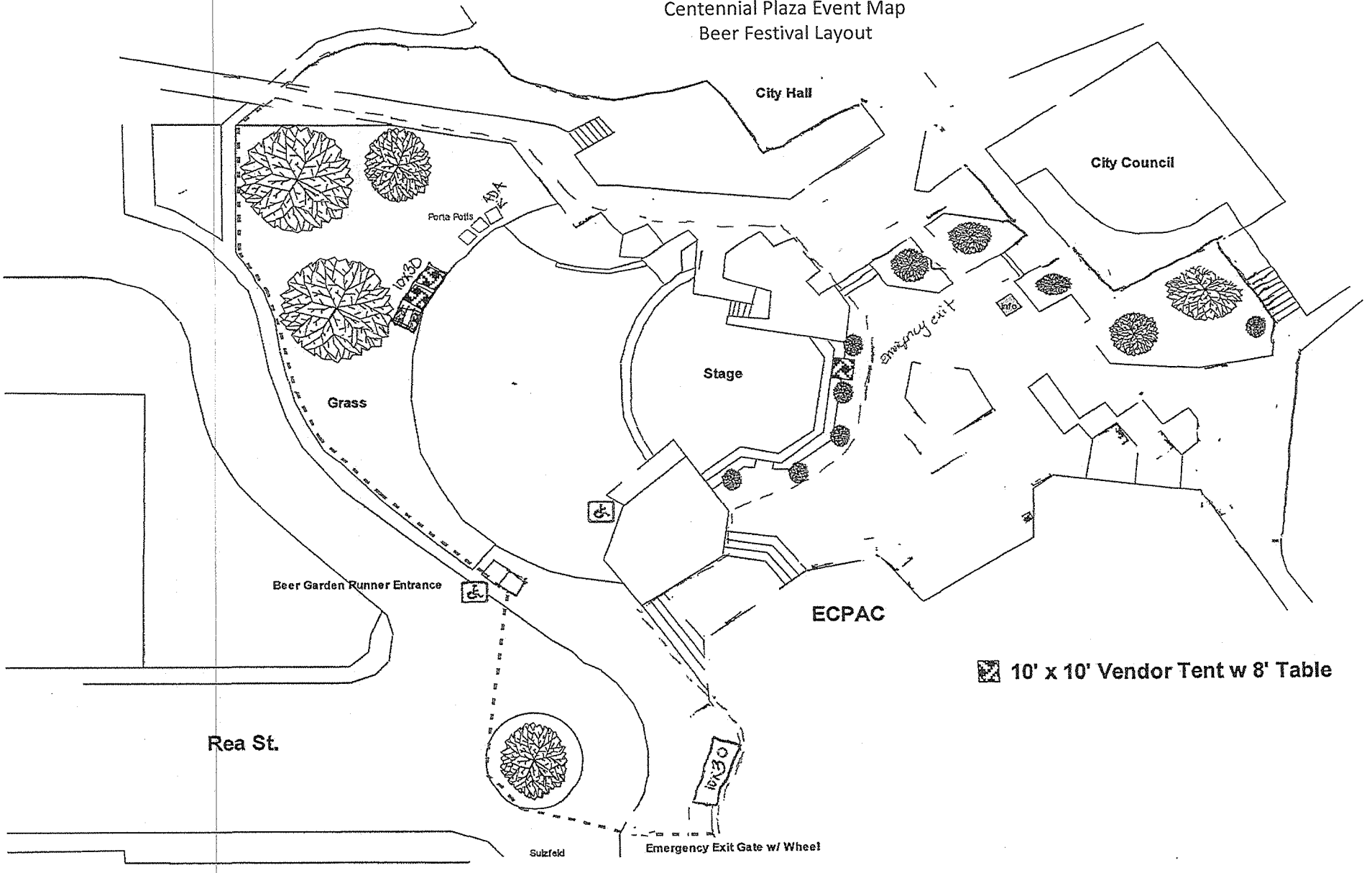
FISCAL IMPACT: Funding ($20,000) for RunEC was approved by City Council on January 10, 2017, and is designated in the Community Services and Events Budget (Activity #103000). Indirect staff costs for the race will be absorbed within the respective department budgets.

PREPARED BY:	**APPROVED BY:**	**APPROVED BY:**
Stacy Knight	**Sara Ramirez**	**Douglas Williford**
Recreation Services Manager	**Director of Recreation**	**CITY MANAGER**

ATTACHMENTS:

1. Centennial Plaza Event Map & Site Map
2. Route Maps

St. Patrick's Day Half Marathon
Centennial Plaza Event Map
Beer Festival Layout



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City of El Cajon Agenda Report

MEETING: 02/14/17

ITEM NO: 1.4

EL CAJON
The Valley of Opportunity
Incorporated 1912

TO: Mayor Wells, Mayor Pro Tem McClellan, Councilmembers Goble, Kalasho and Kendrick

FROM: Sara Ramirez, Director of Recreation

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PREPARED BY:	APPROVED BY:	APPROVED BY:
Stacy Knight	**Sara Ramirez**	**Douglas Williford**
Recreation Services Manager	**Director of Recreation**	**CITY MANAGER**

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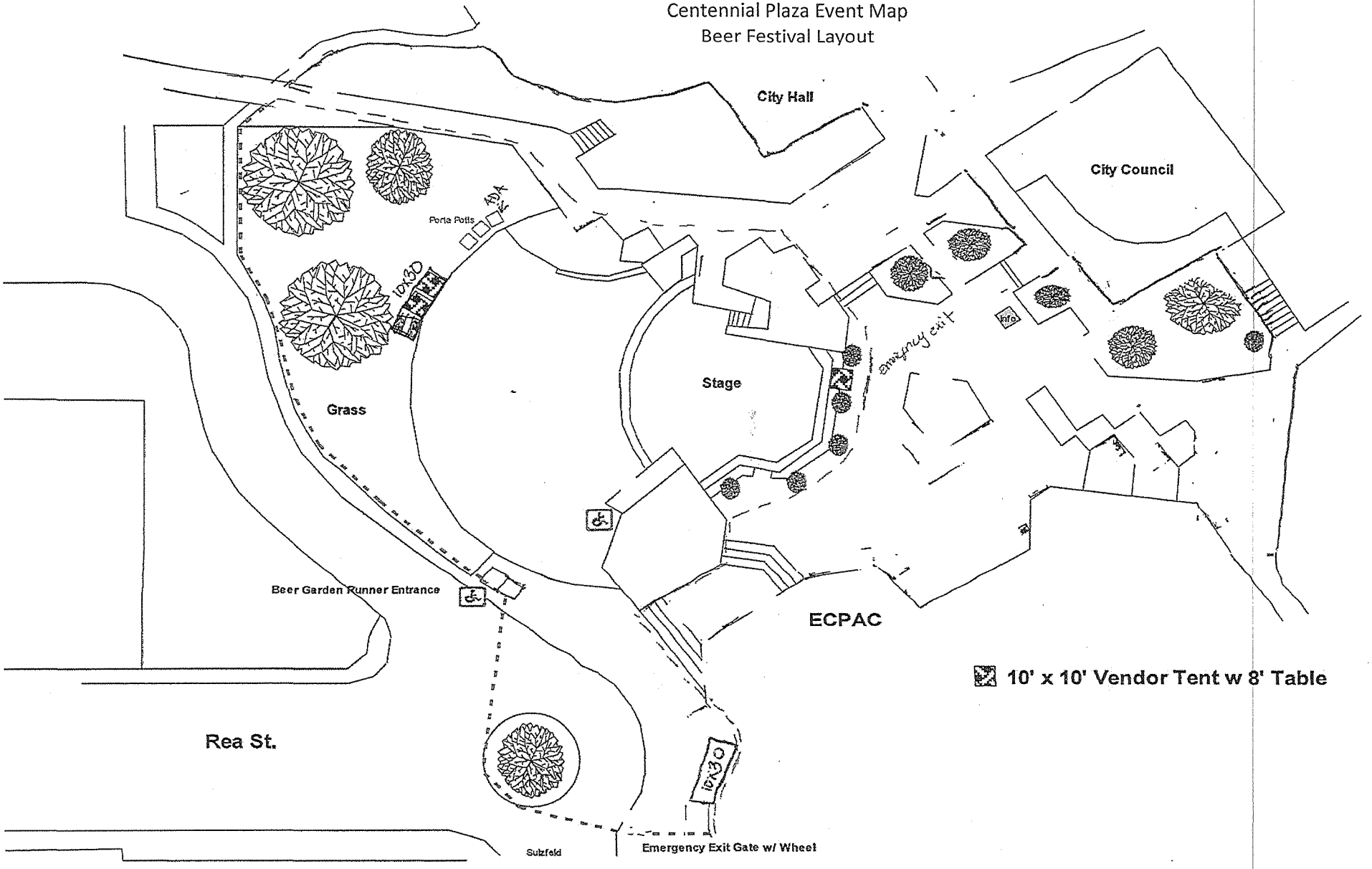
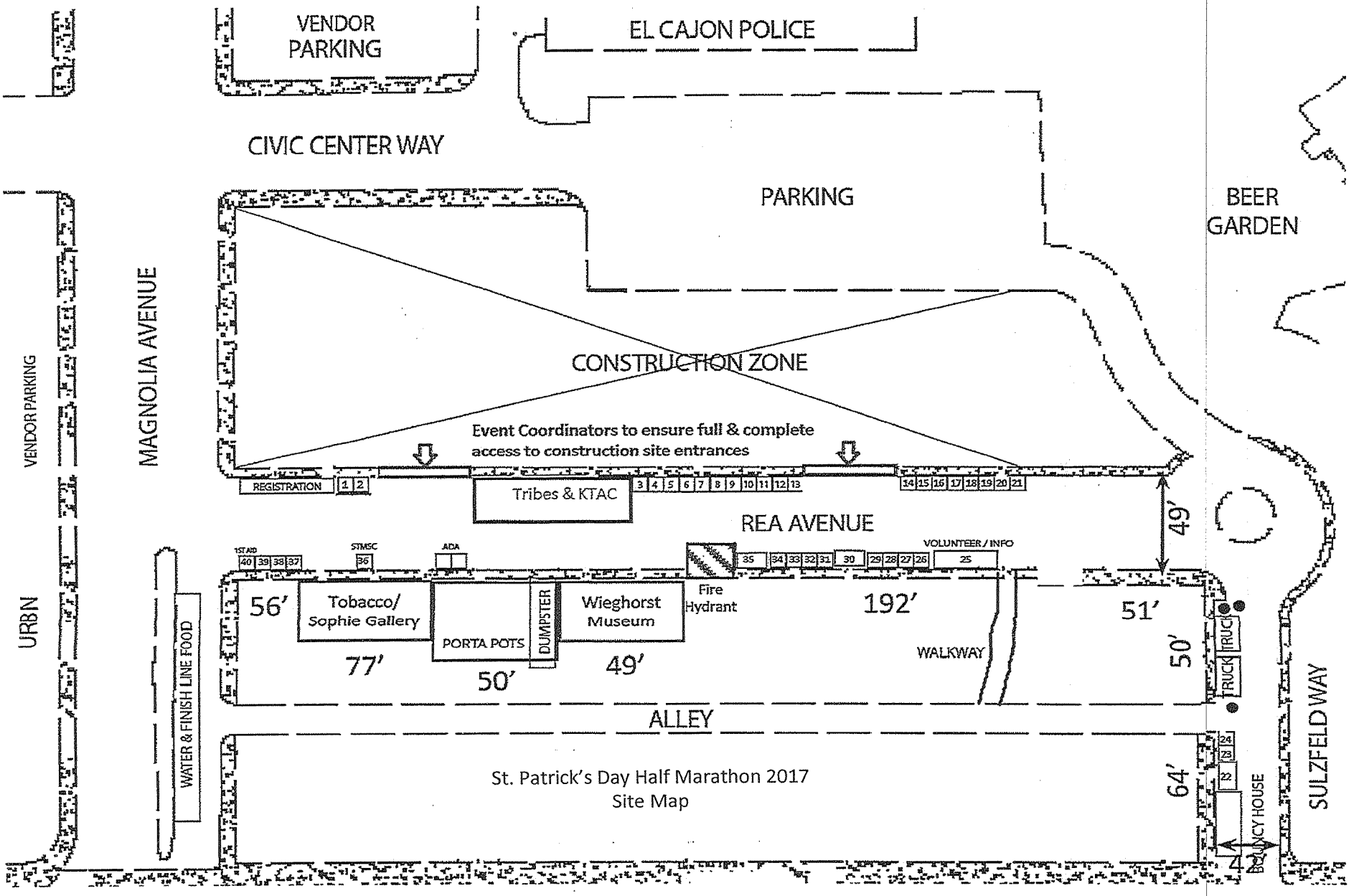
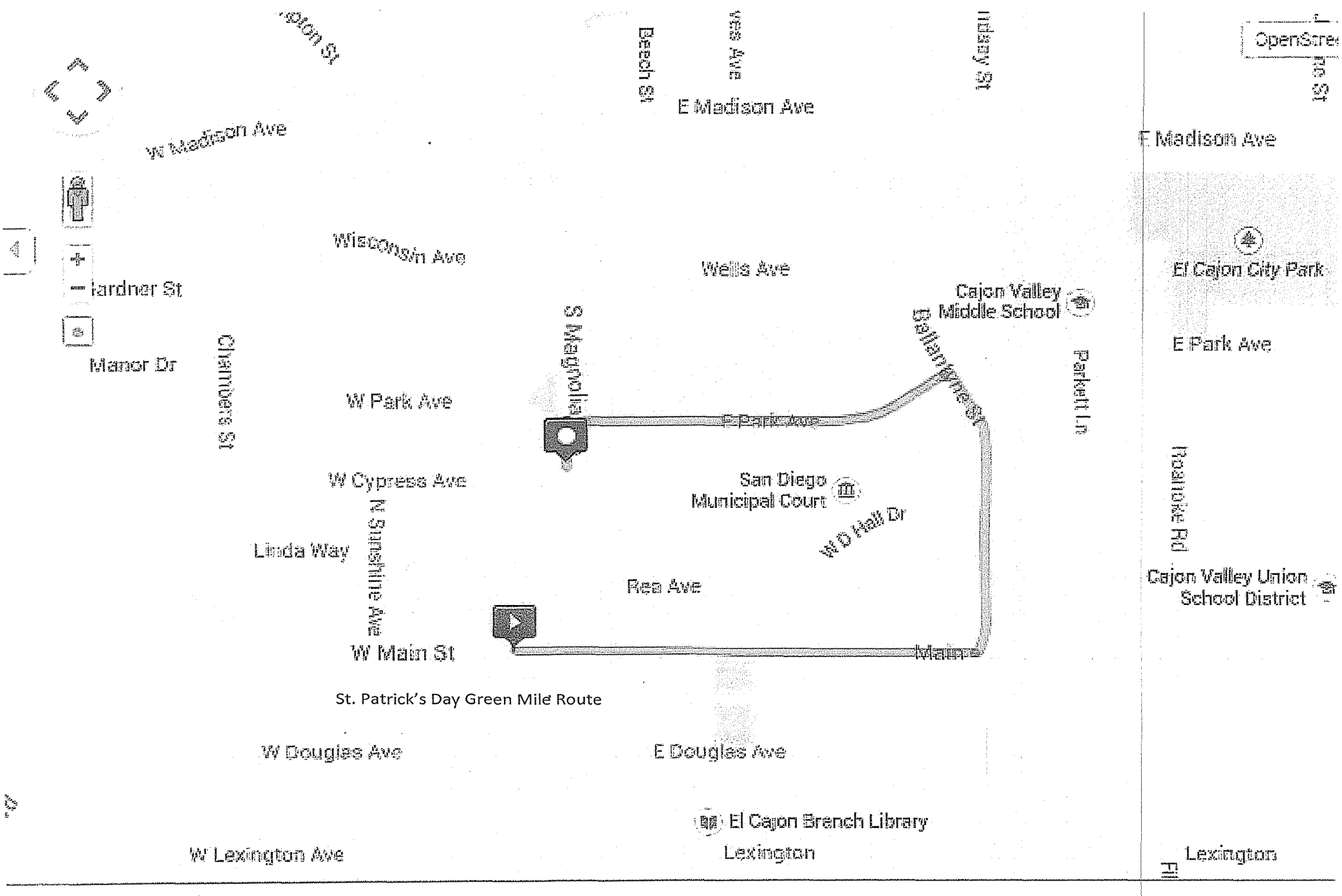
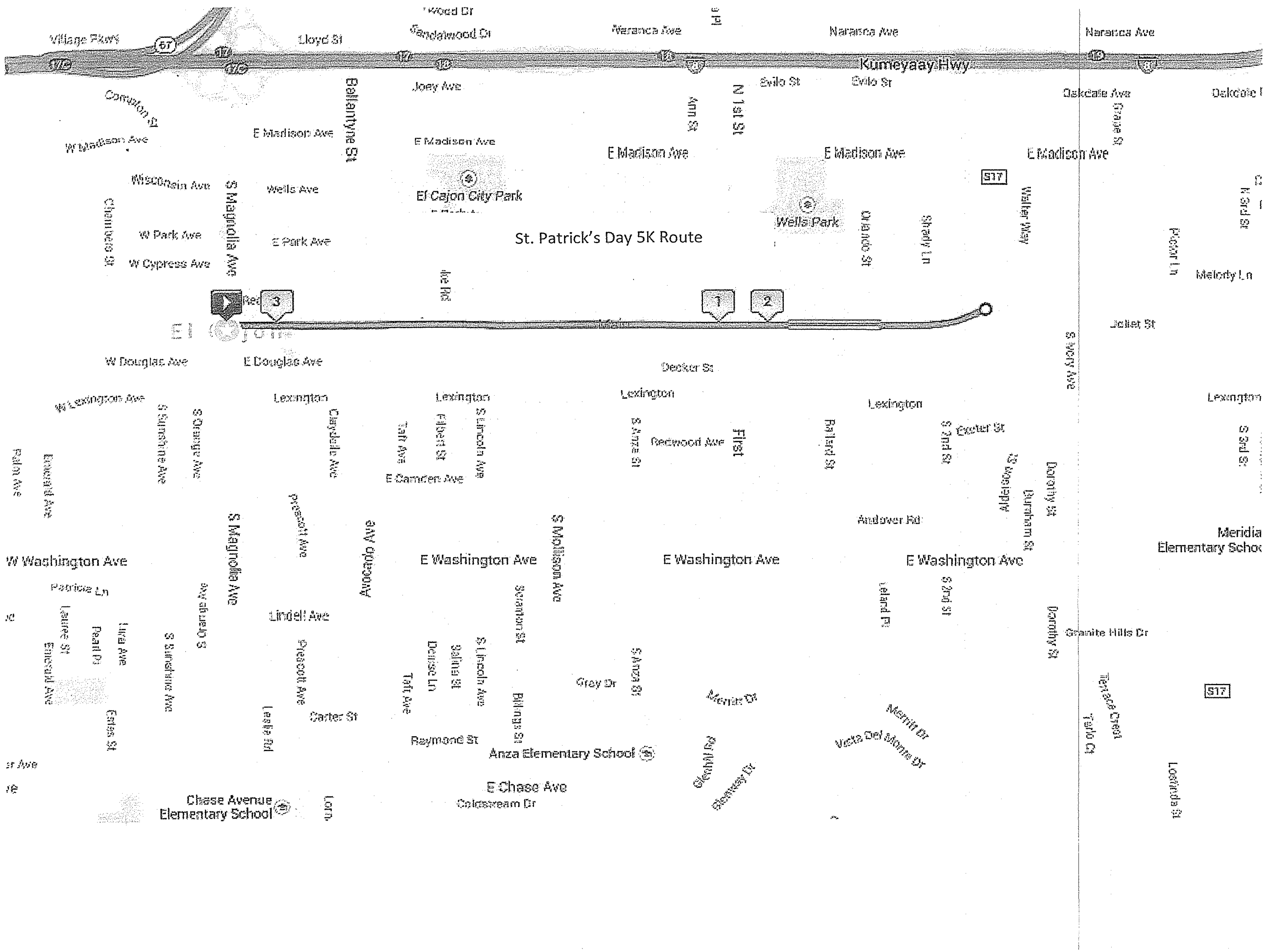
2. Route Maps

St. Patrick's Day Half Marathon
Centennial Plaza Event Map
Beer Festival Layout




VENDOR PARKING
EL CAJON POLICE
CIVIC CENTER WAY
PARKING
BEER GARDEN
VENDOR PARKING
MAGNOLIA AVENUE
CONSTRUCTION ZONE
Event Coordinators to ensure full & complete access to construction site entrances
REGISTRATION
Tribes & KTAC
REA AVENUE
49'
1ST AID
STMSC
ADA
VOLUNTEER / INFO
56'
Tobacco/ Sophie Gallery
77'
PORTA POTS
50'
DUMPSTER
Wieghorst Museum
49'
Fire Hydrant
192'
WALKWAY
51'
50'
TRUCK
TRUCK
URBN
WATER & FINISH LINE FOOD
ALLEY
64'
BOUNCY HOUSE
SULZFELD WAY
St. Patrick's Day Half Marathon 2017
Site Map


E Madison Ave
W Madison Ave
Wisconsin Ave
Wells Ave
Gardner St
Manor Dr
Clarmont St
W Park Ave
E Park Ave
Magnolia St
Cajon Valley Middle School
Parkett Ln
El Cajon City Park
E Park Ave
W Cypress Ave
San Diego Municipal Court
W D Hall Dr
Linda Way
N Sunshine Ave
Rea Ave
Roanoke Rd
Cajon Valley Union School District
W Main St
Main
St. Patrick's Day Green Mile Route
W Douglas Ave
E Douglas Ave
El Cajon Branch Library
W Lexington Ave
Lexington


St. Patrick's Day 5K Route
Kumeyaay Hwy
Village Pkwy
Lloyd St
Naranca Ave
Ballantyne St
Joey Ave
Evilo St
Ann St
N 1st St
Oakdale Ave
E Madison Ave
W Madison Ave
Compton St
El Cajon City Park
Wells Park
Wisconsin Ave
S Magnolia Ave
Wells Ave
W Park Ave
E Park Ave
W Cypress Ave
Chambers St
Orlando St
Shady Ln
Walter Way
Pictor Ln
Melody Ln
N 3rd St
Joliet St
S Ivory Ave
1
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3
W Douglas Ave
E Douglas Ave
Decker St
Lexington
W Lexington Ave
S Sunshine Ave
S Orange Ave
Claydelle Ave
Taft Ave
Filbert St
S Lincoln Ave
E Camden Ave
S Anza St
Redwood Ave
First
Ballard St
S 2nd St
Exeter St
Alderson St
Burnham St
Dorothy St
Andover Rd
S 3rd St
Meridian Elementary School
Palm Ave
Emerald Ave
Prescott Ave
Avocado Ave
E Washington Ave
W Washington Ave
S Mollison Ave
Patricia Ln
Laurel St
Pearl Pl
Lura Ave
Lindell Ave
Scranton St
Leland Pl
Granite Hills Dr
Denise Ln
Salina St
Billings St
Gray Dr
Merritt Dr
Vista Del Monte Dr
Terrace Crest
Tarlo Ct
Estes St
Leslie Rd
Carter St
Raymond St
Anza Elementary School
Glenhill Rd
E Chase Ave
Coldstream Dr
Chase Avenue Elementary School
Lostinda St
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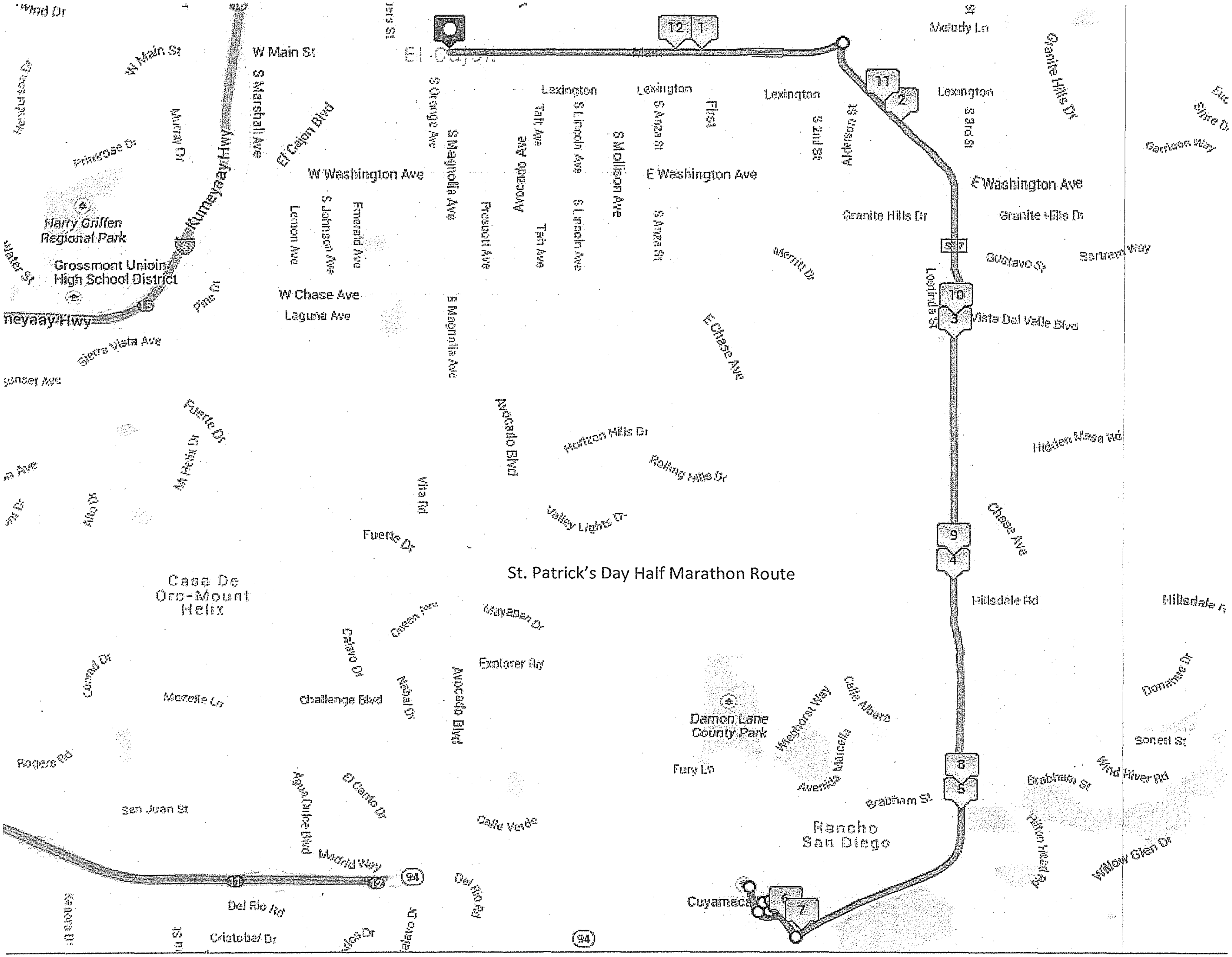

St. Patrick's Day Half Marathon Route

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City of El Cajon Agenda Report

MEETING: 2/14/2017

ITEM NO: 1.5

TO: Mayor Wells, Mayor Pro Tem McClellan, Councilmembers Goble, Kalasho and Kendrick

FROM: Chief of Police Jeff Davis

SUBJECT: FY2016 San Diego County Law Enforcement Foundation Grant

RECOMMENDATION: That the City Council takes the following actions:

1. Authorizes the City Manager or designee to accept the 2016 San Diego County Law Enforcement Foundation Grant in the amount of $1,872.92, and to execute any grant documents and agreements necessary for the receipt and use of these funds; and

2. Appropriates these funds in the amount of $1,872.92 to purchase a tactical systems training suit.

BACKGROUND:

Each year the San Diego County Law Enforcement Foundation (SDCLEF) awards grants to local law enforcement agencies for the purchase of equipment which might not otherwise be acquired. This year the Police Department has been awarded funding for the purchase of a tactical systems training suit. The training suit will be allocated to the Police Department's Training Division.

FISCAL IMPACT:

The grant funds are budgeted in Activity 225900 – Police Miscellaneous Grants.

PREPARED BY:

Jeff Davis
CHIEF OF POLICE

APPROVED BY:

Douglas Williford
CITY MANAGER

City Clerk Date Stamp
RECEIVED OFFICE OF
CITY CLERK
EL CAJON CA

2017 FEB -7 A 9:24

City of El Cajon Agenda Report

MEETING: 2/14/2017

ITEM NO: 1.6

TO: Mayor Wells, Mayor Pro Tem McClellan, Councilmembers Goble, Kalasho and Kendrick

FROM: Chief of Police Jeff Davis

SUBJECT: 2016 San Diego County Stonegarden Collaborative Grant

RECOMMENDATION: That the City Council takes the following actions:

1. Authorizes the City Manager or designee to accept the 2016 San Diego County Stonegarden Collaborative Grant in the amount of $116,000, and to execute any grant documents and agreements necessary for the receipt and use of these funds; and

2. Appropriates these funds in the amount of $56,000 for overtime and fringe benefits, and $60,000 to purchase a fully outfitted patrol vehicle for a total of $116,000.

BACKGROUND:

The Stonegarden Grant is funded by the U.S. Department of Homeland Security and is administered by the San Diego County Sheriff's Department. The El Cajon Police Department plans to use the overtime and equipment to enhance law enforcement preparedness and operational readiness along the Interstate 8 corridor and surrounding areas. The focus of this grant is to reduce drug, weapon, and human trafficking activities along the Interstate 8 corridor, which is an egress route for border-related crimes.

The Federal procurement guidelines require a competitive bid process and a performance bond to purchase the fully outfitted patrol vehicle. The patrol vehicle must be a supplement (increase) to the annual fleet purchase of vehicles to ensure non-supplanting requirements are met. Once the patrol vehicle reaches its useful life, it will be disposed of in accordance with Federal guidelines and not replaced by the City.

FISCAL IMPACT:

The City of El Cajon is eligible to receive $116,000 as part of the allocation for the 2016 San Diego County Stonegarden Collaborative Grant funds. Upon approval, these funds will be budgeted in Activity 225900 – Police Miscellaneous Grants. The operational expenses of the patrol vehicle (fuel, tires, oil changes, car washes, monthly RCS charge for radio, etc.) will be charged to the General Fund until the useful life of patrol vehicle has been reached.

PREPARED BY:

Jeff Davis
CHIEF OF POLICE

APPROVED BY:

Douglas Williford
CITY MANAGER

City Clerk Date Stamp
RECEIVED OFFICE OF
CITY CLERK
EL CAJON CA
2017 FEB -8 P 4:53

City of El Cajon Agenda Report

MEETING: Feb. 14, 2017

ITEM NO: 1.7

TO: Mayor Wells, Mayor Pro Tem McClellan, Councilmembers Goble, Kalasho and Kendrick

FROM: Dennis Davies, Deputy Director of Public Works

SUBJECT: Johnson Avenue Sewer Relief Project-Phase II Professional Services Contract Amendment for Construction Management Services, Michael Baker International

RECOMMENDATION: That the City Council:

1. Authorizes the City Manager to negotiate and execute an amendment to the Professional Services Agreement (PSA) with Michael Baker International (MBI) for construction management services for the Johnson Avenue Sewer Relief Project-Phase II, and increase the contract value in the amount not to exceed $900,000; and
2. Appropriates $240,000 from the Wastewater Fund for additional construction management services for the project.

BACKGROUND: On August 27, 2013, the City Council authorized the City Manager to negotiate a Professional Services Agreement with Michael Baker International to perform pre-construction and construction management services for the Johnson Avenue Sewer Relief Project. Construction management services for a project of this complexity is very labor intensive and exceeds the capacity of the current City staffing levels. The Project is funded with a payable loan from the Environmental Protection Agency (EPA) and requires the City to follow federal rules for project administration. Hence, the requirements for documentation and oversight are at a much higher level than for a standard project. Additionally, the complex nature of this project requires expertise that the City staff does not currently have. Construction management services include full-time inspection of constructed works, photo documentation and daily reporting of contractor employees, equipment, and materials utilized for construction, labor compliance including employee interviews, coordination with stake holders and property owners, review of contractor's submittals required by the project specifications, responding to contractor's requests for information and clarification, project cost accounting, and review of payment applications.

The Consultant was originally awarded a contract for $580,000 for construction management services for the original Johnson Avenue Sewer Project, which was to be a single project and was bid for construction in August 2014. The low bid for the project came in at $16 million, which was more than then City had funds for at the time. Subsequently,

the project was divided into two phases and Phase I was completed in May of 2016 at a cost of $6,679,278. The construction management fees for Phase I were $463,000. Construction management costs are a function of the duration of the construction as well as the complexity of the work to be done. Although dividing the project in two phases allowed the City to proceed immediately on the first phase of this critical infrastructure project, the construction management cost increased by adding to the overall timeframe, complexity and documentation required for two separate projects. It is anticipated that Phase II will have similar construction duration and construction management costs as Phase I. The total construction management cost for Phase II is estimated to be $437,000.

On September 13, 2016, the City Council accepted a Guaranteed Maximum Price (GMP) proposal and awarded a construction contract for $8,751,903 to SC Valley Engineering, Inc., to construct Phase II.

In order to maintain continuity for construction of Phase II and based on their excellent work during Phase I, staff is recommending that the contract with the consultant, Michael Baker International, be amended to extend through calendar year 2017 and supplement the original compensation award with an additional $320,000 to fully cover the construction administration services they will be providing for Phase II. The Fiscal Year 2016-17 budget allocated only $197,500 for this purpose. Staff is requesting the additional $240,000 to supplement the budgeted amount for these necessary construction management services.

FISCAL IMPACT: The estimated cost for Phase II construction management services is $437,000, about $320,000 more than remains in the original contract and $240,000 more than budgeted for FY 2016-17. These costs are time dependent and are directly related to the time frame for project completion. The estimated project length is 12 months. Staff is requesting the City Council appropriate an additional $240,000 from the Wastewater Fund (650900-WW3250-2) for construction management services.

PREPARED BY:	**REVIEWED BY:**	**APPROVED BY:**
Dennis C. Davies	**Majed Al-Ghafry**	**Douglas Williford**
DEPUTY DIRECTOR	**ASSISTANT**	**CITY MANAGER**
OF PUBLIC WORKS	**CITY MANAGER**	

City Clerk Date Stamp
RECEIVED OFFICE OF
CITY CLERK
EL CAJON CA
2017 JAN 31 A 10:06

City of El Cajon Agenda Report

MEETING: 2/14/17

ITEM NO: 1.8

TO: **Mayor Wells, Mayor Pro Tem McClellan**
Councilmembers Goble, Kalasho, Kendrick

FROM: **Deputy Director of Administrative Services Channing**

SUBJECT: **TRAVEL EXPENSES TO ATTEND THE LEAGUE OF CALIFORNIA CITIES NEW MAYORS/COUNCILMEMBERS ACADEMY – GOBLE AND KALASHO**

RECOMMENDATION: That the City Council review and approve the attached Claim for Advance/Reimbursement of Travel Expense forms for Councilmembers Goble and Kalasho submitted in accordance with City Council Policy G-1.

BACKGROUND:
From January 18 through 20, 2017, Councilmembers Goble and Kalasho attended the League of California Cities New Mayors/Councilmembers Academy in Sacramento. This academy is specifically programmed for newly elected city officials with courses on the basic legal and practical framework in which mayors and councilmembers operate.

FISCAL IMPACT:
The total cost of $2,897.19 is included in the Fiscal Year 2016-17 Budget. Conference registration and airfare were paid in advance with a City Credit Card.

PREPARED BY:

Brett Channing
DEPUTY DIRECTOR OF
ADMINISTRATIVE SERVICES

APPROVED BY:

Douglas Williford
CITY MANAGER

CA Cities Advocate
LEAGUE OF CALIFORNIA CITIES
LEGISLATION AND POLICY AFFECTING CALIFORNIA CITIES

Nov. 18, 2016
Issue #96

IN THIS ISSUE:
Page 4: Help Set League Policy — Join a League Policy Committee!
Page 5: California City Solutions: San Diego Partners With Youth to Educate the Community on Water Purification Technology
Page 7: Proposition 47 Grant Funding Now Available

New Mayors and Council Members Academy Scheduled for Jan. 18–20 in Sacramento

The League has opened registration for the 2017 New Mayors and Council Members Academy. Scheduled for Jan. 18–20 in Sacramento, the conference is expected to sell out quickly. *For more, see Page 2.*

Call for Entries Open for Outstanding City Street Projects

Nominations due Jan. 11

The Save California Streets Coalition has opened the nomination period for its annual Outstanding Local Streets and Roads Awards Program. Submissions should highlight a street infrastructure project or program that has demonstrated a significant improvement in your community's street system. The coalition comprises a number of organizations including the League of California Cities® and the California State Association of Counties.
For more, see Page 2.

League-Sponsored Bond Agency Issues $231.8 Million in Tax-Exempt Bonds for Affordable Housing in National City, Educational Housing in Riverside and a Community Hospital in Redlands

Some of the most significant benefits of League membership for cities since 1988 have flowed from the League's co-sponsorship of the California Statewide Communities Development Authority (CSCDA). *For more, see Page 2.*

'MCMA Reg Open' Continued from Page 1...

This conference is programmed specifically for newly elected city officials, with courses on the basic legal and practical framework in which mayors and council members operate. Sessions will focus on a range of topics including:

- Your League and How to Use It;
- Effective Advocacy & Key City Officials;
- Your Legal Powers and obligations;
- Policy Role in Land Use Planning;
- Relationship between City Council and City Manager Staff;
- Communications and the New Media; and
- Financial Responsibilities, City Revenues Workshop.

The conference also features AB 1234 Ethics Training, which is required for all elected and appointed officials to complete every two years in specific laws and principles.

Full conference registration includes the following:

- Two-and-a-half days of sessions, including AB 1234 training;
- Wednesday lunch and reception, Thursday breakfast and lunch and Friday breakfast; and
- Electronic access to all program materials.

Registration

Register online by Friday, Jan. 6. Due to high demand for this conference, and the large numbers of newly elected mayors and council members, it is expected to sell out before the registration deadline.

Questions

Please contact Caitlin Cole with any questions about the conference or Megan Dunn about registration.

'LSR Awards' Continued from Page 1...

Nominations for this prestigious award are due by Jan. 11. Winners will be announced in February and awards will be presented during the Public Works Officers Institute and County Engineers Association of Counties conference, March 22–24 in San Diego. They will also be featured later in 2017 in *Western City*, the League's monthly magazine.

Projects nominated should address one of four categories that promote a comprehensive improvement of local streets:

- Efficient and Sustainable Road Maintenance, Construction and Reconstruction Projects;
- Complete Streets Projects;
- Safety or Intelligent Transportation System Project; or
- Efficient and Sustainable Bridge Maintenance, Construction and Reconstruction Projects.

Applications must be submitted online.

Please contact Meghan McKelvey with any questions on the award program and application process.

'CSCDA bonds' Continued from Page 1...

This program provides a variety of public agencies and developers access to low-cost, tax-exempt financing and economic development tools. CSCDA recently issued $231,822,392 in tax-exempt multi-family affordable housing bonds for the Paradise Creek in National City; tax-exempt bonds for Lancer Educational Housing LLC (LEH LLC), in conjunction with California Baptist University in Riverside; and Redlands Community Hospital in Redlands.

CITY OF EL CAJON, CALIFORNIA
CLAIM FOR REIMBURSEMENT OF TRAVEL EXPENSE

Employee Name:	Position:	Department:	Date of Claim:
Steve Goble	Councilmember	City Council	
Purpose of Trip:		Authorized By - Date:	
League of Calif. Cities - New Mayors/Councilmembers Workshop			

Method of Transportation	Depart From			Arrive At		
	Name of City	Date	Time	Name of City	Date	Time
Air	San Diego	1/18/2017	6:20 a.m.	Sacramento	1/18/2017	8:05 a.m.
Air	Sacramento	1/19/2017	9:10 p.m.	San Diego	1/19/2017	10:35 p.m.

EXPENSE REPORT ***ATTACH ALL RECEIPTS TO THIS FORM FOR EXPENDITURES REPORTED***

Item Description	Day 1 1/18/17	Day 2 xx/xx/xx	Day 3 xx/xx/xx	Day 4 xx/xx/xx	Day 5 xx/xx/xx	Day 6 xx/xx/xx	Day 7 xx/xx/xx	Total Expense	Prepaid / Reimb / Inv
1. Meals	$21.26							$21.26	R
2. Lodging	$377.61							$377.61	R
3. Fare (Air, etc.)	$222.88							$222.88	P
4. Taxi, Limo, Bus								$0.00	
5. Telephone								$0.00	
6. Auto Expense								$0.00	
7. Registration	$575.00							$575.00	P
8. Airport Shuttle								$0.00	
9. Personal Mileage								$0.00	
10.								$0.00	
Totals	$1,196.75	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$1,196.75	

Items 6 through 10 require an explanation below.

TOTAL ALLOWABLE EXPENSES ABOVE

Item # & Co.	Explanation / Description

Traveler's Reconciliation	
Total Allowable Expenses	$1,196.75
Adv/Prepaid/Invoiced Expenses	$797.88
Balance Due to (City)/Employee	$398.87

THE UNDERSIGNED STATES, UNDER PENALTY OF PERJURY, THAT THE ABOVE CLAIM IS TRUE AND CORRECT:

Account Number	**Amount**
101000-8594	$398.87

APPROVAL OF DEPARTMENT HEAD:	APPROVAL OF DIRECTOR OF FINANCE:

Sheraton Grand Sacramento Hotel
1230 J Street
Sacramento, CA 95814
United States
Tel: 916-447-1700 Fax: 916-447-1701

Sheraton

Steve Goble

Page Number	:	1	Invoice Nbr	:	551681
Guest Number	:	1885778			
Folio ID	:	A			
Arrive Date	:	18-JAN-17	08:54		
Depart Date	:	19-JAN-17	12:09		
No. Of Guest	:	2			
Room Number	:	2408			
Club Account	:				

Copy Tax Invoice

Tax ID :
Sheraton Sacramento JAN-25-2017 22:12 A0038964

Date	Reference	Description	Charges (USD)	Credits (USD)
18-JAN-17	38825	Room Service	21.26	
18-JAN-17	RT2408	T-Commercial Retail	327.50	
18-JAN-17	RT2408	California Tourism Tax	0.98	
18-JAN-17	RT2408	Sac Tourism Tax	9.83	
18-JAN-17	RT2408	Occupancy Tax	39.30	
19-JAN-17	VM	Visa/Mastercard-5049		-398.87

For Authorization Purpose Only

[redacted]

Date	Code	Authorized
18-JAN-17	00108C	491.25

Approve EMV Receipt for VM - 5049: no CVM
TC:D91497BE7CE37661 TVR:0080008000 AID:A0000000031010
Application Label:CHASE VISA

** Total	398.87	-398.87

Continued on the next page

Sheraton Grand Sacramento Hotel
1230 J Street
Sacramento, CA 95814
United States
Tel: 916-447-1700 Fax: 916-447-1701

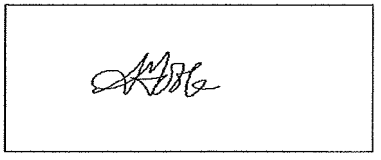
Sheraton

Steve Goble

Page Number	:	2	Invoice Nbr	:	551681
Guest Number	:	1885778			
Folio ID	:	A			
Arrive Date	:	18-JAN-17	08:54		
Depart Date	:	19-JAN-17	12:09		
No. Of Guest	:	2			
Room Number	:	2408			
Club Account	:				

*** Balance 0.00

I agreed to pay all room & incidental charges.



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As a Starwood Preferred Guest, you could have earned 698 Starpoints for this visit. Please provide your member number or enroll today.

Tell us about your stay. www.sheraton.com/reviews

Continued on the next page

Sheraton Grand Sacramento Hotel
1230 J Street
Sacramento, CA 95814
United States
Tel: 916-447-1700 Fax: 916-447-1701

Sheraton

Steve Goble

Page Number	:	3	Invoice Nbr	:	551681
Guest Number	:	1885778			
Folio ID	:	A			
Arrive Date	:	18-JAN-17	08:54		
Depart Date	:	19-JAN-17	12:09		
No. Of Guest	:	2			
Room Number	:	2408			
Club Account	:				

EXPENSE SUMMARY REPORT

Currency: USD

Date	Rm Charge	Taxes	Telephone	Other	Total	Payment
01-18-2017	327.50	50.11	0.00	21.26	398.87	0.00
01-19-2017	0.00	0.00	0.00	0.00	0.00	-398.87
Total	327.50	50.11	0.00	21.26	398.87	-398.87

Thank you for your purchase!

Southwest

San Diego, CA - SAN to Sacramento, CA - SMF

Air

Confirmation #5U9XYF

San Diego, CA - SAN to Sacramento, CA - SMF
Wednesday, January 18, 2017 -
Thursday, January 19, 2017

EarlyBird Check-In
Automatic check in before our traditional 24-hr check-in. Add it now

Air Total: $222.88

Amount Paid
$222.88

Trip Total
$222.88

JAN 18
WED

01/18/17 - Sacramento

AIR

AIR
San Diego, CA - SAN to Sacramento, CA - SMF
01/18/2017 - 01/19/2017

Confirmation #
5U9XYF

Adult Passenger(s)
STEPHEN GOBLE

Rapid Rewards #
Add Rapid Rewards Number

Subscribe to Flight Status Messaging

Travel Date	Flight Segments			Flight Summary
DEPART JAN 18 WED	**06:20 AM**	Depart **San Diego, CA (SAN)** on Southwest Airlines	Flight #405 Southwest	**Wednesday, January 18, 2017**
	08:05 AM	Arrive in **Sacramento, CA (SMF)**	WiFi available	Travel Time 1 h 45 m (Nonstop) Wanna Get Away
RETURN JAN 19 THU	**09:10 PM**	Depart **Sacramento, CA (SMF)** on Southwest Airlines	Flight #3947 Southwest	**Thursday, January 19, 2017**
	10:35 PM	Arrive in **San Diego, CA (SAN)**	WiFi available	Travel Time 1 h 25 m (Nonstop) Wanna Get Away

What you need to know to travel:

Check-in: Be sure to arrive at the departure gate with your boarding pass at least 10 minutes before your scheduled departure time. Otherwise, your reserved space may be cancelled and you won't be eligible for denied boarding compensation.

No Show Policy: If you are not planning to travel on any portion of this itinerary, please cancel your reservation at least 10 minutes prior to scheduled departure of the flight. Customers who fail to cancel reservations for a Wanna Get Away fare segment at least ten (10) minutes prior to travel and who do not board the flight will be considered a no show, and all remaining, unused funds on this reservation will be forfeited, including Business Select and Anytime funds.

Booking with Rapid Reward Points:

When booking with Rapid Reward Points, your point balance may not immediately update in your account.

PRICE: ADULT

Trip	Routing	Fare Type | View Fare Rules	Fare Details	Quantity
Depart	SAN-SMF	Wanna Get Away Excellent Value	• No Change Fees (applicable fare difference applies) • Reusable Funds (nontransferable - no name changes allowed) • Nonrefundable unless purchased with Points	1
Return	SMF-SAN	Wanna Get Away Excellent Value	• No Change Fees (applicable fare difference applies) • Reusable Funds (nontransferable - no name changes allowed) • Nonrefundable unless purchased with Points	1

Enroll in Rapid Rewards and earn at least 1086 Points for this trip. Already a Member? Log in to ensure you are getting the points you deserve.

Subtotal **$222.88**
Fare Breakdown

Carry-on Items: 1 bag + 1 small personal item are free, see full details.
Checked Items: First and second bags are free, size and weight limits apply.

Bag Charge $0.00

Air Total: $222.88

Gov't taxes & fees now included

Purchaser Name Douglas Williford

Billing Address 200 Civic Center Way
El Cajon, CA US 92020

Form of Payment	Amount Applied
Visa - XXXXXXXXXXXX-6992	$222.88

Amount Paid
$222.88

Trip Total
$222.88

Indicates external site which may or may not meet accessibility guidelines.

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Tracy Yale

From: Megan Dunn <mdunn@cacities.org>
Sent: Monday, January 09, 2017 11:51 AM
To: Tracy Yale
Subject: FW: 2017 New Mayors & Council Members Academy Registration Confirmation

Thank you for registering for the 2017 New Mayors & Council Members Academy, January 18 - 20, at the Hyatt Regency Sacramento. Please keep this confirmation for your records. The League's room block at the Hyatt Regency has SOLD OUT. Please use your favorite hotel booking website to make reservations.

El Cajon
Steve Goble
Councilmember
sgoble@cityofelcajon.us, tyale@cityofelcajon.us, bchanning@cityofelcajon.us, tbussey@cityofelcajon.us

2017 New Mayors & Council Members Academy

Elected Officials & City Staff $575.00

Sub Total: $575.00
Amount Paid: $575.00
Balance: $0.00

If you require special accommodations related to facility access, transportation, communication and/or dietary requests, please contact mdunn@cacities.org by Wednesday, January 6.

Refunds of rated paid, minus a $75 processing charge, will be made for cancellations submitted to mdunn@cacities.org and received by Wednesday, January 6. There are no refunds for cancellations after this date. Substitutions can be made onsite.

CITY OF EL CAJON, CALIFORNIA
CLAIM FOR REIMBURSEMENT OF TRAVEL EXPENSE

Employee Name:	Position:	Department:	Date of Claim:
Ben Kalasho	Councilmember	City Council	
Purpose of Trip:		Authorized By - Date:	
League of Calif. Cities - New Mayor/sCouncilmembers Workshop			

Method of Transportation	Depart From			Arrive At		
	Name of City	Date	Time	Name of City	Date	Time
Air	San Diego	1/18/2017	6:20 a.m.	Sacramento	1/18/2017	6:20 a.m.
Air	Sacramento	1/20/2017	5:10 p.m.	San Diego	1/20/2017	6:35 p.m.

EXPENSE REPORT ***ATTACH ALL RECEIPTS TO THIS FORM FOR EXPENDITURES REPORTED***

Item Description	Day 1 xx/xx/xx	Day 2 xx/xx/xx	Day 3 xx/xx/xx	Day 4 xx/xx/xx	Day 5 xx/xx/xx	Day 6 xx/xx/xx	Day 7 xx/xx/xx	Total Expense	Prepaid / Reimb / Inv
1. Meals			$89.90					$89.90	R
2. Lodging			$755.22					$755.22	R
3. Fare (Air, etc.)	$236.87							$236.87	P
4. Taxi, Limo, Bus	$24.13	$3.90	$15.42					$43.45	R
5. Telephone								$0.00	
6. Auto Expense								$0.00	
7. Registration	$575.00							$575.00	P
8. Airport Shuttle								$0.00	
9. Personal Mileage								$0.00	
10.								$0.00	
Totals	$836.00	$3.90	$860.54	$0.00	$0.00	$0.00	$0.00	$1,700.44	

Items 6 through 10 require an explanation below.

TOTAL ALLOWABLE EXPENSES ABOVE

Item # & Co.	Explanation / Description
1. Meals	Meal expense was for more than 1 meal due to weather.

Traveler's Reconciliation	
Total Allowable Expenses	$1,700.44
Adv/Prepaid/Invoiced Expenses	$811.87
Balance Due to (City)/Employee	$888.57

THE UNDERSIGNED STATES, UNDER PENALTY OF PERJURY, THAT THE ABOVE CLAIM IS TRUE AND CORRECT:

Account Number	Amount
101000-8594	$888.57

APPROVAL OF DEPARTMENT HEAD:

APPROVAL OF DIRECTOR OF FINANCE:

Sheraton Grand Sacramento Hotel
1230 J Street
Sacramento, CA 95814
United States
Tel: 916-447-1700 Fax: 916-447-1701

Sheraton

Ben Kalasho

Page Number	:	1	Invoice Nbr	:	551939
Guest Number	:	1879177			
Folio ID	:	A			
Arrive Date	:	18-JAN-17	08:54		
Depart Date	:	20-JAN-17	16:34		
No. Of Guest	:	2			
Room Number	:	2414			
Club Account	:				

Copy Tax Invoice

Tax ID :
Sheraton Sacramento JAN-25-2017 22:12 A0038964

Date	Reference	Description	Charges (USD)	Credits (USD)
18-JAN-17	RT2414	T-Commercial Retail	327.50	
18-JAN-17	RT2414	California Tourism Tax	0.98	
18-JAN-17	RT2414	Sac Tourism Tax	9.83	
18-JAN-17	RT2414	Occupancy Tax	39.30	
19-JAN-17	RT2414	T-Commercial Retail	327.50	
19-JAN-17	RT2414	California Tourism Tax	0.98	
19-JAN-17	RT2414	Sac Tourism Tax	9.83	
19-JAN-17	RT2414	Occupancy Tax	39.30	
20-JAN-17	VM	Visa/Mastercard-9872		-755.22

For Authorization Purpose Only

[redacted]

Date	Code	Authorized
18-JAN-17	02321B	982.5

Approve EMV Receipt for VM - 9872: Signature Captured
TC:5C5B1BF2A387FAC1 TVR:0000008000 AID:A0000000041010
Application Label:MASTERCARD

Continued on the next page

Sheraton Grand Sacramento Hotel
1230 J Street
Sacramento, CA 95814
United States
Tel: 916-447-1700 Fax: 916-447-1701

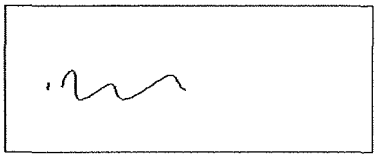
Sheraton®

Ben Kalasho

Page Number	:	2	Invoice Nbr	: 551939
Guest Number	:	1879177		
Folio ID	:	A		
Arrive Date	:	18-JAN-17	08:54	
Depart Date	:	20-JAN-17	16:34	
No. Of Guest	:	2		
Room Number	:	2414		
Club Account	:			

** Total	755.22	-755.22
*** Balance	0.00	

I agreed to pay all room & incidental charges.



Savor the unexpected with Paired - our menu of expertly matched small plates, premium wines and craft beers. Highlighting imaginative ingredient combinations, Paired delights the palate and invites exploration Visit our lobby bars or learn more at www.sheraton.com/paired

As a Starwood Preferred Guest, you could have earned 1310 Starpoints for this visit. Please provide your member number or enroll today.

Tell us about your stay. www.sheraton.com/reviews

Continued on the next page

Sheraton Grand Sacramento Hotel
1230 J Street
Sacramento, CA 95814
United States
Tel: 916-447-1700 Fax: 916-447-1701

Ben Kalasho

Page Number	:	3	Invoice Nbr	:	551939
Guest Number	:	1879177			
Folio ID	:	A			
Arrive Date	:	18-JAN-17	08:54		
Depart Date	:	20-JAN-17	16:34		
No. Of Guest	:	2			
Room Number	:	2414			
Club Account	:				

EXPENSE SUMMARY REPORT

Currency: USD

Date	Rm Charge	Taxes	Telephone	Other	Total	Payment
01-18-2017	327.50	50.11	0.00	0.00	377.61	0.00
01-19-2017	327.50	50.11	0.00	0.00	377.61	0.00
01-20-2017	0.00	0.00	0.00	0.00	0.00	-755.22
Total	655.00	100.22	0.00	0.00	755.22	-755.22

Teresa Bussey

From: Southwest Airlines <SouthwestAirlines@luv.southwest.com>
Sent: Friday, January 20, 2017 9:45 AM
To: Teresa Bussey
Subject: UPDATED flight reservation (BR7VU3) | 20JAN17 | SMF-SAN | Kalasho/Bessmon

Thanks for choosing Southwest® for your trip.

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Ready for takeoff!

Thanks for choosing Southwest® for your trip. You'll find everything you need to know about your reservation below. Happy travels!

Air itinerary

AIR Confirmation: BR7VU3

Confirmation Date: 01/20/2017

Passenger(s)	Rapid Rewards #	Ticket #	Expiration	Est. Points Earned
KALASHO/BESSMON	Join or Add #	5262480938133	Jan 4, 2018	858

Date	Flight	Departure/Arrival
Fri Jan 20	1224	Depart **SACRAMENTO, CA** (SMF) on Southwest Airlines at **5:10 PM** Arrive in **SAN DIEGO, CA** (SAN) at **6:35 PM** Travel Time 1 hrs 25 mins Wanna Get Away

Check in for your flight(s): 24 hours before your trip on Southwest.com or your mobile device to secure your boarding position. You'll be assigned a boarding position based on your check-in time. The earlier you check in within 24 hours of your flight, the earlier you get to board.

Jan 4, 2017 From ticket # 5262475769172 to ticket # 5262480938133

Useful Tools

Check In Online
Early Bird Check-In
View/Share Itinerary
Change Air Reservation
Cancel Air Reservation
Check Flight Status
Flight Status Notification
Book a Car
Book a Hotel

Know Before You Go

In the Airport
Baggage Policies
Suggested Airport Arrival Times
Security Procedures
Customers of Size
In the Air
Purchasing and Refunds

Special Travel Needs

Traveling with Children
Traveling with Pets
Unaccompanied Minors
Baby on Board
Customers with Disabilities

Legal Policies & Helpful Information

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Notice of Incorporated Terms
Customer Service Commitment
FAQs
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[1] All travel involving funds from this Confirmation Number must be completed by the expiration date.
[2] Security Fee is the government-imposed September 11th Security Fee.

See Southwest Airlines Co. Notice of Incorporation
See Southwest Airlines Limit of Liability

Southwest Airlines
P.O. Box 36647-1CR
Dallas, TX 75235

Contact Us

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Southwest

Your Flight for Wednesday, January 18, 2017

This is your confirmation and itinerary.

JAN 18 WED

01/18/17 - Sacramento

AIR

AIR

San Diego, CA - SAN to Sacramento, CA - SMF
01/18/2017 - 01/20/2017

Confirmation #
BR7VU3

Passenger(s)	Rapid Rewards #	Disability Options	Additional Info
BESSMON KALASHO	Add Rapid Rewards Number		

Travel Date	Flight Segments			Flight Summary
DEPART JAN 18 WED	**06:20 AM**	Depart **San Diego, CA (SAN)** on Southwest Airlines	Flight #405 Southwest	**Wednesday, January 18, 2017**
	08:05 AM	Arrive in **Sacramento, CA (SMF)**		Travel Time 1 h 45 m (Nonstop) Wanna Get Away
RETURN JAN 20 FRI	**04:05 PM**	Depart **Sacramento, CA (SMF)** on Southwest Airlines	Flight #4900 Southwest	**Friday, January 20, 2017**
	05:30 PM	Arrive in **San Diego, CA (SAN)**		Travel Time 1 h 25 m (Nonstop) Wanna Get Away

What you need to know to travel:

Check-in: Be sure to arrive at the departure gate with your boarding pass at least 10 minutes before your scheduled departure time. Otherwise, your reserved space may be cancelled and you won't be eligible for denied boarding compensation.

No Show Policy: If you are not planning to travel on any portion of this itinerary, please cancel your reservation at least 10 minutes prior to scheduled departure of the flight. Customers who fail to cancel reservations for a Wanna Get Away fare segment at least ten (10) minutes prior to travel and who do not board the flight will be considered a no show, and all remaining, unused funds on this reservation will be forfeited, including Business Select and Anytime funds.

Booking with Rapid Reward Points:

When booking with Rapid Reward Points, your point balance may not immediately update in your account.

5:10 PM

Save up to 50% on hotels in Sacramento!

DESTINATION/HOTEL NAME:

Sacramento

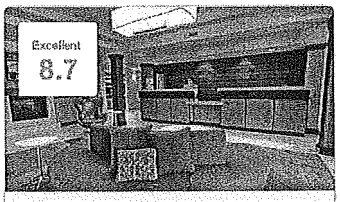
CHECK-IN

01/18/2017

CHECK-OUT

01/20/2017

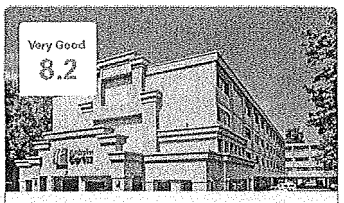
Search



Fairfield Inn and Suites Sacramento Airport Natomas

★★★

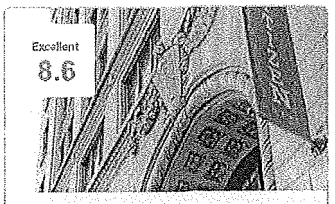
From $262



Holiday Inn Express Sacramento Convention Center

★★★

From $290



The Citizen Hotel, Autograph Collection

★★★★

From $626

Indicates external site which may or may not meet accessibility guidelines.

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Teresa Bussey

From: Ben Kalasho
Sent: Wednesday, January 25, 2017 2:36 PM
To: Teresa Bussey
Subject: Fw: Your ride with Ben on January 18

See attached Lyft Receipt

From: ben kalasho ı>
Sent: Wednesday, January 25, 2017 2:16 PM
To: Ben Kalasho
Subject: Fwd: Your ride with Ben on January 18

---------- Forwarded message ----------
From: **Lyft Ride Receipt** <no-reply@lyftmail.com>
Date: Wed, Jan 18, 2017 at 8:49 AM
Subject: Your ride with Ben on January 18
To:

Thanks for riding with Ben!

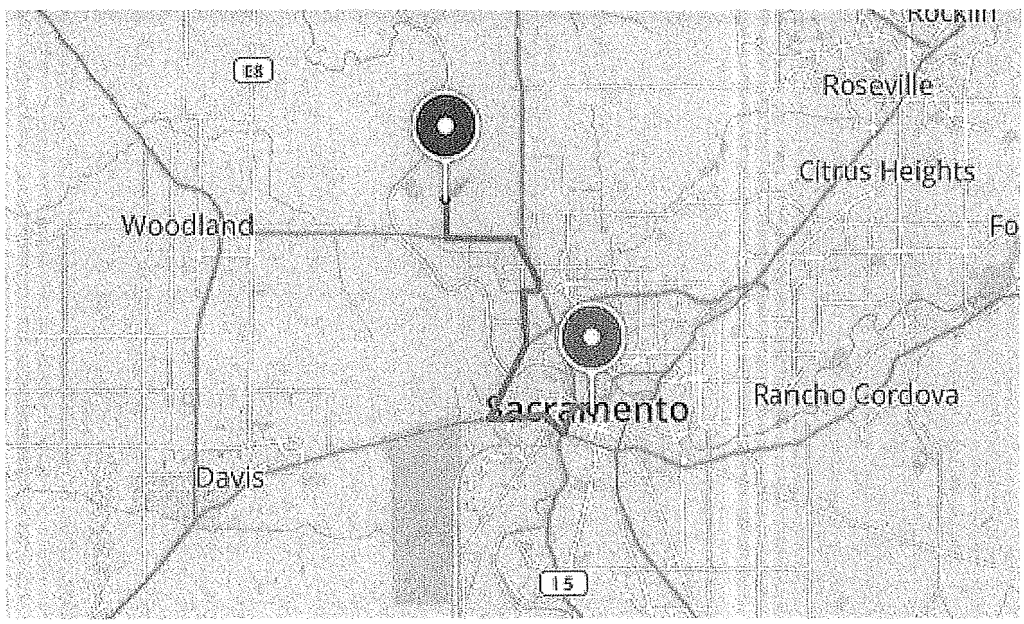
January 18, 2017 at 8:18 AM

Ride Details

Lyft fare (17.69mi, 29m 51s)	$17.98

Service fee	$1.90
SMF Airport - Airport Fee	$1.25
Tip	$5.00
Lyft Credits	-$2.00

$24.13



Pickup 8:18 AM

6836 Airport Blvd, CA

Dropoff 8:48 AM

1222 J St, Sacramento

Make expensing business rides easy

Enable business profile on Lyft to make expensing rides quick and easy.

Get Business Profile

☐ Tip driver ☐ Find lost item
☐ Request review

Pricing FAQ · Help Center
Receipt #955424494066380938
Map data © OpenStreetMap contributors

Work at Lyft
Become a Driver

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548 Market St #68514
San Francisco, CA 94104

--

Best Regards.

www.BenKalasho.com
Ben Kalasho
Direct:

Teresa Bussey

From: Ben Kalasho
Sent: Wednesday, January 25, 2017 2:39 PM
To: Teresa Bussey
Subject: Fw: Your ride with Marco on January 19

See attached Lyft Receipt

From: ben kalasho
Sent: Wednesday, January 25, 2017 2:16 PM
To: Ben Kalasho
Subject: Fwd: Your ride with Marco on January 19

---------- Forwarded message ----------
From: **Lyft Ride Receipt** <no-reply@lyftmail.com>
Date: Thu, Jan 19, 2017 at 10:08 AM
Subject: Your ride with Marco on January 19
To: '

lyft

Thanks for riding with Marco!

January 19, 2017 at 10:00 AM

Ride Details

Lyft fare (1.09mi, 7m 30s)	$5.90

Lyft Credits -$2.00

$3.90

Pickup 10:00 AM

1276 J St, Sacramento

Dropoff 10:07 AM

1274 J St, Sacramento

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To protect against unauthorized behavior, you may see an authorization hold up to $25. This is to verify your payment method and will not be charged.

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Receipt #955822074711689110
Map data © OpenStreetMap contributors

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Become a Driver

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San Francisco, CA 94104

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Best Regards.

Ben Kalasho
Direct:

Teresa Bussey

From: Ben Kalasho
Sent: Wednesday, January 25, 2017 2:35 PM
To: Teresa Bussey
Subject: Fw: Your ride with Yuriy on January 20

See attached Lyft Receipt

From: ben kalasho
Sent: Wednesday, January 25, 2017 2:16 PM
To: Ben Kalasho
Subject: Fwd: Your ride with Yuriy on January 20

---------- Forwarded message ----------
From: **Lyft Ride Receipt** <no-reply@lyftmail.com>
Date: Fri, Jan 20, 2017 at 3:58 PM
Subject: Your ride with Yuriy on January 20
To:

Thanks for riding with Yuriy!

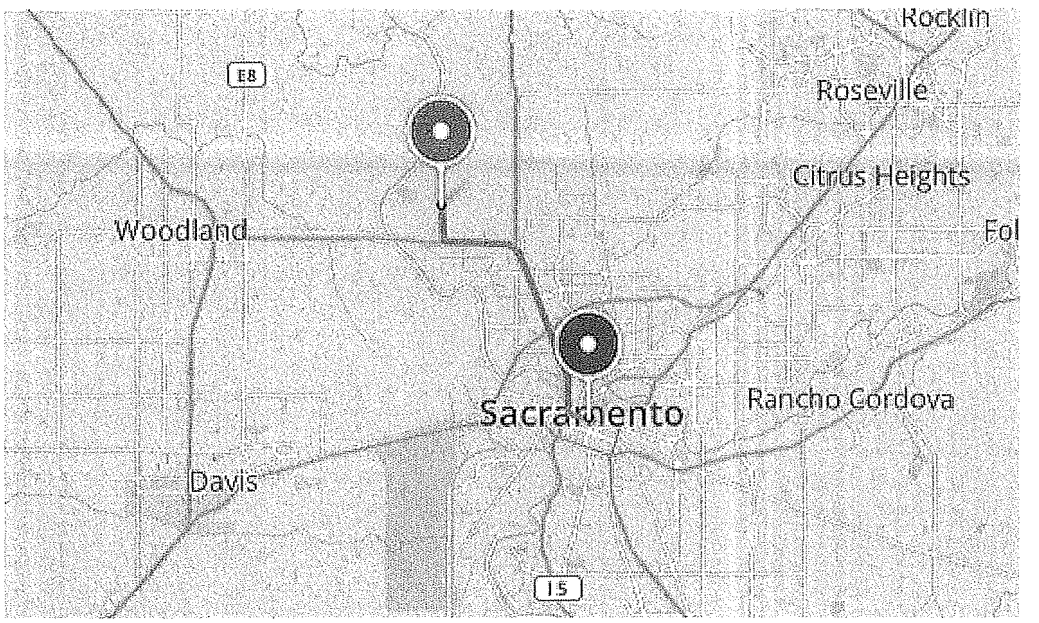
January 20, 2017 at 3:39 PM

Ride Details

Lyft fare (11.86mi, 18m 23s)	$15.42
Tip	$2.00

Lyft Credits -$2.00

$15.42



Pickup 3:39 PM

1275 J St, Sacramento

Dropoff 3:58 PM

6830 Airport Blvd, CA

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San Francisco, CA 94104

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Best Regards.

Ben Kalasho
Direct: (

Tracy Yale

From: Megan Dunn <mdunn@cacities.org>
Sent: Monday, January 09, 2017 11:51 AM
To: Tracy Yale
Subject: FW: 2017 New Mayors & Council Members Academy Registration Confirmation

Thank you for registering for the 2017 New Mayors & Council Members Academy, January 18 - 20, at the Hyatt Regency Sacramento. Please keep this confirmation for your records. The League's room block at the Hyatt Regency has SOLD OUT. Please use your favorite hotel booking website to make reservations.

El Cajon
Ben Kalasho
Councilmember
bkalasho@cityofelcajon.us, tyale@cityofelcajon.us, tbussey@cityofelcajon.us, bchanning@cityofelcajon.us

2017 New Mayors & Council Members Academy

Elected Officials & City Staff $575.00

Sub Total: $575.00
Amount Paid: $575.00
Balance: $0.00

If you require special accommodations related to facility access, transportation, communication and/or dietary requests, please contact mdunn@cacities.org by Wednesday, January 6.

Refunds of rated paid, minus a $75 processing charge, will be made for cancellations submitted to mdunn@cacities.org and received by Wednesday, January 6. There are no refunds for cancellations after this date. Substitutions can be made onsite.

City Clerk Date Stamp

RECEIVED OFFICE OF CITY CLERK EL CAJON CA 2017 FEB -7 P 4:19

City of El Cajon Agenda Report

MEETING: Feb. 14, 2017

ITEM NO: 1.9

TO: Mayor Wells, Mayor Pro Tem McClellan, Councilmembers Goble, Kalasho and Kendrick

FROM: Majed Al-Ghafry, Assistant City Manager
Nahid Razi, Purchasing Agent

SUBJECT: Rejection of Bid No. 027-16, East County Performing Arts Center Improvements - Re-Bid

RECOMMENDATION: That the City Council:

1. Finds the first and second low bidders non-responsive, each for the reasons set forth in this agenda report;
2. Finds the protest submitted by Kinsman Construction, Inc. to be timely, but without merit; and
3. Adopts the next RESOLUTION in order rejecting all bids.

BACKGROUND: On March 10, 2015, the City Council approved the bid documents to upgrade the East County Performing Arts Center (ECPAC) in order to repair and modernize the facility and to fully bring the facility into compliance with current codes. Thirty prospective bidders obtained bid packages, but only one response was received and opened at 2:00 p.m. on November 10, 2015. Due to the significant difference between the engineer's estimate of $2,920,000.00 and the sole bidder's base bid of $3,738,133.00, the City Council authorized the rejection of all bids and the rebidding of the project with revisions on December 8, 2015.

Upon rebidding, twenty-eight prospective bidders obtained bid packages and three responses were received and opened at 2:00 p.m. on May 27, 2016.

In accordance with the "Standard Specifications for Public Works Construction" (Green Book), which outlines construction laws and activities, a bidder is considered non-responsive for failure to perform at least fifty percent (50%) of the contract work with their own forces. This is to ensure that the general contractor has a sufficient vested stake in the outcome of the project. The first low bidder, Kinsman Construction, Inc. (KCI), listed subcontractors performing more than fifty percent (50%) of the work. Due to the reason indicated, Kinsman Construction, Inc. was deemed non-responsive.

KCI submitted a written protest dated July 19, 2016. The protest was received within the time frame provided and is deemed to be timely. KCI's protest stated that KCI was performing 50% of the specified work. However, upon review of the protest by the City Attorney's Office, staff has

determined that the protest submitted by KCI is without merit. In reviewing KCI's calculation method, City staff verified that KCI was only performing 46% of the work.

An additional requirement for bid submittals, and in order to receive Community Development Block Grants/Department of Housing and Urban Development (CDBG/HUD) funding (one of the funding sources for this project), a copy of the *Bidder's Outreach Plan/Good Faith Effort* must be submitted and the *Certification for Contracts: HUD Section 3 Regulations* and the *Section 3 Implementation Plan: Planned Section 3 Hires* forms must be completed for all CDBG/HUD projects of $100,000.00 or more. Failure to include these documents indicates non-compliance with federal regulations, which may result in the City repaying any federal funds spent on this project. These requirements were also identified in the bid specifications Check List as an item that must be completed and returned with each bid. The second low bidder, Centre Builders, Inc. ("CBI"), did not submit the documents. Additionally, CBI did not submit the *HUD List of Subcontractors* form, resulting in the City's inability to evaluate whether CBI was performing at least fifty percent (50%) of the contract work with their own forces in accordance with the Green Book. Due to the reasons indicated, Centre Builders, Inc. was deemed non-responsive.

The sole responsive and responsible bidder, Tovey/Schultz Construction, Inc. (Tovey), was still significantly higher than the engineer's estimate (see attached). On July 19, 2016, City staff requested a 62-day bid extension from Tovey in an effort to explore additional funding sources. However, City staff was unable to identify additional funding within the specified time frame.

In addition, by this time frame the City Manager's Office was beginning to explore alternative options for the facility, as outlined in Agenda Item 4.4.

Therefore, Purchasing, in concurrence with the Assistant City Manager, recommends rejection of all bids. The summary of bids is attached and complete proposals are on file in Purchasing.

FISCAL IMPACT: None

PREPARED BY:	**PREPARED/REVIEWED BY:**	**APPROVED BY:**
Nahid Razi **PURCHASING AGENT**	**Majed Al-Ghafry** **ASSISTANT CITY MANAGER**	**Douglas Williford** **CITY MANAGER**

BID SUMMARY – BID NO. 027-16

BIDDER	TOTAL BASE BID AMOUNT
Kinsman Construction, Inc. (San Diego, CA)	Non-responsive
Centre Builders, Inc. (Santa Ana, CA)	Non-responsive
Tovey/Schultz Construction, Inc. (Lake Elsinore, CA)	$3,535,434.00
ENGINEER'S ESTIMATE (BASE BID)	$2,920,000.00

RESOLUTION NO. _-17

RESOLUTION REJECTING BIDS FOR
EAST COUNTY PERFORMING ARTS CENTER
IMPROVEMENTS PROJECT
(Bid No. 027-16)

WHEREAS, on March 10, 2015, the City Council approved the solicitation of bids for the East County Performing Arts Center Improvements Project (the "Project") to upgrade the facility in order to bring it into compliance with current codes; and

WHEREAS, thirty (30) prospective bidders obtained bid packages, and one (1) response to the Invitation to Bid for the Project was received and publicly opened at 2:00 p.m. on November 10, 2015; and

WHEREAS, due to the significant difference between the engineer's estimate and the apparent low bid, at its meeting on December 8, 2015, the City Council authorized the rejection of all bids and rebidding of the project with revisions; and

WHEREAS, upon rebidding, twenty-eight (28) prospective bidders obtained bid packages, and three (3) responses were received and opened on May 27, 2016; and

WHEREAS, in accordance with the "Standard Specifications for Public Works Construction" (Green Book), a bidder is considered non-responsive for failure to perform at least fifty percent (50%) of the contract work with their own forces, which is to ensure that the general contractor has a sufficient vested stake in the outcome of the project; and

WHEREAS, the first low bidder, Kinsman Construction, Inc. ("KCI"), listed subcontractors performing more than fifty percent (50%) of the work, and was therefore deemed non-responsive; and

WHEREAS, KCI submitted a timely written protest dated July 19, 2016, stating that KCI was performing fifty percent (50%) of the specified work; and

WHEREAS, upon review of the KCI's protest and calculation method, it was determined by City staff and the City Attorney's Office that KCI was only performing forty-six percent (46%) of the work as required, and that the protest submitted by KCI is without merit; and

WHEREAS, in order to receive Community Development Block Grants/Department of Housing and Urban Development (CDBG/HUD) funding (one of the funding sources of the Project), a copy of the *Bidder's Outreach Plan/Good Faith Effort* must be submitted and the *Certification for Contracts: HUD Section 3 Regulations* and the *Section 3 Implementation Plan: Planned Section 3 Hires* forms must be completed for all CDBG/HUD projects of $100,000.00 or more, and these requirements

were also identified in the bid specifications Check List as an item that must be completed and returned with each bid; and

WHEREAS, failure to include the aforementioned documents indicates non-compliance with federal regulations, which may result in the City repaying any federal funds spent on the Project; and

WHEREAS, the second low bidder, Centre Builders, Inc. ("CBI"), did not submit the required documents, nor did CBI submit the *HUD List of Subcontractors* form, resulting in the City's inability to evaluate whether CBI was performing at least fifty percent (50%) of the contract work with their own forces in accordance with the Green Book; and

WHEREAS, due to the reasons indicated, CBI was deemed non-responsive; and

WHEREAS, the sole responsive and responsible bidder, Tovey/Schultz Construction, Inc. ("Tovey"), submitted a bid which was significantly higher than the engineer's estimate; and on July 19, 2016, City staff requested a 62-day bid extension from Tovey in an effort to explore additional funding sources but has been unable to identify the additional funding within the specified time frame; and

WHEREAS, Purchasing, in concurrence with the Assistant City Manager, therefore recommends rejection of all bids for this Project; and

WHEREAS, the City Council believes it to be in the best interests of the City to reject all bids for the Project.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF EL CAJON AS FOLLOWS:

1. The foregoing recitals are true and correct and are the findings of the City Council.

2. The City Council hereby rejects all bids received for the reasons stated above.

City Clerk Date Stamp
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CITY CLERK
EL CAJON CA

2017 FEB -7 A 11:03

City of El Cajon Agenda Report

MEETING: 02/14/17

ITEM NO: 4.1

TO: Mayor Wells, Mayor Pro Tem McClellan, Councilmembers Goble, Kalasho and Kendrick

FROM: Sara Ramirez, Director of Recreation

SUBJECT: Centennial Plaza Veterans Memorial & Flagpole Refurbishment

RECOMMENDATION: **That the City Council approve** refurbishing the Veterans Memorial and Flagpoles at Centennial Plaza.

BACKGROUND: With assistance from American Legion El Cajon Post 303, the El Cajon Veterans Memorial was established on Veterans Day, November 11, 2000. On January 26, 2016, the City Council approved renovation of the flagpole which included the installation of an additional 50 ft. flagpole that would be more visible from a distance at the same location. The new flagpole was installed on Flag Day, June 14, 2016. With requests from the veteran community, the El Cajon Veterans Commission met on December 14, 2016, and recommended additional refurbishment of the existing flagpoles. At the new 50 ft. flagpole, they have requested installation of a POW/MIA flag below the US Flag and of equal size to the US Flag. They have also requested to fly the five services flag, titled "US Armed Forces Outdoor Flag" at the 20 ft. obelisk flagpole.

FISCAL IMPACT: The requested changes to reconfigure the tagline of the 50 ft. flagpole and to purchase a POW/MIA Flag will have a one-time estimated cost of $665.00 for FY 2016-17. There is no additional cost for the US Armed Forces Outdoor Flag because one has been donated to the City of El Cajon by community member Mr. Eddie Murphy. Funding is available in account 501000-IFM-1701-8576.

PREPARED BY:	REVIEWED BY:	APPROVED BY:
Frank Carson	Sara Ramirez	Douglas Williford
Recreation Services Manager	Director of Recreation	CITY MANAGER

City Clerk Date Stamp
RECEIVED OFFICE OF
CITY CLERK
EL CAJON CA
2017 FEB -8 P 1:45

City of El Cajon Agenda Report

MEETING: 2-14-17

ITEM NO: 4.2

TO: **Mayor Wells, Mayor Pro Tem McClellan**
Councilmembers Goble, Kalasho, and Kendrick

FROM: **Anthony Shute, Deputy Director of Community Development**

SUBJECT: **Sign Ordinance and Temporary Sign Provisions**

RECOMMENDATION: That the City Council

1. Discusses the subject matter in this report; and
2. Accepts the information provided in the report and takes no further action; or
3. Adopts a Resolution of Intent directing the Planning Commission to prepare amendments to Title 17 (i.e.- Zoning Ordinance) of the El Cajon Municipal Code regulating temporary signage; or
4. Provides alternative policy direction to staff.

SUMMARY

On January 10, 2017, Councilmember Ben Kalasho initiated a discussion with the City Council regarding the possibility of extending the time period for new business signage. The City Council also discussed other temporary sign provisions, in general. The City Council directed that staff return with detailed information regarding new business signage, what other types of temporary signs are permitted, acceptable materials and how long these signs may be displayed.

BACKGROUND

Temporary Signs

Temporary signs are defined in El Cajon Municipal Code section 17.190.050 (sign definitions) as a means of temporary advertising device, which by virtue of its construction from lightweight or flimsy materials, is not intended for, or is not suitable for display over an extended period of time (180 days). These signs include but not limited to banners (including feather banners), balloons, searchlights, inflatable objects, pennants, streamers, etc. They are typically flexible and non-rigid, and composed of plastic, cloth or other soft fabric (flags and feather banners), or lightweight non-porous material (balloons).

Temporary signs do not include animated signs, flashing signs, sign spinners, marquee signs, portable signs, or revolving signs, because these signs are prohibited, except that,

certain types of portable signs may be permitted in the downtown master plan area subject to specific design standards and an encroachment permit.

Temporary Sign Display

The Sign Ordinance allows new businesses and businesses that have a change of ownership to display temporary signs for a period of 30 days. Furthermore, a new business may obtain a Temporary Use Permit ($120) to allow for an additional four weeks. Based on that, a new business may display temporary signs for a two month consecutive period.

The Sign Ordinance also allows the following additional temporary sign display opportunities:

1. Any commercial establishment may display nonmetallic balloons with a maximum diameter of sixteen inches, without limitation as to the number or height of display, except that such displays shall comply with all applicable laws, rules, and regulations, and shall be limited to a period of 30 consecutive days and a total of 120 days during any 12-month period.
2. Any commercial establishment in which over 50% of its merchandise for sale is permitted to be displayed outdoors and located in the Commercial-General zone (CG), Commercial-Regional zone (CR), or Commercial-Manufacturing (C-M) zone, and such establishment occupies a minimum gross lot area of two acres (single-occupancy properties), may display banner(s) not exceeding a total maximum banner sign area of 0.25 square feet of sign area for each lineal foot of total street frontage. Banners may be mounted on buildings and light poles within the property. Banners located on light poles may not exceed 15 square feet each. An example of this would typically be auto dealerships.
3. Holiday periods
    a. Valentine's Day/Presidents' Day – 19 days
    b. Mother's Day – 11 days
    c. Independence Day – 14 days
    d. Labor Day – 14 days
    e. Winter Holiday – 41 days

ZONING CODE AMENDMENT PROCEDURE

If the City Council wishes to move forward with potential changes to the Sign Ordinance, the Municipal Code prescribes that the City Council must first adopt a resolution of intention. A draft resolution of intention is attached to this report and it sets in motion the amendment process by directing the Planning Commission to consider revisions that could extend temporary sign display for new businesses. This process enables the staff to draft code revisions based on the City Council's direction and present them to the Planning Commission in a public hearing for their review and recommendation.

ALTERNATIVES

Staff has identified three alternatives for City Council discussion/direction if the Council desires to extend the temporary sign display period, along with a 'No Change" alternative. In addition to considering the length of new business signage, the City

Council may also wish to discuss sign quality and the definition of "new business" (i.e. – should a change of ownership without a change of business name be considered a new business?)

In general, the El Cajon Sign Ordinance is considered to be a "lenient" ordinance in comparison to most other cities' sign regulations within the region.

If the City Council wishes to initiate an amendment to the Sign Ordinance, it can give staff and the Planning Commission as specific or as broad of direction as it deems appropriate at this time. The City Council does not need to make specific decisions on each issue now, since this issue will go through both a Planning Commission and then a City Council public hearing. The Council may wish to just give general direction for certain categories of the Sign Ordinance to be considered for the staff and Planning Commission to further review and make recommendations on. Obviously, both the Planning Commission and City Council public hearings would also including possible public input on the matter, as well.

Alternative No. 1 – No change

The current standards in the sign ordinance would remain and new businesses would be permitted to display for an initial period of 30 days with an option to extend another 30 days by temporary use permit. In all, adding together opportunities to display signs, gives a total of 159 days.

Alternative No. 2 - 3 months initially

A three month display period would allow any new business and business that has a change of ownership to display temporary signs for an initial period of 90 days. This would be in addition to the already permitted time periods listed above. For example, a new business could display temporary signs and other attention getting devices, which the Sign Ordinance allows, for an initial period of 120 days (grand opening & TUP). This does not include the holiday periods. So, if a new business utilizes all of the temporary sign opportunities, they could display signs for 219 days.

Alternative No. 3 – 6 months initially

A six-month display period would allow any new business and business that has a change of ownership to display temporary signs for an initial period of 180 days. This too would be in addition to the already permitted time periods listed above. For example, a new business can display temporary signs and other allowed devices for an initial period of 210 days. If all temporary sign allowances are utilized, this would allow a display period of 309 days.

Alternative No. 4 – 12 months

A 12-month display period would allow any new business and business that has a change of ownership to display temporary signs for an initial period of 365 days.

DISCUSSION AND DIRECTION

The City Council is requested to provide direction regarding the preferred approach or range of approaches in addressing the City's temporary sign provisions.

FISCAL IMPACT

Overall fiscal impact is unknown at this time. The specific costs associated with sign compliance and enforcement is generally absorbed by the General Fund associated with personnel cost.

CALIFORNIA ENVIRONMENTAL QUALITY ACT

The discussion of temporary signs is not a project subject to the California Environmental Quality Act (CEQA) because it is a procedural, administrative step in the process, which may only direct the Planning Commission and staff to study and prepare potential amendments to the Municipal Code for future consideration.

PREPARED BY:	REVIEWED BY:	APPROVED BY:
Anthony Shute **DEPUTY DIRECTOR OF COMMUNITY DEVELOPMENT**	**Majed Al-Ghafry** **ASSISTANT CITY MANAGER**	**Douglas Williford** **CITY MANAGER**

ATTACHMENTS

1. El Cajon Municipal Code Chapter 17.190 - Sign Ordinance
2. Resolution of Intent

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1. El Cajon Municipal Code Chapter 17.190 - Sign Ordinance
2. Resolution of Intent

Chapter 17.190 SIGNS

17.190.010 Title.

This chapter shall be known as the sign ordinance. (Ord. 4950 § 3, 2010)

17.190.020 Regulatory scope.

This chapter regulates signs that are located on private property (not including public rights-of-way), or on property owned by public entities other than the city of El Cajon, and over which the city holds land use regulatory authority, when such property is located within the corporate limits of the city of El Cajon. (Ord. 4950 § 3, 2010)

17.190.030 Purpose and intent.

The purpose of this chapter is to establish a comprehensive system for the regulation of signs in the city of El Cajon. Sign regulation is enacted to serve the interests of community aesthetics, vehicular and pedestrian safety, to protect and preserve property values, to improve the visual environment of the city so as to promote commerce, investment, tourism, visitation, and the overall quality of life for persons living in, doing business in, or visiting the city. The provisions of this chapter are also intended to promote the public health, safety and general welfare of persons driving, parking, walking, residing, or conducting business within the city by reducing visual distractions to motorists, by making signs and advertising displays more attractive, aesthetically pleasing, and more effective. It is the further purpose of this chapter to ensure that every use of property within the city receives adequate identification. The regulations of this chapter are not intended to permit any violations of the provisions of any other lawful ordinance, or to prohibit the use of any sign required by any law superior to that of this ordinance. (Ord. 4950 § 3, 2010)

17.190.040 Basic policies.

The policies and provisions of this section shall apply to all signs regulated by this chapter.

A. Message Neutrality. Consistent with both the federal and state constitutions, it is the city's policy to regulate signs in a manner that is content neutral as to noncommercial signs and viewpoint neutral as to commercial signs.

B. Regulatory Interpretations. All regulatory interpretations of this chapter are to be exercised in light of the city's message neutrality policy. Where a particular type of sign is proposed in a permit application, and the type is neither expressly allowed nor prohibited by this chapter, or whenever a sign does not qualify as a "structure" as defined in Chapter 15.04, then the director shall approve, conditionally approve, or disapprove the application based on the most similar sign type that is expressly regulated by this chapter. Architectural compatibility shall be analyzed without consideration of the message to be displayed on a sign, other than the distinction between on-site and off-site commercial messages.

C. Discretionary Approvals. Whenever a sign or proposed sign is subject to any discretionary approval process, including but not limited to a variance, or a conditional use permit, no consideration will be given to sign copy or message to be displayed, other than a determination as to whether the message will constitute off-site commercial copy. This principle applies equally at all levels of approval.

D. Message Substitution Policy. Subject to a property owner's consent, a noncommercial message of any type may be substituted for any duly permitted or allowed commercial message or any duly permitted or allowed noncommercial message, provided that the sign structure or mounting device is legal, without consideration of message content. Such substitution of message may be made without any additional approval or permitting. This provision prevails over any more specific provision to the contrary within this chapter. The purpose of this provision is to prevent any inadvertent favoring of commercial speech over noncommercial speech, or favoring of

any particular noncommercial message over any other noncommercial message. This provision does not create a right to increase the total amount of signage on a parcel or land use, nor does it affect the requirement that a sign structure or mounting device be properly permitted.

E. Noncommunicative Aspects of Signs. All rules and regulations concerning the non-communicative aspects of signs, such as location, size, height, illumination, spacing, orientation, and so forth, stand enforceable independently of any permit or approval process.

F. Billboard Policy. It is a fundamental land use policy of the city of El Cajon to prohibit the construction, erection or use of any billboards, as defined in this chapter, other than those that legally exist in the city, or for which a valid permit has been issued and has not expired as of the date on which this provision is first adopted, or as may be allowed by the S overlay zone (Section 17.34.260, below). The city adopts this policy pursuant to California Government Code Section 65850, California Business and Professions Code Sections 5354(a) and 5408.3 (both effective January 1, 2003). No permit shall be issued for any billboard that violates this policy, and the construction or maintenance of any billboard in violation of this subsection is declared a nuisance and the city may take immediate steps to abate any nuisance created by any billboard constructed or maintained in violation of this policy. The city council affirmatively declares that it would have adopted this subsection even if it were the only provision in this chapter.

The city council intends for this subsection to be severable and separately enforceable, even if other provisions of this chapter may be declared, by a court of competent jurisdiction, to be unconstitutional, invalid or unenforceable. This subsection does not prohibit agreements to relocate presently existing, legal billboards, as encouraged by California Business and Professions Code Section 5412.

G. Multiple Use Zones. In any zone where both residential and nonresidential uses are allowed, the signage rights and responsibilities applicable to any particular use shall be determined as follows: residential uses shall be treated as if they were located in a residential zone, and nonresidential uses shall be treated as if they were located in a zone where that particular use would be allowed, either as a matter of right or subject to a conditional use permit or similar discretionary process.

H. Property Owner's Consent. No sign may be displayed on real or personal property without the consent of the legal owner of the property on which the sign is mounted or displayed. For purposes of this subsection, "owner" means the holder of legal title to the property and all parties and persons holding a present right of possession, control, or use of the property.

I. Projection Over Public Right-of-Way. No sign may project over the public right-of-way unless such projection is specifically authorized by this chapter or by a policy statement or resolution, adopted by the city council, authorizing such projection.

J. Legal Nature of Signage Rights and Duties. As to all permanent signs attached to property, real or personal, the signage rights, duties and obligations arising from this chapter attach to and travel with the land or other property on which a sign is mounted or displayed. This subsection does not modify or affect the law of fixtures, or sign-related provisions in private leases regarding signs (so long as they are not in conflict with this chapter).

K. Compliance with Safety Codes. In addition to the requirements of this chapter, all signs displayed in the city must comply with the provisions of Title 15, regulating building and construction in the city.

L. Compliance With Other Laws. All signs displayed in the city must comply with the requirements of this chapter and the requirements of all other applicable laws.

M. Permit Requirement. It is illegal to display any sign within the city without a sign permit as required in Section 17.190.060, unless the particular sign is expressly exempted from the permit requirement by any provision of this chapter.

N. Right to Permit. When a given sign is subject to the permit requirements of this chapter, and the applicant satisfies all of the requirements of this chapter and all other applicable law, the permit shall be issued upon the terms and conditions stated in this chapter and such other applicable laws.

O. Right to Sign. When a sign is not subject to a permit requirement, and fully conforms with all the provisions of this chapter and all other applicable laws, the sign may be displayed as a matter of right.

P. Severance. If any section, sentence, clause, phrase, word, portion, or provision of this chapter is held invalid, unconstitutional or unenforceable, by any court of competent jurisdiction, such holding shall not affect, impair, or

invalidate any other section, sentence, clause, phrase, word, portion, or provision in this chapter that can be given effect without the invalid portion. In adopting this chapter the city council affirmatively declares that it would have approved and adopted the chapter even without any portion that may be held invalid or unenforceable. (Ord. 5018 § 65, 2015; Ord. 4950 § 3, 2010)

17.190.050 Sign definitions.

The following alphabetically listed definitions shall be used when interpreting this sign ordinance. Refer to Chapter 17.10 of this title for provisions relating to the interpretation of ambiguity or omissions.

"Advertising display" means an advertising structure or a sign as defined in this chapter.

"Advertising structure" means a structure of any kind or character, including statuary erected or maintained for outdoor advertising or attention calling purposes, on which any poster, bill, printing, painting, or other advertisement, identification, or directions of any kind may be placed, including statuary which implies a message in itself or which calls attention to the premises on which it is constructed. The term "advertising structure" does not apply to public art.

"Animated sign" means a sign with action, motion, or moving parts, including devices activated by wind or forced air, or human power, and signs that revolve. This definition does not include revolving barber poles.

"Awning" means a temporary shelter, which protrudes from, and is supported entirely by, the exterior wall of a building. For the purposes of sign regulations, any sign on an awning shall observe all applicable provisions of the Zoning Code. For example, awning signs shall count toward overall size regulations and shall not project over public rights-of-way.

"Balloon" means a type of sign or advertising display consisting of a nonporous bag of material filled with heated air, a gas lighter than air, or air under pressure and used for advertising purposes.

"Billboard" means a permanent structure sign with a display face exceeding 32 square feet that is used to display off-site commercial messages.

"Boxing" means a technique used for calculating the area of irregularly shaped sign copy and graphics. Boxing means to draw a series of parallel lines around the area of the sign element being measured. These parallel lines are connected to enclose the sign element within a contiguous area consisting of rectangles and/or parallelograms. For the purpose of calculating allowable sign area, the cumulative area of the rectangles and parallelograms is considered to be the area of the sign element.

"Building face extension sign" means a sign that appears to be a direct vertical extension of a building face, but which in reality projects above the roofline of a building. A building face extension sign forms a continuous connection with the building face or wall toward which it is oriented and shall not extend higher than three feet above the building wall to which it is attached.

"Building face or wall sign" means a sign painted or constructed flush along the face of a wall of a building or structure.

"Canopy sign" means a sign attached, painted, or suspended from a canopy or similar architectural feature, but which does not project above the supporting canopy.

"Community service sign" means an advertising structure or sign less than one hundred square feet in total area (all display faces combined) that serves to identify approved community-wide events.

"Commercial message, or commercial speech" means a message displayed on a sign that proposes a commercial transaction or is related primarily to the economic interests of the speaker and its audience. Messages promoting professional services are within this definition.

"Construction sign" means a temporary sign located on property where a building permit or equivalent has been issued, actual building or construction is taking place, and no certificate of completion or certificate of occupancy has yet been issued.

"Electronic message display" means a sign with either a fixed or changeable display which may be changed by electronic processes or remote control, which may include words and/or pictures and composed of a series of lights, light emitting diodes (LEDs) or liquid crystal displays (LCDs) or functionally similar signs.

"Feather banner" means a freestanding temporary sign typically constructed of a single plastic or metal shaft driven in the ground with an attached pennant that is vertically elongated and mounted to the shaft.

"Flashing sign" means a sign with lights or reflective materials that flashes, strobes, or reflects light, or that changes in image or intensity more frequently than once each four seconds. Time and temperature indicators and traditional revolving barber poles are not within this definition.

"Freeway-oriented sign" means a sign within 660 feet of a freeway, which has copy that is directed toward, and intended to be viewed from, a freeway.

"Fueling station digital pricing sign" means a sign that displays the price of the product, but does not have changing copy.

"Incidental, or directional, sign" means a sign that provides functional information that is incidental, supplemental or accessory to a permitted use on a property, or direction and distance information for the use of pedestrians or motorists. Such signs typically display information such as Entrance, Exit, Telephone, Restrooms, etc.

"Inflatable object" means a type of sign or advertising display greater than sixteen inches in diameter at its widest point and consisting of a nonporous material that is filled with or activated by heated air, a gas lighter than air, or air or a gas under pressure, and used for purposes of advertising, attracting attention, or conveying a visual image.

"Marquee sign" means a sign attached to or constructed on a marquee.

"Menu board sign" means an informational sign used in conjunction with drive-through restaurants or other establishments that serve or communicate with customers, clients or members who are located in their motor vehicles.

"Monument sign" means a low-profile freestanding structure eight feet or less in height and length, and two feet or less in width, containing a sign area of no more than 48 square feet per sign face, and no more than 96 square feet per sign. A monument sign shall include a solid foundation. A monument sign shall require a building permit.

"Noncommercial speech, or noncommercial message" means sign copy or graphics that do not relate primarily to the economic interests of the speaker or audience, or do not propose an economic transaction or the providing of professional services. Such speech or messages typically consist of visual expression of opinion on topics of public concern and debate, including but not limited to, politics and religion.

"Off-premises or off-site sign" means a sign that displays commercial information, copy or image that does not pertain to goods or services available at the same location where the sign is located. The off-premises/on-premises distinction (or the off-site/on-site distinction) refers only to commercial messages.

"On-premises or on-site sign" means a sign that at any time carries any commercial advertising, identification or directions pertaining to the same location. The off-premises/on-premises distinction (or the off-site/on-site distinction) refers only to commercial messages.

"Permanent sign" means a sign of a non-temporary nature requiring a building permit or a sign permanently fixed in a lawful location.

"Pole sign" or "freestanding sign" means a separate and detached on-premises sign or advertising structure, which receives its support from one or more poles, columns, uprights, braces, pillars or similar devices.

"Portable sign" means a type of sign that is easily moved from one location or position to another. Such signs are typically mounted on vehicles or trailers, or made of such lightweight materials that they may be moved by hand to another location. This definition also includes "A-framed signs," "sandwich boards," and "stake signs."

"Projecting sign" means a sign which projects or extends outward from the face of any building and which uses the building wall as its main source of support. For the purposes of this chapter, a standard size barber pole projecting no more than one foot from the face of a building shall be considered a projecting sign, but shall not fall under the limitations prescribed in Section 17.190.200(C)

"Real estate sign" means a temporary sign mounted on real estate that provides information regarding any proposed economic transaction involving real estate, including but not limited to "for sale," "for rent," "for lease," etc., except that signs displaying information about short-term rentals, such as hotel and motel signs, are not within this definition.

"Real estate sign, off-site" or "off-site real estate sign" means an "off-premises sign" that is displayed for a temporary duration and which is located on property other than that which is being advertised for sale, lease, rental

or exchange. The property being advertised for sale, lease, rental or exchange shall be located within the city of El Cajon. "Open house" signs are included in this definition.

"Roof sign" means a sign erected upon or above a roof or parapet wall of a building and is wholly or partially supported by such building, and which projects above the highest part of such roof or parapet wall.

"Sign" means any mark, display, visual image, or painted character, on any card, cloth, paper, metal, or screen, that is mounted, supported, or displayed on any wooden structure, wall, bush, rock, fence, or other mounting or supporting device, and is visible from any public right-of-way within or adjacent to the city. The word "sign" also includes any graphic announcement, declaration, demonstration, display, illustration, or insignia used to promote the interest of any person when the same is placed out of doors in view of the general public. However, the following are excluded from this definition:

1. Address Number. When 12-inches or less for buildings, and when 8- inches or less for individual ground floor tenants mounted on an applicable storefront; See Section 17.190.110 for address minimum standards.

2. Architectural Features. Decorative or architectural features of buildings (not including lettering, trademarks, or moving parts);

3. Fireworks, etc. The legal use of fireworks, candles and artificial lighting not otherwise regulated by this chapter;

4. Grave stones or grave markers;

5. Interior Signs. Signs or other visual communicative devices that are located entirely within a building or other enclosed structure and are not visible from the exterior thereof, provided the building or enclosed structure is otherwise legal;

6. Manufacturers' Marks. Marks on tangible products that identify the maker, seller, provider or product, and that customarily remain attached to the product even after sale;

7. Mass Transit. Visual images on duly licensed mass transit vehicles that legally pass through the city;

8. Memorial tablets, plaques and directional signs for community historical resources;

9. Newsracks and newsstands;

10. Personal Appearance. Items or devices of personal apparel, decoration or appearance, including tattoos, makeup, costumes (but not including commercial mascots); and

11. Symbols Embedded in Architecture. Symbols of noncommercial organizations or concepts, including, but not limited to, religious, or political symbols, when such are permanently integrated into the structure of a permanent building that is otherwise legal.

"Sign face" means the entire communicative area of a sign, including any background area that demarks or emphasizes the visual image, not including architectural and structural features that function as mounting or support devices.

"Sign spinner" means an individual who holds, flips, or spins a portable sign containing a commercial message at a location intended to attract the attention of motorists or pedestrians. Sign spinners are defined by the possession of a portable sign with a commercial message, regardless of whether or not the sign is being flipped, spun, or otherwise moved in a manner intended to attract attention.

"Subdivision sign" means a temporary sign located on the premises of a subdivision or tract housing development located within the city, or whose message (if commercial in nature) refers or pertains to such a project.

"Suspended sign" means a sign attached to or suspended from the underside of an arcade, canopy, porte cochere or marquee and oriented to pedestrian traffic.

"Temporary advertising devices" means flags, banners, bunting, streamers, pennants, balloons, inflatable objects and similar devices. They are designed, constructed, and intended to attract attention or convey a visual image, and they are typically made of flexible or non-rigid materials such as cloth, fabric or plastic.

"Temporary sign" means a kind of temporary advertising device, which by virtue of its construction from lightweight or flimsy materials, is not intended for, or is not suitable for, display over a period of one hundred eighty days.

"Trailer-mounted" or "truck-mounted sign" means a sign mounted on a truck or trailer or other mode of conveyance. (See also "Vehicle sale sign.")

"Vehicle sale sign" means one temporary sign, which is displayed, painted, or otherwise affixed to the front windshield of an automobile which is legally being sold from private property, the size of which shall not exceed the dimensions of the windshield on which it is displayed. (See also "trailer-mounted or truck-mounted sign.")

"Window sign" means a sign illuminated or otherwise painted or installed on either side of a window, including signs that are less than three feet behind a window and facing public view. (Ord. 5018 §§ 67, 68, 70, 2015; Ord. 4984 § 4, 2013; Ord. 4968 § 53, 2011; Ord. 4950 § 3, 2010)

17.190.060 Permit requirements.

A sign permit, freeway-oriented sign permit, site development plan permit, or conditional use permit shall be required prior to the placing, erecting, moving, or alteration of any sign in the city, unless expressly exempted by this chapter. A temporary sign permit is required for all temporary signs, unless expressly exempted by this chapter. A site development plan shall be required prior to the placing, erecting, moving, or reconstructing of any billboard sign in the city. One or more signs may be approved for the same property with the same permit. Signs requiring a permit of any kind shall comply with the provisions of this chapter and all other applicable laws and ordinances. Applications for sign permits, temporary sign permits, freeway-oriented sign permits, and site development plan permits shall be made on forms as prescribed by the director of community development. Such applications shall be filed with the planning division and shall be accompanied by the material noted on the attachments to the application. Applications for site development plan permits shall be submitted and processed as described in Chapter 17.65 of this title. Applications for conditional use permits shall be submitted and processed as described in Chapter 17.50 of this title. (Ord. 4950 § 3, 2010)

17.190.070 Appeals.

Appeals of sign-related decisions shall be processed as described in Chapter 17.30 of this title. (Ord. 4950 § 3, 2010)

17.190.080 Sign area computations.

A. Background area or sign face. In computing background area in square feet, standard mathematical formulas for known common shapes will be used. In the case of irregular shapes, straight lines drawn closest to the extremities of the shape will be used. On signs with more than one face, only that face or faces visible from any one direction at one time will be counted;

B. Copy area. Signs, when composed of individual letters, shall be measured as a solid mass with gross dimensions calculated by boxing the area occupied by the letters. See the definitions in this chapter for a description of the boxing technique. (Ord. 4950 § 3, 2010)

17.190.090 Maintenance.

Every sign shall be properly maintained to ensure an attractive appearance, as well as structural, electrical, and mechanical integrity, and every sign shall be subject to maintenance provisions as follows:

A. Abandoned on-site commercial signs. Notwithstanding the provisions of Section 5495(d) of the California Business and Professions Code, any location where business goods are no longer sold or produced, or where services are no longer provided, shall have 180 days to remove any derelict and/or nonconforming on-site commercial signs following notification by the city. The removal duty is on the legal owner of record of the property. Where due written notification has been given by the city and compliance has not been made within the required 180 day period, the city may cause removal of such signs with the cost for such removal to be assessed to the property;

B. All on-site commercial signs shall be kept in clean, neat, and readable condition at all times. Damaged or dilapidated structural elements shall be promptly repaired; and

C. All on-premises electric signs shall be refinished to remove rust or other corrosion due to the elements, and any cracked or broken faces and malfunctioning lamps or illumination tubes shall be replaced within 30 days following notification by the city. (Ord. 4968 § 55, 2011; Ord. 4950 § 3, 2010)

17.190.100 Illumination.

Permitted signs may be illuminated as follows:

A. By interior means;

B. By exterior means, provided such light illuminates only the sign and does not shine directly upon other property, either public or private;

C. By frosted incandescent lamps, provided no single lamp exceeds fifteen watts capacity or does not exceed 0.5 candlepower at ten feet distance from sign. (Ord. 4950 § 3, 2010)

17.190.110 Nameplates and addresses.

A. Nameplates. Nameplates not exceeding two (2) square feet in area shall be permitted for each separate and distinct commercial, industrial, or residential use.

B. Address numbers – As required by El Cajon Municipal Code Section 15.56.150, New and existing buildings shall have address numbers, building numbers or approved building identification placed in a position that is plainly legible and visible from the street or road fronting the property. These numbers shall contrast with their background. Address numbers shall be Arabic numerals or modern basic Latin alphabetic letters. Numbers shall be a minimum of five inches high for residential occupancies, and eight inches high for commercial and all other occupancies. Three-inch high numbers or letters may be used for individual suite numbers or apartment numbers. All numbers and lettering shall have a minimum stroke width of one-half inch (12.7 mm). (Ord. 4968 § 57, 2011; Ord. 4950 § 3, 2010)

17.190.120 Incidental signs.

Incidental or directional signs, as described in Section 17.190.050 above, may be displayed in association with an authorized use and do not require approval of a permit. Other than menu boards, Incidental signs shall not exceed a height of four (4) feet or an area of four (4) square feet. Incidental signs shall only contain directional information, hours of operation, or necessary instructions, and shall not include commercial copy or company logos. (Ord. 4968 § 59, 2011)

17.190.130 Flags.

A. Every property in the city may display the United States flag and the California State flag. Such flags may be attached to a single flagpole not to exceed a height of 55 feet, unless the planning commission approves a conditional use permit for an increased height.

B. Additionally, each property in the city may display a single flag with a non-commercial message or an on-site commercial message that is mounted on a flagpole. The area of such flags shall not be counted toward the allowable sign area for the permitted use of the property. However, if such flags are mounted flush to a structure, they shall be considered banners and shall be subject to the requirements for temporary signs. (Ord. 4950 § 3, 2010)

17.190.140 Banners and other temporary advertising displays.

A. Banners (including feather banners), balloons, searchlights, inflatable objects, and other temporary advertising displays may be used for special events such as grand openings and parking lot sales. They may also be used for approved seasonal businesses such as Christmas tree lots, flower stands and agricultural stands, or as otherwise permitted and described in this section.

B. Temporary advertising displays shall be permitted only in the O-P, C-N, C G, C-R and C-M zones, and subject to the following limitations:

1. New Establishments. A new establishment or new management of an existing establishment may display temporary advertising devices for a maximum period of 30 days.

2. Balloons. Nonmetallic balloons with a maximum diameter of sixteen inches are permitted for any establishment, without limitation as to the number or height of display, except that such displays shall comply with all applicable laws, rules, and regulations, and shall be limited to a period of 30 consecutive days and 120 days during any 12-month period.

3. Banners for Businesses Conducted Primarily Outdoors. Any commercial business establishment in which over 50% of its merchandise for sale is permitted to be displayed outdoors in the normal course of business in the C-G, C-R, or C-M zone, and such establishment occupies a minimum gross lot area of two acres (single-occupancy properties), may display banner(s) not exceeding a total maximum banner sign area of 0.25 square feet of sign area for each lineal foot of total street frontage. Those properties with more than one street frontage may combine the length of all street frontages to determine the maximum total sign area of banners. Such banners may be mounted on buildings and light poles within the property, however, banners located on light poles shall not exceed 15 square feet each.

4. During certain special time periods described below, any establishment may display temporary advertising devices. The time periods are:

a. Valentine's Day/Presidents' Day—from 12:01 a.m. on the second Saturday before Valentine's Day through two days after Presidents' Day (third Monday in February);

b. Mother's Day—from 12:01 a.m. on the second Saturday before Mother's Day (second Sunday in May) through two days after;

c. Independence Day—from 12:01 a.m. on the second Saturday before Independence Day (July 4th) through two days after;

d. Labor Day—from 12:01 a.m. on the second Saturday before Labor Day (first Monday in September) through two days after;

e. Winter Holiday—from 12:01 a.m. on the day after Thanksgiving (fourth Thursday in November) through January 3rd; and

5. Any establishments in the O-P, C-N, C-G, C-R or C-M zones may also display temporary advertising devices with approval of a temporary use permit. Such displays shall be limited to two (2) events per calendar year, each for a maximum duration of two (2) weeks. For this purpose, the temporary use permit shall be processed without regard to the copy of message content of the sign.

C. Noncommercial Temporary Signs. In addition to the noncommercial signage allowable under the message substitution policy, temporary signs with political, religious, or other noncommercial messages may be displayed as follows:

1. Truck/Trailer-Mounted Signs. As truck-mounted or trailer-mounted signs on commercial or industrially zoned property on a temporary basis only;

2. Window Signs. As signs mounted on the inside surface of any window in any zone so long as not more than 50 percent of the total amount of window space on the property is covered by signs at any point in time;

3. Yard Signs. In residential zones and on legal residential uses, subject to property owner's consent, signs displaying noncommercial messages may be displayed on temporary yard signs, so long as the total display area of such signs does not exceed 24 square feet, setback rules are observed, height does not exceed five (5) feet from grade, and the signs are not specially illuminated;

4. Utility Poles, Wires, Cables, Crossbars or Pedestals. Property owner's consent is required whenever temporary signs are mounted on utility poles, wires, cables, crossbars or pedestals. When such utility facilities are privately owned, written permission of the owner must be obtained before any temporary sign bearing a noncommercial message may be mounted thereon; and

5. Removal. When a temporary sign displaying a noncommercial message pertains to a specific event on a certain day (such as an election), or occurring within a certain time period with a definite ending, and such event or time period has passed, then such sign must be removed by the person or persons who placed the sign on display within 30 days. If such signs are not removed within the 30-day period, the property owner

shall be deemed to grant permission to the city for entry onto the property and removal of the sign. Entry and removal by such permission shall be performed only if it can be accomplished without damage to the property and without entry onto any part of the property to which the property owner has a reasonable expectation of privacy.

D. The city manager is authorized to approve both on-site and off-site temporary signs in conjunction with designated community-wide events. Any appeal of the approval or denial by the city manager of temporary signs for designated community-wide events may be appealed to the city council as though it was a decision of the planning commission, following the procedures set forth in Chapter 17.30. (Ord. 5018 § 72, 2015; Ord. 4968 § 61, 2011; Ord. 4950 § 3, 2010)

17.190.150 Construction, real estate and rental signs.

Construction signs, real estate signs, and rental signs shall be permitted when no more than one (1) such sign of each type is displayed on a given parcel of real property, and no such sign exceeds 12 square feet in total area, except: In commercial or industrial zones such signs shall not exceed 32 square feet. One additional rental sign conforming to these provisions shall be permitted for each additional legal street frontage for a property, in a multiple-family zone, commercial zone, or industrial zone. (Ord. 4950 § 3, 2010)

17.190.160 Temporary on-site subdivision signs.

A. Temporary on-site subdivision signs advertising the sale of dwelling units or lots within the subdivision on which the sign is located shall be permitted in any residential zone subject to:

1. One (1) structure with a single face not to exceed 100 square feet (with total area not to exceed 200 square feet for both faces); or two (2) structures, each with a single-face area not to exceed 50 square feet (with a total area not to exceed one 100 feet for both faces);

2. Where the subdivision is designed with more than one entrance from a public street, the director may approve one additional structure with a single-face area not to exceed 50 square feet (with a total area not to exceed 100 square feet for both faces).

B. Such sign or signs shall be designed, constructed, and oriented to be viewed primarily from a surface street.

C. Any sign permitted shall not hinder traffic visibility from any adjoining surface street, or from any driveways within the subdivision or adjoining the subdivision.

D. If such sign or signs are single-faced, the back side shall be screened and/or painted a neutral color.

E. An application shall be submitted to the director and shall be processed in the following manner:

1. Applications will be approved when all the applicable requirements of this chapter are satisfied; initial approval shall be for a maximum display period of one (1) year;

2. At the expiration of the initial display period, the permittee may apply to the director for extensions, each of which shall not exceed 180 days. Extensions shall be granted upon a showing that the development is still actively marketing new homes; and

3. The applicant shall provide a $100.00 bond for removal of each sign. Signs are to be removed within 10 days after expiration of the sign permit, or 10 days after the sale or occupancy of the last house within the subdivision, whichever occurs first.

F. For the purpose of this section, a "subdivision" means the original tentative subdivision application and includes all other tentative subdivision applications approved within one (1) year of the date of the original approval that are contiguous to any previous subdivisions owned by, or subdivided by, the same applicant. (Ord. 4950 § 3, 2010)

17.190.170 Off-site subdivision and real estate signs.

Except as otherwise provided herein, signs displaying off-site commercial messages shall be permitted only as follows:

A. Temporary subdivision signs subject to the following provisions:

1. No more than four (4) such temporary off-premises signs shall be permitted for each subdivision.

2. All such signs shall be designed, constructed, and oriented to be viewed primarily from surface streets.

3. The subdivision advertised must be located in the city.

4. Any sign permitted shall be no larger than the largest commercial sign permitted in the zone in which the sign is being requested, and shall observe setbacks within the zone in which the sign is being requested; however, in no event shall such sign exceed 128 square feet for each sign face.

5. An application shall be submitted to the director that shall be processed in the following manner:

a. If the application conforms to all requirements of this chapter and all other applicable law, the director shall approve the application for a display period not exceeding one (1) year;

b. After the initial one (1) year display period, extensions shall be approved by the director upon a showing that the subdivision is still actively marketing new residential units in the subdivision. Individual extensions shall not be granted for more than 180 days at a time; and

c. The applicant shall provide a bond for removal in the amount of $100.00 for each sign. Temporary subdivision signs must be removed within 10 days after expiration of the sign permit, or 10 days after the sale or occupancy of the last unit within the subdivision, whichever occurs first.

B. Temporary off-site real estate or open house signs as defined in Section 17.190.050 above are permitted as follows:

1. The property being advertised for sale, lease, rental, or exchange shall be located within the city of El Cajon;

2. No more than six (6) off-site real estate signs shall be permitted for each property being advertised;

3. No more than two (2) off-site real estate signs shall be permitted on any one property;

4. No off-site real estate sign shall exceed four (4) square feet in size, measured on one side;

5. If an off-site real estate sign is located on property not owned by the applicant, proof of property owner's consent or authorization may be required by the city;

6. No off-site real estate sign shall block sight distance as determined from the public right-of-way; and

7. No flags, pennants, or other attention-getting devices that are otherwise prohibited by this chapter, may be permitted in conjunction with or attached to an off-site real estate sign.

(Ord. 4950 § 3, 2010)

17.190.180 Electronic message display signs.

Electronic message display signs, as defined in Section 17.190.050 above, may be authorized as part of any permitted sign display, subject to the same height, sign area, and location limitations of the permitted sign, and subject to the granting of a conditional use permit. Electronic message display signs may display only noncommercial or on-site commercial messages. When allowed, such signs may not include any illumination, flashing, or message change that is in motion, or appears to be in motion, or that changes in image or intensity more than once per four (4) seconds. (Ord. 5033 § 36, 2015)

17.190.190 Freeway-oriented signs.

A. Any sign within 660 feet of a freeway right-of-way, and oriented toward the freeway or otherwise designed to be viewed from the freeway, shall require approval of a freeway-oriented sign permit by the director, or approval of a minor conditional use permit by the planning commission.

B. The following signs are exempt from the requirements of this section:

1. Signs or advertising displays that are not freeway-oriented and that conform in all other respects to the provisions of this title, may be permitted as freestanding signs (pole or monument) and wall or building face

signs only;

2. Signs erected by the city to direct traffic to roadside or community business areas, government offices or transit facilities. Pole or freestanding signs may be utilized for this use; and

3. Signs required by law, including legal notices or advertisements prescribed by law or posted by any lawful officer or agent, are allowed without permit, so long as they conform to the law requiring their posting or display.

4. Freeway-oriented city identification signs authorized by the city council.

C. The director may approve freeway-oriented sign permits for freestanding and building face or wall signs as follows:

1. If the commercial development as defined in Chapter 17.105 of this title is less than two (2) acres in size, a freestanding pole sign may be permitted up to a maximum height of 52 feet;

2. If the commercial development is two (2) acres or more in size, a freestanding pole sign may be permitted up to a maximum height of 65 feet;

3. Regardless of the permitted height, a freestanding pole sign shall be limited to a maximum sign area of two (2) square feet for each lineal foot of the total street frontage and/or freeway frontage;

4. In no case may the total number of freestanding signs, pole, or monument, freeway-oriented or not, exceed the total number of street and freeway frontages; and

5. Freeway-oriented building face or wall signs shall be limited to a maximum sign area of two (2) square feet for each lineal foot of building face or wall directed toward the freeway.

D. The planning commission may approve freeway-oriented freestanding and building face or wall signs as follows:

1. If the commercial development is two (2) acres or more in size, a freestanding pole sign greater than 65 feet in height may be granted by minor conditional use permit, if it can be shown that a greater height is necessary in order to gain adequate identification. Such showing shall include a comparison of the elevation of the site and the elevation of the adjacent freeway;

2. The maximum sign area of such freestanding pole sign shall be limited to two (2) square feet for each lineal foot of total street and/or freeway frontage;

3. In no case may the total number of freestanding signs, pole, or monument, freeway-oriented or not, exceed the total number of street and freeway frontages; and

4. Freeway-oriented building face or wall signs shall be limited to a maximum sign area of two (2) square feet for each lineal foot of building face or wall directed toward the freeway.

(Ord. 4950 § 3, 2010)

17.190.200 Prohibited signs.

The following signs are prohibited, unless expressly allowed or permitted by another provision of this chapter:

A. Animated signs;

B. Flashing signs;

C. Sign spinners;

D. Marquee signs;

E. Portable signs;

F. Revolving signs (except barber poles);

G. Banners, except as permitted by Section 17.190.140;

H. Balloons, except as permitted by Section 17.190.140;

I. Searchlights, except as permitted by Section 17.190.140; and

J. Inflatable objects, except as permitted by Section17.190.140. (Ord. 4950 § 3, 2010)

17.190.210 Signs permitted in commercial zones.

The following signs are permitted in the O-P, C-N, C-G, and C-R zones, subject to the granting of a sign permit:

A. Wall signs, building face signs, building face extension signs, and canopy signs shall be permitted, and shall be limited to a maximum cumulative sign area of four (4) square feet per each lineal foot of building face to which the sign is attached. The provision for wall signs is reduced to a maximum cumulative sign area of two (2) square feet per each lineal foot for properties in the O-P zone. The lineal distance of the building face shall be measured on a horizontal plane parallel to the surface of the building face.

B. Roof signs may be permitted only in instances where it is demonstrated that it is not possible to adequately identify the use on the property by means of other permitted signs. Roof signs shall not be permitted where a property or business is already served and identified by a pole sign. A roof sign, where permitted, shall be limited to a total sign area not to exceed two (2) square feet for each lineal foot of the building face toward which the sign is oriented, and shall not project over the exterior building lines of the structure upon which it is located. The height of such sign shall be limited to that necessary to identify the use on the property. The supports for such sign shall appear as an architectural and integral part of the building, and shall be free of extra bracing, angle iron, guy wires, cables, etc.

C. Projecting signs subject to the following restrictions:

1. All properties may have projecting signs where wall signs, building face, or building face extension signs project no more than 18 inches from such wall or building face, for the purpose of providing interior lighting or a relief effect to such wall or building face sign. In no case shall such wall, building face, or building face extension sign thus permitted be designed to be viewed from the side.

2. Projecting signs that can be viewed from the side may be mounted and displayed under the following conditions:

a. Where it is shown that it is not possible to identify adequately the use on the property by means of other permitted signs.

b. Such projecting signs shall not be permitted where a property is served by a pole or roof sign.

c. Such projecting signs:

i. Shall provide a minimum ground clearance of eight (8) feet;

ii. Shall not projection over a public right-of-way;

iii. Shall not project more than two (2) feet from the building face, unless it can be demonstrated a greater distance is necessary to identify the use on the property;

iv. Shall not extend higher than the building face upon which the sign is mounted.

v. Shall be designed with the sign copy oriented vertically.

D. Vehicle signs. Signs may be displayed on automobiles and trailers only for identification of an establishment of which the vehicle is an instrument (not including general commercial advertising) for identification of the owner or occupant of such vehicle, for announcing that the vehicle is available for sale, rent, lease or hire, or for the display of noncommercial messages. Vehicles used exclusively for general commercial advertising may not travel on roads, streets, or highways owned by the city of El Cajon. Vehicles displaying commercial messages may not be parked on a public street in such a manner as to constitute a temporary or movable sign; such manner is typically indicated by the parking of the vehicle in or near the same location for time periods exceeding fifty-five hours per week.

E. Freestanding signs are of two (2) types: pole signs and monument signs. Freestanding signs are permitted as follows: all establishments located in freestanding, single-occupant buildings, all commercial developments, and all individual commercial uses as defined in this title shall be entitled to at least one (1) monument sign. Only certain establishments satisfying requirements for width, size, or combination of property, as specified herein, may mount and display pole signs. Commercial developments that qualify for a pole sign may elect either the pole sign or a monument sign. Individual tenants or lessees within a commercial development, as defined in this title, or within an

individual commercial use, as defined in this title, shall not be entitled to separate freestanding signs, but may participate in sharing display space with the freestanding signs that are permitted by this title.

In cases where these provisions would not permit adequate identification of a property, special relief may be granted under subsections (E)(1)(e) and (E)(2)(e) of this section.

The use of freestanding signs shall be permitted only as follows:

1. One (1) pole sign shall be permitted for each commercial development located on a site having a minimum street frontage of 150 feet, or a minimum size of 22,500 square feet. This provision for a pole sign shall not apply to properties in the O-P zone.

a. Such sign shall be limited to no more than 100 square feet of sign area per face, or no more than 200 square feet of sign area for all faces, excepting when such sign is utilized for more than one separate and distinct use, in which case the sign shall be limited to no more than 150 square feet of sign area per face, or no more than 300 square feet of total sign area for all faces.

b. Such sign shall be limited to a height not to exceed 24 feet.

c. Each commercial development located on a site having a minimum street frontage of 150, or a minimum lot area of 22,500 square feet, shall also have the option of selecting an alternative type of freestanding sign as described herein. However, not more than one type of freestanding sign arrangement shall be permitted for any one property, except as shown in subsections (E)(1)(e), (f) and (g) and (E)(2)(e) and (f) of this section.

d. Properties with less than the required frontage for an individual pole sign may combine with other adjacent properties to jointly obtain the required frontage, and may place one (1) pole sign conforming to the provisions herein to serve jointly.

e. A freestanding pole sign may be permitted on properties with less than the required frontage or area in instances where it is demonstrated that it is not possible to identify adequately the use on the property by means of other permitted signs. Such pole sign shall not be permitted where a property is served by a roof sign. A pole sign, where permitted under this section, shall be limited to sign area as follows:

i. Property with frontage width of at least 15 feet but less than 76 feet: pole sign area not to exceed 50 square feet per sign face, and not more than 100 square feet of sign area for all faces;

ii. Property with frontage width of 76 feet but less than 150 feet: pole sign area not to exceed 70 square feet per sign face, and not more than 140 square feet of sign area for all faces.

f. Each commercial development that is two (2) acres or more in size may have one (1) freestanding type of sign, pole, or monument for each street frontage, including any freeway frontage. Any freestanding pole signs shall be subject to the following limitations (see subsection (E)(2)(f) of this section for freestanding monument signs):

i. Such pole sign(s) shall be limited to no more than two (2) square feet of sign area per face for each lineal foot of street or freeway frontage;

ii. Such pole sign(s) shall be limited to a maximum height of 65 feet. A greater height may be granted by conditional use permit, if it can be shown that a greater height is necessary to obtain adequate identification. In evaluating the factors for such conditional use permit, no consideration will be given to the copy or message to be displayed, other than whether it constitutes an off-site commercial message;

iii. In no case may the total number of freestanding signs, pole and/or monument, exceed the total number of street frontages, including any freeway frontage;

iv. The additional freestanding signs allowed by this subsection may be located along any street frontage, so long as the total number of allowable freestanding signs is not exceeded; and

v. The location of any freestanding monument signs shall comply with subsection (E)(2)(c) of this section.

g. Each commercial development that is two (2) acres or more in size, but which has only one street or freeway frontage, may have a second freestanding pole or monument sign subject to the sign area and

height provisions contained in subsection (E)(1)(f) or (E)(2)(f) of this section, as applicable.

2. One monument sign shall be permitted for each individual commercial development, or each individual commercial use, having a street frontage of less than 150, and a lot size of less than 22,500 square feet, subject to the following limitations:

a. Such sign shall be limited to no more than 48 square feet per sign face.

b. Such sign shall be limited to a height not to exceed eight (8) feet and a width or thickness not to exceed two (2) feet.

c. Such sign shall be located at least 15 feet to the side of any driveway intersection with the public right-of-way, and at least 15 feet to the side of any interior property line intersection with the public right-of-way. If such sign is set back at least 10 feet and perpendicular from the public right-of-way, the aforementioned 15-foot lateral offset will not be required. Such setbacks may be modified if it can be demonstrated that safe and proper visibility can be maintained at lesser setbacks. On any corner radius, a monument sign shall satisfy the requirements of Section 17.130.090 (Vision Clearance of Corner Lots).

d. Where such commercial development occupies a property that has frontage on two or more streets, each of which is 66 feet in width or greater, one (1) such sign may be permitted for each street frontage.

e. Detached, freestanding commercial buildings in a commercial development may be granted a separate monument sign by conditional use permit if it can be demonstrated that it is not possible to identify adequately the use by means of other permitted signs.

f. Each commercial development that is two acres or more in size may have one (1) freestanding sign, pole, or monument for each street frontage, including any freeway frontage. Said freestanding monument signs shall be subject to the following limitations (see subsection (E)(1)(f) of this section for freestanding pole signs):

i. Such monument sign(s) shall be limited to no more than 48 square feet per sign face;

ii. Such monument sign(s) shall be limited to a height not to exceed eight (8) feet;

iii. In no case may the total number of freestanding signs, poles, and/or monuments, exceed the total number of street frontages including any freeway frontage;

iv. The additional freestanding signs allowed by this subsection may be located along any street frontage, as long as the total number of allowable freestanding signs is not exceeded; and

v. The location of any freestanding monument signs shall comply with subsection (E)(2)(c) of this section.

3. Through the conditional use permit process, pole signs that are limited in area and height by subsections (E)(1)(a) and (b) of this section, may be increased in area and height up to 50 percent of the maximum dimensions permitted if it is determined that the sign will not be detrimental to surrounding properties and the increased dimensions are necessary for adequate identification.

F. Screening fences and walls may contain signs painted, attached, or otherwise affixed to such fences and walls subject to:

1. A sign on a screening fence or wall shall be approved only upon a demonstration by the applicant that such sign is necessary for the proper identification of the property, goods, services, or activities available thereon; and

2. In no case shall the sign area for a screening fence or a screening wall exceed two (2) square feet for each lineal foot of such wall or fence structure.

G. Menu board signs may be permitted only as an accessory to a restaurant or other establishment providing services or goods to their customers while such customers are in motor vehicles. Such signs may not exceed 35 square feet in sign area. Up to two (2) menu board signs may be permitted per such establishment.

H. Window signs, as defined above in Section 17.190.050, are permitted in commercial zones and are exempt from the requirement for a permit. However, window signs shall not occupy more than 50 percent of the total window area and shall be counted toward the maximum wall or building face sign area otherwise allowed by this

chapter; provided, however, the maximum total window area may be increased to 80 percent during certain special periods described in Section 17.190.130. (Ord. 4984 § 70, 2013; Ord. 4968 §§ 63, 64, 2011; Ord. 4950 § 3, 2010)

17.190.220 Signs permitted in the M zone.

The following signs shall be permitted in the M zone, subject to the approval of the appropriate permits:

A. Wall signs, building face signs, building face extension signs, and canopy signs as described in Section 17.190.210 above.

B. One monument sign per street frontage as described above in Section 17.190.210(E)(2).

C. Signs on screening fences and walls as described above in Section 17.190.210(F).

D. Projecting signs as described above in Section 17.190.210(C). (Ord. 5018 § 74, 2015)

17.190.230 Signs permitted in the C-M zone.

The following signs shall be permitted in the C-M zone subject to the approval of the appropriate permits:

A. Wall signs, building face signs, building face extension signs, and canopy signs as described above in Section 17.190.210.

B. Freestanding signs as described above in Sections 17.190.210(E). (Ord. 4950 § 3, 2010)

17.190.240 Signs permitted in single-family residential zones.

Except as provided elsewhere in this chapter, properties in single-family residential zones are prohibited from displaying signs of a commercial nature. However, uses that are authorized by conditional use permit within single-family zones may include signs as approved by the planning commission in association with the approved conditional use permit. Generally, such signs shall be limited to building face signs and monument signs with a maximum area of 48 square feet per sign face, unless it is determined that larger signs are necessary for adequate identification, and that said signs would not be detrimental to surrounding properties. (Ord. 4950 § 3, 2010)

17.190.250 Signs permitted in multiple-family residential zones.

A. Except as provided elsewhere in this chapter, properties in multi-family residential zones are prohibited from displaying signs of a commercial nature. However, uses that are authorized by conditional use permit within multi-family zones may include signs as approved by the planning commission in association with the approved conditional use permit. Generally, such signs shall be limited to building face signs and monument signs with a maximum area of 48 square feet per sign face unless it is determined that larger signs are necessary for adequate identification, and that said signs would not be detrimental to surrounding properties.

B. Properties developed with multi-family residential projects may display one building face sign or one (1) monument sign per legal street frontage. Such signs shall not exceed an area of 48 square feet per sign face and the sign copy shall be limited to the name and address of the complex. (Ord. 4950 § 3, 2010)

17.190.260 Signs in planned residential developments.

The following signs are permitted within a planned residential development (PRD):

A. One project sign for each project street entrance identifying a PRD may be permitted provided the type, location, height and size of the sign is related to the location and design of the PRD, and further provided that the area of such sign shall not exceed 50 square feet per sign face.

B. One nameplate for each residence not to exceed two (2) square feet in area, with the name and address of the occupant of each dwelling unit.

C. For uses permitted by CUP, signs shall be approved by the planning commission at the time of CUP approval.

D. One unlighted sale or lease sign not to exceed twelve (12) square feet in total area advertising the sale or lease of only the particular building, property or premises upon which it is displayed, or the sale of commercial agricultural products grown on the premises upon which it is displayed.

E. Temporary subdivision signs in accordance with the provisions of this chapter. (Ord. 4950 § 3, 2010)

17.190.270 Sign overlay zone and billboard signs.

A. Notwithstanding other provisions of the El Cajon Zoning Code, the sign overlay zone is established to provide for the limited application of certain off-premises signs (billboards) in the city; to provide for their reasonable spacing one to another, and to provide certain minimum distances from land uses which might be sensitive to billboard locations. It is the purpose and intent of this Section to set certain criteria to be used in the construction and appearance of such off-premises signs.

The sign overlay zone is to be applied in the city along the following five corridors:

1. El Cajon Boulevard between Chase Avenue and Main Street;
2. Main Street between Marshall Avenue and the northeast city limits;
3. Broadway between Ballantyne Street and Interstate 8;
4. Second Street between the north city limits and Interstate 8;
5. Johnson Avenue between El Cajon Boulevard and Arnele Avenue.

B. Properties in the sign overlay zone may be permitted off-premises signs as either poster panels (not to exceed 300 square feet each) or painted bulletins (not to exceed 720 square feet each, exclusive of embellishments.) The total number of all off-premises signs in the city including poster panels and painted bulletins shall not exceed two and one-half (2.5) for each one (1) square mile of city area. In addition to the above limitations, the total number of all painted bulletins in the city shall not exceed four (4), the total number of poster panels on Broadway shall not exceed four (4), and no painted bulletin structures shall be permitted on Broadway.

C. All new signs constructed under the authority of this chapter shall meet the following standards:

1. Standards of Spacing.

   a. No new outdoor advertising structure shall be less than 500 feet from any other outdoor advertising structure.

   b. No new outdoor advertising structure shall be less then 300 feet from any existing "R" zoned property, any existing church, existing park, or existing school.

   c. All measurements shall be made on the same side of the street upon which such new outdoor advertising structure is located and from which it is permanently to be erected, measured from the nearest edge of the right-of-way.

   d. No new outdoor advertising structure shall be located within the city of El Cajon central business district redevelopment project as it was created in 1971.

2. Height. New outdoor advertising structures shall not exceed a height of 35 feet above grade level of the street from which it is to be viewed.

3. Standards of Location.

   a. No new outdoor advertising structure shall be located so as to be viewed primarily by persons traveling on the main-traveled way of a freeway as defined in the Streets and Highways Code.

   b. No new outdoor advertising structure may be located on the walls or roof of another structure.

4. Standards of Design.

   a. All new outdoor advertising structures shall contain no more than two (2) steel support posts.

   b. All new outdoor advertising structures shall include covered backs or facings.

   c. All new outdoor advertising structures shall be designed and built according to the requirements of Chapter 7, Ground Signs, of the Uniform Sign Code as it is in effect on the date of construction approval.

d. All new outdoor advertising structures shall be so limited that no part of any sign facing not pertinent to the advertising face shall project outward more than 15 inches from the surface of the facing, e.g., "popout" or "three-dimensional" signs are not allowed.

5. Notwithstanding any other provision of the Zoning Code, the retention of any existing off-premises sign (billboard) shall be permitted despite the space requirements of Section 17.190.270(C)(1), the height requirements of Section 17.190.270(C)(2), and any setback requirement within the underlying zone. However, setback requirements created by specific plan for the purpose of interconnecting access between properties shall be respected.

(Ord. 4984 § 4, 2013; Ord. 4950 § 3, 2010)

17.190.280 Abatement of nonconforming signs.

Nonconforming signs shall be abated in conformance with the regulations provided in Chapter 17.120 of this title. (Ord. 4968 § 65, 2011)

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RESOLUTION NO. __-17

A RESOLUTION OF INTENTION TO INITIATE AN AMENDMENT TO TITLE 17 OF THE EL CAJON MUNICIPAL CODE DIRECTING THE PLANNING COMMISSION TO AMEND THE SIGN ORDINANCE (CHAPTER 17.190) BY EXTENDING TEMPORARY SIGN DISPLAY OPPORTUNITIES FOR NEW BUSINESSES.

WHEREAS, the El Cajon Municipal Code Title 17 contains the Sign Ordinance which is to establish a comprehensive system for the regulation of signs in the City of El Cajon; and

WHEREAS, sign regulation is enacted to serve the interests of community aesthetics, vehicular and pedestrian safety, to protect and preserve property values, to improve the visual environment of the city so as to promote commerce, investment, tourism, visitation, and the overall quality of life for persons living in, doing business in, or visiting the City; and

WHEREAS, the provisions of the Sign Ordinance are also intended to promote the public health, safety and general welfare of persons driving, parking, walking, residing, or conducting business within the City by reducing visual distractions to motorists, by making signs and advertising displays more attractive, aesthetically pleasing, and more effective; and

WHEREAS, it is the further purpose of this chapter to ensure that every use of property within the City receives adequate identification; and

WHEREAS, the City Council has an interest in modifying the City's temporary sign regulations to the extent that new businesses in the City of El Cajon have an opportunity to establish themselves with adequate means of temporary identification for a specified period; and

WHEREAS, initiation of these amendments is not a project subject to the California Environmental Quality Act (CEQA) because it is a procedural, administrative step in the process, which only directs the Planning Commission to identify potential amendments for City Council consideration;

NOW, THEREFORE, BE IT RESOLVED that based upon said findings of fact, the El Cajon City Council hereby directs the Planning Commission to prepare the following:

An amendment of El Cajon Municipal Chapter 17.190 to consider revisions that extends temporary sign display for new businesses.

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City of El Cajon Agenda Report

MEETING: Feb. 14, 2017

ITEM NO: 4.3

TO: Mayor Wells, Mayor Pro Tem McClellan, Councilmembers Goble, Kalasho and Kendrick

FROM: Dennis Davies, Deputy Director of Public Works

SUBJECT: Acceptance of the Pedestrian Safety Improvement at Greenfield Drive, PW3432, Bid Number 006-16

RECOMMENDATION: That the City Council:

1. Accepts the Pedestrian Safety Improvements at Greenfield Drive, PW3432, Bid Number 006-16; and

2. Authorizes the City Clerk to record a Notice of Completion and release the bonds in accordance with the contract terms.

BACKGROUND: On October 13, 2015, the contract for the Pedestrian Safety Improvements at Greenfield Drive was awarded by City Council Resolution No. 097-15 to Dick Miller, Inc. The project improved approximately 3,000 linear feet of Greenfield Drive from Gorsline Drive to East Main Street which consisted of pedestrian improvements and widened the existing street. Pedestrian improvements consisted of the installation of sidewalks, curbs and gutters, new Light Emitting Diode (LED) street lighting, and other traffic control devices. In addition, this project included full-depth ashphalt replacement of the road and extended the storm-drain system to improve drainage. All contract work was completed on September 1, 2016. Quantities and payments have been finalized, and there are no pending claims.

FISCAL IMPACT: The total construction expenditure for this contract is $1,837,401.86. The project was funded with $279,731.50 of Wastewater Funds, $1,202,770.36 of TransNet Funds, and $354,900 of Federal Safe Routes to School Grant Funds.

PREPARED BY:	REVIEWED BY:	APPROVED BY:
Dennis C. Davies	Majed Al-Ghafry	Douglas Williford
DEPUTY DIRECTOR OF PUBLIC WORKS	ASSISTANT CITY MANAGER	CITY MANAGER

City Clerk Date Stamp

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City of El Cajon Agenda Report

MEETING: 2/14/17

ITEM NO: 4.4

TO: **Mayor Wells, Mayor Pro Tem McClellan, Councilmembers Goble, Kalasho and Kendrick**

FROM: **Douglas Williford, City Manager**

SUBJECT: AUTHORIZATION TO ENGAGE IN NEGOTIATIONS REGARDING EAST COUNTY PERFORMING ARTS CENTER

RECOMMENDATION: That the City Council:

1. Authorize the City Manager to engage in negotiations with Live Nation for the purposes of arriving at a mutually agreed upon draft management agreement for the East County Performing Arts Center.

BACKGROUND:
The City Council has established a clear policy that the City will renovate and re-open the East County Performing Arts Center (ECPAC.) In addition, the City has consistently been open to the possibility of creating either a partnership, lease, or management agreement in order to facilitate the sustained operation of ECPAC.

Over the past few years, the City has pursued various options for partnerships, has completed extensive research with significant outside assistance in determining the nature and extent of needed improvements and repairs to the facility, has hired an architectural firm to prepare detailed construction drawings for these improvements and has twice gone out to bid for this work.

Below, is a general history of the facility, with a more detailed timeline provided since the facility's closure at the end of 2009:

1977 – ECPAC opens under a joint powers agreement between the City of El Cajon and the Grossmont Community College District. The facility was jointly funded by both parties, with the Grossmont District assuming full ownership, management and maintenance responsibilities upon completion.

1977-1995 – ECPAC operated by the Grossmont Community College District.

1995 – Due to the need for annual and growing financial subsidies (in excess of $500,000 \ yr. 1991 dollars), the Grossmont District decides to pull out of the joint agreement with the City and the City of El Cajon assumes sole ownership beginning in 1996.

1996-2009 – City contracts with three different management groups to operate, book and maintain ECPAC. All require annual City subsidies in order to maintain operations. From 1996 – 2009, City's "out of pocket" annual subsidy was over $400,000. Actual subsidy, which included significant City staff time to assist in maintaining operations and the physical facility, was much higher, but was not specifically accounted for during this time period. An additional $150,000 - $200,000 per year subsidy would be a valid estimate during this time period, representing a total estimated annual City subsidy of between $550,000 - $600,000 per year.

December, 2009 – ECPAC closes due to significant annual cost overruns to the City from existing management firm (Christian Youth Theater.)

2010 – City hires Kurt Swanson & Associates to perform study to determine needed repairs and improvements to the facility, as well as a potential business plan for moving forward. Suggested cost estimate for work was $4.3 million. Given the on-going recession and its effect on City finances, the City Council declined to implement the work at that time.

2011-2012 – City is presented with various proposals, some of which would result in the elimination of the facility. One proposal was for a Marriot hotel to be built on the site and another proposal was to renovate the building as a two-story office building.

November, 2012 – Based on staff recommendations, the City Council formally rejects the proposal to demolish ECPAC to build a hotel and instead directs the City Manager to find an alternative location for the hotel (now under construction on Magnolia Avenue) and to pursue a plan to renovate and re-open ECPAC.

Late 2012 - 2013 – City staff investigates with numerous entities and interested parties necessary repairs and improvements for ECPAC, including experts from the McCallum Theatre in Palm Desert, San Diego State University, SDG&E, SANDAG and many others. Opinions from these contacts vary widely.

March – August, 2013 – City Council agrees to engage in discussions with the Grossmont Union High School District regarding possible joint use agreement for ECPAC. After initial meetings, District decides not to pursue further discussions.

January, 2014 – City is contacted by the Rock Church regarding possible joint use of ECPAC.

April, 2014 – City Council decides to issue Request For Proposal (RFP) for other possible interested parties to manage or jointly use ECPAC. RFP is issued in June, 2014 and, while several interested parties contact the City about the RFP, only two submit proposals – Rock Church and the former management entity, Christian Youth Theater.

June, 2014 – City Council authorizes the hiring of architectural firm Moser-Drew to begin working on renovation plans for the facility.

August, 2014 – After consideration of both proposals, the City Council directs City Manager to begin negotiations with Rock Church.

September, 2014 – March, 2015 – Discussions with Rock Church progress and result in a basic draft lease agreement for use of the facility by the Rock Church for approximately 132 days \ year, with the City\ separate management group assuming responsibility for remainder of the year for public entertainment purposes. No agreement, however, was reached regarding the financial responsibility to repair \ renovate the facility and while contact was sustained between the City and Rock Church, active discussions ended.

March, 2015 – City Council approves bid documents for the repair and improvement of ECPAC and places the documents out to bid.

May, 2015 – Due to on-going roof leakage, City Council authorizes construction to repair the roof.

November, 2015 – The City receives only one construction bid, which is $800,000 above City Engineer's cost estimate. This cost does not include additional improvements costed out in the bid, which would have provided even greater capabilities for the facility.

December, 2015 – The City Council rejects the lone bid and authorizes staff to re-bid the work.

March, 2016 – Construction documents for ECPAC were re-bid.

July, 2016 – Three responses were received, however, two of them are deemed incomplete and "non-responsive" by staff and legal analysis. The lone valid bid is for $3,535,000, is still $600,000 over City Engineer's cost estimate. City staff takes 60 days to look at any valid alternative forms of financing beyond what is already being considered, with none being found.

July, 2016 – Roof repairs completed, at a cost of $173,000.

August, 2016 to present – City Manager engages in informal discussions with Live Nation, to determine whether they may have interest in ECPAC. After conducting due diligence, Live Nation indicates it is interested in initiating formal discussions with the City of El Cajon for the purposes of considering a full management agreement for the facility.

Previous City Goals For ECPAC

In a previous status report on ECPAC, written a few years ago, certain "key" statements were outlined regarding the likely future of the facility. We repeat them here, as being as true today as they were then:

- Significant and expensive physical improvements will be necessary, especially if the facility is to be viewed by the performing arts and entertainment community as a high quality venue. The minimum cost to re-open the facility in some fashion may be in the $300,000 - $400,000 range; however, there are much higher costs associated with additional improvements that could be useful immediately, as well as longer term improvements that will eventually become necessary. These additional costs would be, at least, in the $2.5 million - $3.5 million range. This likely will continue to be a City cost, given that the City will continue to own the facility.

- The real question the City will need to address is not what the minimum expenditure necessary is to re-open ECPAC, but rather the most appropriate expenditure necessary to create the best venue we can while still being affordable. This will involve choices the City Council will need to address prior to a capital improvement plan for the facility being approved and funded.

- The single most important ingredient to operating a successful venue will be the individual or group chosen to be ECPAC's executive director \ manager. That person's \ group's expertise in operating this type of venue and their contacts in the performing arts and entertainment communities, along with whatever additional staff that may be needed (i.e. booking, office manager, publicity, etc.), will be of paramount importance to ECPAC's success. It must be clearly established what the authority and specific role of this person \ group will be. The hiring of the executive director/manager will be the most important decision made for ECPAC's future and great care must be taken in this decision.

- Concessions at ECPAC have never been viewed as a serious source of revenue in the past. This will likely need to change and there may very well be a need to complete some amount of physical improvements to the building to facilitate this. There also should be serious consideration given to permitting alcohol sales at the facility, which not only is an appropriate form of concession at such venues, but can generate significant additional revenue.

- ECPAC was created by a joint venture of two interested and capable entities – the City of El Cajon and Grossmont Community College District. For many years this partnership worked well. If there is any possibility of a similar joint venture in the future between the City and one or more capable partners, it should be investigated thoroughly.

- While some have suggested that there may be no need for on-going City financial participation to support ECPAC, this has rarely been the case in the past and there are few, if any, examples of this anywhere in California and certainly not in San Diego (i.e. – Poway Performing Arts Center or Escondido Performing Arts Center.) The City Council should anticipate that City funding will be necessary on an annual basis in order for ECPAC to succeed. The City's participation in ECPAC should be viewed as being similar to any of our other recreation or entertainment venues, such as City parks or community centers. We would establish a specific budget on an annual basis, approved by both the City Manager and the City Council.

There certainly are other important factors in ensuring the success of ECPAC beyond those outlined above; however, this discussion can be viewed as a basic framework from which to make future decisions regarding the re-opening and operation of the facility.

Live Nation

Live Nation is the world's and the nation's largest live entertainment producer with 167 venues in seven countries, focused primarily in the United States and Europe. In Southern California, the company operates or books numerous venues, including Chula Vista's Sleeptrain Amphitheater, San Diego's House of Blues and three venues owned by the City of Riverside, two of which have similarities to ECPAC. They also operate several venues in greater Los Angeles. Live Nation Entertainment, Inc., also owns Ticketmaster.

There is no more professional or successful live entertainment group anywhere in the United States.

As these informal discussions have progressed, Live Nation has visited the facility several times to determine its potential usefulness as being a part of their entertainment portfolio. While they have made no commitments, they have expressed interest in engaging in more formal and detailed discussions with the City of El Cajon regarding the possibility of a management agreement to fully operate, manage, market and produce live entertainment at ECPAC. This would not be a lease, which they are not interested in, but rather would essentially take the form of a management agreement, with them being essentially contract staff to the City with specific authorities and financial arrangements that would go along with operating and managing ECPAC.

CONCLUSION

I strongly believe this is an opportunity that the City should pursue. Of all the various possibilities that the City has considered regarding partnerships with other entities or managing the facility ourselves, this is the strongest option, by far, we have thus far been presented with.

Therefore, I am requesting City Council authority to engage in negotiations with Live Nation for the purposes of arriving at a mutually agreed upon draft management agreement for the East County Performing Arts Center. At appropriate times, the City Council will be presented with updates as to the status of these negotiations and, of course, any final agreement must be approved at a public meeting by the City Council itself, after considering public comment.

FISCAL IMPACT:

To be determined.

PREPARED BY:

Douglas Williford
CITY MANAGER

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2017 FEB -8 P 4:29

City of El Cajon Agenda Report

MEETING: Feb. 14, 2017

ITEM NO: 5.1

TO: Mayor Wells, Mayor Pro Tem McClellan, Councilmembers Goble, Kalasho, Kendrick

FROM: Public Safety Facility Financing Oversight Committee

SUBJECT: Annual Report of the Public Safety Facility Financing Oversight Committee

RECOMMENDATION: That the City Council accept the Annual Report from the Public Safety Facility Financing Oversight Committee.

BACKGROUND: In accordance with El Cajon Municipal Code 2.24.900 Public Safety Facility Financing Oversight Committee/Powers and Duties:

The Public Safety Facility Financing Oversight Committee was established in conjunction with the passage of Proposition O on November 2, 2004. The Committee serves in an advisory capacity and shall make recommendations on matters pertaining to the expenditure of Proposition O proceeds. Currently, the Committee Members are Chair Rodgers Smith, Vice Chair John A. Forrest, David DeBaca, Michael Huse, Michelle Nguyen, James Rue, and Kathy Spacone. The Committee is pleased to provide the Mayor and City Council the following report with findings relative to Proposition O funds for Fiscal Year 2016 (July 1, 2015 - June 30, 2016).

The Committee met three times in 2016, during which time the Committee was provided financial reports indicating costs associated with and spent as part of development of the few remaining public safety facilities projects.

In December, City staff provided the Committee with the attached Independent Auditors' Report on the Public Safety Facilities Capital Projects Fund (Exhibit A) summarizing the revenues and expenditures for the fiscal year ended June 30, 2016. The auditing firm of Rogers, Anderson, Malody & Scott, LLP noted no exceptions. On December 14, 2016, Oversight Committee Members met and confirmed that the detailed financial reports provided by City staff throughout the year were validated by the Independent Auditors' Report. Based on all financial data provided, reviewed and confirmed, the Committee is prepared to provide the City Council with this written report.

Summary of Revenues and Expenditures

During Fiscal Year 2015-2016, Proposition O sales tax revenues received from the State of California totaled $126,155, which represents a decrease of 98.3% from the prior fiscal year. The decrease is a result of the Proposition O sales tax revenue ending on March 31, 2015. Thus, very little tax revenue remained to be paid during Fiscal Year 2015-2016. The other sources of revenue recorded in Fiscal Year 2015-2016 came from investment earnings as a total of $101,203.

During Fiscal Year 2015-2016, total expenditures were $5,448,029, of which $5,209,823 was paid towards debt service payments for the bonds issued. The bonds were fully paid off in August 2015.

Since inception (2005) through June 30, 2016, $99,274,699 has been expended for the Public Safety Facilities Program, while $113,602,024 in revenue has been received. Of that amount, the total sales tax revenue received was $81,063,628.35.

Concerns

None.

Conclusions

The Public Safety Facility Financing Oversight Committee has carefully reviewed the accounting documents provided by the City Manager's staff and the Independent Auditors' Report on the Fund. The Committee is comfortable that the listed expenditures related to the projects were expended appropriately through fiscal year end 2016 and were consistent with the language and requirements under Proposition O, as passed by the voters in November 2004.

The Oversight Committee continues to be proactive and professional in all respects. Throughout the course of the year, Committee Members received detailed information about the current Proposition O Budget and Financials, as well as the status of the new Animal Care Facility. The Committee continues to have outstanding support from the El Cajon staff. The Committee would also like to acknowledge Brett Channing, Deputy Director of Administrative Services; Holly Reed-Falk, Financial Operations Manager; Jeff Davis, Police Chief and his staff; Colin Stowell, Fire Chief and his staff; and Tracy Yale, Administrative Secretary, for the noteworthy and outstanding degree of professionalism, dedication and thorough knowledge of all aspects of this important endeavor. Their tireless efforts, expertise and guidance have been significantly important in assisting and guiding this Oversight Committee.

The Chair would like to especially thank Assistant City Manager Majed Al-Ghafry for his exceptional and professional support and guidance to the Committee. His up-to-date and comprehensive review of the Animal Shelter project deserves special commendation. There is great excitement for the coming construction of the new Animal Control Facility and the Committee feels very comfortable in the planning and development of the shelter that has taken place. The Committee looks forward to seeing this project come to fruition and to continue providing invaluable input to the El Cajon staff throughout the project.

Respectfully Submitted,

Public Safety Facility Financing Oversight Committee

Rodgers Smith, Chair

John A. Forrest, Vice Chair

David DeBaca

Michael Huse

Michelle Nguyen

James Rue

Kathy Spacone

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2017 FEB -6 P 12:05

City of El Cajon Agenda Report

MEETING: 2/14/17

ITEM NO: 6.1

TO: Mayor Pro Tem McClellan, and Councilmembers Goble, Kalasho and Kendrick

FROM: Mayor Wells

SUBJECT: Council Activities Report

RECOMMENDATION: That the City Council accept and file the following report of Council/Mayor activities attended during the current agenda period.

BACKGROUND:
Government Code Section 53232.3(d) requires members of a legislative body to provide brief reports on meetings attended at the expense of the local agency at the next regular meeting of the legislative body.

REPORT:
Since the last City Council meeting, I have attended the following events on behalf of the City of El Cajon:

January 20, 2017 -	ARJIS Task Force Steering Committee
January 25, 2017 -	Meeting w/ City Manager
January 27, 2017 -	SANDAG Board Meeting
February 8-10, 2017-	SANDAG Board Retreat
February 10, 2017 -	SANDAG Executive Committee Meeting

I will be happy to answer any questions you may have.

SUBMITTED BY,

Bill Wells
Mayor

City Clerk Date Stamp

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2017 FEB -8 P 4:

City of El Cajon Agenda Report

MEETING: Feb. 14, 2017

ITEM NO: 6.2

EL CAJON The Valley of Opportunity Incorporated 1912

TO: **Mayor Pro Tem McClellan, Councilmembers Goble, Kalasho and Kendrick**

FROM: **Bill Wells, Mayor**

SUBJECT: Opposition Letter for Senate Bill 54 (de Leon)

RECOMMENDATION: That the City Council authorize the Mayor to sign a Letter of Opposition for Senate Bill 54 (de Leon).

BACKGROUND: With the 2017 California Legislative Session underway, there has been an introduction of a bill, SB 54, by Senator de Leon that is aimed at making California a "sanctuary state."

Existing law provides that when there is reason to believe that a person arrested for a violation of specified controlled substance provisions may not be a citizen of the United States, the arresting agency shall notify the appropriate agency of the United States having charge of deportation matters. This bill would repeal those provisions and would prevent local law enforcement agencies across the state from using resources to investigate, interrogate, detain, detect, report, or arrest persons for immigration enforcement purposes.

SB 54 was introduced as an "emergency" bill, meaning that it will be fast-tracked through the legislative process and become state law immediately upon signature of the Governor. SB 54 has passed out of the Senate Policy Committee (Public Safety Committee) and is currently in the Senate Appropriations Committee

Due to the potential harm to the safety of our residents that this bill represents, I believe that the City should oppose SB 54 as it is currently written.

FISCAL IMPACT: None.

PREPARED BY:

Bill Wells
MAYOR

City Clerk Date Stamp

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2017 FEB -6 P 12: 05

City of El Cajon Agenda Report

MEETING: 2/14/17

ITEM NO: 7.1

TO: Mayor Wells, Mayor Pro Tem McClellan, and Councilmembers Goble and Kalasho

FROM: Councilmember Kendrick

SUBJECT: Council Activities Report

RECOMMENDATION: That the City Council accept and file the following report of Council/Mayor activities attended during the current agenda period.

BACKGROUND:

Government Code Section 53232.3(d) requires members of a legislative body to provide brief reports on meetings attended at the expense of the local agency at the next regular meeting of the legislative body.

REPORT:

Since the last City Council meeting, I have attended the following events on behalf of the City of El Cajon:

January 26, 2017 -	Heartland Fire Communications Authority Meeting
February 8, 2017 -	Meeting w/ the City Manager
February 14, 2017 -	City Council Meetings at 3:00 and 7:00 p.m.

I will be happy to answer any questions you may have.

SUBMITTED BY,

Gary Kendrick

Gary Kendrick
Councilmember

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2017 FEB -7 A 8:23

City of El Cajon Agenda Report

MEETING: 2/14/17

ITEM NO: 8.1

TO: Mayor Wells, and Councilmembers Goble, Kalasho and Kendrick

FROM: Mayor Pro Tem McClellan

SUBJECT: Council Activities Report

RECOMMENDATION: That the City Council accept and file the following report of Council/Mayor activities attended during the current agenda period.

BACKGROUND:
Government Code Section 53232.3(d) requires members of a legislative body to provide brief reports on meetings attended at the expense of the local agency at the next regular meeting of the legislative body.

REPORT:
Since the last City Council meeting, I have attended the following events on behalf of the City of El Cajon:

January 31, 2017- MTS Budget Development Meeting
February 2, 2017 - MTS Executive Committee Meeting
February 7, 2017 - Citizen of the Year Luncheon
February 14, 2017- City Council Meetings at 3:00 and 7:00 p.m.

I will be happy to answer any questions you may have.

SUBMITTED BY,

Bob McClellan

Bob McClellan
Mayor Pro Tem

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2017 FEB -8 A 11: 21

City of El Cajon Agenda Report

MEETING: 2/14/17

ITEM NO: 9.1

TO: **Mayor Wells, Mayor Pro Tem McClellan and Councilmembers Goble and Kendrick**

FROM: **Councilmember Kalasho**

SUBJECT: **Council Activities Report**

RECOMMENDATION: **That the City Council** accept and file the following report of Council/Mayor activities attended during the current agenda period.

BACKGROUND:
Government Code Section 53232.3(d) requires members of a legislative body to provide brief reports on meetings attended at the expense of the local agency at the next regular meeting of the legislative body.

REPORT:
Since the last City Council meeting, I have attended the following events on behalf of the City of El Cajon:

February 2, 2017 - Metro Waste Water Meeting
February 2, 2017 - Navy Federal Grand Opening
February 6, 2017 - Meeting w/ City Manager
February 8, 2017 - Padre Dam Waste Water Meet & Greet
February 9, 2017 - Ben Kalasho Town Hall Meeting
February 13, 2017 -Meeting w/ City Manager
February 14, 2017 -City Council Meetings at 3:00 and 7:00 p.m.

I will be happy to answer any questions you may have.

SUBMITTED BY,

Ben Kalasho

Ben Kalasho
Councilmember

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2017 FEB -8 P 4:53

City of El Cajon Agenda Report

MEETING: 2/14/17

ITEM NO: 9.2

TO: Mayor Wells, Mayor Pro Tem McClellan, Councilmembers Goble and Kendrick

FROM: Councilmember Kalasho

SUBJECT: El Cajon Elves

RECOMMENDATION: **That the City Council** direct the City Manager to bring this issue back to the City Council for formal discussion and decision.

BACKGROUND:

For many years our neighbor to the north has had the wonderful Santee Santa's program, which seeks to provide food and toys to families during the holiday time. I would like the City Council to consider a similar concept, but unique to El Cajon, called El Cajon Elves.

We, fortunately, already have many great programs in town that provide food and toys to families, similar to Santee Santa's. However, I feel an unmet need in El Cajon is support for our seniors. I propose that the El Cajon Elves program, which I envision the City assisting with startup, but would become a primarily private non-profit effort, would focus on providing seniors in our community with clothes, blankets and similar useful winter items.

I am recommending that the City Council direct the City Manager to bring this item back to the City Council for formal discussion and decision-making in the near future. There would be little in the way of staff work necessary for this type of effort. Attached are some ideas for discussion.

FISCAL IMPACT:

Possible City donation, to be determined.

SUBMITTED BY:

Ben Kalasho

Ben Kalasho
COUNCILMEMBER

OFFICE OF BEN KALASHO

Reference Topic:
EL CAJON ELVES

PROPOSAL

2/3/2017

Objective:
Provide seniors in El Cajon with slippers, socks and blankets from Elves during the holidays while Christmas carolling to the recipients.

Phase 1:
Advertise and put together an all volunteer team of residents which will become the "Board". They will create the by-laws under the supervision of Councilman Kalasho.

Phase 2:
Buy and Create a website. (www.ElCajonElves) Website links to the current city website and visa versa. Board to create all Social Medias and updates. City of El Cajon to allocate $3,200 to website builder (One time cost) and roughly $20/ month for hosting and etc...

Phase 3: Apply for 501 (c) (3) status with the IRS

Phase 4: The Board to report bi-monthly to council on progress. Merchandise to be raised year round through various methods. Committee to hire dozens of volunteers for distribution and Carolling. (will be dressed as elves)

Ben Kalasho

El Cajon City Councilman

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2017 FEB -7 P 1:15

City of El Cajon Agenda Report

MEETING: 2/14/17

ITEM NO: 10.1

TO: **Mayor Wells, Mayor Pro Tem McClellan, and Councilmembers Kalasho and Kendrick**

FROM: **Councilmember Goble**

SUBJECT: **Council Activities Report**

RECOMMENDATION: That the City Council accept and file the following report of Council/Mayor activities attended during the current agenda period.

BACKGROUND:
Government Code Section 53232.3(d) requires members of a legislative body to provide brief reports on meetings attended at the expense of the local agency at the next regular meeting of the legislative body.

REPORT:
Since the last City Council meeting, I have attended the following events on behalf of the City of El Cajon:

January 24 - East County Chamber Government Affairs Committee
January 25 - Meeting with Lori Pfeiler, Pres/CEO of San Diego Habitat for Humanity
January 27 - Meeting with Sayfe Salem (Valley Foods), Arkan Somo, Dr Noori Barka
February 2 - Navy Federal Ribbon Cutting
February 2 - Meeting with Greg Hendricks, El Cajon Rock Church
February 2 - San Diego Chamber of Commerce Anniversary Celebration
February 3 - East County Chamber First Friday Breakfast
February 8 - Lunch with Kevin Miller, Foothills Christian Church
February 8 - SANDAG retreat
February 9 - EC Californian's Best of East County Event
February 9 - SANDAG retreat dinner
February 10- Meeting with Matt Booker, San Diego Leadership Forum
February 13- Meeting with City Manager
February 14- City Council Meetings at 3:00 and 7:00 p.m.

I will be happy to answer any questions you may have.

SUBMITTED BY,

Steve Goble

Steve Goble
Councilmember

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City of El Cajon Agenda Report

MEETING: 02/14/17

ITEM NO: Gen. Info 'A'

TO: **Mayor Wells, Mayor Pro Tem McClellan, Councilmembers Goble, Kalasho and Kendrick**

FROM: **Sara Ramirez, Director of Recreation**

SUBJECT: **Teen Coalition Status Report**

RECOMMENDATION: That the City Council receives and files the information only Teen Coalition status report.

BACKGROUND: "Engage, educate and empower" continue to be the goals for the City of El Cajon Teen Coalition. Teen Coalition members work with staff liaison Recreation Services Supervisor Susie Lowe to learn about leadership, community economics and are provided opportunities to engage in community service.

FISCAL 2016-2017 RECRUITMENT:

Applications were actively circulated at El Cajon middle schools, high schools, recreation centers, libraries and local service organizations. Press releases were sent to local news media outlets and mass emails were sent to teens that were or have participated in the Recreation Department's activities and/or instructional classes. Information was posted on social media outlets and the application was made available on the City's website.

Ten applications were received and an interview panel consisting of two Recreation staff selected all ten to serve as members. Coalition members were selected based on their demonstrated level of commitment and their desire to develop leadership skills. Of those selected for 2016/2017, six are returning members to the Teen Coalition and four are new members:

Lilli Bell, Chair	Aya Adelmahdi	Alyssa Perez (new)
Precious Ulel, Vice Chair	Brianna Franco	Kalani Thorpe (new)
Chloe Bell, Secretary	Eric Ayala (new)	
Alvin Mwangi, Treasurer	Brett Jarold (new)	

FISCAL YEAR CALENDAR:

In addition to special events, the Teen Coalition will meet each month at Renette Park Community Center. Calendar of events include:

- Team building activity and tours
- HauntFest
- Witness "government in action" at the February City Council meeting
- Seminars and training concerning the local economy
- City of El Cajon's Arbor Day Celebration
- El Cajon Library's Fiesta Celebration
- America on Main Street
- August Movies in the Park at Renette
- Concluding the year with a community service project (May through August).

The City of El Cajon Teen Coalition will also continue to sponsor the annual "Youth of the Year" award, as it further helps put a spotlight on those youth who go above and beyond in serving their community.

FISCAL YEAR 2016-2017 IMPACT STATEMENTS:

All members of the Teen Coalition exhibit a passion for volunteering, community involvement and development of leadership skills. The Teen Coalition application requested remarks regarding perceived critical issues facing teens in the community. Providing safe teen activities, particularly art and cultural activities, as well as bullying awareness were the two standout subjects that emerged from the applications. In response, the Teen Coalition is developing activities and projects that would address these critical issues.

FISCAL IMPACT: Current fiscal year budgeted amount of $1,200 for trainings, meetings, events, and projects.

PREPARED BY:	REVIEWED BY:	APPROVED BY:
Frank Carson	**Sara Ramirez**	**Douglas Williford**
Recreation Services Manager	**Director of Recreation**	**CITY MANAGER**

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City of El Cajon Agenda Report

MEETING: Feb. 14, 2017

ITEM NO: 100

TO: Mayor Wells, Mayor Pro Tem McClellan, Councilmembers Goble, Kalasho and Kendrick

FROM: Brett Channing, Deputy Director of Administrative Services

SUBJECT: Proposed Schedule and Criteria for Creating Council District Boundaries

RECOMMENDATION: That the City Council

- Opens the Public Hearing and receives testimony;
- Closes the Public Hearing;
- Adopts the next RESOLUTION in order containing the criteria for creating council district boundaries; and
- Approves the recommended schedule for the implementation phase of Measure S.

On January 24, 2017, the City Council held its first of two public hearings to receive community input on the proposed criteria, timeline, and composition of City Council districts. The issues that were raised during public testimony and responses to those issues are as follows:

- **Issue #1**: The City should consider setting up its future elections of City Councilmembers so that during each election cycle there are two district City Council seats up for election. The current order is set up so that either 1 or 3 districts will be up for election.
  Response: The order of the City Council elections is established in the City Charter. So, as with any change to the City Charter, making this change would require a city-wide vote. Staff does not recommend this action.

- **Issue #2**: The Mayor and City Councilmembers should be transparent throughout this process and keep a "log" of all meetings and conversations referencing the district elections implementation process.
  Response: The Mayor and City Council typically disclose in their Council Activity Agenda Reports any meetings in which they attend and discuss City issues and they agreed that this would include district elections.

- **Issue #3**: The CVRA requires that race be taken into consideration for creating district boundaries.

Response: The City of El Cajon will ensure the districts created will be compliant with the Federal Voting Rights Act and California Voting Rights Act, which state that race shall be taken into consideration for the drawing of district boundaries. Those laws also state that race cannot be the *primary* factor in the composition of districts.

- **Issue #4**: The City should provide the community the opportunity to discuss and debate which district should be up for election first and take into consideration the racial makeup of the districts when deciding the sequence.

  Response: Community members will have the opportunity to provide their input on the sequencing of districts, racial make-up of the districts, and any other aspect of the district mapping process during the planned community workshops and the City Council public hearings following. As mentioned under Issue #1, the number of City Council seats up for election in 2018 and 2020 cannot change without a public vote to change the City Charter. Given that all four elections will occur within this 24 month period and that the City is creating the district election process based on its own initiative, not as a result of public controversy, there does not appear to be significant cause in El Cajon to take those open seats out of order.

- **Issue #5**: The City Council should have a detailed report of each community workshop provided to them to summarize what issues were brought up. This should also be available to the public. Additionally, at the conclusion of the districting process, the City's demographer (NDC) should provide a final report to the City for historical reference.

  Response: The City Council and the community will be provided a detailed report on what input was received during the community workshops prior to the City Council public hearings wherein the City Council will be making a decision to adopt the final district map.

Historical Information

At its meeting of July 14, 2015, the City Council, based on a recommendation by Mayor Wells, directed staff to investigate the options involved with creating a City-sponsored ballot measure for the November 2016 general municipal election that would amend the City Charter in order to establish district elections within the City of El Cajon. On November 10, 2015, the City Council approved a Request For Proposal (RFP) for mapping and public outreach consultants to assist the City with the process. Additionally, the City Council appointed Mayor Wells and Councilmember Kendrick to participate on the interview board for respondents to the RFP. This interview board also included City Manager Douglas Williford, City Attorney Morgan Foley, and Deputy Director of Administrative Services, Brett Channing.

On March 8, 2016, the City Council selected National Demographics Corporation (NDC) to provide mapping and demographic services and then on July 12, 2016, the Council selected the Institute for Local Government (ILG) to provide public relations and outreach services.

The language for the City-sponsored ballot measure was adopted by the City Council at its August 9, 2016, meeting and it was submitted to the Registrar of Voters, officially becoming Measure S.

Starting in July of 2016, the City began extensive community outreach to inform the public about district elections and how they would affect the selection of City Councilmembers. This included holding small group meetings with community leaders, allowing for public comment on district elections at City Council Meetings, mailing out informational flyers to every home, having a headline article in the City's Fall Newsletter ("The Gateway"), posting information on the City's website, and holding four community workshops in each quadrant of the City. The community workshops were run by NDC and ILG Staff with the purpose of educating attendees on the California Voting Rights Act (CVRA), district-based elections, and the ballot measure.

On November 7, 2016, the residents of El Cajon voted to approve Measure S with 69% of the vote. This vote officially amended the El Cajon City Charter, changing the City's election method from at-large to by-district for City Councilmembers, starting with the 2018 municipal general election. The Mayor will continue to be elected at-large.

NEXT STEPS: The next step in the process is to adopt criteria that provides the requirements and guidelines for drawing the new City Council districts and to also approve the recommended implementation schedule. In order to stay on schedule with the proposed timeline, the City would need to adopt the criteria during this February 14 public hearing. The City's mapping consultants and experts in this field, NDC, will be present to answer any questions the City Council may have.

Criteria

Federal law requires that city council election districts must contain essentially equal total populations, comply with the Federal Voting Rights Act, and avoid using race as a predominate factor in defining district borders. However in drawing districts, it is appropriate not to arbitrarily divide up neighborhoods that contain significant numbers of racial or ethnic groups. Therefore, it is important to focus on districts that maintain known communities of interest. The Courts have also allowed small population deviations if such deviations are necessary to achieve what the U.S. Supreme Court has labeled "traditional redistricting principles." But, federal courts have sometimes rejected justifications that appear to be developed to justify districts after they are already drawn. To improve the legal standing of adopted election district maps, staff recommends the adoption of official criteria prior to the drawing of initial draft maps.

NDC has provided staff the below criteria for drawing council districts. The criteria combines the legal requirements for election districts and the "traditional redistricting principles" that state and federal courts have approved as valid justifications for potential small population differences among the council districts. Over ninety percent of NDC client cities and school districts adopt this list of criteria.

The criteria is proposed as follows:

1. Each council district shall contain a nearly equal number of inhabitants;

2. Council district borders shall be drawn in a manner that complies with the Federal Voting Rights Act;

3. Council districts shall consist of contiguous territory in as compact form as possible;

4. Council districts shall respect communities of interest as much as possible;

5. Council district borders shall follow visible natural and man-made geographical and topographical features as much as possible;

6. In adjusting boundaries following their initial establishment, each new council district shall preserve the corresponding existing council district's population and territory as much as possible;

7. Council districts known to be areas of higher-than-average population growth in the two to five years following this boundary line adjustment may be under populated within the population deviation amounts allowed by law; and

8. To the extent it does not conflict with federal or state law an effort should be made to establish boundaries so that at least two council districts include voters in similar numbers residing in the City's central business district (also known as downtown El Cajon, as described by the boundaries of Specific Plan 182) and these council districts should also include comparable geographic area and land uses.

Note that the Mayor and City Council may discuss the specific communities of interest (schools, parks, etc.) and/or types of communities (senior-living communities, master-planned communities, etc.), that they would like NDC to be aware of when drawing the initial draft maps. Additionally, if Council so desires, it may also direct NDC to avoid head-to-head contests between incumbent Councilmembers while maps are being drawn, as long as it does not conflict with the other criteria listed above or federal or state law.

Implementation Schedule

Once the Council adopts the attached resolution with the proposed criteria, the process to create the district boundaries will commence. As seen in the proposed schedule below, this will include significant outreach to the community, including five community workshops and five publicly noticed City Council Public Hearings. The process will culminate with the presentation of draft maps to the City Council and community for review and ultimately a selection of one map by the City Council.

In last year's session, the California State Legislature adopted Assembly Bill (AB) 350, which was authored by Assemblyman Alejo. The bill set forth requirements that government agencies must follow while moving from at-large to district-based elections, including the number of public hearings required before and after draft maps with district boundaries are created. As a result, the below implementation schedule has been created to ensure compliance with AB 350. NDC and the City Attorney has also reviewed this schedule for compliance with all other state and federal laws.

1.	January 24	City Council Public Hearing #1: Council reviews criteria, schedule, and receives community input on composition of districts
2.	February 14	City Council Public Hearing #2: Council adopts criteria, schedule, and receives community input on composition of districts
3.	February 15	Online portal opens for district map submittals
4.	February 22	Community Workshop #1: Flying Hills Elementary School
5.	February 23	Community Workshop #2: Greenfield Middle School
6.	February 28	Community Workshop #3: Chase Avenue Elementary School
7.	March 1	Community Workshop #4: Lexington Elementary School
8.	March 27	Last day to submit draft maps for initial review
9.	April 3	Legally viable draft maps posted to City website for review
10.	April 18	Community Workshop #5: Ronald Reagan Community Center
11.	April 25	City Council Public Hearing #3: Council reviews draft maps, receives community input on them, and directs NDC on any desired alternatives
12.	May 9	City Council Public Hearing #4: Council receives community input on draft maps, selects map and introduces Ordinance
13.	May 23	City Council Public Hearing #5: Council adopts Ordinance

FISCAL IMPACT: There is no cost associated with the adoption of the criteria or implementation schedule. However, there is a cost for implementing Measure S.

The City's contract with National Demographics Corporation for mapping consultant services is not to exceed amount of $50,000. To date, no payment has been made. The City's contract with the Institute for Local Government is for public outreach services is $100,226.40. Thus far, the City has paid $46,306.65 for their work prior to the adoption of Measure S. These expenditures are budgeted in Activity #110000 for Fiscal Year 2016-2017.

PREPARED BY:

Brett Channing
Deputy Director of Administrative Services

APPROVED BY:

Douglas Williford
City Manager

RESOLUTION NO. __-17

A RESOLUTION OF THE
CITY COUNCIL OF THE CITY OF EL CAJON
ADOPTING LINE DRAWING CRITERIA FOR ESTABLISHING
AND ADJUSTING COUNCIL DISTRICT BOUNDARIES

WHEREAS, the City Council of the City of El Cajon (the "City") was elected under an "at-large" election system where Councilmembers were elected by voters of the entire City; and

WHEREAS, the "at-large" election system was first established by application of the general laws of the State of California, and was continued in Section 201 of the El Cajon Charter when the Charter was first adopted in 2012; and

WHEREAS, the Council has approved an amendment to Section 201 (the "Charter Amendment") and submitted the Charter Amendment to the electors of the City at the November 8, 2016 general municipal election; and

WHEREAS, the Charter Amendment was approved by the City's electors and has been filed with the Secretary of State thereby changing the selection of Councilmembers to "by district" elections; including requiring that each Councilmember must reside within the designated district boundary and is elected only by the voters in that district; and

WHEREAS, the Federal Voting Rights Act (42 U.S.C. section 1973) prohibits the use of any voting qualification, or prerequisite to voting, or standard, practice, or procedure, in a manner which results in a denial or abridgement of the right of any citizen of the United States to vote on account of race or color; and

WHEREAS, federal law and the Equal Protection Clause require that each district be equal in population to ensure compliance with the "one person, one vote" rule; however, deviations (less than five percent (5%) greater than or less than the ideal, for a total of ten percent (10%) deviation) are presumptively constitutional under the Equal Protection Clause where required to meet an official criteria; and

WHEREAS, the Council has instructed its demographer and City staff to develop draft maps to create district maps that fully comply with legal requirements and wishes to provide official criteria for any needed deviations.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF EL CAJON AS FOLLOWS:

Section 1: The following criteria to guide the establishment of districts for Council elections is hereby adopted:

A. Each council district shall contain a nearly equal number of inhabitants;

B. Council district borders shall be drawn in a manner that complies with the Federal Voting Rights Act;

C. Council districts shall consist of contiguous territory in as compact form as possible;

D. Council districts shall respect communities of interest as much as possible;

E. Council district borders shall follow visible natural and man-made geographical and topographical features as much as possible;

F. In adjusting boundaries following their initial establishment each new council district shall preserve the corresponding existing council district's population and territory as much as possible;

G. Council districts known to be areas of higher-than-average population growth in the two to five (2–5) years following this boundary line adjustment may be under populated within the population deviation amounts allowed by law; and

H. To the extent it does not conflict with federal or state law an effort should be made to establish boundaries so that at least two council districts include voters in similar numbers residing in the City's central business district (also known as downtown El Cajon, as described by the boundaries of Specific Plan 182) and these council districts should also include comparable geographic area and land uses.

Section 2. BE IT FURTHER RESOLVED, that the City Manager or his designee shall be authorized to take any additional acts needed to effectuate the purpose and intent of this resolution.

Section 3. BE IT FURTHER RESOLVED, that the City Attorney is hereby directed to prepare an amendment to the El Cajon Municipal Code in order to establish the procedures for conducting district elections of Councilmembers, and to establish the procedures for adopting the criteria for adjusting district boundaries following each decennial census.

City Clerk Date Stamp

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City of El Cajon Agenda Report

MEETING: 2-14-17

ITEM NO: 101

TO: **Mayor Wells, Mayor Pro Tem McClellan, Councilmembers Goble, Kalasho and Kendrick**

FROM: **Anthony Shute, Deputy Director of Community Development**

SUBJECT: **MAGNOLIA HILLS – ZONE RECLASSIFICATION NO. 2315, PLANNED RESIDENTIAL DEVELOPMENT NO. 72, AND TENTATIVE SUBDIVISION MAP NO. 662**

RECOMMENDATION: That the City Council

1. Opens the public hearing and receives testimony;
2. Closes the public hearing;
3. Moves to ADOPT the next RESOLUTION in order APPROVING the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program;
4. Moves to INTRODUCE the next ORDINANCE in order APPROVING Zone Reclassification No. 2315;
5. Moves to ADOPT the next RESOLUTION in order APPROVING Planned Residential Development No. 72; and
6. Moves to ADOPT the next RESOLUTION in order APPROVING Tentative Subdivision Map No. 662.

PROJECT DESCRIPTION

The proposal is for a Zone Reclassification, Planned Residential Development and Tentative Subdivision Map to allow a common interest residential development of 25 single-family residences on a vacant site located on the east side of South Magnolia Avenue between East Chase Avenue and Cajon View Drive (private). The proposal would amend the Zoning Map designation of the subject property from the Residential, Single-Family, 20,000 (RS-20) and Residential, Single-Family, 40,000 (RS-40) to Planned Residential Development Low and Planned Residential Development Low-Low to allow for a design that works with the site's topography and yields a density consistent with the General Plan. A 29-lot tentative subdivision map is proposed for the creation of real property consisting of 25 residential lots and 4 common lots. A draft Mitigated Negative Declaration (MND) and Mitigation Monitoring and Reporting Program has been prepared in compliance with the California Environmental Quality Act (CEQA).

BACKGROUND

General Plan:	Low Density Residential (LR) Low Low Density Residential (LLR)
Specific Plan:	None
Zone:	Residential, Single-Family, 20,000 (RS-20) Residential, Single-Family, 40,000 (RS-40) – Hillside (H) Overlay
Other City Plan(s):	None
Regional and State Plan(s):	None
Notable State Law(s):	CEQA , Subdivision Map Act

Project Site & Constraints

The subject property is located on the east side of South Magnolia Avenue between East Chase Avenue and Cajon View Drive. Cajon View Drive is a privately maintained street. The 9.82 acre site is comprised of four separate parcels (APN 493-391-06, -07, -14 and -15). The project site has one existing driveway that provides access on to the property off of South Magnolia Avenue. Two of the four parcels abut South Magnolia Avenue while the other two parcels are located to the rear of the project area with no frontage on the public street. The site has remained underutilized with dilapidated and abandoned structures for several years. The structures on the property became a nuisance creating fire, life and safety issues and were recently demolished. The site has Diegan coastal brush, non-native grasslands and Native American artifacts.

Surrounding Context

Surrounding properties are developed and zoned as follows:

Direction	Zones	Land Uses
North	PRD-Low and RS-6	Single-family residences and elementary school
South	RS-40-H	Single-family residences
East	PRD-Low and RS-6	Single-family residences, financial institutions and neighborhood shopping center
West	RS-20, RS-9 and RS-6	Single-family residences

General Plan

The El Cajon General Plan is a state-mandated document that represents the long-range vision of the City. Primarily, the plan is a comprehensive, long-range statement of development policies intended to guide decision makers in determining whether or not land use proposals are consistent with the plan. The plan also includes a map which illustrates the location of land use designations. The General Plan designates residential land use

classifications intended to accommodate various densities of residential development within the City. It is the intent of every residential zone to implement the goals and objectives of the General Plan by regulating residential development with specific development standards.
The subject property has a land use designation of Low Low Density Residential (0 to 3 units per acre) and Low Density Residential (3 to 10 units per acre) according to the General Plan Land Use Map. However, the proposed project is at 2.7 dwelling units per acre, which is in the lowest density range, and is therefore consistent with the General Plan. The attached General Plan Zoning Consistency Chart identifies the proposed zoning is compatible with the existing land use designations.

Municipal Code (Zoning)

While the General Plan sets the vision for how the City is to be developed, it is the El Cajon Zoning Code that implements the General Plan through zoning classifications, detailed development standards and regulations. These standards and regulations govern the use, placement, spacing and size of land and buildings throughout the City.

The intent of the Planned Residential Development (PRD) zone is to allow for comprehensively planned developments and encourage imaginative planning and design. The proposed project would be consistent with the intent and purpose of the PRD-low-low and PRD-low zones and with all applicable development standards. A detailed discussion of applicable code requirements is included below in the section of this report titled "Discussion."

Subdivision Ordinance/ Subdivision Map Act

The purpose of the Map Act and the City's Subdivision Ordinance is to regulate and control the design and improvement of subdivisions in the City.

This proposed project includes a tentative subdivision map to subdivide the subject property into 25 residential lots and four common lots to include: private streets identified as Lot "A" and Lot "B," the pool, landscaping and recreation area that comprise Lot "C" and Lot "D" which contains the bio-retention basin. The authority and procedures for the processing of a tentative subdivision map are found in the California Subdivision Map Act, and the City of El Cajon Subdivision Ordinance (Title 16 of the El Cajon Municipal Code).

DISCUSSION

The proposed residential development consists of 25 single-family detached residences with two- to four-car garages and standard driveways. The residences are two stories and each will have a private rear yard. The residences are accessed by two new private streets, one leading to the lower portion of the project site to access Lots 1 through 13 and the other to the upper portion to access Lots 14 through 25. There is a common recreation area of 8,317 square feet for a pool. The project also includes a storm water bio-retention basin of 6,132 square feet on the northwest portion of the project site. The common areas such as the two new streets, bio-retention area, pool area, visitor parking and landscaping will be held in common and maintained by a homeowner's association. Pedestrian access is provided with a paved four-foot walkway throughout the project site.

Rezone

The proposal to rezone the property from RS-20 and RS-40-H to PRD-Low-Low and PRD-Low-H is consistent with the existing Low-Low Density Residential (1 to 3 dwelling units

per acre) and Low Density Residential (3-10 dwelling units per acre) land use designation in the General Plan. The property is a 9.82 acre-site consistent with the minimum PRD district requirements. The project proposes 2.7 dwelling units per acre which overall is within the lowest density range of 0 to 3 units per acre. The proposed rezone is also consistent with the goals and policies of the General Plan, which call for a broad range of housing types, and the fulfillment of regional housing needs. The single-family detached character of the PRD- zones and the proposed development is compatible with the surrounding neighborhood. The surrounding area is urbanized and facilities are in place to support the additional residential units.

Design and Architecture

The architecture and design of a PRD must meet the Council's vision of providing high quality designed projects and is evaluated in conformance with the Architectural Guidelines provided in ECMC Chapter 17.180.

The residential development has a neo-traditional architectural style which integrates traditional and classical elements with modern and contemporary ones either in design or materials. The project features two different residential models which are the Aurora and the Mirador. There are four different plans—A, B, C and D—for each of the models. The houses include three to five bedroom floor plans and range in size from 3,248 to 4,668 square feet and would be the largest in recent residential development. The building designs provide architectural interest through variations in building materials, wall planes, and fenestration. The project materials include cement plaster, stucco eaves, wood doors, vinyl windows, precast concrete, stone veneer base, and wrought iron guard rails and tile roofs. The color palettes consists of monochromatic browns and grays. Architectural details such as decorative features and framing carryout the style in each of the houses.

Building Height

The building height limit in the RS-14-H zone is 35 feet from finished grade. The proposed project elevations indicate a height of 14' to 25' from the top of the finished floor elevation. All the proposed structures are compliant with the city's maximum building height.

Parking, Transportation, and Circulation

The 25-residences would generate approximately 250 average daily vehicle trips (ADT) based on a trip generation of ten trips per unit. Magnolia Avenue north of Chase is classified as a Major Road with intermittent turn lanes with acceptable operating conditions with traffic volumes of less than 30,800 ADT. It is currently operating at Level of Service (LOS) A which is the best level of service. Chase Avenue from El Cajon Boulevard to Avocado Avenue is designed as a Major Road with acceptable operating conditions with traffic volumes of less than 33,400 ADT. The City's 2013 traffic count indicated 25,200 ADT on Chase Avenue, which is classified as LOS C restricted flow that remains stable but with significant interactions with others in the traffic stream. The addition of 250 ADTs from the project would not adversely affect the operating conditions on Magnolia Avenue.

City traffic engineers evaluated the proposed project for transportation impacts. Based on their review of the project and environmental study, staff concurred with the determination that the traffic flow from the project site would be going north-bound on South Magnolia Avenue heading towards Chase Avenue, although the possibility exists of having few motorists traveling on Cajon View Drive towards Avocado Avenue. During morning peak hours of 7 a.m. to 9 a.m. it is estimated that there would be 6 vehicles coming in to the site

and 14 leaving for a total of 20 trips. During the evening peak hours of 4 p.m. to 6 p.m., it is estimated that 18 vehicles would be coming in and 7 leaving the site for a total of 25 trips. Based on the estimated trips during the peak hours and the ADTs generated by this project, it is not anticipated that the existing LOS on Magnolia or Chase Avenues are going to be compromised.

Off-street parking consists of private two- to four-car garages for each of the units and visitor and supplemental parking is provided in the private driveways and along one of the private streets.

Access to the project site would be via Magnolia Avenue and two private streets. Pedestrian access is to be provided by four-foot minimum width sidewalks connecting the common areas to the unit entrances and by the public sidewalks.

The private garage entrances are located along the proposed private street/driveway. The Zoning Code requires a 20-foot setback from the edge of a private street or driveway to a garage entrance. All of the subject lots comply with the required setback.

Open Space, Recreation Areas, and Landscaping

The project site will include 147,871 square feet of open space, recreational areas and landscaping. The recreation area which includes the pool is 8,317 square feet. Each unit contains a landscaped front yard and private rear yard. The private yards will range from 1,375 square feet to 19,221 square feet for a total area of approximately 139,554 square feet. The site will contain a storm water bio-retention basin which will include trees and shrubs. Landscaping is provided throughout the project site which will be part of the common landscape easement. The Landscaping for the project will require approval of a Landscape Documentation Package, to ensure compliance with the Water Efficient Landscape Ordinance in Chapter 17.195 of the Zoning Code.

Lighting

The project must provide adequate lighting for pedestrian and vehicular safety and sufficient to minimize security problems. The proposed site plan depicts the on-site lighting throughout the project site. The exterior elevations provide the decorative light fixtures for each residence. An on-site lighting plan for all parking areas, pedestrian walkways and common open space/recreation areas is required prior to the issuance of building permits.

Development Standards

The table below provides a comparison of the PRD zone standards and the proposed project. Standards discussed elsewhere in this report are excluded from the table.

Development Standard	PRD Zone	Proposed Project
Setbacks from PRD district boundaries, public street rights of way, private streets and driveways	10 feet (minimum)	10 feet
District frontage upon a dedicated public street	20 feet (minimum)	184 feet
Setbacks for front entry garages	20 feet (minimum)	20 feet
Project boundary fence or wall	6 feet	6 feet

Building Height	35 feet (maximum)	29'-10"
Lot coverage	Low-Low: 40% (maximum) Low: 50% (maximum)	25%
Covered parking	2 spaces per unit = 50	50 parking spaces
Visitor parking	1 per unit = 25	25 parking spaces
Supplemental parking	0.50 per unit up to 20 = 10 0.25 per unit for more than 20 =1.25 Total = 12	42 parking spaces includes extra garage spaces
Private driveway width for individual units	12 feet (minimum)	16 feet
Private street	24 feet for street length of 150 feet or more (minimum)	24 feet
Waste collection (trash & recycle)	Individual or common	Individual
Open space, recreational areas and landscaping	Low-Low: 1,000 sq. ft. per unit or 14,000 sq. ft. Low: 400 sq. ft. per unit or 4,400 sq. ft. Total=18, 400 square feet	Total Landscape Area = 135,066 square feet Recreation Area = 8,317 square feet Total=147,871 square feet

Covenants, Conditions, and Restrictions (CC&Rs)

A common interest residential project, such as a PRD, requires the formation of a homeowner's association with CC&Rs to ensure the maintenance of common areas. Common areas for the proposed project include the two private streets, bio-retention basin, pool, the common area landscaping, utilities, and the lighting. The covenants, conditions and restrictions will run with the land and clearly set forth both the privileges and responsibilities involved in the common ownership and/or maintenance. The approval of CC&Rs would be a condition of approval.

PLANNING COMMISSION DECISION

On January 17, 2017, the Planning Commission held a public hearing for the proposed project. Three (3) members of the public spoke in support of the project, two of which raised concerns regarding vehicle use of Cajon View Drive. The applicant noted that he would work in conjunction with the neighbors to improve the road condition. After public testimony, the public hearing was closed and the Commission discussed the project. The Commission voted 5-0 to adopt Resolution Nos. 10876, 10877, 10878 and 10879 recommending City Council approval of the proposed project.

FINDINGS

Zone Reclassification

A. *The proposed zoning amendment, including any changes proposed in the various land uses to be authorized, is compatible with the objectives, policies, general land uses, and programs specified in the general plan.*

The rezoning to the Planned Residential Development - Low-Low (PRD-Low-Low) and Planned Residential Development - Low (PRD-Low) zones is consistent with the Low-Low Density Residential and Low Density Residential land use designation as indicated in the

General Plan Zoning Consistency Chart. Furthermore, the proposed zones would provide for the utilization of this underutilized project site for residential uses and with high quality development standards compatible with the surrounding neighborhood. The rezone would facilitate the development of the site for residential uses in conformance with Housing Element policies to increase the number of housing units available to all income levels.

B. *The proposed zoning amendment is consistent with any applicable specific plan governing development of the subject property.*

There are no applicable specific plans governing the subject property.

C. *It is in the public necessity and convenience and/or general welfare that the zoning regulations governing the property be changed.*

The proposed zone change will facilitate the development of an underutilized property with high quality housing, which will also assist the City in meeting its share of regional housing needs. The creation of additional housing units for various age and income groups is in the interest of public necessity, convenience, and general welfare.

Planned Residential Development

A. *The project is consistent with the general plan land use map, and applicable general plan goals, policies and programs.*

The project density of 2.7 units per acre falls within the General Plan's land use designation of Low-Low and Low Density Residential; the housing type and design is creative and attractive; the housing is compatible with existing development; and, the project's overall design adds to the existing quality of the neighborhood with high standards of design. Furthermore, the project would facilitate the development of additional residential units in conformance with Housing Element policies to increase the number of housing units available to all income levels.

B. *The project complies with the intent and purpose of the existing or requested PRD zone and all applicable development regulations governing planned residential developments.*

The project is a comprehensively planned design that specifically relates to the level topography of the site as well as the development in the surrounding area. The proposed building elevations meet the intent of the PRD ordinance and the architectural guidelines contained within the Zoning Code with surface relief and variation of the proposed structures through the use of building materials that are balanced and emphasized on all elevations. There is variation in the proposed placement of decorative building materials and architectural styles proposed for the project. The quality of the proposed project architecture is consistent with other recently built projects and is compatible with the surrounding neighborhood. Additionally, the project complies with the applicable development regulations.

C. *Approval of the proposed project is in the public interest, convenience and general welfare.*

The project would provide needed housing on an underutilized property and will contribute to the provision of housing needed to meet local and regional housing goals.

D. *Conditions of approval, where appropriate, have been incorporated to ensure the compatibility of the project with its environment and surrounding development.*

Conditions of approval, where appropriate, have been incorporated to ensure the compatibility of the project with its environment and surrounding development. These

include, but are not limited to the approval of CC&Rs, storm water maintenance plan, and a landscape documentation package.

Tentative Subdivision Map

Section 66474 of the Subdivision Map Act and Section 16.12.080.B.2 of the ECMC state that the City shall deny approval of a subdivision map if the City's legislative body makes any of the following findings:

A. *The proposed map is not consistent with the General Plan and any applicable specific plan.*

The proposed map is consistent with the General Plan and the General Plan goals related to housing that seek to provide a variety of residential development opportunities in the City to fulfill regional housing needs. There are no applicable specific plans.

B. *The design or improvement of the proposed subdivision is not consistent with the General Plan, and the site is not physically suitable for the type of development and proposed density.*

The proposed subdivision map design results in 25 residential lots and four common lots for a residential project, which is consistent with the goals and objectives of the General Plan. Furthermore, the site is generally level and physically suited for the type of development as well as the density of the development that is proposed for this property.

C. *The design of the subdivision or the proposed improvements are likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.*

The proposed project site was reviewed in compliance with the California Environment Quality Act. Based on the environmental study, it was determined that proposed mitigation would reduce potential impacts to a level of less than significant. Therefore, the proposed project design and improvements would not pose substantial environmental impacts.

D. *The design of the subdivision or type of improvements is likely to cause serious health problems.*

The design of the subdivision and type of improvements are required to incorporate storm water management improvements that will contribute to healthier streams, rivers, bays and the ocean. Furthermore, the design of the proposed subdivision will accommodate passive heating and cooling opportunities because the proposed homes are designed with windows that open and would allow occupants to take advantage of the prevailing winds. The units are separated to allow air flow through and around the units.

E. *The design of the subdivision or type of improvements will conflict with easements acquired by the public at large for access through or use of property within the subdivision.*

The proposed map will not conflict with easements of record or easements established by court judgment, acquired by the public at large, for access through or use of property within the proposed map, and there are no existing easements that will be affected by the proposed construction because the map will establish new easements for public utilities, private road access, the private storm drain, landscape maintenance, and conservation of cultural resource.

CALIFORNIA ENVIRONMENTAL QUALITY ACT

The California Environmental Quality Act ("CEQA") is a comprehensive statutory scheme that requires cities and other public agencies to consider the environmental consequences of their actions before approving plans or polices or otherwise committing to a course of action on a project. Following a preliminary review of a project, the lead agency needs to conduct an initial study to determine if the project may have a significant effect on the environment.

In this case, an Initial Study and Mitigated Negative Declaration was prepared the project. The study determined that the project could result in potentially significant adverse environmental impacts to biological and cultural resources, however mitigation measures are incorporated as part of the Mitigation Monitoring and Reporting Program (MMRP), which would reduce potential impacts to a level of less than significance. Mitigation measures for biological resources include the purchase of mitigation credits for both the sage brush and the non-native grassland at an acceptable mitigation bank, and the avoidance of nesting raptors and avoidance of vegetation clearing during the nesting season of January 1 through June 30. For cultural resources, a tribal cultural resource was discovered and will be held in a conservation easement. Furthermore, due to the potential of uncovering other cultural resources, a Native American Monitor will be on site during the excavation activities. A Notice of Intent to adopt the draft Mitigated Negative Declaration was published on October 6, 2016 and was circulated for public review and comment from October 7, 2016, through November 7, 2016. No comments were received during the public review period in response to the Notice of Intent to adopt the draft Mitigated Negative Declaration. However, a letter from the Department of Fish and Wildlife was received after the public review period.

PUBLIC NOTICE & INPUT

Notice of this public hearing was published in the East County Gazette and mailed on January 5, 2017, to all property owners within 300 feet of the project site and to anyone who requested such notice in writing, in compliance with Government Code Sections 65090, 65091, and 65092, as applicable. Additionally, as a public service, the notice was posted in the kiosk at City Hall and on the City's website under "Public Hearings/Public Notices." The notice was also mailed to the two public libraries in the City of El Cajon, located at 201 East Douglas Avenue and 576 Garfield Avenue.

RECOMMENDATION

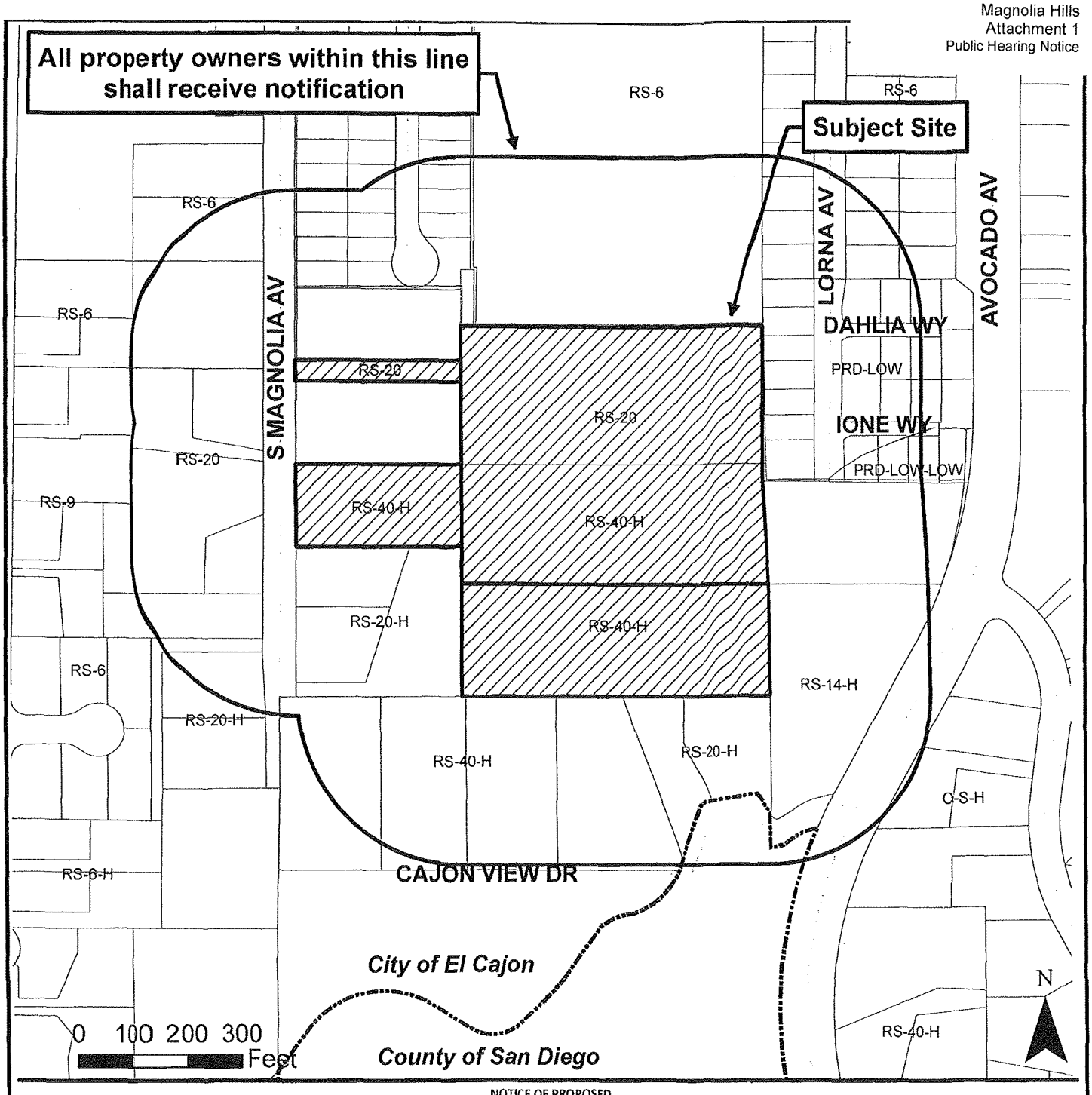
The proposed project is in alignment with the City's General Plan housing goals and meets the Zoning Code development standards. The project will provide high quality additional housing units and home-ownership opportunities for the El Cajon community. The staff's recommendation is that the City Council APPROVE the Magnolia Hills project consistent with the Planning Commission's recommendation.

FISCAL IMPACT: None

PREPARED BY:	REVIEWED BY:	APPROVED BY:
Anthony Shute DEPUTY DIRECTOR OF COMMUNITY DEVELOPMENT	Majed Al-Ghafry ASSISTANT CITY MANAGER	Douglas Williford CITY MANAGER

ATTACHMENTS

1. Public Hearing Notice/Location Map
2. Proposed Resolution APPROVING Mitigated Negative Declaration
3. Proposed Ordinance APPROVING Zone Reclassification No. 2315
4. Proposed Resolution APPROVING Planned Residential Development No. 72
5. Proposed Resolution APPROVING Tentative Subdivision Map No. 662
6. Planning Commission Resolution Nos. 10876, 10877, 10878, and 10879, without attachments
7. Planning Commission draft minutes dated 1-17-17
8. General Plan Zoning Consistency Chart
9. Aerial Photograph of Subject Site
10. Application & Disclosure statement
11. Color and Materials Sheet
12. Reduced Plans
13. Draft Mitigated Negative Declaration and MMRP
14. Full size plans (in Council agenda packets)



NOTICE OF PROPOSED
ZONE RECLASSIFICATION, PLANNED RESIDENTIAL DEVELOPMENT
AND TENTATIVE SUBDIVISION MAP FOR
MAGNOLIA HILLS

NOTICE IS HEREBY GIVEN that the El Cajon Planning Commission will hold a public hearing at 7:00 p.m., Tuesday, January 17, 2017, and the El Cajon City Council will hold a public hearing at 7:00 p.m., Tuesday, February 14, 2017, in the City Council Chambers, 200 Civic Center Way, El Cajon, CA, to consider:

ZONE RECLASSIFICATION NO. 2315, PLANNED RESIDENTIAL DEVELOPMENT NO. 72 AND TENTATIVE SUBDIVISION MAP NO. 662, as submitted by Sameer Qasim, requesting a 25-unit planned residential development. The subject property is addressed as 1333 South Magnolia Avenue. A Draft Initial Study and Mitigated Negative Declaration has been prepared in compliance with the California Environmental Quality Act.

The public is invited to attend and participate in these public hearings. The agenda reports for this project will be available 72 hours prior to the meeting for Planning Commission and City Council at http://www.cityofelcajon.us/your-government/calendar-meetings-list. In an effort to reduce the City's carbon footprint, paper copies will not be provided at the public hearings, but will be available at the Project Assistance Center and City Clerk counters upon request.

If you challenge the matter in court, you may be limited to raising only those issues you or someone else raised at the public hearings described in this notice or in written correspondence delivered to the Commission or Council at, or prior to, the public hearings. The City of El Cajon encourages the participation of disabled individuals in the services, activities, and programs provided by the City. Individuals with disabilities who require reasonable accommodation in order to participate in the public hearing should contact Planning at 619.441.1742. More information about planning and zoning in El Cajon is available at http://www.cityofelcajon.us/your-government/departments/community-development/planning-division.

If you have any questions, or wish any additional information, please contact LORENA CORDOVA at 619.441.1539 or via email at lcordova@cityofelcajon.us and reference "Magnolia Hills" in the subject line.

RESOLUTION NO.___-17

A RESOLUTION APPROVING CITY COUNCIL ADOPTION OF A MITIGATED NEGATIVE DECLARATION AND MITIGATION MONITORING AND REPORTING PROGRAM FOR THE MAGNOLIA HILLS RESIDENTIAL DEVELOPMENT, A 25-UNIT COMMON INTEREST SINGLE-FAMILY RESIDENTIAL DEVELOPMENT ON THE EAST SIDE OF SOUTH MAGNOLIA AVENUE BETWEEN EAST CHASE AVENUE AND CAJON VIEW DRIVE IN THE PENDING PRD-LOW-LOW AND PRD-LOW-HILLSIDE OVERLAY ZONES, APN: 493-391-06, -07, -14, -15; GENERAL PLAN DESIGNATION: LLR (LOW-LOW DENSITY, 1-3) AND LR (LOW DENSITY, 3-10)

WHEREAS, the El Cajon Planning Commission held a duly advertised public hearing on January 17, 2017, to consider Zone Reclassification No. 2315, to change the zoning designation from Residential, Single-Family, 20,000 square feet (RS-20) and Residential, Single-Family, 40,000 square feet (RS-40) – Hillside (H) Overlay to Planned Residential Development (PRD) Low-Low and PRD-Low-H, Planned Residential Development No. 72 for a 25-unit common interest development, and Tentative Subdivision Map No. 662 requesting a 29-lot subdivision, including four common lots for a development known as Magnolia Hills, on property located on the east side of South Magnolia Avenue between West Chase Avenue and Cajon View Drive; APN: 493-391-06, -07, -14, -15; and

WHEREAS, the El Cajon Planning Commission adopted Resolution No. 10876 recommending City Council approval of Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program; and

WHEREAS, the City prepared a Mitigated Negative Declaration for the project in accordance with CEQA guidelines, which indicates that the potential environmental effects of the proposed project would be less than significant with proposed mitigation measures; and

WHEREAS, the Mitigated Negative Declaration reflects the City's independent judgment as required by Section 21082.1 of the Public Resources Code; and

WHEREAS, pursuant to Section 21082.1 of the Public Resources Code, the draft Mitigated Negative Declaration was circulated for public review from October 7, 2016 through November 7, 2016; and

WHEREAS, no comments were received during the public review period; and

WHEREAS, in accordance with CEQA Guidelines Section 15074(c), the custodian of the Mitigated Negative Declaration is the El Cajon Community Development Department, and all supporting documentation is in the Zoning Reclassification No. 2315 file; and

WHEREAS, after considering the evidence and facts, the El Cajon City Council considered the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program as presented at its February 14, 2017, meeting.

NOW, THEREFORE, BE IT RESOLVED BY THE EL CAJON CITY COUNCIL AS FOLLOWS:

Section 1. That the foregoing recitals are true and correct, and are findings of fact of the El Cajon City Council in regard to the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program.

Section 2. That based upon said findings of fact, the El Cajon City Council hereby approves the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program for the Magnolia Hills Development.

A. Adoption of the Mitigated Negative Declaration shall only apply to the subject project and shall not waive compliance with all other provisions of the Zoning Code and all other applicable City ordinances in effect at the time that the building permit is issued.

B. The applicant shall defend, indemnify, and hold harmless the City, its agents, officers, and employees from any and all claims, actions, proceedings, damages, judgments, and costs, including attorneys' fees, against the City or its agents, officers or employees, relating to this Mitigated Negative Declaration determination (the "CEQA Determination"), and relating to the approval of Zone Reclassification No. 2315, Planned Residential Development No. 72, and Tentative Subdivision Map No. 662 (the "Approvals") including, but not limited to, any action to attach, set aside, void, challenge, or annul the Approvals and the CEQA Determination. The City may elect to conduct its own defense, participate in its own defense, or obtain independent legal counsel in defense of any claim related to this indemnification. In the event of such election, applicant shall pay all of the costs related thereto, including without limitation reasonable attorneys' fees and costs. In the event of a disagreement between the City and applicant regarding litigation issues, the City shall have the authority to control the litigation and make litigation related decisions, including, but not limited to, settlement or other disposition of the matter. However, the applicant shall not be required to pay or perform any settlement unless such settlement is approved by the applicant.

ORDINANCE NO. __-17

AN ORDINANCE APPROVING ZONE RECLASSIFICATION NO. 2315 FOR THE REZONING OF PROPERTY LOCATED ON THE EAST SIDE OF SOUTH MAGNOLIA AVENUE BETWEEN WEST CHASE AVENUE AND CAJON VIEW DRIVE FROM THE RESIDENTIAL, SINGLE-FAMILY, 20,000 SQUARE FEET (RS-20) AND RESIDENTIAL, SINGLE-FAMILY, 40,000 SQUARE FEET (RS-40) – HILLSIDE (H) OVERLAY ZONE TO THE PLANNED RESIDENTIAL DEVELOPMENT (PRD)-LOW-LOW AND PRD-LOW-HILLSIDE OVERLAY ZONE; APNs: 493-391-06, -07, -14, AND -15; GENERAL PLAN DESIGNATION: LOW-LOW DENSITY RESIDENTIAL (LLR) AND LOW-DENSITY RESIDENTIAL (LR)

WHEREAS, the El Cajon Planning Commission held a duly advertised public hearing on January 17, 2017, to consider Zone Reclassification No. 2315, for a change in the zoning designation of the subject properties from the RS-20 and RS-40 to PRD-Low-Low and PRD-Low-H, as submitted by Sameer K. Qasim for the Magnolia Hills project; and

WHEREAS, in accordance with CEQA Guidelines Section 15061(b)(2), and prior to making a recommendation to the City Council, the Planning Commission reviewed and considered the information contained in the project staff report; and

WHEREAS, the El Cajon Planning Commission adopted Resolution No. 10877 recommending City Council approval of Zone Reclassification No. 2315, for a change in the zoning designation from the from the RS-20 and RS-40 to PRD-Low-Low and PRD-Low-H for property located on the east side of South Magnolia between West Chase Avenue and Cajon View Drive, and addressed as 1333 South Magnolia; APN: 493-391-06, -07, -14, and -15; and

WHEREAS, the City Council held a duly advertised public hearing on February 14, 2017, to consider Planned Residential Development (PRD) No. 72 and received evidence through public testimony and comment, in the form of verbal and written communications and reports; and

WHEREAS, at the public hearing the City Council received evidence through public testimony and comment, in the form of verbal and written communications and reports prepared and presented to the City Council, including (but not limited to) evidence such as the following:

A. The rezoning to the Planned Residential Development – Low-Low (PRD-Low-Low) and Planned Residential Development – Low (PRD-Low) zones is consistent with the Low-Low Density Residential and Low Density Residential land use designation as indicated in the General Plan Zoning Consistency Chart. Furthermore, the proposed zones would provide for the utilization of this underutilized project site for residential uses and with

development standards compatible with the surrounding neighborhood. The rezone would facilitate the development of the site for residential uses in conformance with Housing Element policies to increase the number of housing units available to all income levels.

B. There are no applicable specific plans governing the subject property.

C. The proposed zone change will facilitate the development of an underutilized property with housing, which will also assist the City in meeting its share of regional housing needs. The creation of additional housing units for various age and income groups is in the interest of public necessity, convenience, and general welfare.

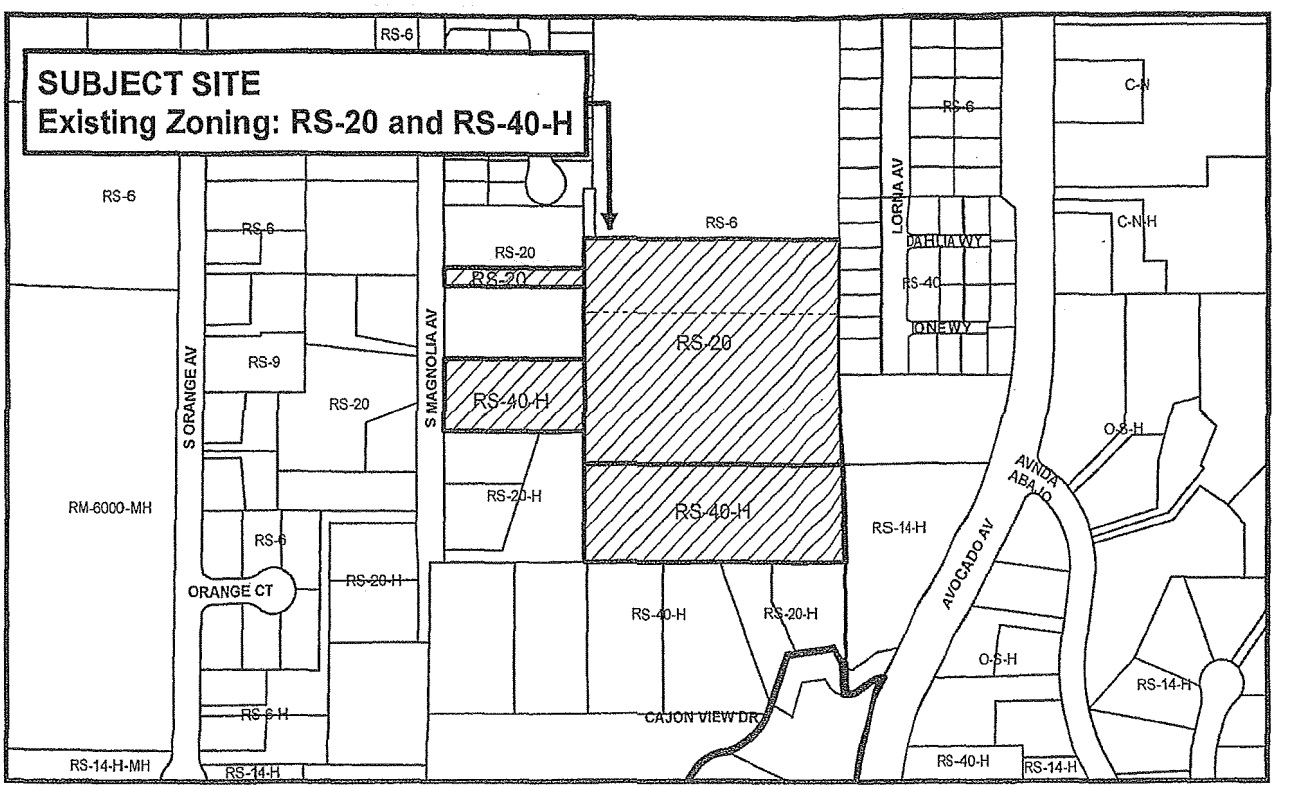
WHEREAS, after considering such evidence and facts the El Cajon City Council did consider Zone Reclassification No. 2315 as presented at its meeting.

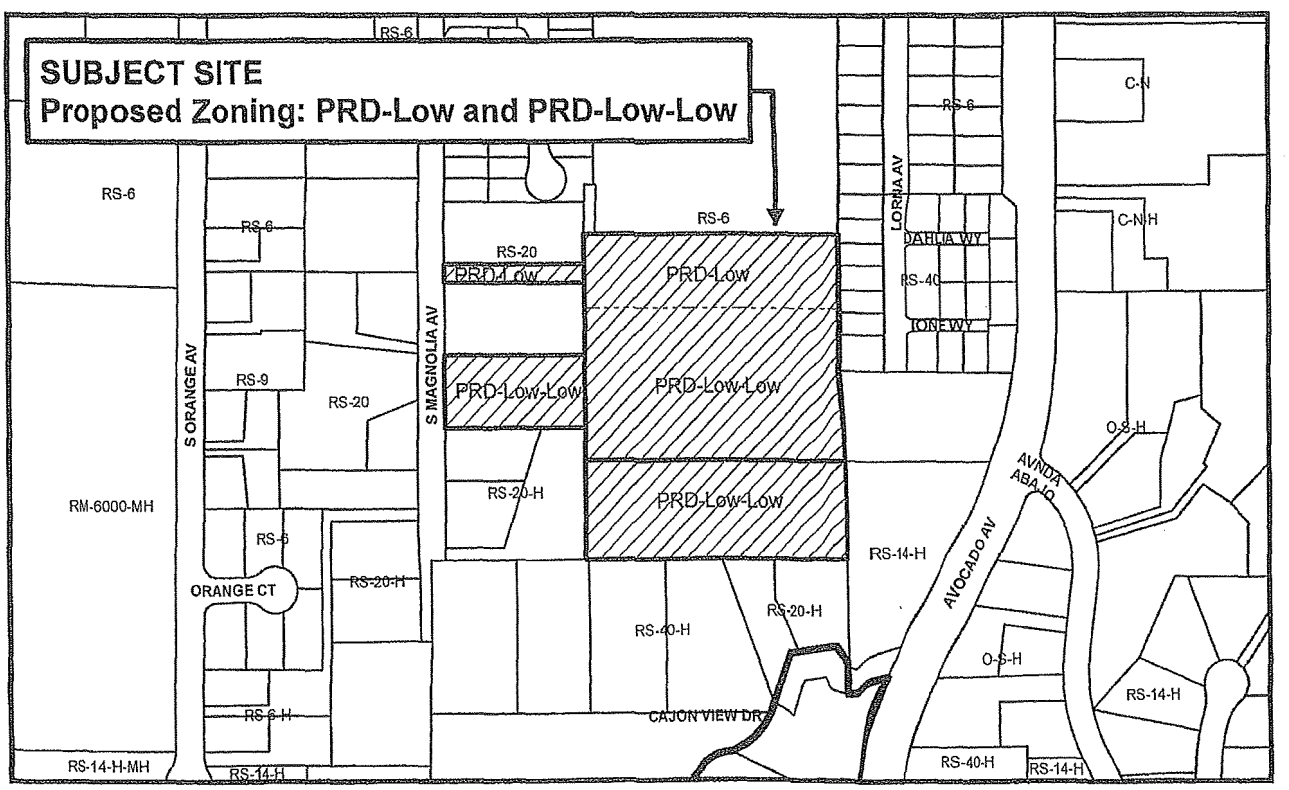
NOW THEREFORE, THE CITY COUNCIL OF THE CITY OF EL CAJON DOES ORDAIN AS FOLLOWS:

Section 1. That the foregoing recitals are true and correct, and are findings of fact of the El Cajon City Council in regard to Zone Reclassification No. 2315.

Section 2. That based upon said findings of fact, the El Cajon City Council hereby approves Zone Reclassification No. 2315 to rezone the subject property from the RS-20 and RS-40 zone to the PRD-Low-Low and PRD-Low-H zones as shown in Exhibit A, and subject to the condition that this zone reclassification shall become null and void if the accompanying Tentative Subdivision Map No. 662 is not recorded within the time frame permitted under the Subdivision Map Act.

Exhibit "A"
Zone Reclassification No. 2315





RESOLUTION NO. __-17

A RESOLUTION APPROVING
PLANNED RESIDENTIAL DEVELOPMENT NO. 72
FOR A 25-UNIT COMMON INTEREST
SINGLE-FAMILY RESIDENTIAL DEVELOPMENT
ON THE EAST SIDE OF SOUTH MAGNOLIA AVENUE
BETWEEN EAST CHASE AVENUE AND CAJON VIEW DRIVE
IN THE PENDING PRD-LOW-LOW AND PRD-LOW-HILLSIDE OVERLAY
ZONES, APN: 493-391-06, -07, -14, -15; GENERAL PLAN ESIGNATION:
LLR (LOW-LOW DENSITY, 1-3) AND LR (LOW DENSITY, 3-10)

WHEREAS, the El Cajon Planning Commission held a duly advertised public hearing on January 17, 2017, to consider Planned Residential Development (PRD) No. 72, as submitted by Sameer K. Qasim, requesting a 25-unit common interest single-family residential development in the pending PRD-Low-Low and PRD-Low-Hillside Overlay (PRD-Low-H) zone, on the east side of South Magnolia Avenue between East Chase Avenue and Cajon View Drive; and the Planning Commission adopted Planning Commission Resolution No. 10876 recommending City Council approval of PRD No. 72, subject to conditions; and

WHEREAS, the City Council held a duly advertised public hearing on February 14, 2017, to consider Planned Residential Development (PRD) No. 72 and received evidence through public testimony and comment, in the form of verbal and written communications and reports; and

WHEREAS, the City Council introduced an ordinance approving Zone Reclassification No. 2315 rezoning the subject site from the Residential, Single-Family, 20,000 square feet (RS-20) and Residential, Single-Family, 40,000 square feet (RS-40)–Hillside Overlay (H) zone to the PRD Low-Low and PRD Low-H zone.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF EL CAJON AS FOLLOWS:

Section 1. The City Council finds that:

1. The recitals above are true and correct and have been incorporated herein by reference.

2. The project density of 2.7 units per acre falls within the General Plan's land use designation of Low-Low and Low Density Residential; the housing type and design is creative and attractive; the housing is compatible with existing development; and, the project's overall design adds to the existing quality of the

neighborhood with high standards of design. Furthermore, the project would facilitate the development of additional residential units in conformance with Housing Element policies to increase the number of housing units available to all income levels.

3. The project is a comprehensively planned design that specifically relates to the level topography of the site as well as the development in the surrounding area. The proposed building elevations meet the intent of the PRD ordinance and the architectural guidelines contained within the Zoning Code with surface relief and variation of the proposed structures through the use of building materials that are balanced and emphasized on all elevations. There is variation in the proposed placement of decorative building materials and architectural styles proposed for the project. The quality of the proposed project architecture is consistent with other recently built projects and is compatible with the surrounding neighborhood. Additionally, the project complies with the applicable development regulations.

4. The project would provide needed housing on an underutilized property and will contribute to the provision of housing needed to meet local and regional housing goals.

5. Conditions of approval, where appropriate, have been incorporated to ensure the compatibility of the project with its environment and surrounding development. These include, but are not limited to the approval of CC&Rs, storm water maintenance plan, and a landscape documentation package.

Section 2. The City Council hereby approves Planned Residential Development No. 72 for a 25-unit, detached, single-family planned residential development on the east side of South Magnolia Avenue between West Chase Avenue and Cajon View Drive in the pending PRD-Low-Low and PRD-Low-H zone, on the above described property, subject to the following conditions:

Planning

1. Prior to the issuance of building permits, or as otherwise determined by the Deputy Director, the applicant shall submit and obtain approval of a revised, one-page, 24" by 36" mylar site plan that reflects the following specific notes and changes:

   a. Include the following note: "Separate utility connections shall be provided for each unit in the approved PRD."

   b. Indicate all easements, including landscape and common area maintenance easements. The landscape easement shall include the

contiguous area between and around all buildings as reflected on the final site plan and map.

c. Include the following note: "This project shall comply with the Standard Conditions of Development from Planning Commission Resolution No. 10649, as applicable."

d. The revised site plan shall reflect the applicable comments and include all of the required notes from the Engineering and Storm Water comments.

e. The revised site plan shall reflect the applicable comments listed in the Building and Fire Safety comments.

f. The revised site plan shall reflect the applicable comments from the Helix Water District.

2. Prior to the issuance of building permits, or as otherwise determined by the Deputy Director, the applicant shall complete the following:

a. Submit the required copies of the recorded final subdivision map. The map shall be in conformance with the approved PRD No. 72 Site Plan.

b. Submit a lighting plan in accordance with El Cajon Municipal Code 17.130.150. The plan shall include the location of all external lighting elements and their respective design. Planning approval of the plan is required before building permit issuance.

c. The approved building material types and colors of all exterior elevations shall be shown on the construction drawings submitted for building permits and shall be in substantial conformance with the materials approved by the City Council.

d. Submit a letter indicating proof of trash and recycling collection services from the City's solid waste collection contractor (Waste Management, Inc.)

e. The applicant shall comply with all applicable conditions listed in the "Standard Conditions of Development" adopted by the Planning Commission by Resolution No. 10649 and referenced herein.

f. Comply with the Engineering and Storm Water comments included in this resolution.

g. Comply with the Building and Fire Safety comments included in this resolution.

h. Comply with the comments from Helix Water District.

i. Obtain approval of a Landscape Documentation Package (LDP) in conformance with the requirements of Chapter 17.195 of the Zoning Code, and consistent with the guidelines provided in the City of El Cajon Landscape Design Manual. The LDP shall further indicate landscaping in all areas excluding the dwelling units and the private rear yards for the dwelling units.

3. Prior to the issuance of building permits or as otherwise determined by the Deputy Director, Zone Reclassification No. 2315 shall become effective and Tentative Subdivision Map No. 662 shall be finalized and recorded.

4. Submit one electronic copy of the draft Covenants, Conditions and Restrictions (CC&Rs) for the common ownership and maintenance of the project for approval by the Planning Division, Storm Water Division, and City Attorney. Prior to the granting of a certificate of occupancy of any units the applicant shall record the CC&Rs and submit one electronic copy (PDF format) of the recorded document to the Planning Division on a compact disc. The CC&Rs shall include the maintenance of the private street, sidewalks, driveways, common lighting, common fencing, storm water facilities, and required landscape areas including street yards and the common recreation lot, and shall contain the following language:

a. This entire project and property shall be subject to all of the conditions and restrictions contained within the resolution adopted by the City of El Cajon which approved the tentative subdivision map for the project, as well as being subject to all the conditions and restrictions contained in any permits issued for the project which were approved by the City of El Cajon, along with accompanying site plans, elevations and landscape plans."

b. The City of El Cajon is hereby given supervisory jurisdiction over the enforcement of the provisions of this Declaration dealing with maintenance, cleanliness and repair of the landscape and pavement maintenance easement and exterior appearance of the project. In the event of breach of any duty pertaining to such maintenance, cleanliness, repair or exterior appearance, the City of El Cajon may give written notice of such breach to the Association or Owners, together with a demand upon them to remedy such breach. If they refuse to do so, or fail to take appropriate action within 30 days of the receipt of such notice, the City of El Cajon shall have the standing and the right (but not the obligation) to both bring an action in a court of proper jurisdiction to enforce the provisions of this Declaration and/or initiate abatement proceedings pursuant to the ordinances of the City of El Cajon. Nothing contained herein shall limit any other

right or remedy which the City may exercise by virtue of authority contained in ordinance or state law."

c. The City Attorney of El Cajon must give prior approval to any amendments to this Declaration of Covenants, Conditions and Restrictions which deal with any of the following topics:

1) Amendments with regard to the fundamental purpose for which the project was created (such as a change from residential use to a different use), and amendments which would affect the ability of the City of El Cajon to approve or disapprove external modifications to the project.

2) Amendments with regard to the supervisory jurisdiction for enforcement granted to the City of El Cajon by this Declaration.

3) Property maintenance obligations, including maintenance of landscaping, sidewalks, and driveways, and cleanliness or repair of the project."

d. No alteration or modification shall be made to the landscape and pavement maintenance easement which is contrary to the development plan approved by and on file with the City of El Cajon without the approval of the City."

e. Parking shall only occur in the approved parking spaces and individual private driveways depicted on the final approved PRD No. 72 site plan. No parking is permitted along the private street except that which is identified on the site plan.

f. A minimum of two garage parking spaces at each unit shall be maintained and available for parking."

5. Prior to the granting of occupancy for any unit, or as otherwise determined by the Deputy Director, all on-site improvements shall be completed or guaranteed in accordance with the approved PRD No. 72 site plan. In addition, the following items shall be completed and/or inspected:

a. Record the CC&Rs, and submit one electronic copy of the recorded document (PDF format) to the Planning Division on compact disc.

b. Record the conservation easement for the preservation of the Native American Cultural Resource and submit one electronic copy of the recorded document (PDF format) to the Planning Division on compact disc.

c. Complete the installation of the approved landscaping and irrigation system and obtain approval of a Certificate of Completion.

d. Satisfy all requirements of the Public Works Department, Building and Fire Safety, and Helix Water District.

Engineering and Storm Water

6. A Final Map must be prepared by a registered civil engineer or a licensed land surveyor in accordance with Title 16 of the Municipal Code and the Subdivision Map Act. In order to complete the process of subdividing the property, the owner is responsible for having a Final Map recorded with the County Recorder within two (2) years after approval of the Tentative Subdivision Map by the City Council or within the time limits of an extension granted in accordance with Title 16 of the Municipal Code. The following conditions must be completed prior to recording of the Final Map:

   a. Provide a public sewer easement along the private street to provide a public sewer easement of 15-feet minimum width and 15-feet minimum beyond the sewer termination point.

   b. Improve the streets shown on the tentative map as private streets in accordance with Chapter 17.10 of the City Municipal Code, since the streets do not meet City Standards for public streets. A detailed scaled drawing showing the plan and profile of the private streets, curbs and gutters, drainage features, and typical section shall be prepared by a Civil Engineer registered with the State of California and shall be submitted to the City for review. Private Street Improvement Plans shall be included with Grading and Drainage Plans.

      Street or alley type curb returns are not permitted at the junction of the private streets with South Magnolia Avenue. The private street connection shall be a standard driveway per San Diego Area Regional Standard Drawings G-26, with 2:1 sidewalk transitions per SDRSD G-14A for ADA compliance. Edge of driveway shall be 3-feet minimum from the property line and all obstructions. The driveway shall be a minimum 24'/36' curb cut. Repair all damaged concrete curb, gutter and sidewalk

      Prior to issuance of Building Permit and Encroachment Permit (Encroachment Permit is a separate permit that must be obtained for any required improvements in the right-of-way), the applicant or contractor shall prepare an Engineer's scaled detailed drawing with dimensions of the required driveway and sidewalk installations showing the location of the public street right-of-way, property lines, face of curb, all physical obstructions, including but not limited to, all

block walls, utility poles, telephone and cable TV equipment, fencing, etc. along with any required offsets in accordance with SDRSD G-15 and G-16.

These details may be shown on the TSM Site Plan, but MUST be shown on a separate Driveway Detail Plan (Grading and Drainage Plans) rather than with the Building Permit Site Plan. An Engineer's scale shall be used for all drawings submitted to the Public Works department for review.

REQUIREMENTS FOR THE ENCROACHMENT PERMIT:

Submittal of a detailed drawing described above, a traffic control plan, an insurance certificate and (non-blanket) endorsement per policy D-3, and the review fees. Contact the Public Works Department for additional information.

c. Install separate gravity sewer services, water services (including meters) and other utilities to each parcel with a building unit in accordance with the Municipal code. Wet-tap fees are required. Connections to the City sewer system and payment of connection fees are required with building permits.

d. The proposed sewer main to serve the subdivision shall be public. A detailed scaled drawing showing the plan and profile of the sewer main, manhole locations, and laterals shall be prepared by a Civil Engineer registered with the State of California. The sewer main shall be designed and built in accordance with the City of El Cajon Improvement Standards for Public Sewer Mains and submitted to the City for review. Maintenance of the public sewer main shall be the responsibility of the City. Maintenance of the sewer and water laterals shall be the responsibility of the homeowners. Connections to the City sewer system and payment of connection fees are required with building permits. Public Sewer Main Improvement Plans shall be included with the Grading and Drainage Plans.

e. Install two Leotek ECobra-head LED (EC3-6M-530 or approved equal) public streetlights, one at the northwest property line at South Magnolia Avenue and one at north side of the southernmost driveway per City Standards FS-303. Provide a detailed scaled drawing that shows the new streetlight location, service point, and pull boxes.

f. Close all unused existing driveways and replace with full height curb and PCC sidewalk per City Standards.

g. Stub any new underground utility services out at the Property Line.

h. Repair all damaged curb and gutter.

i. Add the following notes to the PRD Site Plan:

"All operations must be in compliance with the City's Storm Water Ordinance (Municipal Code Chapters 13.10 and 16.60) to minimize or eliminate pollutant discharges to the storm drain system.

For Public Works Department requirements on this Planning Action, please refer to the Conditions of Approval. This Site Plan may not clearly show existing or proposed improvements in the public right-of-way and should not be used for public improvement construction purposes."

j. Comply with the following Storm Water requirements:

1) In accordance with the City of El Cajon Municipal Code Chapter 16.60, this project falls into a Priority Development Project (PDP) category and is subject to the Standard Urban Storm Water Mitigation Plan (SUSMP) requirements. To fulfill SUSMP requirements, a Storm Water Mitigation Plan (SWMitP) needs to be prepared by a Registered Civil Engineer in the State of California. A Storm Water Conceptual Plan must be submitted to the Storm Water Division prior to the approval of any Planning Action (Storm Water Conceptual guidelines can be obtained from Public Works Storm Water Division on the fourth floor of City Hall). Amongst other things, the SWMitP shall include the following:

a) Incorporation of New Development Best Management Practices (BMPs) per the City of El Cajon Best Management Practices (BMP) Design Manual – February 2016 standards, a copy of the manual can be found at:

http://www.cityofelcajon.us/i-want-to/view/documents-forms-library/-folder-137

b) Runoff calculations for water quality. A specific designed volume or flow of storm water runoff must be captured and treated with an approved (series of) storm water treatment control device(s); the BMP design size is calculated using either: a) the 85th percentile hourly precipitation (County Hydrology Manual isopluvial map) for volume based BMPs, or b) using a rain fall intensity of 0.2 inches per hour (Storm Water Attachment No. 4) for flow based BMPs.

c) Runoff calculations for water quantity in compliance with the approved Hydromodification Management Plan (HMP) requirements. Calculate pre- and post-construction peak flow runoff rates (calculated to the nearest 0.1 CFS using % imperviousness). The post-construction flows must not exceed the pre-construction flows.

d) Incorporation of Low Impact Development (LID) BMPs for compliance with the California Regional Water Quality Control Board (San Diego Region) Order No. R9-2013-0001 as amended by Order No. R9-2015-0001 and R9-2015-0100; located at:

http://www.swrcb.ca.gov/rwqcb9/water_issues/programs/stormwater/docs/2015-1118_AmendedOrder_R9-2013-0001_COMPLETE.pdf

LID BMPs must be included as a separate section of the SWMitP. The LID section must include a comprehensive review and consideration of LID BMPs and a determination of feasibility and practicality for all mandatory LID BMPs. The LID section must include implementation of Source Control BMPs, Treatment Control BMPs and other LID BMPs where practical and feasible. An electronic copy of the County of San Diego Low Impact Development Handbook can be found online at:

http://www.co.san-diego.ca.us/dplu/docs/LID-Handbook.pdf

e) A Maintenance Plan per Storm Water Attachment No. 3 to ensure perpetual maintenance of BMPs (Available to the public through the Public Works Department on the fourth floor of City Hall).

f) Landscaping Plans that comply with SUSMP requirements (submitted to the Planning Division).

Note: Contact the City of El Cajon Public Works Department to request a sample of the SWMitP document.

2) The plans shall show that all new roof drains, driveways, parking areas, sidewalks and other impervious areas will drain to sufficiently sized and designed landscaped areas so as to

incorporate Low Impact Development (LID) BMPs for compliance with the California Regional Water Quality Control Board (San Diego Region) Order No. R9-2013-0001 as amended by Order No. R9-2015-0001 and R9-2015-0100; located at:

http://www.swrcb.ca.gov/rwqcb9/water_issues/programs/stormwater/docs/2015-1118_AmendedOrder_R9-2013-0001_COMPLETE.pdf

LID BMP details must be included as a separate section of the Building Permit Plan Set. The project must include a comprehensive review and consideration of LID BMPs and a determination of feasibility and practicality for all mandatory LID BMPs. The LID section must include implementation of Source Control BMPs, Treatment Control BMPs and other LID BMPs where practical and feasible. Incorporate all cross sections of proposed BMPS on the site plan. An electronic copy of the County of San Diego Low Impact Development Handbook can be found online at:

http://www.co.san-diego.ca.us/dplu/docs/LID-Handbook.pdf

3) Prepare and submit a Storm Water Maintenance and Operations Plan to ensure compliance with City of El Cajon's storm water regulations.

4) Submit a signed and executed Storm Water Facilities Maintenance Agreement with Easement and Covenants. An electronic copy of the Storm Water Facilities Maintenance Agreement with Easement and Covenants can be obtained at the City of El Cajon Public Works Department.

5) Submit copies of the Notice of Intent (NOI) and Storm Water Pollution Prevention Plan (SWPPP) from the California Regional Water Quality Control Board.

6) Submit a copy of the Conditions, Covenants, and Restrictions (CC&R's) for the property, per Storm Water Attachment No. 3, which address residential compliance with City of El Cajon Municipal Code section 13.10.080. Please refer to the updated Agreement for changes and updates to language that should be incorporated into the CC&Rs.

k. Submit a current Preliminary Title Report and a Subdivision Guarantee, no older than 60 days, at the time the map is ready to record.

l. Submit a County Tax Certificate valid at the time of map recordation.

m. Set survey monuments and guarantee setting of any deferred monuments.

n. Submit Will-Serve letters from Water Company, SDG&E, Phone Company and Cable TV Company.

o. Submit a preliminary soils report prepared by a Civil or Geotechnical Engineer registered in the state of California, along with adequate test borings.

p. Submit a Drainage Study and a Grading and Drainage Plan along with an Erosion Control Plan prepared by a Civil Engineer, registered with the State of California. No grading or soil disturbance, including clearing of vegetative matter, shall be done until all necessary environmental clearances are secured and the grading and drainage plan and erosion control plan have been reviewed by the City.

These plans shall be based on the Preliminary Soils Report and in conformance with the City of El Cajon Jurisdictional Runoff Management Program (JRMP) and Standard Urban Storm Water Mitigation Plan Ordinance (SUSMP) which require additional erosion control measures and future ongoing maintenance even after completion of the project to prevent, treat, or limit the amount of storm water runoff and pollution from the property.

The Erosion Control Plan shall show measures to ensure that pollutants and runoff from the development are reduced to the maximum extent practicable and will not cause or contribute to an exceedance of receiving water quality objectives throughout project construction.

The Drainage Study shall include all related tributary areas and adequately address the impacts to the surrounding properties and to the City drainage system. The developer shall provide any needed public and private drainage facilities, including off site drainage facilities (as determined by the study). If public drainage facilities are required, the required improvements need to be included in improvement plans, prepared by a Registered Civil Engineer, and submitted to the City for approval. Note: If the Drainage Study indicates the existing downstream drainage system is inadequate for the proposed density of the subdivision, a reduction in density and/or hard surface coverage of the subdivision may be required.

q. Underground all new and existing utility distribution facilities adjacent to and within the subdivision boundaries, including services to all new

and existing buildings, in accordance with City Municipal Code sections 16.16.040D and 16.52.010. Evidence of arrangements to underground utilities must be provided. This requirement is required for the existing overhead distribution facilities along South Magnolia Avenue in accordance with 16.52.030, since the proposed undergrounding will reduce the number of poles already in existence.

r. Submit signature omission letters from all public easement holders who do not have a signature block on the map.

s. Submit a letter stating if the required public improvements listed in No. 2 through No. 5 above will be completed prior to recording the Map or deferred by a Subdivision Agreement.

t. Relinquish all access rights to South Magnolia Avenue.

u. The lot without a building unit is to be designated as a non-buildable lot for ingress and egress, water, sewer, and other utility purposes, for the common use and benefit of the other lots.

v. An Encroachment Permit or subdivision agreement is required prior to any work within the public right-of-way.

Municipal Code section 16.16.060 provides that in lieu of constructing the required improvements prior to recording of the Final Map, the subdivider may enter into an agreement which guarantees construction within one year. Such agreement shall be accompanied by improvement security in accordance with Municipal Code section 16.16.080 and a certificate of insurance provided by the subdivider in accordance with City Council Policy D-3.

The school districts in the City have developer fee assessment policies. These fees are collected at the time of issuance of building permits.

Existing streets shall be kept free of dirt and debris and maintained in good condition. Dust shall be controlled so that it does not become a nuisance. The developer shall be responsible for the repair of any streets or private property damaged as a result of the construction of the subdivision.

Landscaping at the entrance of the driveways shall be kept low to provide adequate sight distance.

Building and Fire Safety

7. Comply with Currently adopted edition of the California Building Code (CBC), California Fire Code (CFC), California Mechanical Code, California Plumbing Code, California Electrical Code, and Green Building Standard Code.

8. A Building permit is required for this project.

9. Project must comply with Title 24 disabled access regulations for common areas.

10. An automatic sprinkler system is required by CBC or local ordinance.

11. Undergrounding of all on-site utilities is required.

12. Residential address numbers shall be visible from the street, contrasting in color from wall surface, and minimum 5 inches in size.

13. Install fire hydrants per Fire Department requirements. Locate hydrants between lot 27 and the bioretention basin, and between lot 10 and the park.

14. All weather fire access road shall be available on the job site before start of construction.

15. Dedicate and maintain fire apparatus access lanes by red curb or signage. Fire access lane to be minimum 20 feet wide and 13'-6" in height. Detail/dimension turnarounds per CFC appendix D figure D103.1.

Traffic Engineering

16. The project must comply with the following:

    a. Install two 42-watt LED public street lights on South Magnolia Avenue at the northerly driveway and southerly driveway. Please follow City Standards FS-303 and provide a detailed, scaled drawing showing new streetlight locations, service points, and pull boxes.

RESOLUTION NO. __-17

A RESOLUTION APPROVING
TENTATIVE SUBDIVISION MAP NO. 662 FOR A
29-LOT SUBDIVISION, 25 RESIDENTIAL LOTS
AND 4-COMMON LOTS, ON THE EAST SIDE OF
SOUTH MAGNOLIA AVENUE BETWEEN
EAST CHASE AVENUE AND CAJON VIEW DRIVE,
APN: 493-391-06, -07, -14, AND -15; GENERAL PLAN
DESIGNATION: LOW-LOW DENSITY RESIDENTIAL (LLR)
AND LOW DENSITY RESIDENTIAL (LR)

WHEREAS, the El Cajon Planning Commission held a duly advertised public hearing on January 17, 2017, to consider Tentative Subdivision Map No. 662, as submitted by Sameer K. Qasim, requesting a 29-lot residential subdivision in the pending Planned Residential Development (PRD) Low-Low and PRD-Low-Hillside (H) Overlay zones and adopted by Planning Commission Resolution No. 10879 recommending City Council approval of TSM No. 662; and

WHEREAS, the City Council held a duly advertised public hearing on February 14, 2017, to consider Tentative Subdivision Map (TSM) No. 662, and received evidence through public testimony and comment, in the form of verbal and written communications and reports; and

WHEREAS, the City Council reviewed and considered the proposed Initial Study and Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program in accordance with the California Environmental Quality Act (CEQA), and adopted Resolution No. ___-17; and

WHEREAS, the City Council introduced an ordinance approving Zone Reclassification No. 2315 rezoning the subject site from Residential, Single-Family, 20,000 square feet (RS-20) and Residential, Single-Family, 40,000 square feet (RS-40) - H zone to the PRD-Low-Low and PRD-Low-H zones; and

WHEREAS, the City Council adopted Resolution No. ___-17, approving Planned Residential Development No. 72 for a 29-unit common-interest residential project.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF EL CAJON AS FOLLOWS:

Section 1. The City Council finds that:

A. The recitals above are true and correct and have been incorporated herein by reference.

B. The proposed map is consistent with the General Plan and the General Plan goals related to housing that seek to provide a variety

of residential development opportunities in the City to fulfill regional housing needs. There are no applicable specific plans.

C. The proposed subdivision map design results in 25 residential lots and 4 common lots for a residential project, which is consistent with the goals and objectives of the General Plan. Furthermore, the site is generally level and physically suited for the type of development as well as the density of the development that is proposed for this property.

D. The proposed project site was reviewed in compliance with the California Environmental Quality Act. Based on the environmental study, it was determined that proposed mitigation would reduce potential impacts to a level of less than significance. Therefore, the proposed project design and improvements would not pose substantial environmental impacts.

E. The proposed map will not conflict with easements of record or easements established by court judgment, acquired by the public at large, for access through or use of property within the proposed map, and there are no existing easements that will be affected by the proposed construction because the map will establish new easements for public utilities, private road access, the private storm drain, landscape maintenance, and conservation of cultural resource.

Section 2. The City Council hereby approves Tentative Subdivision Map No. 662 for 25 residential lots, and 4 common lots, in the proposed PRD-Low-Low and PRD-Low-H zones on the above described property, subject to the following conditions:

A. The applicant shall comply with all requirements of the Engineering staff as indicated in the conditions included to the resolution recommending City Council approval of the PRD No. 72.

B. Prior to the issuance of building permits for PRD No. 72, or as otherwise determined by the Director of Public Works, the final map for TSM No. 662 shall be recorded and the appropriate number of copies returned to the City.

C. The final map shall be in substantial conformance with the approved site plan for PRD No. 72 and TSM No. 662, except as modified by this resolution.

D. Prior to acceptance of the final map by the City Council, a landscape and pavement maintenance easement shall be depicted on the map. The landscape and pavement maintenance easement shall be

depicted over all of the landscaped areas and the common lot at the site.

E. The final map shall be accepted by the City Council and prepared for recordation in accordance with El Cajon Municipal Code Chapter 16.20.

F. The recordation of the final map shall be in accordance with the time limits permitted in Government Code §66452.6 et seq.

PLANNING COMMISSION RESOLUTION NO. 10876

A RESOLUTION RECOMMENDING CITY COUNCIL ADOPTION OF A MITIGATED NEGATIVE DECLARATION AND MITIGATION MONITORING AND REPORTING PROGRAM FOR THE MAGNOLIA HILLS RESIDENTIAL DEVELOPMENT, A 25-UNIT COMMON INTEREST SINGLE-FAMILY RESIDENTIAL DEVELOPMENT ON THE EAST SIDE OF SOUTH MAGNOLIA AVENUE BETWEEN WEST CHASE AVENUE AND CAJON VIEW DRIVE IN THE PENDING PRD-LOW-LOW AND PRD-LOW-HILLSIDE OVERLAY ZONES, APN: 493-391-06, -07, -14, -15; GENERAL PLAN DESIGNATION: LLR (LOW-LOW DENSITY, 1-3) AND LR (LOW DENSITY, 3-10).

WHEREAS, the El Cajon Planning Commission held a duly advertised public hearing on January 17, 2017 to consider Zone Reclassification No. 2315 to change the zoning designation from Residential, Single-Family, 20,000 square feet (RS-20) and Residential, Single-Family, 40,000 square feet (RS-40) – Hillside (H) Overlay to Planned Residential Development (PRD) Low-Low and PRD-Low-H, Planned Residential Development No. 72 for a 25-unit common interest development, and Tentative Subdivision Map No. 662 requesting a 29-lot subdivision, including four common lots for a development known as Magnolia Hills, on property located on the east side of South Magnolia Avenue between West Chase Avenue and Cajon View Drive;

WHEREAS, the City prepared a Mitigated Negative Declaration for the project in accordance with CEQA guidelines, which indicates that the potential environmental effects of the proposed project would be less than significant with proposed mitigation measures; and

WHEREAS, the Mitigated Negative Declaration reflects the City's independent judgment as required by Section 21082.1 of the Public Resources Code; and

WHEREAS, pursuant to Section 21082.1 of the Public Resources Code, the draft Mitigated Negative Declaration was circulated for public review from October 7, 2016 through November 7, 2016; and

WHEREAS, no comments were received during the public review period; and

WHEREAS, in accordance with CEQA Guidelines Section 15074(c), the custodian of the Mitigated Negative Declaration is the El Cajon Community Development Department, and all supporting documentation is in the Zoning Reclassification No. 2315 file; and

WHEREAS, after considering the evidence and facts, the Planning Commission considered the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program and as presented at its January 17, 2017, meeting.

NOW, THEREFORE, BE IT RESOLVED by the El Cajon Planning Commission as follows:

Section 1. That the foregoing recitals are true and correct, and are findings of fact of the El Cajon Planning Commission in regard to the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program.

Section 2. That based upon said findings of fact, the El Cajon Planning Commission hereby RECOMMENDS CITY COUNCIL ADOPTION of the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program for the Magnolia Hills Development.

A. Adoption of the Mitigated Negative Declaration shall only apply to the subject project and shall not waive compliance with all other provisions of the Zoning Code and all other applicable City ordinances in effect at the time that the building permit is issued.

B. The applicant shall defend, indemnify, and hold harmless the City, its agents, officers, and employees from any and all claims, actions, proceedings, damages, judgments, and costs, including attorneys' fees, against the City or its agents, officers or employees, relating to this Mitigated Negative Declaration determination (the "CEQA Determination"), and relating to the approval of Zone Reclassification No. 2315, Planned Residential Development No. 72, and Tentative Subdivision Map No. 662 (the "Approvals") including, but not limited to, any action to attach, set aside, void, challenge, or annul the Approvals and the CEQA Determination. The City may elect to conduct its own defense, participate in its own defense, or obtain independent legal counsel in defense of any claim related to this indemnification. In the event of such election, applicant shall pay all of the costs related thereto, including without limitation reasonable attorneys' fees and costs. In the event of a disagreement between the City and applicant regarding litigation issues, the City shall have the authority to control the litigation and make litigation related decisions, including, but not limited to, settlement or other disposition of the matter. However, the applicant shall not be required to pay or perform any settlement unless such settlement is approved by the applicant.

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PASSED AND ADOPTED by the El Cajon Planning Commission at a regular meeting held January 17, 2017, by the following vote:

AYES:
NOES:
ABSENT:

Anthony SOTTILE, Chairman

ATTEST:

Anthony SHUTE, AICP, Secretary

PLANNING COMMISSION RESOLUTION NO. 10877

A RESOLUTION RECOMMENDING CITY COUNCIL APPROVAL OF ZONE RECLASSIFICATION NO. 2315 FOR THE REZONING OF PROPERTY LOCATED ON THE EAST SIDE OF SOUTH MAGNOLIA AVENUE BETWEEN WEST CHASE AVENUE AND CAJON VIEW DRIVE FROM THE RESIDENTIAL, SINGLE-FAMILY, 20,000 SQUARE FEET (RS-20) AND RESIDENTIAL, SINGLE-FAMILY, 40,000 SQUARE FEET (RS-40) - HILLSIDE (H) OVERLAY ZONE TO THE PLANNED REISDENTIAL DEVELOPMENT (PRD)-LOW-LOW AND PRD-LOW-HILLSIDE OVERLAY ZONE; APNs: 493-391-06, -07, -14, AND -15; GENERAL PLAN DESIGNATION: LOW-LOW DENSITY RESIDENTIAL (LLR) AND LOW-DENSITY RESIDENTIAL (LR).

WHEREAS, the El Cajon Planning Commission held a duly advertised public hearing on January 17, 2017, to consider Zone Reclassification No. 2315, for a change in the zoning designation of the subject properties from the RS-20 and RS-40 to PRD-Low-Low and PRD-Low-H, as submitted by Sameer K. Qasim for the Magnolia Hills project; and

WHEREAS, in accordance with CEQA Guidelines Section 15061(b)(2), and prior to making a recommendation to the City Council, the Planning Commission reviewed and considered the information contained in the project staff report; and

WHEREAS, the El Cajon Planning Commission adopted the next resolution in order recommending to the El Cajon City Council approval of the Initial Study and Mitigated Negative Declaration for Magnolia Hills; and

WHEREAS, at the public hearing the Planning Commission received evidence through public testimony and comment, in the form of verbal and written communications and reports prepared and presented to the Planning Commission, including (but not limited to) evidence such as the following:

A. The rezoning to the Planned Residential Development - Low-Low (PRD-Low-Low) and Planned Residential Development - Low (PRD-Low) zones is consistent with the Low-Low Density Residential and Low Density Residential land use designation as indicated in the General Plan Zoning Consistency Chart. Furthermore, the proposed zones would provide for the utilization of this underutilized project site for residential uses and with development standards compatible with the surrounding neighborhood. The rezone would facilitate the development of the site for residential uses in conformance with Housing Element policies to increase the number of housing units available to all income levels.

B. There are no applicable specific plans governing the subject property.

C. The proposed zone change will facilitate the development of an underutilized property with housing, which will also assist the City in meeting its share of regional housing needs. The creation of additional housing units for various age and income groups is in the interest of public necessity, convenience, and general welfare.

WHEREAS, after considering such evidence and facts the Planning Commission did consider Zone Reclassification No. 2315 as presented at its meeting.

NOW, THEREFORE, BE IT RESOLVED by the El Cajon Planning Commission as follows:

Section 1. That the foregoing recitals are true and correct, and are findings of fact of the El Cajon Planning Commission in regard to Zone Reclassification No. 2315.

Section 2. That based upon said findings of fact, the El Cajon Planning Commission hereby RECOMMENDS City Council APPROVAL of Zone Reclassification No. 2315 to rezone the subject property from the RS-20 and RS-40 zone to the PRD-Low-Low and PRD-Low-H zones as shown in Exhibit A, and subject to the condition that this zone reclassification shall become null and void if the accompanying Tentative Subdivision Map No. 662 is not recorded within the time frame permitted under the Subdivision Map Act.

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PASSED AND ADOPTED by the El Cajon Planning Commission at a regular meeting held January 17, 2017, by the following vote:

AYES:
NOES:
ABSENT:

_____
Anthony SOTTILE, Chairperson

ATTEST:

_____
Anthony SHUTE, AICP, Secretary

PLANNING COMMISSION RESOLUTION NO. 10879

A RESOLUTION RECOMMENDING CITY COUNCIL APPROVAL OF TENTATIVE SUBDIVISION MAP (TSM) NO. 662 FOR A 30 LOT SUBDIVISION, 25-RESIDENTIAL LOTS AND 4-COMMON LOTS, ON THE EAST SIDE OF SOUTH MAGNOLIA AVENUE BETWEEN WEST CHASE AVENUE AND CAJON DRIVE, APN: 493-391-06, -07, -14, AND -15; GENERAL PLAN DESIGNATION: LOW-LOW DENSITY RESIDENTIAL (LLR) AND LOW DENSITY RESIDENTIAL (LR).

WHEREAS, the El Cajon Planning Commission duly advertised and held a public hearing on January 17, 2017, to consider Tentative Subdivision Map (TSM) No. 662, as submitted by Sameer K. Qasim, requesting a 29-lot residential subdivision in the proposed Planned Residential Development (PRD) Low-Low and PRD-Low-Hillside (H) Overlay zones; and

WHEREAS, the El Cajon Planning Commission adopted the next resolution in order recommending to the El Cajon City Council approval of the Initial Study and Mitigated Negative Declaration for Magnolia Hills; and

WHEREAS, the El Cajon Planning Commission adopted the next resolution in order, recommending to the El Cajon City Council the approval of proposed Zone Reclassification No. 2315 rezoning the subject site from Residential, Single-Family, 20,000 square feet (RS-20) and Residential, Single-Family, 40,000 square feet (RS-40) - H zone to the PRD-Low-Low and PRD-Low-H zones; and

WHEREAS, the El Cajon Planning Commission adopted the next resolution in order, recommending to the El Cajon City Council the approval of the proposed PRD No. 72 for a 25-unit common-interest residential project; and

WHEREAS, at the public hearing the Planning Commission received evidence through public testimony and comment, in the form of verbal and written communications and reports prepared and presented to the Planning Commission, including (but not limited to) evidence such as the following:

A. The proposed map is consistent with the General Plan and the General Plan goals related to housing that seek to provide a variety of residential development opportunities in the City to fulfill regional housing needs. There are no applicable specific plans.

B. The proposed subdivision map design results in 25 residential lots and 4 common lots for a residential project, which is consistent with the goals and objectives of the General Plan. Furthermore, the site is generally level and

physically suited for the type of development as well as the density of the development that is proposed for this property.

C. The proposed project site was reviewed in compliance with the California Environmental Quality Act. Based on the environmental study, it was determined that proposed mitigation would reduce potential impacts to a level of less than significance. Therefore, the proposed project design and improvements would not pose substantial environmental impacts.

D. The design of the subdivision and type of improvements are required to incorporate storm water management improvements that will contribute to healthier streams, rivers, bays and the ocean. Furthermore, the design of the proposed subdivision will accommodate passive heating and cooling opportunities because the proposed homes are designed with windows that open and would allow occupants to take advantage of the prevailing winds. The units are separated to allow air flow through and around the units.

E. The proposed map will not conflict with easements of record or easements established by court judgment, acquired by the public at large, for access through or use of property within the proposed map, and there are no existing easements that will be affected by the proposed construction because the map will establish new easements for public utilities, private road access, the private storm drain, landscape maintenance, and conservation of cultural resource.

NOW, THEREFORE, BE IT RESOLVED that based upon said findings of fact stated above, the El Cajon Planning Commission hereby RECOMMENDS that the City Council APPROVES TSM No. 662 for 25-residential lots, and 4 common lots, in the proposed PRD-Low-Low and PRD-Low-H zones on the above described property, subject to the following conditions:

1. The applicant shall comply with all requirements of the Engineering staff as indicated in the conditions included to the resolution recommending City Council approval of the PRD No. 72.

2. Prior to the issuance of building permits for PRD No. 72, or as otherwise determined by the Director of Public Works, the final map for TSM No. 662 shall be recorded and the appropriate number of copies returned to the City.

3. The final map shall be in substantial conformance with the approved site plan for PRD No. 72 and TSM No. 662, except as modified by this resolution.

4. Prior to acceptance of the final map by the City Council, a landscape and pavement maintenance easement shall be depicted on the map. The landscape and pavement maintenance easement shall be depicted over all of the landscaped areas and the common lot at the site.

5. The final map shall be accepted by the City Council and prepared for recordation in accordance with El Cajon Municipal Code Chapter 16.20.

6. The recordation of the final map shall be in accordance with the time limits permitted in Government Code §66452.6 et seq.

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PASSED AND ADOPTED by the El Cajon Planning Commission at a regular meeting held January 17, 2017, by the following vote:

AYES:
NOES:
ABSENT:

_____
Anthony SOTTILE, Chairman

ATTEST:

_____
Anthony SHUTE, AICP, Secretary

PLANNING COMMISSION RESOLUTION NO. 10878

A RESOLUTION RECOMMENDING CITY COUNCIL APPROVAL OF PLANNED RESIDENTIAL DEVELOPMENT NO. 72 FOR A 25-UNIT COMMON INTEREST SINGLE-FAMILY RESIDENTIAL DEVELOPMENT ON THE EAST SIDE OF SOUTH MAGNOLIA AVENUE BETWEEN WEST CHASE AVENUE AND CAJON VIEW DRIVE IN THE PENDING PRD-LOW-LOW AND PRD-LOW-HILLSIDE OVERLAY ZONES, APN: 493-391-06, -07, -14, -15; GENERAL PLAN DESIGNATION: LLR (LOW-LOW DENSITY, 1-3) AND LR (LOW DENSITY, 3-10).

WHEREAS, the El Cajon Planning Commission held a duly advertised public hearing on January 17, 2017, to consider Planned Residential Development (PRD) No. 72, as submitted by Sameer K. Qasim, requesting a 25-unit common interest single-family residential development in the pending PRD-Low-Low and PRD-Low-Hillside Overlay (PRD-Low-H) zone, on the east side of South Magnolia Avenue between West Chase Avenue and Cajon View Drive; and

WHEREAS, the El Cajon Planning Commission adopted the next resolution in order recommending to the El Cajon City Council approval of the Initial Study and Mitigated Negative Declaration for Magnolia Hills; and

WHEREAS, the El Cajon Planning Commission adopted the next resolution in order, recommending to the El Cajon City Council the approval of proposed Zone Reclassification No. 2315 rezoning the subject site from the Residential, Single-Family, 20,000 square feet (RS-20) and Residential, Single-Family, 40,000 square feet (RS-40)-Hillside Overlay (H) zone to the PRD Low-Low and PRD Low-H zone; and

WHEREAS, at the public hearing the Planning Commission received evidence through public testimony and comment, in the form of verbal and written communications and reports prepared and presented to the Planning Commission, including (but not limited to) evidence such as the following:

A. The project density falls within the General Plan's land use designation of Low-Low and Low Density Residential; the housing type and design is creative and attractive; the housing is compatible with existing development; and, the project's overall design adds to the existing quality of the neighborhood with high standards of design. Furthermore, the project would facilitate the development of additional residential units in conformance with Housing Element policies to increase the number of housing units available to all income levels.

B. The project is a comprehensively planned design that specifically relates to the level topography of the site as well as the development in the surrounding area.

The proposed building elevations meet the intent of the PRD ordinance and the architectural guidelines contained within the Zoning Code with surface relief and variation of the proposed structures through the use of building materials that are balanced and emphasized on all elevations. There is variation in the proposed placement of decorative building materials and architectural styles proposed for the project. The quality of the proposed project architecture is consistent with other recently built projects and is compatible with the surrounding neighborhood. Additionally, the project complies with the applicable development regulations.

C. The project would provide needed housing on an underutilized property and will contribute to the provision of housing needed to meet local and regional housing goals.

D. Conditions of approval, where appropriate, have been incorporated to ensure the compatibility of the project with its environment and surrounding development. These include, but are not limited to the approval of CC&Rs, storm water maintenance plan, and a landscape documentation package.

NOW, THEREFORE, BE IT RESOLVED that based upon said findings of fact stated above, the El Cajon Planning Commission hereby RECOMMENDS City Council APPROVAL of Planned Residential Development No. 72 for a 25-unit, detached, single-family planned residential development on the east side of South Magnolia Avenue between West Chase Avenue and Cajon View Drive in the pending PRD-Low-Low and PRD-Low-H zone, on the above described property, subject to the following conditions:

1. Prior to the issuance of building permits, or as otherwise determined by the Deputy Director, the applicant shall submit and obtain approval of a revised, one-page, 24" by 36" mylar site plan that reflects the following specific notes and changes:

   A. Include the following note: "Separate utility connections shall be provided for each unit in the approved PRD."
   B. Indicate all easements, including landscape and common area maintenance easements. The landscape easement shall include the contiguous area between and around all buildings as reflected on the final site plan and map.
   C. Include the following note: "This project shall comply with the Standard Conditions of Development from Planning Commission Resolution No. 10649, as applicable."
   D. The revised site plan shall reflect the applicable comments and include all of the required notes from the Engineering and Storm Water comments.

E. The revised site plan shall reflect the applicable comments listed in the Building and Fire Safety comments.
F. The revised site plan shall reflect the applicable comments from the Helix Water District.

2. Prior to the issuance of building permits, or as otherwise determined by the Deputy Director, the applicant shall complete the following:

A. Submit the required copies of the recorded final subdivision map. The map shall be in conformance with the approved PRD No. 72 Site Plan.
B. Submit a lighting plan in accordance with El Cajon Municipal Code Section 17.130.150. The plan shall include the location of all external lighting elements and their respective design. Planning approval of the plan is required before building permit issuance.
C. The approved building material types and colors of all exterior elevations shall be shown on the construction drawings submitted for building permits and shall be in substantial conformance with the materials approved by the City Council.
D. Submit a letter indicating proof of trash and recycling collection services from the City's solid waste collection contractor (Waste Management, Inc.)
E. The applicant shall comply with all applicable conditions listed in the "Standard Conditions of Development" adopted by the Planning Commission by Resolution No. 10649 and referenced herein.
F. Comply with the Engineering and Storm Water comments included in this resolution.
G. Comply with the Building and Fire Safety comments included in this resolution.
H. Comply with the comments from Helix Water District.
I. Obtain approval of a Landscape Documentation Package (LDP) in conformance with the requirements of Chapter 17.195 of the Zoning Code, and consistent with the guidelines provided in the City of El Cajon Landscape Design Manual. The LDP shall further indicate landscaping in all areas excluding the dwelling units and the private rear yards for the dwelling units.

3. Prior to the issuance of building permits or as otherwise determined by the Deputy Director, Zone Reclassification No. 2315 shall become effective and Tentative Subdivision Map No. 662 shall be finalized and recorded.

4. Submit one electronic copy of the draft Covenants, Conditions and Restrictions (CC&Rs) for the common ownership and maintenance of the project for approval by the Planning Division, Storm Water Division, and City Attorney. Prior to the

granting of a certificate of occupancy of any units the applicant shall record the CC&Rs and submit one electronic copy (PDF format) of the recorded document to the Planning Division on a compact disc. The CC&Rs shall include the maintenance of the private street, sidewalks, driveways, common lighting, common fencing, stormwater facilities, and required landscape areas including street yards and the common recreation lot, and shall contain the following language:

"A. This entire project and property shall be subject to all of the conditions and restrictions contained within the resolution adopted by the City of El Cajon which approved the tentative subdivision map for the project, as well as being subject to all the conditions and restrictions contained in any permits issued for the project which were approved by the City of El Cajon, along with accompanying site plans, elevations and landscape plans."

"B. The City of El Cajon is hereby given supervisory jurisdiction over the enforcement of the provisions of this Declaration dealing with maintenance, cleanliness and repair of the landscape and pavement maintenance easement and exterior appearance of the project. In the event of breach of any duty pertaining to such maintenance, cleanliness, repair or exterior appearance, the City of El Cajon may give written notice of such breach to the Association or Owners, together with a demand upon them to remedy such breach. If they refuse to do so, or fail to take appropriate action within 30 days of the receipt of such notice, the City of El Cajon shall have the standing and the right (but not the obligation) to both bring an action in a court of proper jurisdiction to enforce the provisions of this Declaration and/or initiate abatement proceedings pursuant to the ordinances of the City of El Cajon. Nothing contained herein shall limit any other right or remedy which the City may exercise by virtue of authority contained in ordinance or state law."

"C. The City Attorney of El Cajon must give prior approval to any amendments to this Declaration of Covenants, Conditions and Restrictions which deal with any of the following topics:

1. Amendments with regard to the fundamental purpose for which the project was created (such as a change from residential use to a different use), and amendments which would affect the ability of the City of El Cajon to approve or disapprove external modifications to the project.
2. Amendments with regard to the supervisory jurisdiction for enforcement granted to the City of El Cajon by this Declaration.
3. Property maintenance obligations, including maintenance of

landscaping, sidewalks, and driveways, and cleanliness or repair of the project."

"D. No alteration or modification shall be made to the landscape and pavement maintenance easement which is contrary to the development plan approved by and on file with the City of El Cajon without the approval of the City."

"E. Parking shall only occur in the approved parking spaces and individual private driveways depicted on the final approved PRD No. 72 site plan. No parking is permitted along the private street except that which is identified on the site plan.

"F. A minimum of two garage parking spaces at each unit shall be maintained and available for parking."

5. Prior to the granting of occupancy for any unit, or as otherwise determined by the Deputy Director, all on-site improvements shall be completed or guaranteed in accordance with the approved PRD No. 72 site plan. In addition, the following items shall be completed and/or inspected:

A. Record the CC&Rs, and submit one electronic copy of the recorded document (PDF format) to the Planning on compact disc.
B. Record the conservation easement for the preservation of the Native American Cultural Resource and submit one electronic copy of the recorded document (PDF format) to the Planning on compact disc.
C. Complete the installation of the approved landscaping and irrigation system and obtain approval of a Certificate of Completion.
D. Satisfy all requirements of the Public Works Department, Building and Fire Safety, and Helix Water District.

Engineering and Storm Water

6. A Final Map must be prepared by a registered civil engineer or a licensed land surveyor in accordance with Title 16 of the Municipal Code and the Subdivision Map Act. In order to complete the process of subdividing the property, the owner is responsible for having a Final Map recorded with the County Recorder within two (2) years after approval of the Tentative Subdivision Map by the City Council or within the time limits of an extension granted in accordance with Title 16 of the Municipal Code. The following conditions must be completed prior to recording of the Final Map:

1. Provide a public sewer easement along the private street to provide a public sewer easement of 15-feet minimum width and 15-feet minimum beyond the sewer termination point.

2. Improve the streets shown on the tentative map as private streets in accordance with Chapter 17.10 of the City Municipal Code, since the streets do not meet City Standards for public streets. A detailed scaled drawing showing the plan and profile of the private streets, curbs and gutters, drainage features, and typical section shall be prepared by a Civil Engineer registered with the State of California and shall be submitted to the City for review. Private Street Improvement Plans shall be included with Grading and Drainage Plans.

   Street or alley type curb returns are not permitted at the junction of the private streets with South Magnolia Avenue. The private street connection shall be a standard driveway per San Diego Area Regional Standard Drawings G-26, with 2:1 sidewalk transitions per SDRSD G-14A for ADA compliance. Edge of driveway shall be 3-feet minimum from the property line and all obstructions. The driveway shall be a minimum 24'/36' curb cut. Repair all damaged concrete curb, gutter and sidewalk

   Prior to issuance of Building Permit and Encroachment Permit (Encroachment Permit is a separate permit that must be obtained for any required improvements in the right-of-way), the applicant or contractor shall prepare an Engineer's scaled detailed drawing with dimensions of the required driveway and sidewalk installations showing the location of the public street right-of-way, property lines, face of curb, all physical obstructions, including but not limited to, all block walls, utility poles, telephone and cable TV equipment, fencing, etc. along with any required offsets in accordance with SDRSD G-15 and G-16.

   These details may be shown on the TSM Site Plan, but MUST be shown on a separate Driveway Detail Plan (Grading and Drainage Plans) rather than with the Building Permit Site Plan. An Engineer's scale shall be used for all drawings submitted to the Public Works department for review.

   REQUIREMENTS FOR THE ENCROACHMENT PERMIT:

   Submittal of a detailed drawing described above, a traffic control plan, an insurance certificate and (non-blanket) endorsement per policy D-3, and the review fees. Contact the Public Works Department for additional information.

3. Install separate gravity sewer services, water services (including meters) and other utilities to each parcel with a building unit in accordance with the Municipal code.

Wet-tap fees are required. Connections to the City sewer system and payment of connection fees are required with building permits.

4. The proposed sewer main to serve the subdivision shall be public. A detailed scaled drawing showing the plan and profile of the sewer main, manhole locations, and laterals shall be prepared by a Civil Engineer registered with the State of California. The sewer main shall be designed and built in accordance with the City of El Cajon Improvement Standards for Public Sewer Mains and submitted to the City for review. Maintenance of the public sewer main shall be the responsibility of the City. Maintenance of the sewer and water laterals shall be the responsibility of the homeowners. Connections to the City sewer system and payment of connection fees are required with building permits. Public Sewer Main Improvement Plans shall be included with the Grading and Drainage Plans.

5. Install two Leotek ECobra-head LED (EC3-6M-530 or approved equal) public streetlights, one at the northwest property line at South Magnolia Avenue and one at north side of the southernmost driveway per City Standards FS-303. Provide a detailed scaled drawing that shows the new streetlight location, service point, and pull boxes.

6. Close all unused existing driveways and replace with full height curb and PCC sidewalk per City Standards.

7. Stub any new underground utility services out at the Property Line.

8. Repair all damaged curb and gutter.

9. Add the following notes to the PRD Site Plan:

   "All operations must be in compliance with the City's Storm Water Ordinance (Municipal Code 13.10 and 16.60) to minimize or eliminate pollutant discharges to the storm drain system.

   For Public Works requirements on this Planning Action, please refer to the Conditions of Approval. This Site Plan may not clearly show existing or proposed improvements in the public right-of-way and should not be used for public improvement construction purposes."

10. Comply with the following Storm Water requirements:

a. In accordance with the City of El Cajon Municipal Code Section 16.60, this project falls into a Priority Development Project (PDP) category and is subject to the Standard Urban Storm Water Mitigation Plan (SUSMP) requirements. To fulfill SUSMP requirements, a Storm Water Mitigation Plan (SWMitP) needs to be prepared by a Registered Civil Engineer in the State of California. A Storm Water Conceptual Plan must be submitted to the Storm Water Division prior to the approval of any Planning Action (Storm Water Conceptual guidelines can be obtained from Public Works Storm Water Division on the fourth floor of City Hall). Amongst other things, the SWMitP shall include the following:

1) Incorporation of New Development Best Management Practices (BMPs) per the City of El Cajon Best Management Practices (BMP) Design Manual - February 2016 standards, a copy of the manual can be found at:

http://www.cityofelcajon.us/i-want-to/view/documents-forms-library/-folder-137

2) Runoff calculations for water quality. A specific designed volume or flow of storm water runoff must be captured and treated with an approved (series of) storm water treatment control device(s); the BMP design size is calculated using either: a) the 85th percentile hourly precipitation (County Hydrology Manual isopluvial map) for volume based BMPs, or b) using a rain fall intensity of 0.2 inches per hour (Storm Water Attachment No. 4) for flow based BMPs.

3) Runoff calculations for water quantity in compliance with the approved Hydromodification Management Plan (HMP) requirements. Calculate pre- and post-construction peak flow runoff rates (calculated to the nearest 0.1 CFS using % imperviousness). The post-construction flows must not exceed the pre-construction flows.

4) Incorporation of Low Impact Development (LID) BMPs for compliance with the California Regional Water Quality Control Board (San Diego Region) Order No. R9-2013-0001 as amended by Order No. R9-2015-0001 and R9-2015-0100; located at:

http://www.swrcb.ca.gov/rwqcb9/water_issues/programs/stormwater

/docs/2015-1118_AmendedOrder_R9-2013-0001_COMPLETE.pdf

LID BMPs must be included as a separate section of the SWMitP. The LID section must include a comprehensive review and consideration of LID BMPs and a determination of feasibility and practicality for all mandatory LID BMPs. The LID section must include implementation of Source Control BMPs, Treatment Control BMPs and other LID BMPs where practical and feasible. An electronic copy of the County of San Diego Low Impact Development Handbook can be found online at:

http://www.co.san-diego.ca.us/dplu/docs/LID-Handbook.pdf

5) A Maintenance Plan per Storm Water Attachment No. 3 to ensure perpetual maintenance of BMPs (Available to the public through Public Works on the fourth floor of City Hall).

6) Landscaping Plans that comply with SUSMP requirements (submitted to the Planning Department).

Note: Contact the City of El Cajon Public Works Department to request a sample of the SWMitP document.

b. The plans shall show that all new roof drains, driveways, parking areas, sidewalks and other impervious areas will drain to sufficiently sized and designed landscaped areas so as to incorporate Low Impact Development (LID) BMPs for compliance with the California Regional Water Quality Control Board (San Diego Region) Order No. R9-2013-0001 as amended by Order No. R9-2015-0001 and R9-2015-0100; located at:

http://www.swrcb.ca.gov/rwqcb9/water_issues/programs/stormwater/docs/2015-1118_AmendedOrder_R9-2013-0001_COMPLETE.pdf

LID BMP details must be included as a separate section of the Building Permit Plan Set. The project must include a comprehensive review and consideration of LID BMPs and a determination of feasibility and practicality for all mandatory LID BMPs. The LID section must include implementation of Source Control BMPs, Treatment Control BMPs and other LID BMPs where practical and feasible. Incorporate all cross sections of proposed BMPS on the site plan. An electronic copy of the County of San Diego Low Impact Development Handbook can be found online at:

http://www.co.san-diego.ca.us/dplu/docs/LID-Handbook.pdf

c. Prepare and submit a Storm Water Maintenance and Operations Plan to ensure compliance with City of El Cajon's storm water regulations.

d. Submit a signed and executed Storm Water Facilities Maintenance Agreement with Easement and Covenants. An electronic copy of the Storm Water Facilities Maintenance Agreement with Easement and Covenants can be obtained at the City of El Cajon Public Works Department.

e. Submit copies of the Notice of Intent (NOI) and Storm Water Pollution Prevention Plan (SWPPP) from the California Regional Water Quality Control Board.

f. Submit a copy of the Conditions, Covenants, and Restrictions (CC&R's) for the property, per Storm Water Attachment No. 3, which address residential compliance with City of El Cajon Municipal Code section 13.10.080. Please refer to the updated Agreement for changes and updates to language that should be incorporated into the CC&Rs.

11. Submit a current Preliminary Title Report and a Subdivision Guarantee, no older than 60 days, at the time the map is ready to record.

12. Submit a County Tax Certificate valid at the time of map recordation.

13. Set survey monuments and guarantee setting of any deferred monuments.

14. Submit Will-Serve letters from Water Company, SDG&E, Phone Company and Cable TV Company.

15. Submit a preliminary soils report prepared by a Civil or Geotechnical Engineer registered in the state of California, along with adequate test borings.

16. Submit a Drainage Study and a Grading and Drainage Plan along with an Erosion Control Plan prepared by a Civil Engineer, registered with the State of California. No grading or soil disturbance, including clearing of vegetative matter, shall be done until all necessary environmental clearances are secured and the grading and drainage plan and erosion control plan have been reviewed by the City.

These plans shall be based on the Preliminary Soils Report and in conformance with the City of El Cajon Jurisdictional Runoff Management Program (JRMP) and Standard Urban Storm Water Mitigation Plan Ordinance (SUSMP) which require additional erosion control measures and future ongoing maintenance even after completion of the project to prevent, treat, or limit the amount of storm water runoff and pollution from the property.

The Erosion Control Plan shall show measures to ensure that pollutants and runoff from the development are reduced to the maximum extent practicable and will not cause or contribute to an exceedance of receiving water quality objectives throughout project construction.

The Drainage Study shall include all related tributary areas and adequately address the impacts to the surrounding properties and to the City drainage system. The developer shall provide any needed public and private drainage facilities, including off site drainage facilities (as determined by the study). If public drainage facilities are required, the required improvements need to be included in improvement plans, prepared by a Registered Civil Engineer, and submitted to the City for approval. Note: If the Drainage Study indicates the existing downstream drainage system is inadequate for the proposed density of the subdivision, a reduction in density and/or hard surface coverage of the subdivision may be required.

17. Underground all new and existing utility distribution facilities adjacent to and within the subdivision boundaries, including services to all new and existing buildings, in accordance with City Municipal Code Sections 16.16.040D and 16.52.010. Evidence of arrangements to underground utilities must be provided. This requirement is required for the existing overhead distribution facilities along South Magnolia Avenue in accordance with Section 16.52.030, since the proposed undergrounding will reduce the number of poles already in existence.

18. Submit signature omission letters from all public easement holders who do not have a signature block on the map.

19. Submit a letter stating if the required public improvements listed in No. 2 through No. 5 above will be completed prior to recording the Map or deferred by a Subdivision Agreement.

20. Relinquish all access rights to South Magnolia Avenue.

21. The lot without a building unit is to be designated as a non-buildable lot for ingress and egress, water, sewer, and other utility purposes, for the common use and

benefit of the other lots.

22. An Encroachment Permit or subdivision agreement is required prior to any work within the public right-of-way.

    Municipal Code Section 16.16.060 provides that in lieu of constructing the required improvements prior to recording of the Final Map, the subdivider may enter into an agreement which guarantees construction within one year. Such agreement shall be accompanied by improvement security in accordance with Municipal Code Section 16.16.080 and a certificate of insurance provided by the subdivider in accordance with City Council Policy D-3.

    The school districts in the City have developer fee assessment policies. These fees are collected at the time of issuance of building permits.

    Existing streets shall be kept free of dirt and debris and maintained in good condition. Dust shall be controlled so that it does not become a nuisance. The developer shall be responsible for the repair of any streets or private property damaged as a result of the construction of the subdivision.

    Landscaping at the entrance of the driveways shall be kept low to provide adequate sight distance.

Building and Fire Safety

7. Comply with Currently adopted edition of the California Building Code (CBC), California Fire Code (CFC), California Mechanical Code, California Plumbing Code, California Electrical Code, and Green Building Standard Code.
8. A Building permit is required for this project.
9. Project must comply with Title 24 disabled access regulations for common areas.
10. An automatic sprinkler system is required by CBC or local ordinance.
11. Undergrounding of all on-site utilities is required.
12. Residential address numbers shall be visible from the street, contrasting in color from wall surface, and minimum 5 inches in size.
13. Install fire hydrants per Fire Department requirements. Locate hydrants between lot 27 and the bioretention basin, and between lot 10 and the park.
14. All weather fire access road shall be available on the job site before start of const.
15. Dedicate and maintain fire apparatus access lanes by red curb or signage. Fire access lane to be minimum 20 feet wide and 13'-6" in height. Detail/dimension turnarounds per CFC appendix D figure D103.1.

Traffic Engineering

16. The project must comply with the following:

    a. Install two 42-watt LED public street lights on South Magnolia Avenue at the northerly driveway and southerly driveway. Please follow City Standards FS-303 and provide a detailed, scaled drawing showing new streetlight locations, service points, and pull boxes.

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PASSED AND ADOPTED by the El Cajon Planning Commission at a regular meeting held January 17, 2017, by the following vote:

AYES:
NOES:
ABSTAIN:

_____
Anthony SOTTILE, Chairperson

ATTEST:

_____
Anthony SHUTE, AICP, Secretary

MINUTES
PLANNING COMMISSION MEETING
January 17, 2017

The meeting of the El Cajon Planning Commission was called to order at 7:01 p.m.

PLEDGE OF ALLEGIANCE & MOMENT OF SILENCE

COMMISSIONERS PRESENT: Anthony SOTTILE, Chairman
Darrin MROZ, Vice Chairman
Paul CIRCO
Jerry TURCHIN
Veronica LONGORIA

COMMISSIONERS ABSENT: None

STAFF PRESENT: Majed Al-Ghafry, Assistant City Manager
Anthony SHUTE, Deputy Director / Planning Commission Secretary
Yazmin ARELLANO, Deputy Director of Public Works/City Engineer
Lorena CORDOVA, Associate Planner
Barbara LUCK, Assistant City Attorney
Ron Luis VALLES, Administrative Secretary

SOTTILE explained the mission of the Planning Commission.

PUBLIC COMMENT:

CONSENT CALENDAR:

Agenda Item:	**1**
	Planning Commission minutes of December 6, 2016

Motion was made by CIRCO, seconded by SOTTILE, to adopt the minutes of the Planning Commission meeting of December 6, 2016; carried 5-0.

PUBLIC HEARING ITEMS:

Agenda Item:	**2**
Project Name:	**Downtown Specific Plan Amendment**
Request:	**Remove two vacant properties from the Downtown Specific Plan**
CEQA Recommendation:	**Exempt**
STAFF RECOMMENDATION:	**DENY**

Project Number(s):	Amendment of Specific Plan No. 182
Location:	500 North Magnolia Avenue
Applicant:	500 N Magnolia, LLC (Ashok K Gupta); helixdevelopment@hotmail.com; 858.455.7320
Project Planner:	Melissa Devine; mdevine@cityofelcajon.us; 619-441-1773
City Council Hearing Required?	No
Recommended Actions:	1. Postpone the public hearing indefinitely

SHUTE informed that the applicant requested that the public hearing be postponed indefinitely.

Motion was made by SOTTILE, seconded by CIRCO, to close the public hearing; carried 5-0.

Motion was made by CIRCO, seconded by MROZ, to postpone indefinitely the proposed Amendment of Specific Plan No. 182; carried 5-0.

Agenda Item:	**3**
Project Name:	**Joseph's Auto Repair**
Request:	**Auto repair**
CEQA Recommendation:	**Exempt**
STAFF RECOMMENDATION:	**APPROVE**
Project Number(s):	Amendment of Conditional Use Permit No. 1399
Location:	372 North 2nd Street
Applicant:	Dorsyl Investments LLC (Irwin Belcher); Irwin@irdangroup.com; 858.552.1199
Project Planner:	Melissa Devine; mdevine@cityofelcajon.us 619.441.1773;
City Council Hearing Required?	No
Recommended Actions:	1. Conduct the public hearing; and 2. MOVE to adopt the next resolution in order APPROVING proposed Amendment of Conditional Use Permit No. 1399, subject to conditions

SHUTE summarized the agenda report in a PowerPoint presentation.

SOTTILE opened the public hearing.

Mr. John POTOCKI, the architect was available to answer any questions. In response to the Chair, he accepted conditions of approval.

Mr. Jalil A. OSMANI, the owner of Joseph's Auto Repair, was also available for questions. There were none.

Mr. Irwin BELCHER, the manager of the proposed auto repair, was available for questions, and there were none.

Motion was made by SOTTILE, seconded by MROZ, to close the public hearing; carried 5-0.

Motion was made by CIRCO, seconded by TURCHIN, to adopt the next resolution in order approving proposed Amendment of Conditional Use Permit No. 1399, subject to conditions; carried 5-0.

Agenda Item:	**4**
Project Name:	**Wingstop Beer and Wine**
Request:	**Establish on-site beer and wine sales**
CEQA Recommendation:	**Exempt**
STAFF RECOMMENDATION:	**APPROVE**
Project Number(s):	Conditional Use Permit No. 2234
Location:	225 Jamacha Road, Suite 103
Applicant:	Golden West Wings, LLC (Ritu Beri or Breann Hamilton); bhamilton@teamabcllc.com; 714.863.8900
Project Planner:	Alfonso Camacho;acamacho@cityofelcajon.us; 619.441.1782
City Council Hearing Required?	No
Recommended Actions:	1. Conduct the public hearing; and 2. MOVE to adopt the next resolution in order APPROVING proposed Conditional Use Permit No. 2234, subject to conditions

SHUTE summarized the agenda report in a PowerPoint presentation.

SOTTILE opened the public hearing.

Ms. Keri DEMPSTEY, representing Wingstop, approached the podium. In reply to a query by the Chairman, she accepted the proposed conditions of approval.

Motion was made by CIRCO, seconded by MROZ, to close the public hearing; carried 5-0.

Motion was made by SOTTILE, seconded by MROZ, to adopt the next resolution in order approving proposed Conditional Use Permit No. 2234, subject to conditions; carried 5-0.

Agenda Item:	**5**
Project Name:	**Magnolia Hills**
Request:	**Development of a 25-unit residential project**
CEQA Recommendation:	**Mitigated Negative Declaration (MND)**
STAFF RECOMMENDATION:	**RECOMMEND CITY COUNCIL APPROVAL**
Project Number(s):	Zone Reclassification No. 2315, Planned Residential Development No. 72 and Tentative Subdivision Map No.

	662	
Location:	1333 South Magnolia Avenue	
Applicant:	Sameer Qasim; samiralkhafaf@yahoo.com; 626.318.6784	
Project Planner:	Lorena Cordova, lcordova@cityofelcajon.us, 619.441.1539	
City Council Hearing Required?	Yes	February 14, 2017
Recommended Actions:	1. Conduct the public hearing; and 2. MOVE to adopt the next resolutions in order recommending City Council APPROVAL of proposed Mitigated Negative Declaration (MND), Zone Reclassification No. 2315, Planned Residential Development No. 72 and Tentative Subdivision Map No. 662, subject to conditions	

CORDOVA summarized the agenda report in a PowerPoint presentation.

SOTTILE opened the public hearing.

Mr. Larry WALSH, the civil engineer, was available for questions. There were none.

Mr. Sameer QASIM, the applicant, spoke in favor of the project. He accepted the conditions of approval.

Mr. Michael PAGE, representing RECON Environmental, informed about preservation of cultural resources.

Mr. Clint LINTON, representing the Kumeyaay Nation, emphasized that their firm seldom supports developers and projects, but lauded Sameer QASIM and his commitment in protecting any cultural resources found on the proposed project site.

Dr. Sami JIHAD spoke in favor of the project.

Ms. Joan SHOEMAKER, who resides on Cajon View Drive, that is south of the proposed development, was concerned over possible increased traffic on their private road, especially after density has increased from recently-constructed developments, Lorna Avenue Residential and Magnolia Hills projects.

Dr. Thomas CALLAN, who also resides on Cajon View Drive, was concerned over density and increased traffic on Cajon View Drive. He said the road is not city-maintained and is narrow and in serious disrepair. He added many drivers use the road as a shortcut between Magnolia Avenue and Avocado Avenue, to avoid traffic on Chase Avenue.

Mr. Samir QASIM, returned to the podium. He noted that he would like to work with interested parties, including Helix Water and neighbors, to address concerns over vehicle use on Cajon View Drive. He would help contribute to repair road.

Motion was made by SOTTILE, seconded by TURCHIN, to close the public hearing; carried 5-0.

Commissioners commended the project, and praised the applicant for working with neighbors.

Motion was made by CIRCO, seconded by MROZ, to adopt the next resolutions in order recommending City Council Approval of proposed CEQA, Zone Reclassification No. 2315, Planned Residential Development No. 72 and Tentative Subdivision Map No. 662, subject to conditions; carried 5-0.

The City Council public hearing will be scheduled for 7:00 p.m., Tuesday, February 28, 2017 in Council Chambers.

Agenda Item:	**6**
Project Name:	**Oakdale Residences**
Request:	**Development of a 15-unit residential project**
CEQA Recommendation:	**Mitigated Negative Declaration (MND)**
STAFF RECOMMENDATION:	**RECOMMEND CITY COUNCIL APPROVAL**
Project Number(s):	General Plan Amendment No. 2015-01; Zone Reclassification No. 2317; Planned Unit Development No. 343; Tentative Subdivision Map No. 663
Location:	Northwest corner of Oakdale Lane and Oakdale Avenue
Applicant:	Gulf Development & Construction Corporation (Ray Kafaji); rkafaji@aol.com; 619.665.4464
Project Planner:	Lorena Cordova, lcordova@cityofelcajon.us, 619.441.1539
City Council Hearing Required?	Yes | February 14, 2017
Recommended Actions:	1. Conduct the public hearing; and 2. MOVE to adopt the next resolutions in order recommending City Council APPROVAL of proposed General Plan Amendment No. 2015-01, Zone Reclassification No. 2317, Planned Unit Development No. 343, and Tentative Subdivision Map No. 663, subject to conditions

CORDOVA summarized the agenda report in a PowerPoint presentation.

SOTTILE opened the public hearing.

Mr. Ray KAFAJI, the applicant provided some history about the project property. In response to a question from the Chairman, KAFAJI read the conditions of approval and accepted them.

Ms. Brenda HARVEY, a resident on Oakdale, shared concerns of traffic congestion and parking in the area.

Mr. Frank STANGLER objected to height of the buildings and noted that existing surrounding properties would lose privacy. He also mentioned increased density and traffic in the area.

Ms. Peggy ARBUCKLE opposed increased density of 15 homes in a small area. She also noted loss of privacy and that congestion would be saturated.

Mr. Ronald BULINKI, noted that he lives in a house west of the development and objected to height and loss of privacy. He also encouraged a larger setback.

Ms. Christina BANSCOMB, concurred with neighbors and objected to the project due to increased congestion in the area from the 15-unit density.

Mr. Juan QUEMADO, project designer, noted that the entry is not a shared driveway between hotel and complex. He said they can work on parking, setbacks and the windows on the three westerly units to reduce privacy concerns.

Motion was made by SOTTILE, seconded by MROZ, to close the public hearing; carried 5-0.

[Someone in audience made comments.]

Motion was made by SOTTILE, seconded by CIRCO, to re-open the public hearing; carried 5-0.

Mr. Frank STANGLER re-approached the podium. He agreed that the property needs to be developed, but had concerns about density and traffic. He emphasized that area residents prefer their privacy.

Motion was made by SOTTILE, seconded by CIRCO, to close the public hearing; carried 5-0.

MROZ had concerns over density, height and congestion on Oakdale and was reluctant to support the project. LONGORIA recommended continuance to a future Planning Commission meeting to allow the applicant to address traffic and density issues with surrounding uses. TURCHIN asked what would be best use for property and if it would be economically feasible. CIRCO mentioned past undesirable uses on the property and agreed with residents regarding traffic concerns on the property and privacy issues.

LUCK presented three options to Commissioners, including recommending City Council approval, denying the project, in which case the applicant could appeal to the City Council, or to continue the item to a future Planning Commission meeting and allow the applicant to work with staff to help remedy concerns.

Motion was made by SOTTILE, seconded by MROZ, to re-open the public hearing; carried 4-1 (TURCHIN, no).

Mr. Ray KAJAJI returned to the podium and agreed to the request to continue the item to the next meeting, and noted he would work with staff to address issues.

Motion was made by SOTTILE, seconded by CIRCO, to close the public hearing; carried 5-0.

Motion was made by SOTTILE, seconded by LONGORIA, to CONTINUE the proposed CEQA, General Plan Amendment No. 2015-01, Zone Reclassification No. 2317, Planned Unit Development No. 343, and Tentative Subdivision Map No. 663, to the Planning Commission meeting on February 21, 2017 at 7:00 p.m.; carried 3-2. (CIRCO, LONGORIA, SOTTILE, yes; TURCHIN, MROZ, no).

STAFF COMMUNICATIONS:

SHUTE stated that at the December 6, 2016 Planning Commission meeting, a resident had inquired if there were any ordinances/laws that protected homeowners with solar panels from neighboring property structures that could obstruct the effectiveness of the panels. Staff found no regulations.

Additionally, SHUTE informed that at the March, 2017 Planning Commission meeting, Commissioners will elect a Chair and Vice Chair for the year.

ADJOURNMENT:

Motion was made by SOTTILE, seconded by TURCHIN, to adjourn the meeting of the El Cajon Planning Commission at 9:26 p.m. this 17th day of January until February 7, 2017; carried 5-0.

_____

Anthony SOTTILE, Chairman

ATTEST:

_____

Anthony SHUTE, AICP, Secretary

City of El Cajon
Zoning Consistency Chart – Adopted by City Council on July 13, 2010 – Resolution No. 94-10

	O-S	PRD	RS-40	RS-20	RS-14	RS-9	RS-6	RM - 6000	RM-4300	RM-2500	RM-2200	RM-1500	M-HR	M-U	O-P	P	C-N	C-G	C-R	C-M	M	H[A]
Industrial Park																X				■	X	■
Light Industrial																X				X	■[C]	■
Regional Commercial														X		X	■		X			■
General Commercial														X		X	■	X				■
Neighborhood Commercial														X	X	X	X	■				■
Office/ Non-Retail														■	X	X						■
Low Low Residential	■[B]	X	X	X	■																	■
Low Residential		X		■[B]	X	X	X	■	■													■
Low Medium Residential		X					■[B]	■	X	X												■
Medium Residential		■							■[B]	■[B]	X			■								■
High Residential		■								■[B]	■[B]	X	■	X								■
Open Space	X	■	■																			■

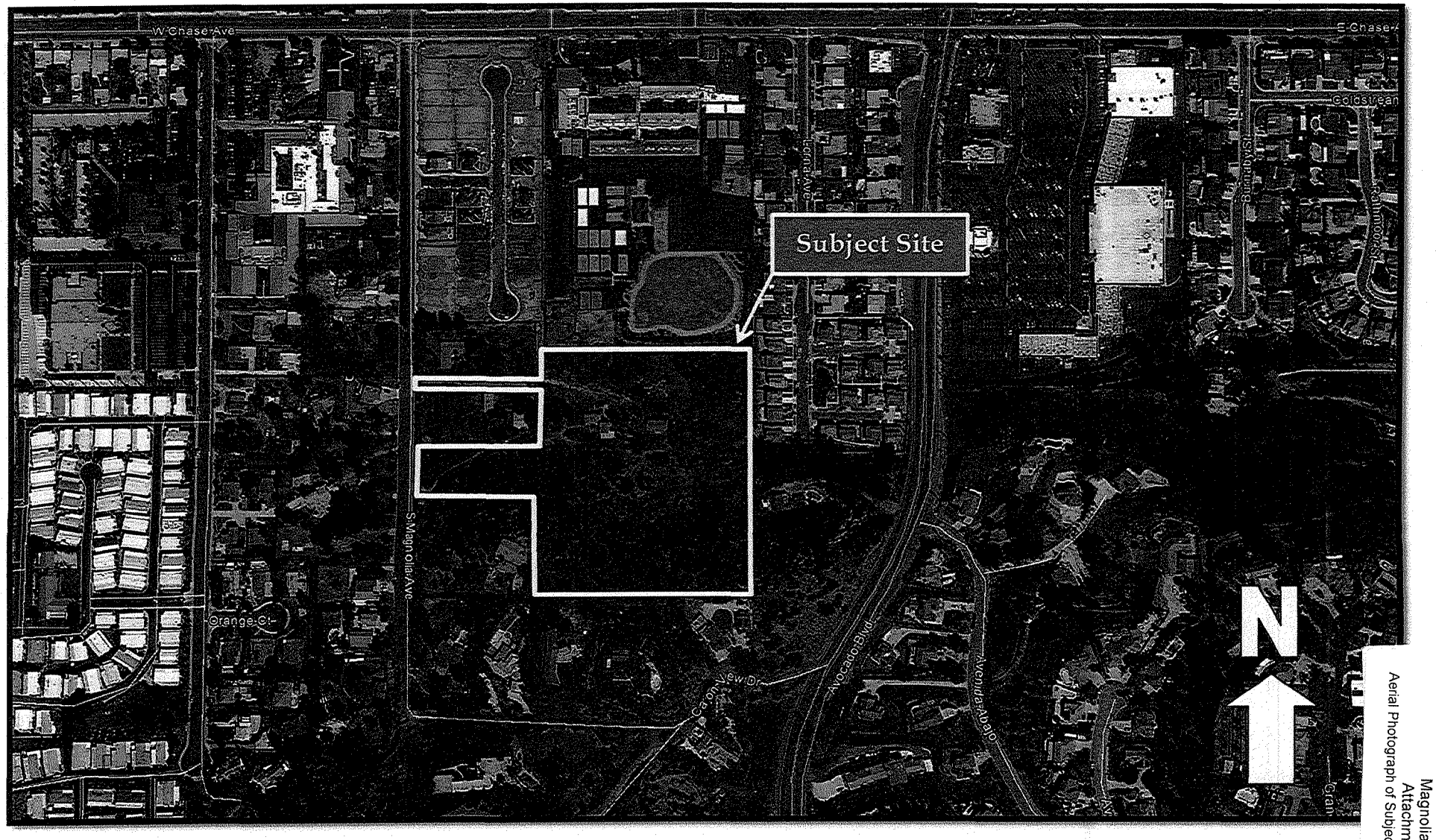
LEGEND: X – Consistent with General Plan
■ – May be found consistent with applicable general plan land use designation

Footnotes:
A. Rezoning to add hillside overlay may be found consistent, if at least 50% of the lot has an average natural slope of 10% or more.
B. May be found consistent with applicable General Plan land use designation, if property owner makes such a request and there is no public purpose in requiring a more intense use.
C. May be found consistent with Light Industrial land use designation under unique and unusual circumstances – such finding enables the property to be used for all purposes and uses authorized by the M zoning district.

General Notes:
1. All zones may be found consistent with General Plan public institution, school, and park land use designations.
2. All zones may be found consistent with special development areas, if found to further the provisions of the particular special development area.

Magnolia Hills
Attachment 8
General Plan Zoning Consistency

Aerial Image
1333 South Magnolia



Magnolia Hills
Attachment 9
Aerial Photograph of Subject Site

City of El Cajon

Community Development Department
Planning Division
PLANNING PERMIT APPLICATION

Type of Planning Permit(s) Requested

☐ AZP	☐ CUP	☐ LLA	☑ PRD	☒ PUD
☐ Specific Plan	☐ TPM	☒ TSM	☐ VAR	☒ ZR

☐ Other: TSM 662 ZR 2315

Applicant Information (the individual or entity proposing to carry out the project; not for consultants)

Company Name:

Contact Name: Sameer Qasim

Address: 275 E. Green Street #1344, Pasadena, CA 91101

Phone: (626) 318-6784 Email: samiralkhafaf@yahoo.com

Interest in Property: ☒ Own ☐ Lease ☐ Option

Project Representative Information (if different than applicant; consultant information here)

Company Name: Walsh Engineering & Surveying, Inc.

Contact Name: Larry Walsh License: RCE 46316, PLS 7006

Address: 607 Aldwych Road, El Cajon, CA 92020

Phone: (619) 588-6747 Email: Larry@Walsh-Engineering.com

Property Owner Information (if different than applicant)

Company Name:

Contact Name: Same As Applicant

Address:

Phone: Email:

Project Location

Parcel Number (APN): 493-391-06, 07, 14, & 15

Address: 1333 S Magnolia Ave, El Cajon, CA 92020

Nearest Intersection: W Chase Ave. & S Magnolia Ave.

Project Description (or attach separate narrative)

27 lot subdivision with two private roads and recreation area.

Hazardous Waste and Substances Statement

Section 65962.5(f) of the State of California Government Code requires that before the City of El Cajon accepts as complete an application for any discretionary project, the applicant submit a signed statement indicating whether or not the project site is identified on the State of California Hazardous Waste and Substances Sites List. This list identifies known sites that have been subject to releases of hazardous chemicals, and is available at http://www.calepa.ca.gov/siteclean up/corteselist/. Check the appropriate box and if applicable, provide the necessary information:

The development project and any alternatives proposed in this application:
[X] is/are NOT contained on the lists compiled pursuant to Government Code Section 65962.5.
[ ] is/are contained on the lists compiled pursuant to Government Code Section 65962.5.
If yes, provide Regulatory Identification Number: _____ Date of List: _____

Authorization

Applicant Signature[1]: _____ Date: _____

Property Owner Signature[2]: _____ Date: 2 Feb 2015

1. **Applicant's Signature:** I certify that I have read this application and state that the above information is correct, and that I am the property owner, authorized agent of the property owner, or other person having a legal right, interest, or entitlement to the use of the property that is the subject of this application. I understand that the applicant is responsible for knowing and complying with the governing policies and regulations applicable to the proposed development or permit. The City is not liable for any damages or loss resulting from the actual or alleged failure to inform the applicant of any applicable laws or regulations, including before or during final inspections. City approval of a permit application, including all related plans and documents, is not a grant of approval to violate any applicable policy or regulation, nor does it constitute a waiver by the City to pursue any remedy, which may be available to enforce and correct violations of the applicable policies and regulations. I authorize representatives of the City to enter the subject property for inspection purposes.
2. **Property Owner's Signature:** If not the same as the applicant, property owner must also sign. A signed, expressed letter of consent to this application may be provided separately instead of signing this application form. By signing, property owner acknowledges and consents to all authorizations, requirements, conditions and notices described in this application. Notice of Restriction: property owner further acknowledges and consents to a Notice of Restriction being recorded on the title to their property related to approval of the requested permit. A Notice of Restriction runs with the land and binds any successors in interest.

Disclosure Statement

This statement is intended to identify and avoid potential conflicts of interest that may exist between the project proponents and the decision makers; including City staff, Planning Commissioners, and City Council members.

The following information must be disclosed:

1. List the names and addresses of all persons having a financial interest in the application.

   Sameer K. Qasim

   List the names and address of all persons having any ownership interest in the property involved.

   Sameer K. Qasim

2. If any person identified pursuant to (1) above is a corporation or partnership, list the names and addresses of all individuals owning more than 10% of the shares in the corporation or owning any partnership interest in the partnership.

   Sameer K. Qasim 100%

3. If any person identified pursuant to (1) above is a trust, list the name and address of any person serving as trustee or beneficiary or trustor of the trust.

   /

4. Have you or your agents transacted more than $500.00 worth of business with any member of City staff, Boards, Commissions, Committees and Council within the past 12 months or $1,000.00 with the spouse of any such person? Yes _____ No X

If yes, please indicate person(s), dates, and amounts of such transactions or gifts.

_____

_____

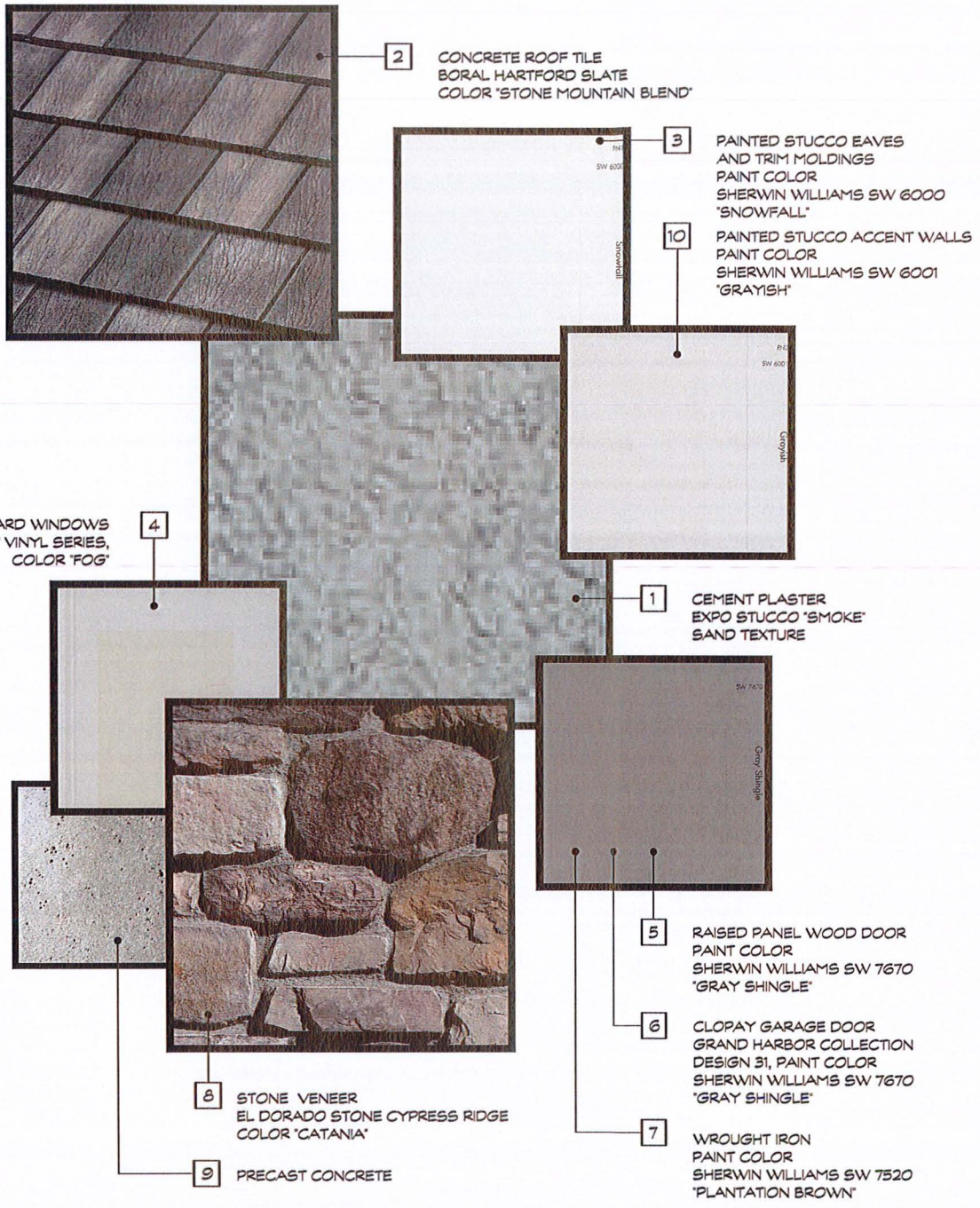
_____

"Person" is defined as "Any individual, proprietorship, firm, partnership, joint venture, syndicate, business trust, company, corporation, association, committee, and any other organization or group of persons acting in concert." Gov't Code §82047.

April 7, 2015 Sameer K. Qasim

Signature of applicant / date Print or type name of applicant

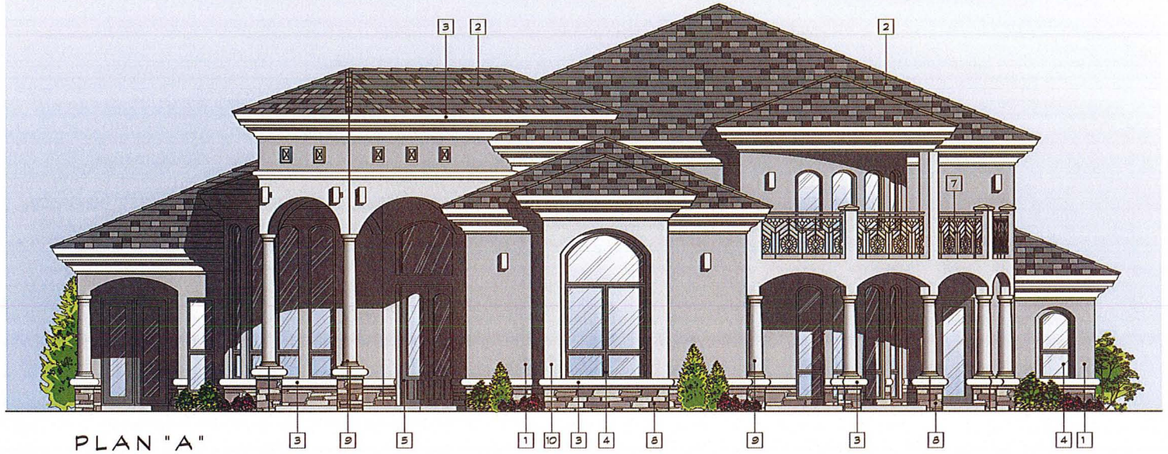
NOTE: Attach appropriate names on additional pages as necessary.



MATERIALS BOARD

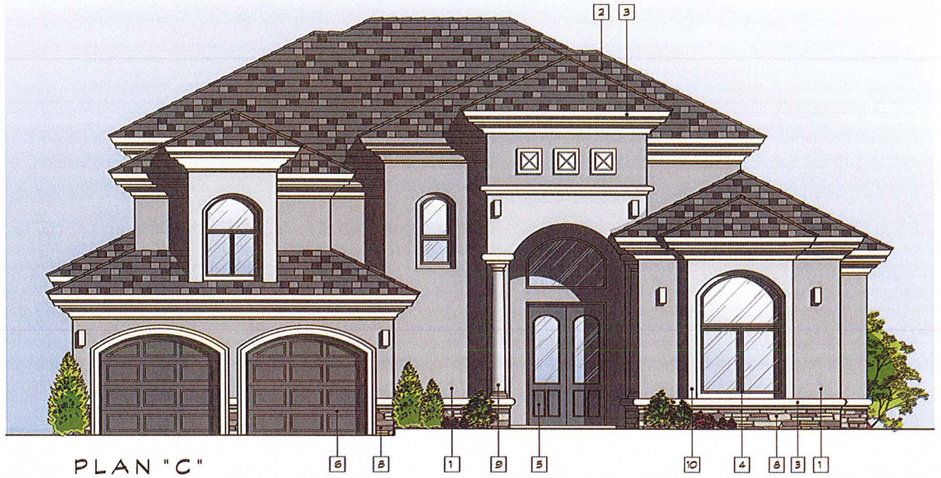
SOUTH MAGNOLIA SUBDIVISION

EL CAJON, CALIFORNIA



PLAN "A"

1/4" = 1'-0"



PLAN "C"

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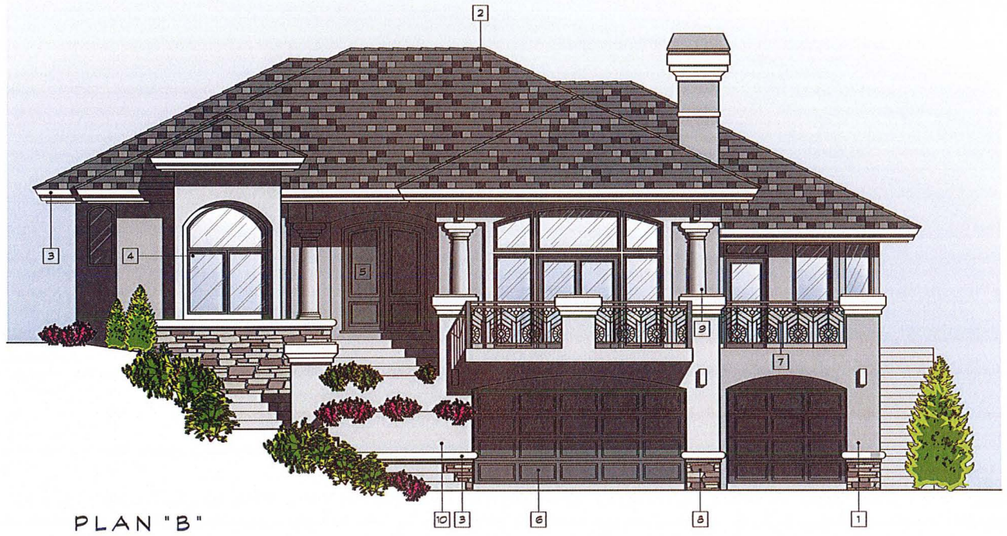
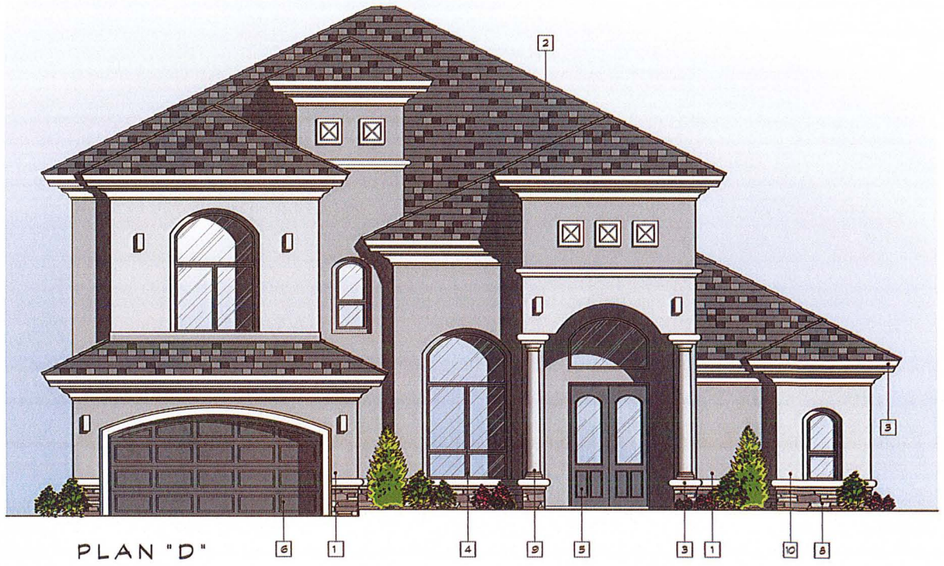


PLAN "B"

1/4" = 1'-0"



PLAN "D"

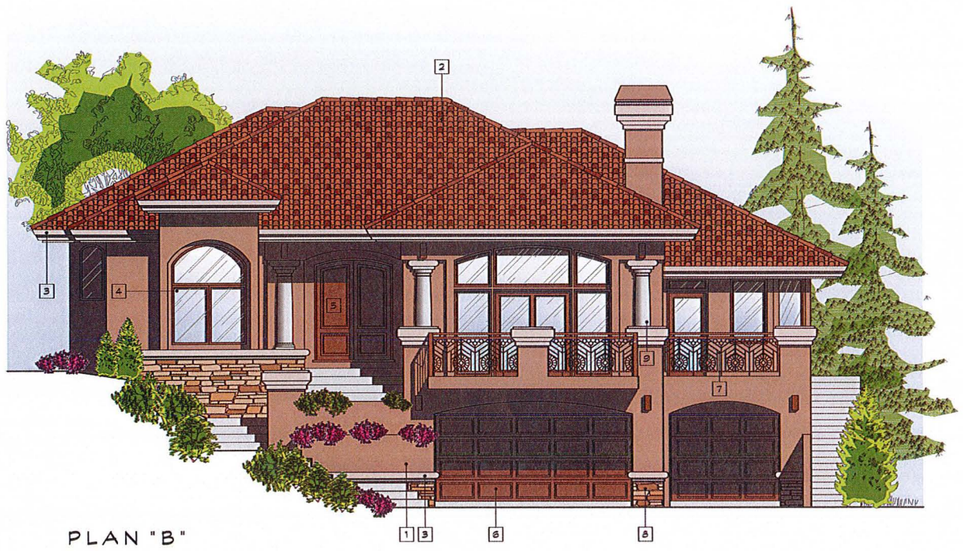
1/4" = 1'-0"

SOUTH MAGNOLIA SUBDIVISION

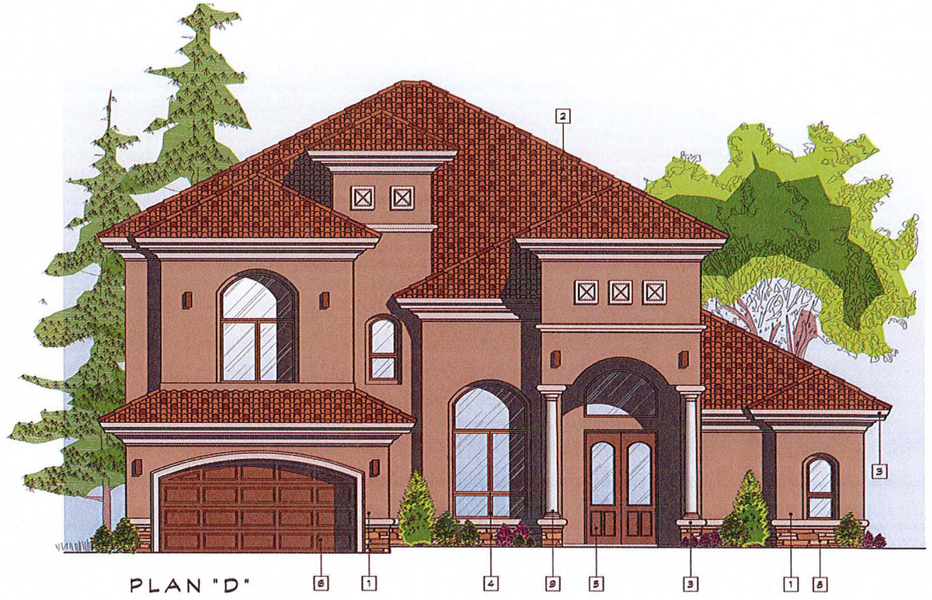
EL CAJON, CALIFORNIA

PLAN "A"
1/4" = 1'-0"

PLAN "C"
1/4" = 1'-0"



PLAN "B"
1/4" = 1'-0"



PLAN "D"
1/4" = 1'-0"

SOUTH MAGNOLIA SUBDIVISION

EL CAJON, CALIFORNIA

2 CLAY ROOF TILE
BORAL 2 PIECE MISSION
"EL CAMINO BLEND"

3 PAINTED STUCCO EAVES
AND TRIM MOLDINGS
PAINT COLOR
SHERWIN WILLIAMS SW 7527
"NANTUCKET DUNE"

1 CEMENT PLASTER
EXPO STUCCO COLOR 224 "BENAVENTO"
MONTALVO TEXTURE

MILLGARD WINDOWS
"MONTECITO" VINYL SERIES,
COLOR "CLASSIC BROWN" 4

7 WROUGHT IRON
PAINT COLOR
SHERWIN WILLIAMS SW 7520
"PLANTATION BROWN"

5 RAISED PANEL WOOD DOOR
PAINT COLOR
SHERWIN WILLIAMS SW 7520
"PLANTATION BROWN"

6 CLOPAY GARAGE DOOR
GRAND HARBOR COLLECTION
DESIGN 31, PAINT COLOR
SHERWIN WILLIAMS SW 7520
"PLANTATION BROWN"

8 STONE VENEER
EL DORADO STONE CYPRESS RIDGE
COLOR "ORCHARD"

9 PRECAST CONCRETE

MATERIALS BOARD

SOUTH MAGNOLIA SUBDIVISION

EL CAJON, CALIFORNIA

INITIAL STUDY □ENVIRONMENTAL CHEC□LIST

AND FINAL MITIGATED NEGATIVE DECLARATION

FOR THE

SOUTH MAGNOLIA AVENUE SUBDIVISION

1333 SOUTH MAGNOLIA AVENUE

EL CAJON, CALIFORNIA

Pr□□ar□d □y:

RECON En□□ron□ □n□al, Inc.
1927 F□□h A□□n□□
San D□□□o, CA 92101
(619) 308-9333

~~Oc□o□□r 2016~~Jan□ary 2017

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ATTACHMENTS

1: CalEEMod Outputs
2: Biology Letter Report
3: Geologic Reconnaissance Report
4: Comment Letters and Responses to Comments

City of El Cajon
Initial Study Environmental Checklist
FINAL Mitigated Negative Declaration

This Initial Study/Environmental Checklist has been prepared pursuant to the California Environmental Quality Act (CEQA) [Public Resources Code §21000, et seq.] and the 2014 State CEQA Guidelines [California Code of Regulations §15000, et seq.]. This Initial Study/Environmental Checklist determines that the South Magnolia Avenue Subdivision project will result in no impacts, less than significant impacts, or less than significant impacts if mitigation measures are approved on the environmental resources and issues evaluated herein, and hence would not have a significant impact on the environment. This document utilizes information from a Draft Environmental Impact Report (EIR) that was prepared for a previous residential development project that was proposed for this project site (Tierra Environmental Services 2008). While that EIR was circulated for public review in September 2008, it was never certified by the City as final.

This document ~~is being made available~~was circulated for a 30-day public review comment period, beginning October 12, 2016 and ending November 10, 2016. Comments regarding this Initial Study/Environmental Checklist ~~must be~~were made in writing to: Ms. Lorena Cordova, Associate Planner, Planning Division, Community Development Department, City of El Cajon, 200 Civic Center Way, El Cajon, California 92020. Comments ~~must be~~were received by 5:00 P.M. on the last day of the public review period. Two comment letters were received; one from the Office of Planning and Research State Clearinghouse and the other from the U.S. Fish and Wildlife Service/California Department of Fish and Wildlife (Wildlife Agencies).

1. Project Title:	South Magnolia Subdivision
2. Lead Agency Name and Address:	City of El Cajon 200 Civic Center Way El Cajon, CA 92020
3. Contact Person and Phone Number:	Ms. Lorena Cordova Associate Planner City of El Cajon 200 Civic Center Way El Cajon, CA 92020
4. Project Location:	1333 South Magnolia Avenue
5. Project Applicant:	Mr. Sameer Quasim 275 E. Green Street, #1344 Pasadena, CA 91101 (626) 318-6784
6. General Plan Designation:	Low Density Residential 3-10 (LR)

7. Zoning Designation: RS-20 and RS-40-H

8. Project Description:

The project consists of a tentative map, site plan, and rezone for the development of 26 detached residential housing units, two residential streets (Lots A and B), an 8,317-square-foot park and a swimming pool (Lot C), and an open space lot of 8,659 square feet (Lot D) containing a bioretention basin. The project includes the subdivision of four existing parcels totaling approximately 9.8 acres located at 1333 South Magnolia Avenue, south of East Chase Avenue, in the City of El Cajon (City), California. The project would require a change of zone from RS-20 and RS-40-H to PRD Low and PRD Low Low. This rezone, which would double the currently allowed residential development density (minimum lot sizes would be reduced by one half), would be in conformance with the land use designations of the subject site, which are LR (3-10) and LLR (0-3).

9. Setting and Surrounding Land Uses:

The City of El Cajon is located at the southwestern portion of San Diego County, adjacent to the cities of Santee on the north, La Mesa on the west, the unincorporated communities of Lakeside and Crest on the east and Spring Valley and Rancho San Diego on the south. Citywide land uses include residential, commercial/retail, public/semi-public, and industrial. El Cajon consists of a relatively flat valley floor surrounded by steep hills. The project site is located at the base of the north-facing hills on the southern edge of the City of El Cajon.

10. Approval Required:

Site plan, tentative subdivision map, change of zone approval, and CEQA document certification by the City Council.

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

N/A

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

Based upon the initial evaluation presented in the following Initial Study/Environmental Checklist, it is concluded that the project could result in a potentially significant adverse environmental impacts to the following resource areas:

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

DETERMINATION:

On the basis of this initial evaluation: (To be completed by the Lead Agency)

☐ I find that the project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.

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

☐ I find that the project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

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

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

_____ _____

Signature Date

Ms. Lorena Cordova, Associate Planner

EVALUATION OF ENVIRONMENTAL IMPACTS:

1. A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
2. All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
3. Once the lead agency has determined that a particular physical impact may occur, the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.
4. "Negative Declaration: Less Than Significant With Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact." The lead agency must describe the mitigation measures and briefly explain how they reduce the effect to a less than significant level (mitigation measures from "Earlier Analyses", as described in (5) below, may be cross-referenced).
5. Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or (mitigated) negative declaration pursuant to Section 15063(c)(3)(D) of the CEQA Guidelines. In this case, a brief discussion should identify the following:
    a. Earlier Analysis Used. Identify and state where they are available for review.
    b. Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
    c. Mitigation Measures. For effects that are "Less Than Significant With Mitigation Measures Incorporated", describe the mitigation measures that were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
6. Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.

7. Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.
8. This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project's environmental effects in whatever format is selected.
9. The explanation of each issue should identify:
    a. The significance criteria or threshold, if any, used to evaluate each question; and
    b. The mitigation measure identified, if any, to reduce the impact to less than significant.

Impact Terminology

The following terminology is used to describe the potential level of significance of impacts:

- A finding of ***no impact*** is appropriate if the analysis concludes that the project would not affect the particular resource in any way.
- An impact is considered a ***less than significant impact*** if the analysis concludes that it would not cause substantial adverse change to the environment and requires no mitigation.
- An impact is considered ***less than significant with mitigation incorporated*** if the analysis concludes that it would not cause substantial adverse change to the environment with the inclusion of environmental commitments that have been agreed to by the applicant.
- An impact is considered a ***potentially significant impact*** if the analysis concludes that it could have a substantial adverse effect on the environment and requires mitigation.

PROJECT DESCRIPTION:

The project being proposed is a tentative map, site plan, and rezone for the development of 26 detached residential housing units (homes), a 0.19-acre (8,317-square-foot) park that includes a community swimming pool, and a 0.20-acre (8,659-square-foot) open space lot (Lot D) containing a bioretention basin. The 9.8-acre project site is located at the southern end of South Magnolia Avenue, south of East Chase Avenue, in the City of El Cajon, California (Figures 1 through 3).

The Planned Residential Development (PRD) would include a two-car garage for 24 homes and a three-car garage for 2 homes (total of 54 parking spaces in the garage), 2 parking spaces per driveway for 24 homes and 3 parking spaces per driveway for 2 homes (total of 54 parking spaces in driveways), and 9 on-street guest spaces for a total of 117 parking spaces. As shown on Figure 4, the project includes approximately 8.4 acres (365,904 square feet) of graded development area, including 1.1 acres (47,916 square feet) of house pads, 3.8 acres (165,528 square feet) of hardscape, 3.1 acres (135,066 square feet) of landscaping, and 0.39 acre (16,976 square feet) of park and open space. The homes are fully detached single-family residences on 26 individually owned lots. Separate lots will contain a park with a swimming pool (Lot C) and an open space lot (Lot D) containing a bioretention basin. Two private streets (Lots A and B) provide access to the PRD.

The project would require a Change of Zone from RS-20 and RS-40-H to PRD Low and PRD Low Low (Figure 5). In the existing condition the project site is a vacant residential structure and several associated vacant ranch and storage outbuildings. Figure 6 shows the four existing parcels that are to be subdivided for the project. Figures 7–12 provide architectural renderings of several models of homes that are proposed, including single-story homes and two-story homes. Various designs, heights, textures, and colors will be used to provide visual diversity among the homes.

Project Location

FIGURE 1

Regional Location

RECON

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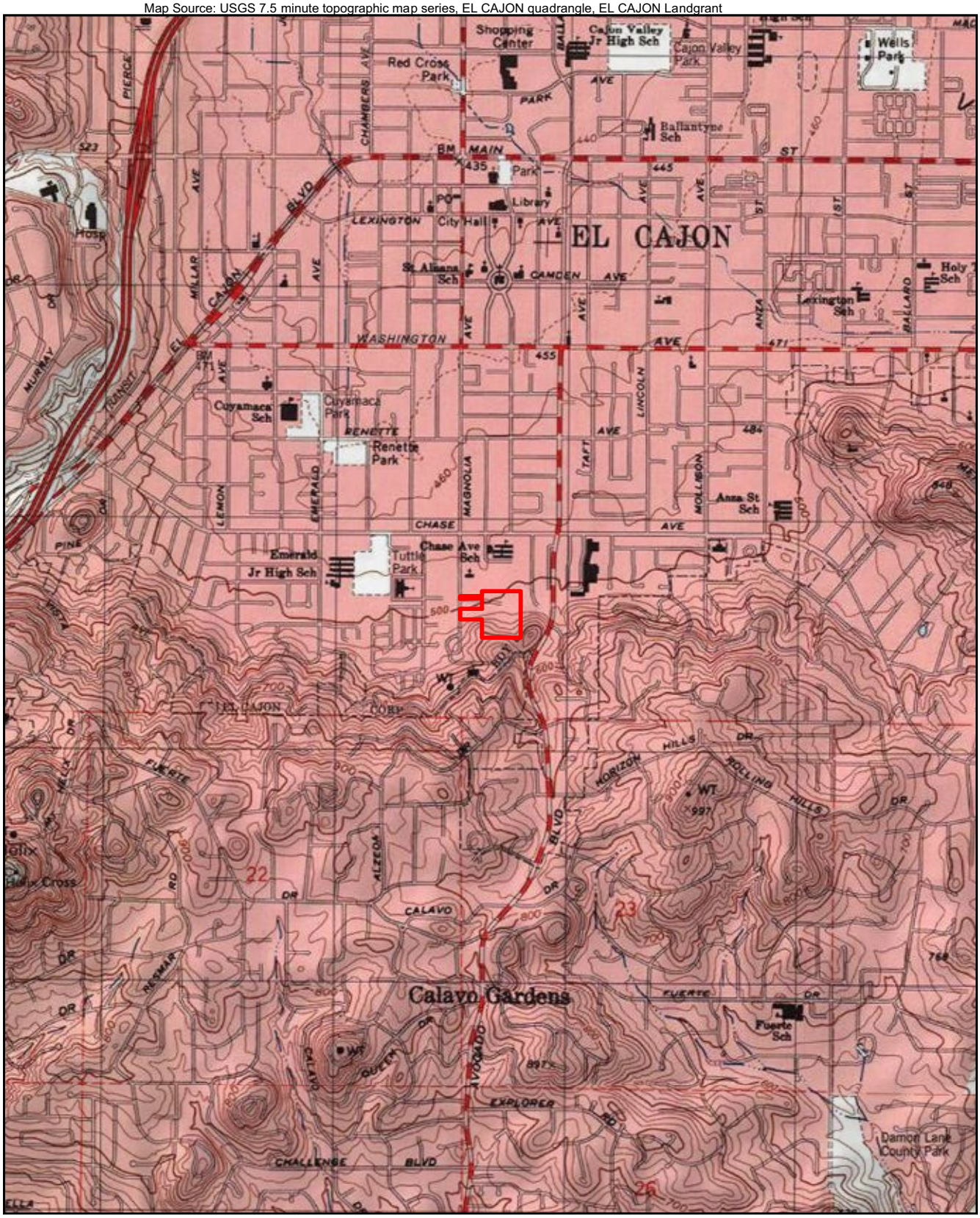
Map Source: USGS 7.5 minute topographic map series, EL CAJON quadrangle, EL CAJON Landgrant



Project Boundary

RECON

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FIGURE 2

Project Location on USGS Map

Image Source: SanGIS (flown May 2012)

FIGURE 3

Project Location on Aerial Photograph

RECON

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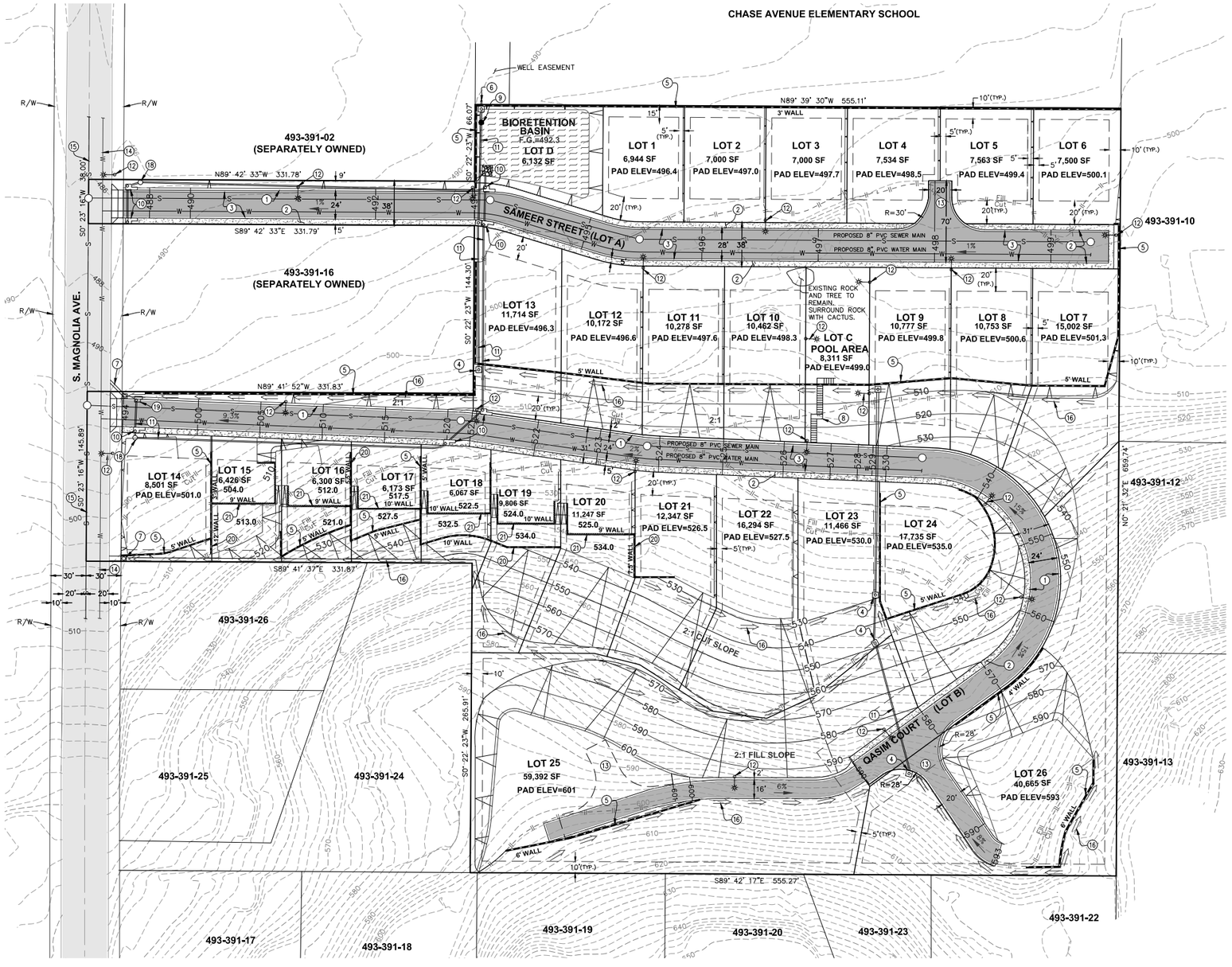
Map Source: Walsch Engineering & Surveying

TENTATIVE SUBDIVISION MAP (TSM) 662



LEGEND:

1. PROPOSED CURB AND GUTTER RSD G-2
2. PROPOSED MONOLITHIC CURB GUTTER AND SIDEWALK RSD G-3
3. PROPOSED AC PAVEMENT
4. PROPOSED CATCH BASIN PER RSD D-7 TYPE "F"
5. PROPOSED RETAINING WALL PER RSD C-4
6. PROPOSED STORMDRAIN TO CONNECT TO 18" STORMDRAIN EXTENSION FROM ADJACENT PROPERTY
7. PROPOSED CURB OUTLET PER RSD D-25
8. PROPOSED STAIRS
9. PROPOSED CATCH BASIN
10. PROPOSED CURB INLET PER RSD D-2 TYPE "B-1"
11. PROPOSED STORM DRAIN PIPE
12. PROPOSED 42 WATT LED STREET LIGHT
13. PROPOSED FIRE TRUCK TURN AROUND
14. EXISTING 16" C.I. WATER MAIN
15. EXISTING 8" V.C. SEWER MAIN
16. PROPOSED BROW DITCH PER RSD D-75
17. PROPOSED D-27 SIDEWALK UNDERDRAIN PIPE
18. PROPOSED STORM DRAIN PUMP
19. PROPOSED CURB INLET PER RSD D-2 TYPE "A"
20. PROPOSED RETAINING WALL
21. PROPOSED BUILDING RETAINING WALL

LEGEND:

- 2:1 SLOPE
- EXISTING CONTOUR
- PROPOSED CONTOUR
- CUT/FILL LINE
- BROWDITCH
- PROPERTY LINE
- RETAINING WALL
- BUILDING RETAINING WALL
- AC PAVEMENT
- PCC SIDEWALK
- BIORETENTION BASIN
- RIP RAP

REGISTERED PROFESSIONAL ENGINEER
LAWRENCE W. WALSH
No. C 46316
C/V IL
STATE OF CALIFORNIA

PREPARED BY:

LAWRENCE W. WALSH RCE 46,316 1/22/16 DATE

Walsh Engineering & Surveying, Inc.
607 Aldwych Road, El Cajon, CA 92020
(619) 588-6747 (619) 792-1232 Fax

0 Feet 80

RECON

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FIGURE 4
Proposed Tentative Map

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Image Source: SANDAG (flown Nov 2014)

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Legend-Land Use Designations

Project Parcels

Hillside Overlay Zone

Red Label = Existing General Plan Designation
"Existing" = Existing Zoning Designation
"Proposed" = Proposed Zone Change

FIGURE 5

Existing and Proposed Land Use Densities and Hillside Overlay Zone

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Map Source: Tierra Environmental Services

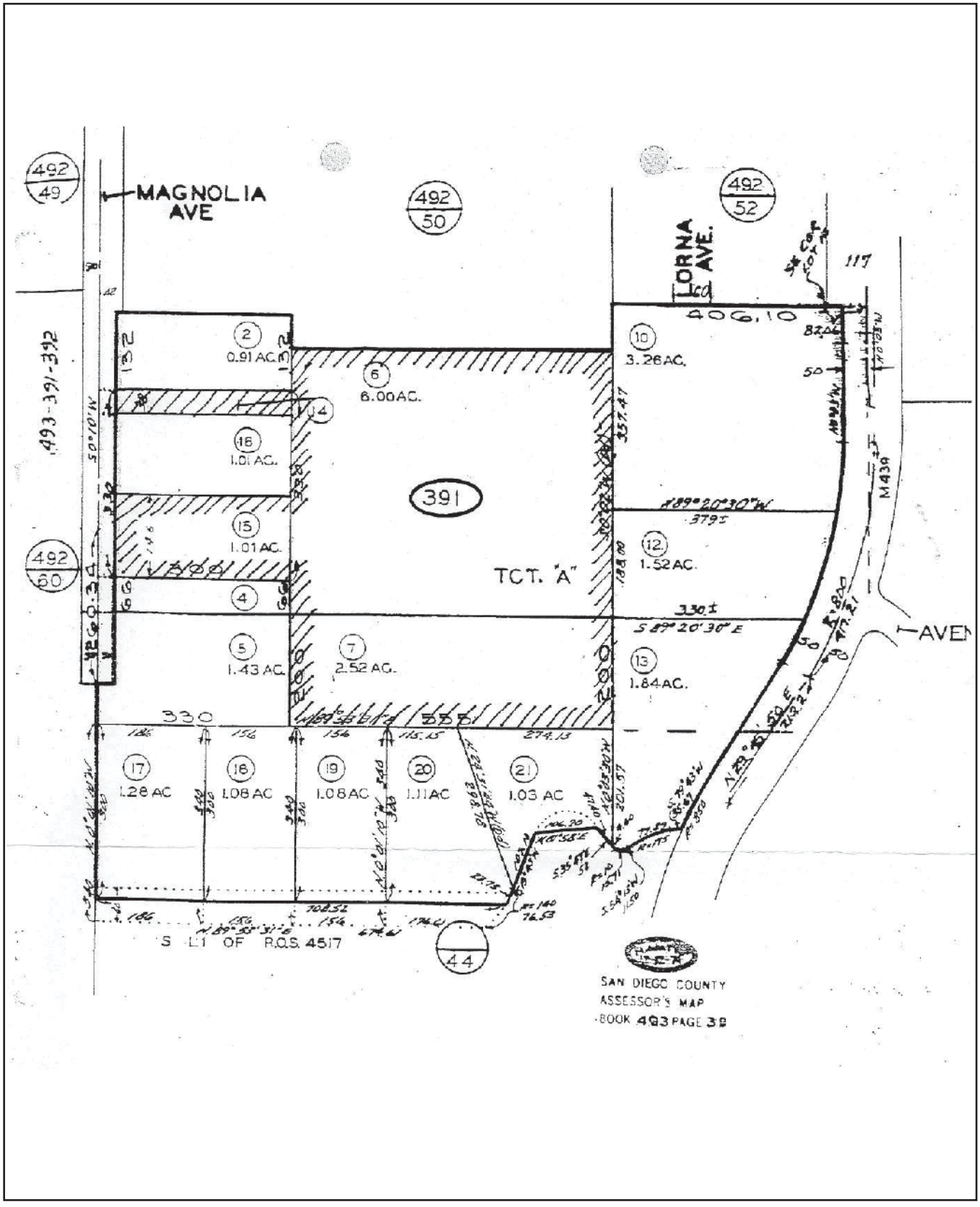

FIGURE 6
Assessor's Parcel Map

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Map Source: Howard Associates

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FIGURE 7

Architect's Rendering of Homes

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Map Source: Howard Associates

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FIGURE 8

Architect's Rendering of Homes

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Map Source: Howard Associates

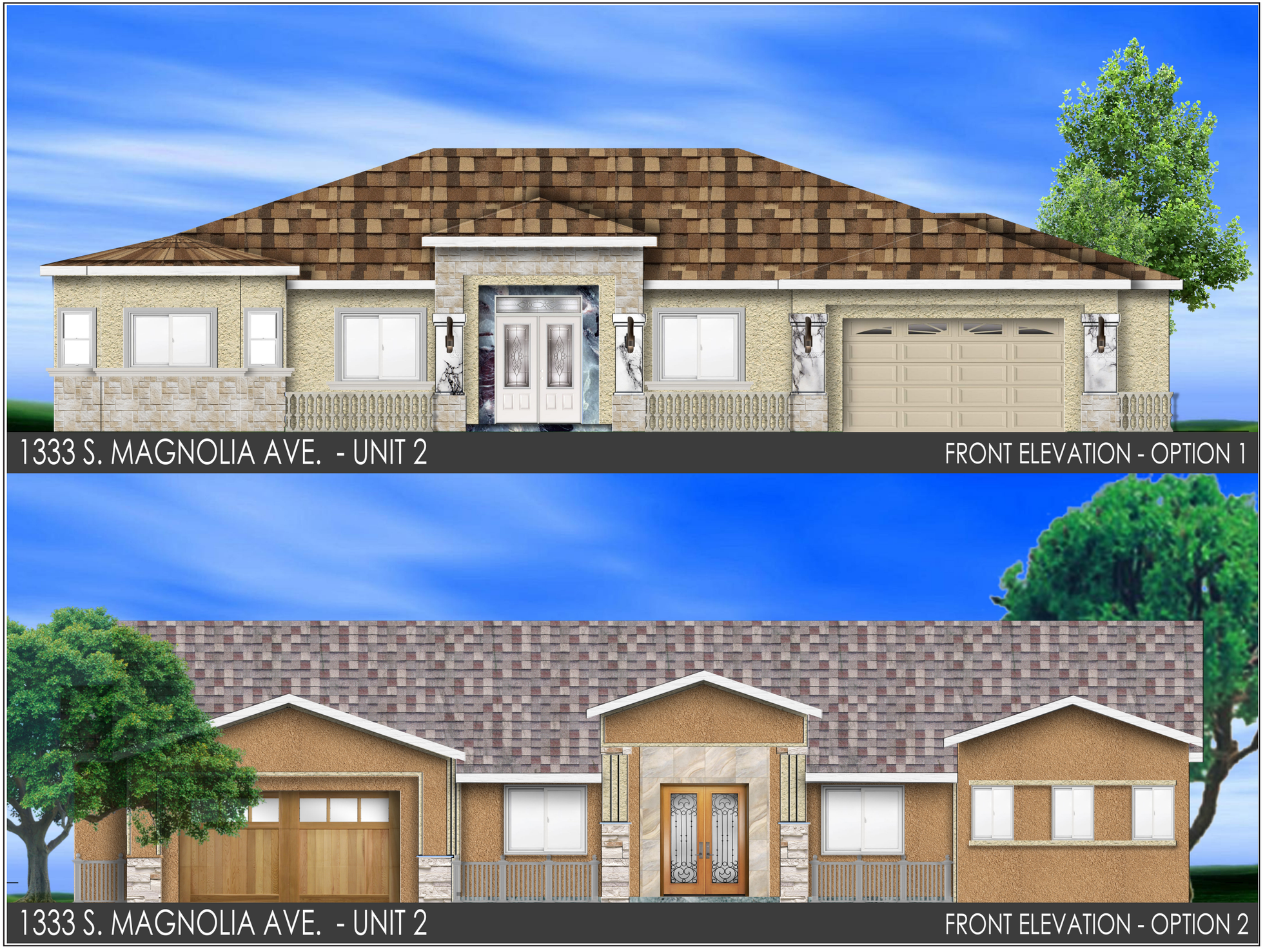

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FIGURE 9
Architect's Rendering of Homes

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Source: Howard Associates

FIGURE 10

Architect's Rendering of Homes

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Source: Howard Associates

FIGURE 11
Architect's Rendering of Homes

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Source: Howard Associates

FIGURE 12
Architect's Rendering of Homes

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I. AESTHETICS

Would the project:

Issues	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Have a substantial adverse effect on a scenic vista?	☐	☐	☐	☒
b. Substantially damage scenic resources, including but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	☐	☐	☒	☐
c. Substantially degrade the existing visual character or quality of the site and its surroundings?	☐	☐	☒	☐
d. Create a new source of substantial light or glare that would adversely affect day or nighttime views in the area?	☐	☐	☒	☐

Explanation of Checklist:

a: No Impact. Scenic vistas are vantage points that offer unobstructed views of valued public views, including areas designated as official scenic vistas along major highways or are City or County designated visual resources. There are no scenic vistas or scenic highways in the project area that could be affected by the project; therefore, there will be no impact.

b: Less than Significant Impact. The project site is located at the base of a hillside and extends partially up a north-facing slope. Canyon View Drive runs along the top of the hill adjacent to the southern project boundary. Travelers along this road cannot view the project site due to the low elevation of the site and the interruption of the viewshed by single-family residences that line the northern side of the road.

A scenic highway is officially designated as a state scenic highway when the local jurisdiction adopts a scenic corridor protection program, applies to the California Department of Transportation (Caltrans) for scenic highway approval, and receives notification from Caltrans that the highway has been designated an official scenic highway. Typically, the area defined within a state scenic highway is the land adjacent to and visible from the vehicular right-of-way.

There are no designated scenic highways within the project area. The project site does contain rock outcrops, but the rocks are not easily viewed from off-site and therefore do not provide substantial aesthetic value to the area surrounding the project site. There are no other geologic features of note on the project site. The buildings on the project site are not noteworthy for their scenic value and have been determined to not have historic

value. Landscaping and natural vegetation on the project site provide aesthetic value and can be viewed from surrounding properties and public rights-of-way. There are approximately 45 mature trees on the project site, most of which are non-native and were planted on the property over the years. The various species include olive, pine, palm, silk oak, Brazilian pepper, Peruvian pepper, horsetail, chinaberry, orange, and palo verde. While these trees add to the attractiveness of the project site, the replacement of the existing buildings, landscaping, and native vegetation with new homes and associated landscaping would not result in substantial damage to scenic resources, as the property is not uniquely scenic. Figures 13 and 14 provide the landscape concept plan and the typical front yard landscaping for the proposed project. As can be seen in these figures, the proposed landscaping is extensive. This potential impact would be less than significant.

c: L□□□ □han S□□n□□can□ l□ □ac□. General Plan Policy 8-5.2 states that excessive amounts of grading with enormous and unsightly banks shall be controlled by application of the Hillside Overlay Zone to hillside property (City of El Cajon 2001). The Hillside Overlay Zone applies to the southern portion of the project site. Development of the upper portion of the site, where slopes are the steepest, would be with two custom graded lots and associated single-family homes. The development pads for these homes would take full advantage of existing topography to minimize grading requirements. While minimal cut slopes would be created on the upslope side of the homes requiring 6-foot retaining walls, a 2:1 slope graded hillside would extend to the north towards the lower lots with a 4-foot retaining wall at the toe of the slope for Lot 26. Nine lower lots, Lots 14–21 and Lot 24, would require retaining walls ranging in heights from 5 feet to 10 feet. In addition, a 5-foot wall would be required behind Lots 7–13 and Lot C, and a 3-foot wall would be constructed along the northern property line, behind Lots 1–6.

The project could result in short-term visual impacts associated with grading due to the removal of vegetation and exposure of soil. These impacts would not be considered to be significant due to the short duration between grading, the construction of roads and houses, and the installation of landscaping per an approved landscape plan (see Figures 13 and 14). In order to avoid long-term impacts to the visual character of the project site and north-facing slopes, enhanced landscaping would be installed using drought-tolerant species at a density similar to the existing conditions so that the landscaping would reach maturity over a shorter period of time and provide better coverage than would be achieved with the City's standard hillside slope planting requirement.

d: L□□□ □han S□□n□□can□ l□ □ac□. The proposed project does not include the use of any outdoor building materials with highly reflective properties, such as highly reflective glass or high-gloss surface colors. As an infill project, the project site is surrounded by development and streetlights. The level of lighting on the project site would increase the lighting associated with the existing house and structures. However, all streetlights would be in conformance with City standards and residential lighting would be comparable to that of the surrounding homes. Thus project lighting would not introduce a substantial amount of lighting into an unlighted area. Therefore, the project's contribution to light pollution, skyglow, light trespass, or glare would be less than significant. In addition, the project would not have an adverse effect on day or nighttime views in the area.

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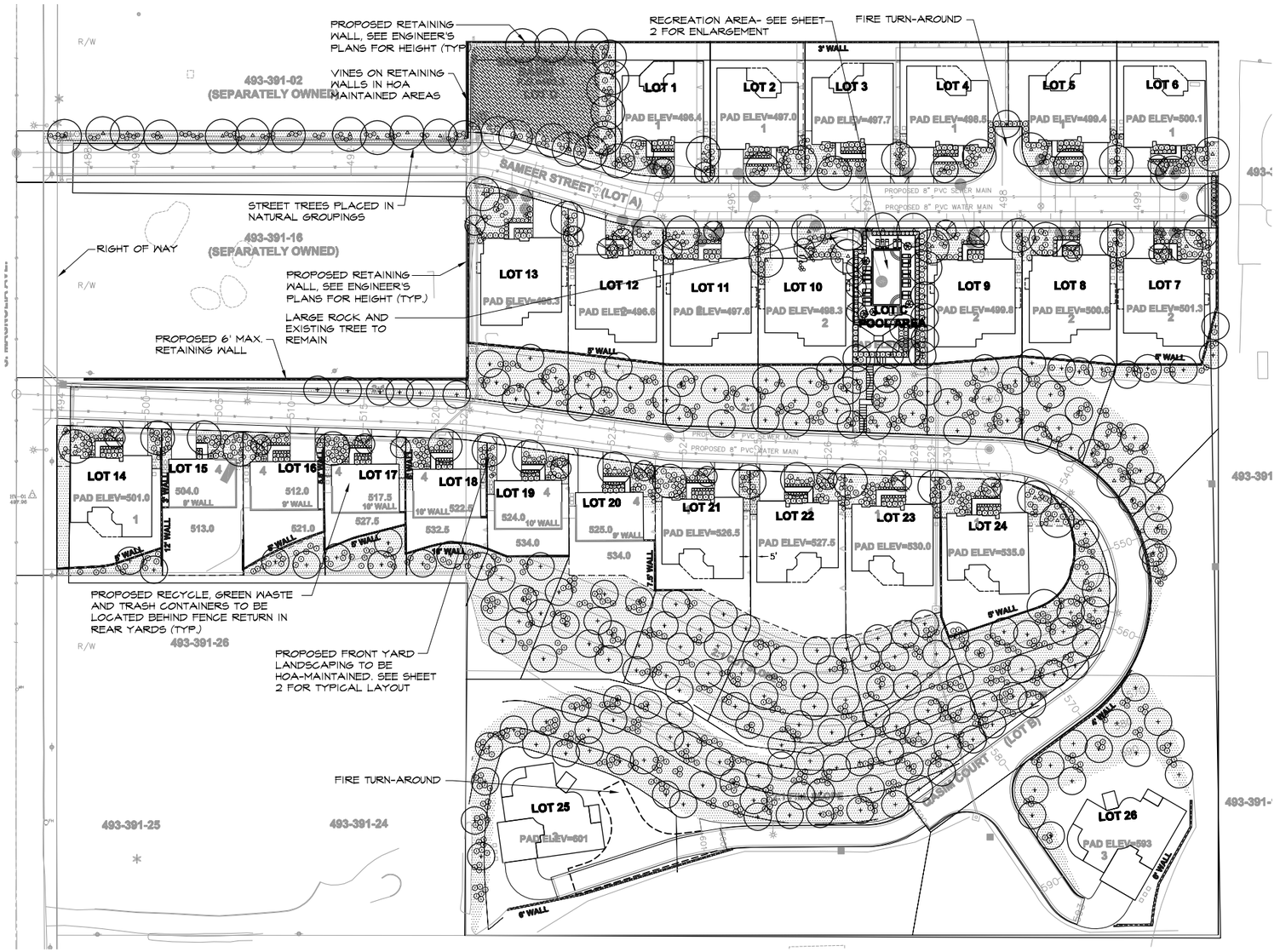
None are necessary.

Map Source: Howard Associates

LANDSCAPE CONCEPT PLAN



PLANTING LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME
	TREES	
	ACCENT TREES- 15 GAL.	
	CERCIS OCCIDENTALIS	WESTERN REDBUD
	CHITALPA TASHKENTENSIS	CHITALPA
	LAGERSTROEMIA INDICA	CRAPE MYRTLE
△	**STREET TREES- 24" BOX**	
△	ARBUTUS MARINA	STRAWBERRY TREE
△	GEIJERA PARVIFLORA	AUSTRALIAN WILLOW
△	OLEA EUROPAEA 'SWAN HILL'	FRUITLESS OLIVE
+	**SCREENING/THEME TREES- 15 GAL.**	
+	PINUS HALEPENSIS	ALEPPO PINE
+	QUERCUS ILEX	HOLLY OAK
+	RHUS LANCEA	AFRICAN SUMAC
	SHRUBS AND GROUNDCOVER	
	FOUNDATION & SCREENING SHRUBS- 5 GAL.	
	ELAEAGNUS PUNGENS	ELAEAGNUS
	LEUCOPHYLLUM SPECIES	TEXAS RANGER
	MYRTUS COMMUNIS	COMMON MYRTLE
	OLEA 'LITTLE OLLIE'	DWARF OLIVE
	SALVIA CLEVELANDII	CLEVELAND SAGE
	ORNAMENTAL MASSING SHRUBS- 5 GAL.	
	ACACIA REDOLENS	PROSTRATE ACACIA
	ALOE SPECIES	ALOE
	BACCHARIS CENTENNIAL	COYOTE CRUSH
	BOUGAINVILLEA SPECIES	BOUGAINVILLEA
	CALLISTIMON 'LITTLE JOHN'	DWARF BOTTLE BRUSH
	CISTUS SPECIES	ROCKROSE
	ENGELIA CALIFORNICA	CALIFORNIA SUNFLOWER
	ROSMARINUS OFFICINALIS	ROSEMARY
	SALVIA GREGGII	AUTUMN SAGE
	WESTRINGIA FRUTICOSA	COASTAL ROSEMARY
	ACCENT SHRUBS- 5 GAL.	
	AGAVE SPECIES	AGAVE
	ALOSYNE HUEGELII	BLUE HIBISCUS
	CALSALPINIA MEXICANA	MEXICAN BIRD OF PARADISE
	GROUNDCOVER- FLATTED	
	BACCHARIS 'TWIN PEAKS'	COYOTE BRUSH
	CALANDRINIA GRANDIFLORA	ROCK PURSLANE
	ROSMARINUS OFFICINALIS	HUNTINGTON CARPET ROSEMARY
	LANTANA MONTEVIDEDNSIS	TRAILING LANTANA
	SENECIO MANDRALISCAE	BLUE CHALKSTICKS
	MUHLENBERGIA CAPILLARIS	PINK MUHLY GRASS
	BASING- FLATTED	
	CAREX SPISSA	SEDGE
	LEYMUS CONDENSATUS	GIANT WILD RYE
	CAREX PANSA	SEDGE
	VINES- 5 GAL.	
	DISTICTUS BUCCINATORIA	RED TRUMPET VINE
	LAWN- SODDED TURF	

WALL & FENCE LEGEND

- 5' WOOD FENCE
- TUBULAR STEEL FENCE
- 6' MASONRY WALL

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FIGURE 13
Landscape Concept Plan

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Map Source: Howard Associates

TYPICAL FRONT YARD LANDSCAPING

NOTES:

PROPERTY: 409,128 SF
LANDSCAPE AREA: 135,066 SF

MAXIMUM APPLIED WATER ALLOWANCE

(FRONT YARDS) 57.33 X 0.62 X (0.7 X 34,869) + = 866,495
(BASINS) 57.33 X 0.62 X (0.7 X 14,154) + = 351,727
(SLOPE) 57.33 X 0.62 X (0.7 X 86,043) + = 2,138,169

TOTAL: 3,356,391 GALLONS PER YEAR

ESTIMATED TOTAL WATER USE
(FRONT YARDS) 57.33 X 0.62 X (0.3 X 34,869/0.80)= 464,194
(BASINS) 57.33 X 0.62 X (0.5 X 14,154/0.70)= 358,905
(SLOPE) 57.33 X 0.62 X (0.5 X 86,043/0.70)= 2,181,805

TOTAL: 3,004,904 GALLONS PER YEAR

LANDSCAPE ARCHITECT'S STATEMENT

I AM FAMILIAR WITH THE REQUIREMENTS FOR LANDSCAPE AND IRRIGATION PLANS CONTAINED IN CHAPTER 17.94 OF THE EL CAJON MUNICIPAL CODE. I HAVE PREPARED THESE PLANS IN COMPLIANCE WITH THOSE REGULATIONS AND THE EL CAJON LANDSCAPE DESIGN MANUAL. I CERTIFY THAT THE PLANS IMPLEMENT THOSE REGULATIONS TO PROVIDE EFFICIENT USE OF WATER.

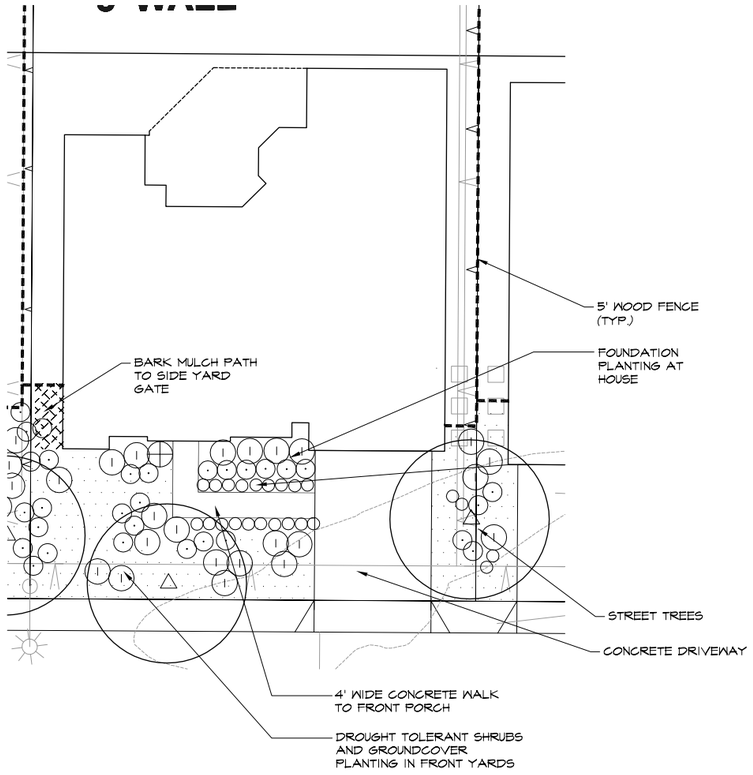
1/29/16
JULIE E. HOWARD, RLA 2681 DATE

WATER CONSERVATION STATEMENT

THE LANDSCAPE PLAN IS DESIGNED TO ACHIEVE CONSERVATION AND EFFICIENCY IN WATER USE THROUGH THE FOLLOWING DESIGN ELEMENTS:

1. ALL PLANTING AREAS SHALL RECEIVE A 2" LAYER OF BARK MULCH TO RETAIN SOIL MOISTURE, SHADE ROOTS AND REDUCE WEED GROWTH.
2. ALL TREES, SHRUBS, AND GROUND COVERS INCLUDED IN LANDSCAPE AREAS ARE WUCOLS RATED AT LOW FOR WATER USE. BIO-RETENTION BASIN GRASSES ARE RATED AT MODERATE. THE RECREATION LAWN IS HIGH.
3. ALL PLANTED AREAS SHALL HAVE A MOISTURE SENSING, PERMANENT, AUTOMATIC IRRIGATION SYSTEM WITH RAIN SHUTOFF OVERRIDE, DESIGNED TO PROVIDE A PRECIPITATION RATE OF 0.75"/HR. OR LESS, AND A MAX. GPM OF .5 @ 30 PSI..
4. ALL PLANTED AREAS WITHIN 24" OF A PAVED SURFACE SHALL BE IRRIGATED WITH LOW VOLUME OR SUBSURFACE IRRIGATION TO AVOID OVER SPRAY AND RUNOFF INTO NON-IRRIGATED AREAS.
5. THE IRRIGATION SYSTEM SHALL BE CIRCUITED INTO SEPARATE HYDROZONES TO GROUP PLANTS WITH SIMILAR WATER REQUIREMENTS AND SOLAR EXPOSURES.
6. ALL LANDSCAPING SHALL COMPLY WITH THE CITY OF EL CAJON MUNICIPAL CODE CH. 17.195 'WATER EFFICENT LANDSCAPE ORDINANCE' FOR WATER EFFICIENT LANDSCAPE REGULATIONS. THE IRRIGATION SYSTEM SHALL BE DESIGNED TO MEET THE MAWA FOR THE SITE.

GENERAL NOTES
1. ROOT BARRIERS SHALL BE USED FOR ALL TREES PLANTED WITHIN 4' OF A PAVED SURFACE.



RECREATION AREA

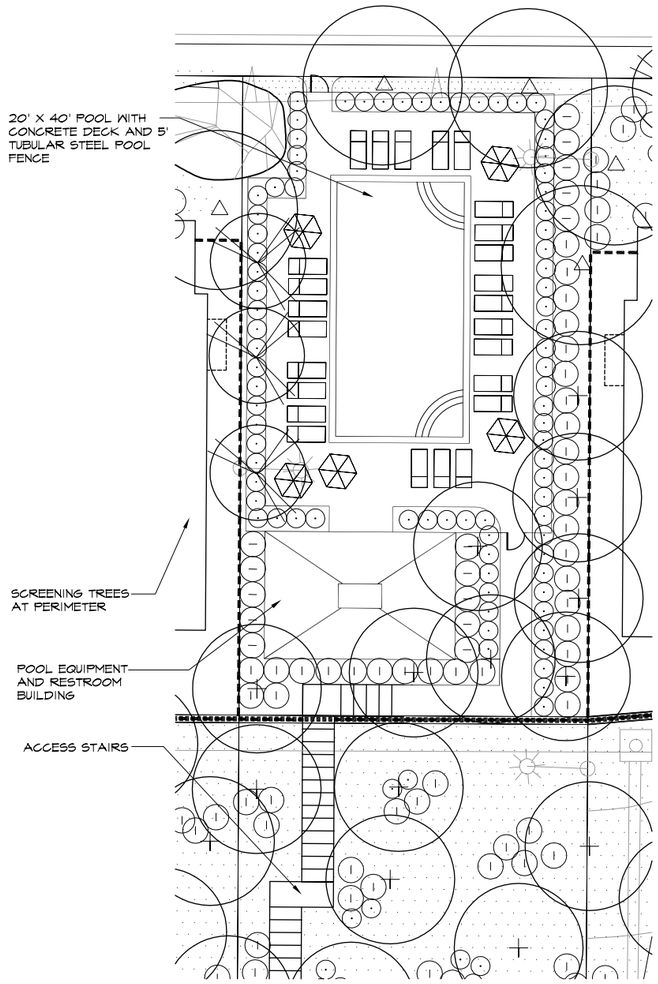


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FIGURE 14
Typical Front Yard Landscaping

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II. AGRICULTURE AND FORESTRY RESOURCES

Would the project:

Issues	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	☐	☐	☐	☒
b. Conflict with existing zoning for agricultural use, or a Williamson Act Contract?	☐	☐	☐	☒
c. Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 1220[g]), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104[g])?	☐	☐	☐	☒
d. Result in the loss of forest land or conversion of forest land to non-forest use?	☐	☐	☐	☒
e. Involve other changes in the existing environment, which, due to their location or nature, could result in conversion of Farmland to non-agricultural use or conversion of forest land to non-forest use?	☐	☐	☐	☒

Explanation of Checklist:

a): No Impact. The project site is located in an existing urbanized area with no agricultural or forest resources within the vicinity. According to the San Diego County Important Farmland Map (California Department of Conservation 2008) the project site is mapped as Urban and Built Up Land. The City's General Plan states that El Cajon has developed primarily as an urban area and that there are no agricultural areas, forests, permanent streams, lakes, or beaches within the City boundaries. The project site is not zoned for agricultural or forestry purposes and because there are not any Williamson Act

Contracts associated with the site or vicinity. Therefore, the project would not convert Important Farmland, conflict with agricultural zoning, or otherwise cause the conversion of farmland or forest land to non-agricultural/non-forest use and the City has determined that there would be no impacts to agricultural resources.

Mitigation Measures

None are necessary.

III. AIR QUALITY

Would the project:

I□□□□	Po□n□ally S□n□□can□ I□ □ac□	L□□□ Than S□n□□can□ w□h M□□□a□on Incor□ora□□d	L□□□ Than S□n□□can□ I□ □ac□	No I□ □ac□
a. Conflict with or obstruct implementation of the applicable air quality plan?	☐	☐	☒	☐
b. Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	☐	☐	☒	☐
c. Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	☐	☐	☒	☐
d. Expose sensitive receptors to substantial pollutant concentrations?	☐	☐	☒	☐
e. Create objectionable odors affecting a substantial number of people?	☐	☐	☐	☒

Explanation of Checklist:

a: L□□□ Than S□n□□can□ I□ □ac□. The City lies within the San Diego Air Basin (SDAB), which encompasses San Diego County. The overall climate is characterized by warm, dry summers and mild, wet winters. The climate in El Cajon, and all of San Diego County, is dominated by a semi-permanent high pressure cell over the Pacific Ocean. This cell influences the direction of prevailing winds (westerly to northwesterly) and maintains clear skies for much of the year. The high pressure cell also creates two types of temperature inversions that may act to degrade the local quality of the air.

The California Clean Air Act (CCAA) requires areas that have not attained state ambient air quality standards for ozone, carbon monoxide, sulfur dioxide, or nitrogen dioxide to prepare plans to attain the standards by the earliest possible date. With one exception, each of these standards has been obtained in San Diego County. The California Air Resources Board (CARB) has designated San Diego County as a nonattainment area for failure to meet the state ambient air quality standard for ozone. Accordingly, the San Diego Regional Air Quality Strategy (RAQS) was developed pursuant to CCAA

requirements and identifies emission control measures to provide progress toward attaining the state standard. The pollutants addressed are reactive organic gases (ROG) or volatile organic compounds (VOC) and oxides of nitrogen (NO), precursors to the photochemical formation of ozone.

Consistency with the RAQS assumptions is determined by analyzing the project with the assumptions in the RAQS. Thus, the emphasis of this criterion is to ensure that the analyses for the project are based on the similar forecasts as the RAQS. Forecasts used in the RAQS are developed by the San Diego Association of Governments (SANDAG). The SANDAG forecasts are based on local general plans and other related documents that are used to develop population projections and traffic projections.

As shown in Tables 1 and 2, neither the construction nor the operation of the project would result in emissions of significant quantities or exceed the applicable thresholds. As such, the proposed project is not expected to conflict with the RAQS. Therefore, less than significant air quality impacts would be expected.

TABLE 1
OPERATIONS EMISSIONS
(□o□nd□ □□r day)

Operation Source	ROG	NO_X	CO	SO_2	PM_{10}	$PM_{2.5}$
Area	40.82	0.62	45.38	<0.01	5.95	5.95
Mobile	0.96	2.10	9.78	<0.01	1.45	0.41
Maximum Daily Emissions	41.78	2.72	55.16	<0.01	7.4	6.36
Threshold of Significance	250	250	550	250	100	100
Significant Impact?	No	No	No	No	No	No

ROG =reactive organic gas; NO_X = oxide of nitrogen; CO = carbon monoxide; SO_2 = sulfur dioxide;
PM_{10} = particulate matter less than 10 microns; $PM_{2.5}$ = particulate matter less than 2.5 microns;
SLT = Screening Level Thresholds

TABLE 2
CONSTRUCTION EMISSIONS
(□o□nd□ □□r day)

Construction Phase	ROG	NO_X	CO	SO_2	PM_{10}	$PM_{2.5}$
Maximum Daily Emissions	54.7	58.4	44.9	0.07	20.22	11.88
Threshold of Significance	250	250	550	250	100	100
Significant Impact?	No	No	No	No	No	No

ROG =reactive organic gas; NO_X = oxide of nitrogen; CO = carbon monoxide; SO_2 = sulfur dioxide;
PM_{10} = suspended particulate matter; $PM_{2.5}$ = fine particulate matter; SLT = Screening Level Thresholds

□: L□□□ Than S□□n□□□can□l□ □ac□

The primary air quality impacts caused by land use projects are the result of emissions from motor vehicles and from the short-term construction activities associated with such projects. The San Diego County Air Pollution Control District (SDAPCD) has not established CEQA guidance or thresholds for determining the significance of air quality emissions under CEQA. However, the SDAPCD has issued criteria for new source review (NSR) in SDAPCD Rules 20.2 and 20.3. While not intended for this purpose, for CEQA purposes, these criteria can be used to demonstrate that a project's total emissions would not result in a significant impact to air quality. SDAPCD Rules 20.2 and 20.3 do not specify thresholds for ROG or particulate matter less than 2.5 microns in diameter ($PM_{2.5}$). Therefore, the threshold identified for ROG emissions is based on the

Environmental Protection Agency General Conformity Rule, which equates ROG and oxides of nitrogen (NO_X) emissions under the Clean Air Act and applies the same limitation on ROG and NO_X emissions in ozone non-attainment areas (Federal Register 2010). Based on the South Coast Air Quality Management District's (SCAQMD's) Final Methodology to Calculate $PM_{2.5}$ and PM_{10} Significance Thresholds, PM_{10} exhaust is approximately 92 percent $PM_{2.5}$ and 61 percent of mechanical PM_{10} is $PM_{2.5}$ (SCAQMD 2006). As the primary concern for $PM_{2.5}$ is associated with the exhaust emissions, the $PM_{2.5}$ threshold is equated to PM_{10}. The air quality thresholds used in this analysis are shown in Table 3.

TABLE 3
AIR QUALITY IMPACT SCREENING LEVELS

	Emission Rate		
Pollutant	(lb/hr)	(lb/day)	(tons/yr)
NO_X	25	250	40
SO_X	25	250	40
CO	100	550	100
PM_{10}	--	100	15
Lead	--	3.2	0.6
VOC/ROG[1]	--	250	--
$PM_{2.5}$[2]	--	100	--

SOURCE: SDAPCD Rule 20.2 (12/17/1998) except for VOC and $PM_{2.5}$.

VOC = volatile organic compound, ROG = reactive organic gas, CO = carbon monoxide, SO_2 = sulfur dioxide, PM_{10} = particulate matter less than 10 microns, $PM_{2.5}$ = particulate matter less than 2.5 microns

1 The threshold for VOC/ROG is based on the Environmental Protection Agency General Conformity Rule, which equates VOC and NO_X emissions under the Clean Air Act and applies the same limitation on VOC and NO_X emissions in ozone nonattainment areas (Federal Register 2010).

2 $PM_{2.5}$ threshold equated to PM_{10} as the SDAPCD does not set a limit on $PM_{2.5}$ and approximately 92 percent of PM_{10} exhaust is $PM_{2.5}$ and 61 percent of mechanical PM_{10} is $PM_{2.5}$ (SCAQMD 2006).

Grading associated with the construction of the proposed 26-lot subdivision would be subject to the City of El Cajon Grading Ordinance, which requires the implementation of dust control measures. Emissions from the construction phase would be minimal as listed in Table 2 and localized, resulting in pollutant emissions below the impact criteria listed in Table 3.

The primary source of air pollutants during construction would be the engine exhaust from construction equipment and dust from grading and earthmoving operations. Emission estimates were calculated using the California Emissions Estimator Model (CalEEMod). For modeling purposes, the project is assumed to start in July 2017, and demolition, site preparation, and grading are assumed to occur in the first three months. The construction of the structures would follow and take approximately six months. All construction should be completed by July 2018, a period of one year. Assumptions for the equipment used in each phase, volumes of demolition removal and fill import, and other factors are included in the CalEEMod input–output data sheets in Attachment 1. The results of the calculations for the project construction-related air emissions are shown in Table 2.

As shown in Table 2, construction emissions of all pollutants would be less than the significance thresholds, and the regional emissions impact would be less than significant.

Operations' air emissions are generally classified as area source emissions and mobile source emissions. Area sources include natural gas for space heating and water heating, gasoline for landscaping and maintenance equipment, consumer products such as solvents, household cleaners, and architectural coating for routine maintenance. Mobile sources are vehicle trips that would be made by residents. The project is anticipated to generate 10 trips per dwelling unit per day. Regional emissions are the total emissions attributed to the project operations and were calculated with CalEEMod. The year of analysis is 2016, the first year of operations, which would have the greatest emissions. Emissions in subsequent years would be less because of the continuing improvement in vehicle emissions and the retirement of older vehicles. The results of the calculations for the project operation air emissions are shown in Table 1. The CalEEMod input–output data sheets are in Attachment 1.

As shown in Table 1, operation emissions of all pollutants would be less than the significance thresholds, and the regional emissions impact would be less than significant.

c: **L□□□ Than S□n□□can□l□ □ac□.**

San Diego County is currently nonattainment for the 1-hour concentrations under the California Ambient Air Quality Standard (CAAQS) for ozone (O_3). San Diego County is also presently in nonattainment for the annual geometric mean for the 24-hour concentrations of PM_{10} under the CAAQS. O_3 is formed when VOC and NO_x react in the presence of sunlight. VOC sources include any source that burns fuels (e.g., gasoline, natural gas, wood, oil); solvents; petroleum processing and storage; and pesticides. Sources of PM_{10} in both urban and rural areas include: motor vehicles, wood burning stoves and fireplaces, dust from construction, landfills, agriculture, wildfires, brush/waste burning, and industrial sources of windblown dust from open lands.

The proposed project would involve the grading of approximately 7.4 acres. The excavation required is estimated at approximately 37,250 cubic yards, and the fill required is estimated to balance on-site at 37,250 cubic yards. The balance of all cut and fill on the project site avoids the traffic and emissions associated with the import or export of material. Following construction, vehicle trips would total 260 Average Daily Traffic.

The grading operations associated with the construction of the project would be subject to the City of El Cajon Grading Ordinance, which requires the implementation of dust control measures. Additionally, based on the emissions summaries in Tables 1 and 2, emissions from construction and operation would be below the significance thresholds. Therefore, the construction and operation emissions associated with the proposed project would not result in a cumulatively considerable net increase in any criteria pollutant under an applicable federal or state ambient air quality standard to create a cumulatively considerable impact or a considerable net increase of PM_{10}, or any O_3 precursors. Therefore, cumulative air quality impacts would be less than significant.

d: L□□□ Than S□n□□can□ l□ □ac□. Air quality regulators typically define sensitive receptors as schools (preschool – 12th grade), hospitals, residential care facilities, or day-care centers, or other facilities that may house individuals with health conditions that would be adversely impacted by changes in air quality.

The following sensitive receptors have been identified within a one quarter-mile radius of the project site: Chase Care Center and Chase Avenue Elementary School. However, this project does not propose uses or activities that would result in exposure of these identified sensitive receptors to significant pollutant concentrations. In addition, the project would not contribute to a cumulatively considerable exposure of sensitive receptors to substantial pollutant concentrations, because the proposed project would have emissions below the applicable thresholds.

□: No l□ □ac□. The occurrence and severity of odor impacts depend upon a number of factors, including the nature, frequency, and intensity of the source; wind speed and direction; and the presence of sensitive receptor. Although offensive odors rarely cause any physical harm, they still can be very unpleasant, leading to considerable distress and often generating citizen complaints to local governments and regulatory agencies.

The proposed project would not have any significant odor sources, and any odors generated would be similar in nature to odors from typical residential land uses. The surrounding land uses are commercial in nature and the surrounding properties are not considered sensitive to odors, but may be considered odor producers. During a site visit no unusual or objectionable odors were detected from on-site or off-site land uses. Thus, the proposed project would have no odor impacts.

M□□□a□on M□a□□r□□

None are necessary.

IV. BIOLOGICAL RESOURCES

Would the project:

Issues	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Have substantial adverse effects, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife (CDFW) or U.S. Fish and Wildlife Service (USFWS)?	☐	☒	☐	☐
b. Have a substantial adverse effect on any riparian habitat or other community identified in local or regional plans, policies, and regulations or by the CDFW or USFWS?	☐	☒	☐	☐
c. Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	☐	☐	☐	☒
d. Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	☐	☐	☒	☐
e. Conflict with any local policies or ordinances protecting biological resources, such as tree preservation policy or ordinance?	☐	☐	☐	☒

Issues	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
f. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	☐	☐	☐	☒

Explanation of Checklist:

Biological studies of the South Magnolia Avenue property have been ongoing for over 12 years, with an initial study completed by Vince Scheidt, Biological Consultant, in 2003. This was followed by a more detailed study by Helix Environmental in 2004. Shortly after the Helix report was completed, the site was brushed, removing nearly 100 percent of the Diegan coastal sage scrub from the property. Within a few years, however, the vegetation had grown back, and in 2009 Vince Scheidt was retained to conduct various protocol surveys (Quino checkerspot butterfly, coastal California gnatcatcher, rare plants), with an updated biological assessment in and memo completed in 2013. The purpose of the 2013 visit was to examine and reevaluate the extent of the damage caused by unauthorized habitat clearing nine years prior. In October 2014, Vince Scheidt and an associate completed a new baseline biology survey of the project site. The purpose of this study was to identify the site's flora and fauna, the on-site habitat types, potential project impacts, and mitigation requirements. The data from the various older biological studies were incorporated into the December 2014 biology letter report (Scheidt 2014), which is included as Attachment 2. The explanations following each of the following questions regarding biological resources rely on the information found in this report.

a: Less Than Significant With Mitigation Incorporated. The proposed project would result in direct impacts to two sensitive habitat types, Diegan coastal sage scrub (3.2 acres) and non-native grassland (5.4 acres). Figure 15 shows the habitat types found on the project site while Figure 16 shows the areas that will be impacted. Diegan coastal sage scrub is the preferred habitat for the federally endangered California gnatcatcher. While the 3.2 acres of Diegan coastal sage scrub is relatively small isolated by surrounding urban development, a single California gnatcatcher was observed on the project site in October 2014. The impacts to Diegan coastal sage scrub and non-native grassland would be significant and would require mitigation **(Impact Bio-1 and Bio-2).**

No sensitive plant species were observed on the project site during biological surveys conducted in May 2004, April 2013, and October 2014 and none are expected given the disturbed nature of much of the property. The 2004 surveys included general biological surveys and vegetation mapping as well as three focused surveys for the coastal California gnatcatcher. The purpose of the 2013 survey was forensic vegetation mapping to determine the vegetation that was present prior to site clearing in 2007. The October 2014 survey was conducted to assess the current condition of the biological resources

and potential project impacts and to recommend mitigation measures. It was during this survey that a single coastal California gnatcatcher was observed on the project site.

A record search of the California Natural Diversity Data Base (CNDDB) conducted in 2004 revealed that 11 sensitive plant and animal species have the potential to occur on the project site based on soils, habitats, and site location. Due to relatively small area of natural habitat on that project site, which is surrounded by urban and semi-rural development, and the requirement to provide mitigation in the form of off-site preservation of areas of natural vegetation, the potential impact to sensitive animal species is considered to be less than significant.

Construction of the proposed project would directly impact non-native grassland, which is used by foraging birds of prey (raptors) such as red-tailed hawks. As is noted above, impacts to this habitat would be significant **(Impact Bio-2)**. Mitigation for impacts to raptor foraging habitat is included in the mitigation for impacts to Diegan coastal sage scrub and non-native grassland. Table 4 provides a summary of project impacts, including the Multiple Species Conservation Program (MSCP) tier. It is noted that until the City adopts an MSCP Subarea Plan, the MSCP tiers are for information purposes only and are not binding on the City in the determination of the appropriate mitigation for project impacts.

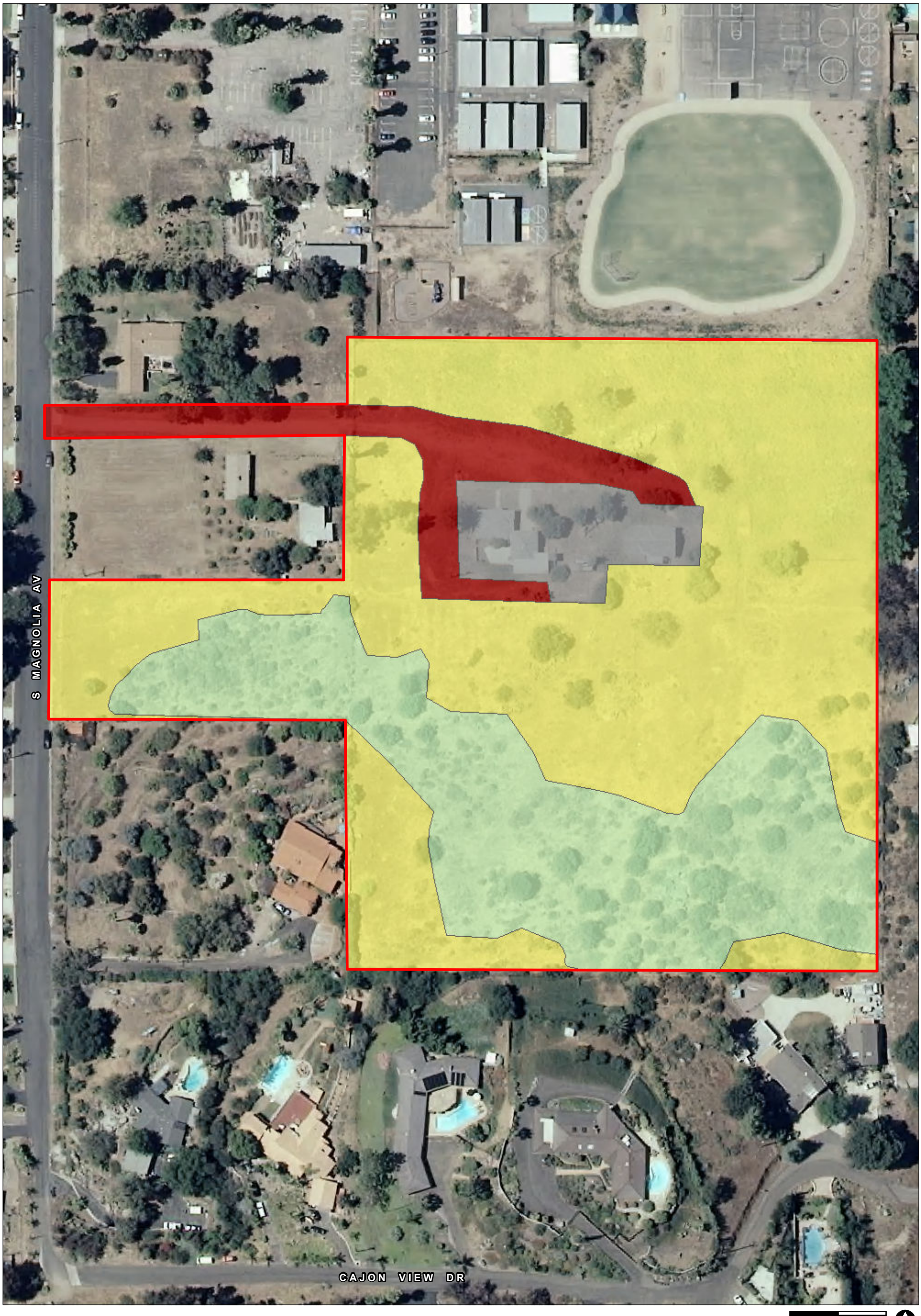
TABLE 4
BIOLOGICAL IMPACTS

Vegetation Community	MSCP Tier	Existing Acreage	Direct Impacts
Diegan Coastal Sage Scrub	II	3.2	3.2
Non-native Grassland	III	5.4	5.4
Disturbed Habitat	IV	0.4	0.4
Developed	IV	0.7	0.7
	TOTAL	9.7	9.7

The proposed project could directly and indirectly impact raptor nests during construction. Red-tailed hawks have been observed flying over the project site during past biological surveys, and sightings of red-tailed hawks are common within the hills of El Cajon. Although no nests have been observed by project biologists within the trees during the past biological surveys, nests may be located on nearby properties or could be established on the project site prior to project construction. Raptors are protected under the federal Migratory Bird Treaty Act, meaning that impacts are not allowed. Significant indirect impacts to a raptor nest would result from any construction within 500 feet of an active nest from January 1 through June 30. This impact would be significant **(Impact Bio-3)**.

Impact: Less Than Significant With Mitigation Incorporated. Diegan coastal sage scrub and non-native grassland are the only natural communities found on the project site identified in local or regional plans as sensitive. There is no riparian habitat or any other type of wetland area on the project site. As described above, impacts to Diegan coastal sage scrub and non-native grassland communities would be significant and would require mitigation **(Impact Bio-1 and Bio-2).**

Image source: SanGIS (flown May 2012)



Project Boundary

Vegetation and Land Cover Types

- Coastal Sage Scrub
- Disturbed Habitat
- Non-native Grassland
- Urban/Developed

0 Feet 100

RECON

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FIGURE 15

Existing Biological Resources

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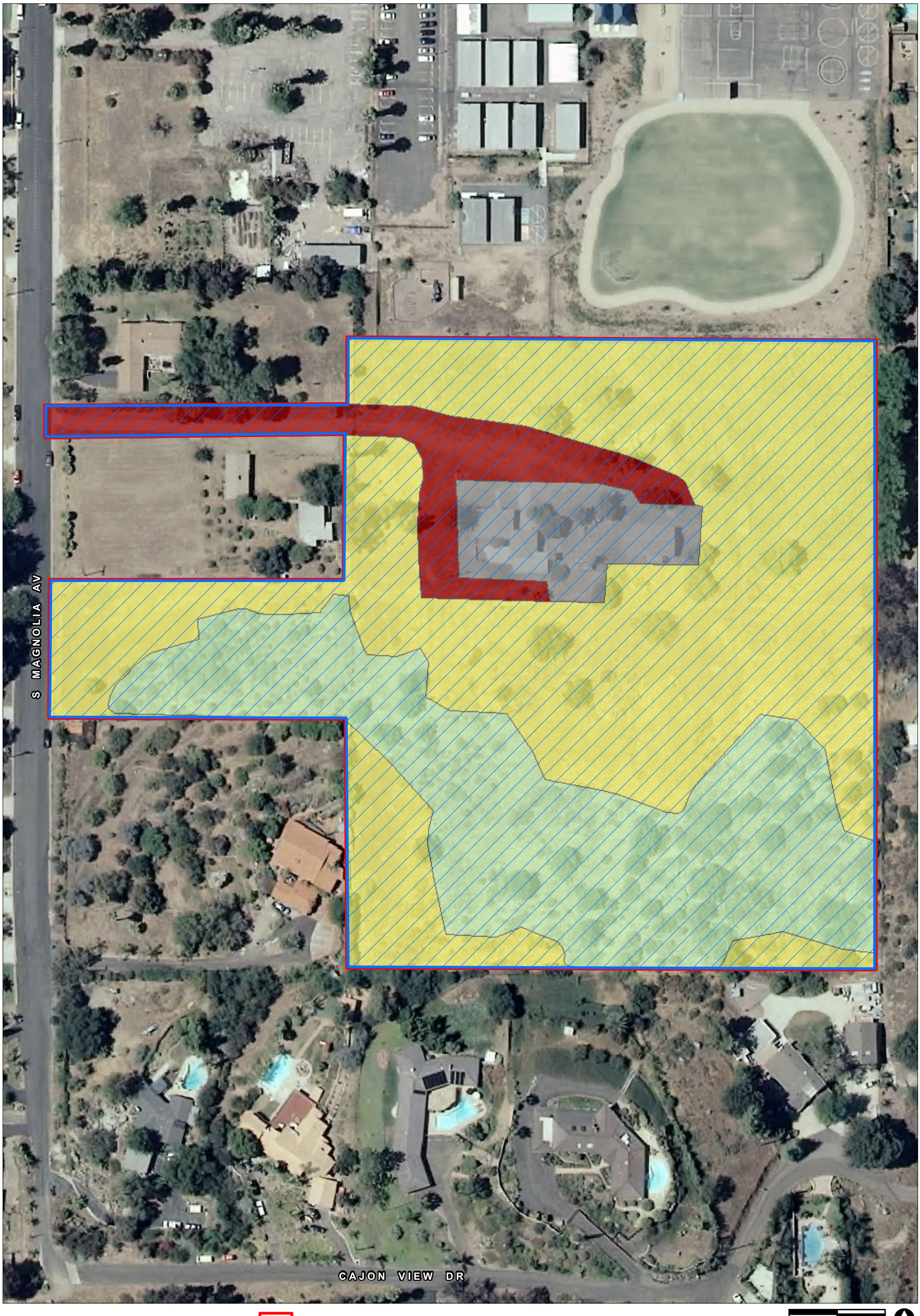
Image source: SanGIS (flown May 2012)



Project Boundary

Permanent Impacts

Vegetation and Land Cover Types

- Coastal Sage Scrub
- Disturbed Habitat
- Non-native Grassland
- Urban/Developed

0 Feet 100

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FIGURE 16

Impacts to Biological Resources

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c: No I□ □ac□. The project site does not contain any wetland areas as defined by Section 404 of the Clean Water Act, including, but not limited to, marsh, vernal pool, stream, lake, river, or water of the U.S. that could potentially be impacted through direct removal, filling, or hydrological interruption, diversion, or obstruction by the proposed development. Therefore, no impacts would occur to riparian or any other sensitive natural community identified in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife (CDFW) or U.S. Fish and Wildlife Service (USFWS).

d: L□□□ Than S□n□□can □W□h M□□□a□□on Incor□ora□□d. The project site has limited biological value, as portions of it have been developed and it is surrounded by development on a suburban edge of an urban area. The project is not in close proximity to a core area of Diegan coastal sage scrub, and the Diegan coastal sage scrub on the project site does not provide a linkage between two core areas. The movement of native species is currently impeded by surrounding development, including houses, and an elementary school, yards, roads, and fences. Therefore, the proposed project would not interfere with the movement of any native resident or migratory wildlife species or impede the use of a wildlife nursery site. This impact would be less than significant.

□: No I□ □ac□. The proposed project would not conflict with any of El Cajon's local policies or ordinances that protect biological resources. At this time the only policy relating to biological resources is the designation of open space areas on the General Plan Map. The project site is not within a designated open space area. The closest designated open space is located south of Cajon View Drive and east of Avocado Avenue. This impact would not be significant.

□: No I□ □ac□. The project is not located within a Habitat Conservation Plan (HCP) or within the vicinity of any local, regional, or state conservation plan. The project site is located within the City of El Cajon's MSCP Subarea Planning Area. The Draft Subarea Plan has not been adopted by the City Council or submitted to the USFWS and CDFW for review and final approval, nor is it likely to be in the foreseeable future. Without an adopted Subarea Plan, the impact to 3.2 acres of Diegan coastal sage scrub could require that a federal Environmental Site Assessment (ESA) Section (4d) permit be processed through the City of El Cajon pursuant to City Council Policy C-12. However, use of the 4(d) process is only available to jurisdictions that are actively working on a Subarea Plan, which the City of El Cajon is not. Despite a single sighting of a coastal California gnatcatcher on the project site, focused protocol surveys for this species that have been conducted over several years have not identified this species as a resident of the project site. Therefore, off-site mitigation of impacts to Diegan coastal sage scrub and non-native grassland would be acceptable to the USFWS and the CDFW.

M□□□a□on M□a□□r□□

M□□□a□on M□a□□r□ B□o-1: The direct impacts to 3.2 acres of Diegan coastal sage scrub shall be mitigated at a ratio of 2:1 through the purchase of 6.4 acres of ~~Tier I~~ mitigation credits ~~at the Crestridge Mitigation Bank or at a similar City-approved location. Total mitigation at the Crestridge Mitigation Bank, or at a similar City-approved location, shall equal 9.1 acres and shall be approved by the USFWS and CDFW~~. The project applicant is to provide evidence, to the satisfaction of the City and Wildlife Agencies, that mitigation credits (specifying the mitigation acreage amount) have been secured in an approved conservation bank, prior to the issuance of any grading permits.

M□□□a□on M□a□□r□ B□o-2: The direct impacts to 5.4 acres of non-native grassland shall be mitigated at a ratio of 0.5:1 through the purchase of 2.7 acres of ~~Tier III~~ mitigation

credits ~~at the Crestridge Mitigation Bank or at a similar City-approved location~~. ~~Total mitigation at the Crestridge Mitigation Bank, or at a similar City-approved location, shall equal 9.1 acres and shall be approved by the USFWS and CDFW~~. The project applicant is to provide evidence, to the satisfaction of the City and Wildlife Agencies, that mitigation credits (specifying the mitigation acreage amount) have been secured in an approved conservation bank, prior to the issuance of any grading permits.

M□□□a□on M□a□□r□ B□o-3: ~~Potential impacts to nesting raptors shall be mitigated through the avoidance of vegetation clearing during the raptor breeding season (January 1 – June 30). If vegetation clearing must occur during the breeding season, a survey shall be conducted by a qualified biologist to identify active raptor nests. If an active raptor nest is present, the biologist shall determine if an avoidance distance is required due to the urban setting. The avoidance area, if any, shall be fenced with temporary fencing until the young have fledged.~~

Migratory nongame native bird species are protected by international treaty under the federal Migratory Bird Treaty Act (MBTA) of 1918 (Title 50, § 10.13, Code of federal Regulations).Sections 3503.5 and 3513 of the California Fish and Game Code prohibit take of all raptors and other migratory nongame birds and section 3503 prohibits take of the nests and eggs of all birds. Sections 3503, 3503.5, and 3513 of the California Fish and Game Code prohibit take of all birds and their active nests including raptors and other migratory nongame birds (as listed under the federal MBTA). Proposed project activities (including, but not limited to, staging and disturbances to native and nonnative vegetation, structures, and substrates) should occur outside of the avian breeding season which generally runs from February 1 - September 1 (as early as January 1 for some raptors) to avoid take of birds or their eggs. If avoidance of the avian breeding season is not feasible, the CDFW recommends surveys by a qualified biologist with experience in conducting breeding bird surveys to detect protected native birds occurring in suitable nesting habitat that is to be disturbed and (as access to adjacent areas allows) any other such habitat within 300 feet of the disturbance area (within 500 feet for raptors). Project personnel, including all contractors working on-site, should be instructed on the sensitivity of the area. Reductions in the nest buffer distance may be appropriate depending on the avian species involved, ambient levels of human activity, screening vegetation, or possibly other factors.

V. CULTURAL RESOURCES

Would the project:

I□□□□	Po□n□ally S□n□□can□ I□ □ac□	L□□□ Than S□n□□can□ w□h M□□□a□on Incor□ora□□d	L□□□ Than S□n□□can□ I□ □ac□	No I□ □ac□
a. Cause a substantial adverse change in the significance of an historical resource as defined in §15064.5?	☐	☐	☐	☒
b. Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?	☐	☒	☐	☐
c. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	☐	☐	☒	☐
d. Disturb human remains, including those interred outside of formal cemeteries?	☐	☒	☐	☐

Explanation of Checklist:

a: No I□ □ac□. A historical evaluation of the buildings on the project site concluded that none are eligible for the California Register of Historic Resources or the County of San Diego Historic Resources Register. Therefore, the removal of these structures from the project site would not result in the loss of a historical resource. There would be no impact.

□: L□□□ □han S□n□□can□ W□h M□□□a□on Incor□ora□□d. The significance of archaeological resources is based on integrity and potential to yield research information. Because much of the project site was developed in the past, the integrity of the project area has been compromised; thus, the potential for unknown significant subsurface archaeological resources to be present is considered low. A record search conducted at the South Coastal Information Center indicated that there are no recorded prehistoric or historic archaeological sites on the project site. However, three previously recorded resources were identified within the 1-mile radius of the project site. CA-SDI-21244 is mapped immediately east of the project, on what was the El Granito Springs Rancho property. The site was identified by ASM Affiliates during construction monitoring in mid-2014 and consisted of a midden deposit approximately one meter thick, covering approximately 12,000 square meters. The El Granito Ranch is also on the property immediately to the east of the project property. The ranch complex included an adobe constructed in 1941 by James Streeter and Camille Blair, and a wood-framed house at least 64 years old. The next closest recorded site is CA-SDI-10237, approximately 550 feet east of the project, on the east side of Avocado Boulevard. The site was recorded by RBR and Associates in 1983. This site consisted of three loci and

includes 55 bedrock milling features, manos, unifacial and bifacial stone tools, projectile points, Tizon brownware, flakes, and a small amount of human bone. The area of CA-SDI-10237 has since been developed.

Site CA-SDI-4648 was also located to the southeast of the project site. CA-SDI-4648 was first discovered in 1961 and was relocated in 1963 and 1977. It included bedrock milling, ground stone implements, and pottery and was subsequently destroyed during the construction of the Avocado Highlands development.

The current survey identified a previously unrecorded prehistoric site on the project site that has been concluded to be an extension of a site that was identified on the adjacent property to the east, CA-SDI-10237 (ASM 2015). The Phase I pedestrian survey indicated that the site consists of four bedrock milling features on granitic bedrock outcrops scattered across the property and a light scatter of artifacts, including flakes, two metate fragments, four manos, thumbnail scraper, and a Tizon brownware sherd. One dense concentration of artifacts was identified and prehistoric rock art was also observed on a boulder on the project site.

A total of 19 shovel test pits (STP) were excavated during a Phase II survey across the portions of the project site suspected to contain cultural materials in an attempt to identify subsurface deposits. Twelve of the 19 STPs yielded prehistoric cultural material. The STPs were excavated to depths ranging from 40 to 100 centimeters below the surface with the majority terminating after two sterile 20-centimeter levels. The results of the test excavations revealed that the majority of the project site lacks significant subsurface deposits within the upper meter of deposit. One 1-x-1-meter test unit (TU) was excavated in the northwestern portion of the site in an area of dense surface artifacts and relatively dense STP artifact recovery. One 0.5-x-1-meter TU was also excavated in the southern portion of the site close to a positive STP in front of a boulder with rock art in which buried bedrock and an associated milling slick was uncovered within the STP unit.

The concentration of artifacts found in the southwest corner of the site (Concentration 1) possesses a dense and varied subsurface deposit of cultural materials that has the potential to provide additional information regarding prehistoric occupation in the region. Additionally, the bedrock outcrop with pictographs and the area immediately surrounding the rock art is also an important resource for understanding the prehistory of the region. The boulder with the rock art is to remain in place during construction and is to be avoided by construction impacts. Fencing or landscaping is recommended for long-term preservation of the rock art. The project archaeologist recommends continued government-to-government consultation between the City of El Cajon and the appropriate local tribal government in cooperation with the project proponent as development moves forward. The project archaeologist also recommends a program of excavation and data recovery to mitigate potential impacts to this significant portion of the site by recovering enough data from Concentration 1 to answer pertinent research questions about the prehistory of the area and how it fits into a regional context. The data recovery should consist of at least one additional 1-x-1-meter unit and four to five 0.5-x-0.5-meter units within the boundary of Concentration 1. The data recovery program should also consist of detailed recording of the four bedrock milling features and a 100 percent surface collection of the entire site prior to the start of grading **(I□ □ac□ C□l□□ral-1)**.

c: L□□□ Than S□□n□□□can□l□ □ac□. The threshold for potential impacts to paleontological resources is generally 1,000 cubic yards or more than 10 feet of cut within a geologic

formation considered to have a high or moderate potential to yield fossils. Neither of the two geologic formations found on the project site are known to contain paleontological resources (Demere and Walsh 1993). The lower portion of the project site features poorly sorted Late Pleistocene flood plain deposits, while the upper portion of the site is Tonalite. The alluvium in the valley is derived from the hillside formations. Tonalite, which is an igneous rock closely related to granite, has zero potential to contain paleontological resources. Therefore, there is no potential for impacts to paleontological resources.

d: Less than Significant with Mitigation Incorporated. A record search and detailed field survey did not discover any evidence of human remains on the project site. However, human remains have been discovered during project grading on an adjacent property to the east. While it is not anticipated, the discovery of human remains during project construction would be considered to be a significant impact **(Impact Cultural-2)**.

Mitigation Measures

Mitigation Measure Cultural-1: The project applicant shall authorize excavation and data recovery and the project archaeologist shall complete Phase III Data Recovery at Concentration 1 in the southwestern portion of the project site, to mitigate potential impacts to this significant portion of the site by recovering enough data from Concentration 1 to answer pertinent research questions about the prehistory of the area and how it fits into a regional context.

The data recovery shall consist of at least one additional 1-x-1-meter unit and four to five 0.5-x-0.5-meter units within the boundary of Concentration 1 to mitigate the destruction of significant cultural resources that may be caused by the proposed project in order to retrieve important information that may contribute to the understanding of the prehistory of the region The data recovery program should also consist of detailed recording of the four bedrock milling features and a 100 percent surface collection of the entire site prior to the start of grading.

Mitigation Measure Cultural-2: During the initial ground-disturbing activities associated with the proposed project, the construction contractor shall hire a City-approved, qualified archaeologist (Principal Investigator) to oversee the mitigation program and a Kumeyaay Cultural Repatriation Committee (KCRC)-approved Native American Monitor. The Principal Investigator and Native American Monitor shall be present at the pre-construction meeting to discuss the monitoring program with the grading contractor. An Archaeological Monitor and Native American Monitor shall be present full time during all soil-disturbing and grading/excavation/trenching activities that could result in impacts to archaeological resources. In the event of a discovery, the Archaeological Monitor shall direct the contractor to temporarily divert all soil-disturbing activities in the area of discovery and in the area reasonably suspected to overlay adjacent resources and immediately notify the Principal Investigator. If Native American resources are discovered, the Principal Investigator and Native American Consultant/Monitor shall evaluate the significance of the resource. The Principal Investigator shall also notify the City to discuss significance determination and if additional mitigation is required.

If the resource is significant, the Principal Investigator shall submit an Archaeological Data Recovery Program that has been reviewed by the Native American Consultant/Monitor and obtain written approval from the City. Impacts to significant resources must be mitigated before ground-disturbing activities in the area of discovery will be allowed to resume. If the resource is not significant, the artifact shall be properly

recovered, cataloged, analyzed, and curated according to current professional archaeological standards.

Upon completion of ground-disturbing activities, the Principal Investigator shall prepare a report documenting the monitoring program and curation of any resulting collections and associated records, including the results of the archaeological and Native American monitoring program.

If human remains are discovered, work shall halt in that area and no soil shall be exported off-site until a determination can be made regarding the provenance of the human remains, and the procedures as set forth in CEQA Section 15064.5(e), the California Public Resources Code (Sec. 5097.98) and State Health and Safety Code (Sec. 7050.5) shall be undertaken.

VI. GEOLOGY AND SOILS

Would the project:

Issues	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?	☐	☐	☒	☐
ii. Strong seismic ground shaking?	☐	☐	☒	☐
iii. Seismic-related ground failure, including liquefaction?	☐	☐	☒	☐
iv. Landslides?	☐	☐	☒	☐
b. Result in substantial soil erosion or the loss of topsoil?	☐	☐	☒	☐
c. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	☐	☐	☒	☐
d. Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	☐	☐	☒	☐
e. Have 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?	☐	☐	☐	☒

Explanation of Checklist:

The following section is based on a Preliminary Soils Investigation for Proposed Residential Building Site, 1333 South Magnolia Avenue, City of El Cajon, prepared by Soil Testers (Soil Testers 2005), as well as a subsequent Engineering Geologic Reconnaissance and Geotechnical Review, APNs 493-391-06 and -14, El Cajon, San Diego County, California (GeoSoils 2008) (Attachment 3).

a: L□□□ □han S□□n□□□can□l□ □ac□. Five major fault zones are found within the San Diego Region; Rose Canyon, Coronado Bank, Elsinore, San Jacinto, and the San Clemente fault zones. The distance of these fault zones from El Cajon is summarized below in Table 5. The closest known faults are located to the northeast and southwest.

TABLE 5
DISTANCE OF PROJECT SITE FROM CLOSEST FAULT □ONES

Fault Zone	Approximate Distance
Rose Canyon	10 miles
Coronado Bank	23 miles
Elsinore	30 miles
San Jacinto	40 miles
San Clemente	54 miles

As El Cajon lies within a region known to be seismically active, the potential exists for people and structures associated with new residential projects to be exposed to strong ground shaking, ground failure, and soil instability. The Rose Canyon Fault Zone is the nearest active fault system to the City. Major tectonic activity associated with these and other faults within this regional tectonic framework consists primarily of right-lateral strike-slip movement. Given the close proximity of the Rose Canyon fault system to the City, a strong earthquake on this fault could produce severe ground shaking in the City. Despite the potential of the Rose Canyon fault system to produce severe ground shaking in the City, the project site is not located in a fault rupture hazard zone identified in the Alquist–Priolo Earthquake Fault Zoning Act, Special Publications 42, and Revised 1997, Fault-Rupture Hazards Zones in California. While southern California is a seismically active area, the proposed project would be located in an area where the risks of damage due to fault rupture, strong seismic ground shaking, liquefaction, and landslide are low. This is due to the distance from known faults and the underlying granitic bedrock. Because there are no known faults through the project site and because surface rupture almost always follows preexisting faults, the risk of damage to project components from fault rupture is low.

The Uniform Building Code and the California Building Code classify all of San Diego County with the highest seismic zone criteria, Zone 4. However, the project is not located within 5 kilometers of the centerline of a known active fault zone as defined within the Uniform Building Code's Maps of Known Active Fault Near-Source Zones in California. In addition, the project will have to conform to the Seismic Requirements – Chapter 16 – Earthquake Design as outlined within the California Building Code. Chapter 16 requires a soils compaction report with proposed foundation recommendations to be approved by a structural engineer before issuance of a building or grading permit. Therefore, there would be a less than significant impact from the

exposure of people or structures to potential adverse effects from strong seismic ground shaking as a result of the project.

Liquefaction is a geologic event in which the soil temporarily becomes soft and liquid-like during very strong ground shaking. The types of soils that are most susceptible to liquefaction are loose, water-saturated, fine-grained sand and silty sand that lie within 50 feet of the ground surface. The project site is located at the base of a small range of hills and is underlain with granitic rocks of the Cretaceous Southern California Batholith. This geologic formation is not susceptible to ground failure from seismic activity. In addition, the site is not underlain by poor artificial fill or located within a floodplain. Therefore, risk of exposure of persons to adverse effects from a known area susceptible to ground failure would be less than significant.

The geology of the site and surrounding hills is granitic. Potential adverse effects from landslides would be very low due to the local topography, geologic environment, pre-existing conditions, and proximity to active fault zones. Furthermore, a soils report has been prepared in order to ensure that all design and safety measures outlined within the Uniform Building Code requirements are implemented.

□: L□□□ □han S□□n□□can□ l□ □ac□. The soils on the project site are susceptible to erosion. Despite the severe erosion rating for the Cienba-Fallbrook rocky sandy loams, the project will not result in substantial soil erosion or the loss of topsoil for the following reasons:

- The project will not result in unprotected erodible soils; will not alter existing drainage patters; is not located within a floodplain, wetland, or significant drainage feature; and will develop steep slopes in compliance with the City's Hillside Development Standards.
- The project applicant has prepared a Standard Urban Storm Water Mitigation Plan (September 2004). The plan includes Best Management Practices (BMPs) to ensure sediment does not erode from the project site.
- Project grading will conform to the City ordinances regarding grading and the Urban Storm Water Mitigation Plan.

c: L□□□ □han S□□n□□can□ l□ □ac□. The project site and surrounding properties are underlain by granite and contain granitic soils. This geologic unit is very stable and is not likely to become unstable as a result of the proposed project. Blasting is not anticipated during site grading, but may be necessary to break the larger rock outcrops into smaller pieces and complete the graded pads and street alignments. Because blasting has the potential to affect off-site properties, it is strictly regulated by the County of San Diego through the Sheriff's Department. Therefore, any blasting on the project site would be conducted by a licensed blasting contractor in accordance with all applicable regulations. Notification of adjacent property owners of blasting, prior to each blast event, is required as is blast monitoring and pre- and post-blast evaluations of all structures and improvements on adjacent properties.

d: L□□□ □han S□□n□□can□ l□ □ac□. Expansive soils are clay- or adobe-based soils that absorb large quantities of water and, as a result, expand. This expansion can cause building slabs to crack and buckle. According to the U.S. Department of Agriculture Soil Survey of San Diego County, two different soil classifications exist on-site. The northern portion of the project site consists of Placentia sandy loam, thick surface, 2–9 percent slopes. The southern hillside portion of the project site consists of Cieneba–Fallbrook rocky sandy loams. Although the Placentia sandy loams have expansive properties, the

project would not have any significant impacts because the project is required to comply with the requirements identified in the 1997 Uniform Building Code, Division III – Design Standard for Design of Slab-On-Ground Foundations to Resist the Effects of Expansive Soils and Compressible Soils, which ensure suitable structure safety in areas with expansive soils. In addition, the soil investigation conducted on the project site states that all soils tested were found to have a low expansion and display little expansion from existing moisture conditions. No special design criteria were deemed necessary to mitigate the effects of expansive soils. Therefore, these soils would not create substantial risks to life or property.

□: **No I□ □ac□.** Wastewater generated by the proposed project would be discharged to the existing sewer mains of the City of El Cajon for treatment at the City of San Diego's Point Loma Wastewater Treatment Plant. The project would not require the use of septic systems. Therefore there would be no impact.

M□□□a□on M□a□□r□□

None are necessary.

VII. GREENHOUSE GAS EMISSIONS

Would the project:

Issues	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	☐	☐	☒	☐
b. Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	☐	☐	☒	☐

Explanation of Checklist:

a: Less Than Significant Impact. Rising levels of greenhouse gases (GHGs) have been identified as a source of global warming and an associated change in climates throughout the world **(**U.S. Environmental Protection Agency 2014). The City does not currently have adopted thresholds of significance for GHG emissions. Therefore, the City uses the guidance from the California Air Pollution Control Officers Association (CAPCOA) report "CEQA & Climate Change" dated January 2008 (CAPCOA 2008). In the CAPOCA guidance a 900-metric-ton of carbon dioxide equivalent ($MTCO_2E$) screening criterion is used to determine when a detailed GHG analysis would be required by the City.

The CAPCOA guidance states the 900 MTCO2E guideline is a conservative threshold for requiring further analysis and mitigation. This threshold includes the GHG emissions from vehicle trips, typical energy and water use, and other factors associated with various development projects. Projects that do not exceed 900 MTCO2E are not required by the City to prepare a detailed GHG technical analysis report.

Construction activities emit GHGs primarily though combustion of fuels (mostly diesel) in the engines of off-road construction equipment and through combustion of diesel and gasoline in on-road construction vehicles and in the commute vehicles of the construction workers. Smaller amounts of GHGs are also emitted through the energy use embodied in any water use (for fugitive dust control) and lighting for the construction activity.

Operational activities emit GHGs primarily through the combustion of fuel in vehicles, electricity generation and natural gas consumption, water use, and from solid waste disposal. The project would be constructed in accordance with the energy-efficiency standards (Title 24 Part 6), water reduction goals, and other "green" standards contained in the California Green Building Standards (Title 24 Part 11). In addition, as the project is

an infill development, it would place residences in proximity to existing neighborhood amenities and employment.

GHG emissions were calculated using the CalEEMod computer program. It was calculated that construction of the project would result in a total of 416.9 $MTCO_2E$. Based on guidance from the SCAQMD and Association of Environmental Professionals (AEP), project construction emissions should be included in the assessment of GHG emissions; however, to provide a useful evaluation, the total construction emissions should be divided over the useful life of the project, which is defined by the SCAQMD and AEP as 30 years. Thus, when amortized over 30 years the annual GHG emissions from construction would be approximately 13.9 $MTCO_2E$, and operation of the project would result in approximately 426.3 $MTCO_2E$ annually. Thus, the combined annual GHG emissions of 440.2 $MTCO_2E$ would be less than the 900 $MTCO_2E$ screening criterion; thus, the project's impacts on GHG emissions would be less than significant.

□: L□□□ Than S□□n□□□can□ l□ □ac□. According to the CAPCOA guidance, the 900 $MTCO_2E$ criterion was designed to set the emission threshold low enough to exclude smaller projects from the State's Assembly Bill 32 mandate (CAPCOA 2008). As the project is below the 900 MTCO2E threshold, it would not conflict with Assembly Bill 32's mandate for reducing GHG emissions. As such, the project would not conflict with plans, policies, or regulations adopted for the purpose of reducing GHG emissions.

M□□□a□on M□a□□r□□

None are necessary.

VIII. HAZARDS AND HAZARDOUS MATERIALS

Would the project:

Issues	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Create a significant hazard to the public or the environment through routine transport, use, or disposal of hazardous materials?	☐	☐	☐	☒
b. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	☐	☐	☐	☒
c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	☐	☐	☐	☒
d. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	☐	☐	☒	☐
e. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	☐	☐	☐	☒
f. For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	☐	☐	☐	☒

Issues	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
g. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	☐	☐	☐	☒
h. Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	☐	☐	☐	☒

Explanation of Checklist:

a&c: No Impact. The proposed single-family residential development of the project site would not require the transport, disposal, or use of hazardous materials other than those routinely used for home construction, cleaning, or maintenance. Therefore, the project would not create a significant hazard to the public or the environment involving hazardous materials.

The project site is located immediately south of Chase Avenue Elementary School. Residential properties border the school to the east. Residential land uses do not typically result in the emission of acutely hazardous materials, substances, or waste. Therefore, the emission of hazardous materials from the 26 proposed single-family residential lots is not likely.

d: Less than Significant Impact. The project site is not located on the San Diego County List of Hazardous Material and/or Substance Sites. There is no evidence of the past use, storage, or disposal of hazardous materials on the project site. No significant impacts are anticipated.

e&h: No Impact. Gillespie Field Airport is located within the City, but is approximately 2.8 miles from the project site. The project site is not located within 2 miles of a private airstrip. Therefore, the project would result in no impact relative to airport hazards. The project site is located within an urbanized area far from any urban/wildfire interface areas, and the project would not interfere with any emergency response or evacuation plans.

The City of El Cajon has possible emergency evacuation routes in all directions. Interstate 8 provides the primary east–west movement, and State Route 67 provides a northerly route across the San Diego River. Jamacha Road and Avocado Avenue provide southerly routes out of the City. Other principal roads into and out of the El Cajon Valley include Old Highway 80, Fletcher Parkway/Broadway, Vernon/Pepper, Fanita Drive, Washington/Dehesa, Cuyumaca, and Magnolia Avenue.

The proposed project would not interfere with any major routes out of the City that would be used by residents or emergency vehicles. The two proposed access roads to the residential lots would meet City standards. Evacuation of traffic from the proposed 26 single-family lots would not result in a substantial change in traffic volumes and would not impair the implementation of an emergency response plan or physically interfere with emergency vehicles. The proposed project consists of infill development. Therefore, the area that would need to be evacuated in the event of an emergency would not be expanded over the existing conditions.

The project site is surrounded by urbanized land uses, including residential areas, an elementary school, a church, and a new subdivision that is currently under construction. The site currently supports a residential structure and various ranch and storage buildings. Non-native grassland, Diegan coastal sage scrub, pine trees, palm trees, and other ornamental plants cover the undeveloped areas of the project site. All proposed development must comply with the City of El Cajon Fire Hazard Reduction and Clearance Standards, which require a minimum fire abatement area of 100 feet around all structures. The fire abatement area can be graduated, with complete clearing and landscaping closest to the structures and thinning of native vegetation in the more natural areas within the most distant end of the zone. Properties of one acre or less must be cleared in their entirety. Roadways and/or driveways must be cleared to at least the width of the roadway plus 10 feet on each side, and to a height of 13.5 feet above the road surface.

Mitigation Measures

None are necessary.

I□. HYDROLOGY AND WATER QUALITY

Would the project:

I□□□□	Po□n□ally S□n□□can□ I□ □ac□	L□□□ Than S□n□□can□ w□h M□□□a□on Incor□ora□□d	L□□□ Than S□n□□can□ I□ □ac□	No I□ □ac□
a. Violate any water quality standards or waste discharge requirements?	☐	☐	☒	☐
b. Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table?	☐	☐	☐	☒
c. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner, which would result in substantial erosion or siltation on- or off-site?	☐	☐	☒	☐
d. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner, which would result in flooding on- or off-site?	☐	☐	☒	☐
e. Create or contribute runoff water, which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	☐	☐	☒	☐
f. Otherwise substantially degrade water quality?	☐	☐	☒	☐
g. Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	☐	☐	☐	☒

I□□□□	Po□□n□ally S□□n□□can□ I□ □ac□	L□□□ Than S□□n□□can□ w□h M□□□a□on Incor□ora□□d	L□□□ Than S□□n□□can□ I□ □ac□	No I□ □ac□
h. Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	☐	☐	☐	☒
i. 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?	☐	☐	☐	☒
j. Contribute to inundation by seiche, tsunami, or mudflow?	☐	☐	☐	☒

Explanation of Checklist:

a and □: L□□□ □han S□□n□□can□ I□ □ac□. The proposed 26-home residential project is an infill site within an urbanized area, and the City has procedures and regulations in place to handle storm water. These include requirements for the implementation of BMPs, preparation of Storm Water Mitigation Plans, and submittal of Erosion Control Plans in compliance with National Pollution Discharge Elimination System (NPDES) provisions. Consistency with this regulatory framework would adequately ensure that the project would have a less than significant impact on water quality.

□: No I□ □ac□. The Helix Water District and Padre Dam Municipal Water District provide potable water in the City. The majority of the water provided by these two agencies is imported from the Metropolitan Water District, by way of the San Diego County Water Authority, and is a mix of water from Northern California and the Colorado River. The project would not rely on groundwater. Therefore, implementation of the project would not deplete groundwater supplies.

c□□: L□□□ □han S□□n□□can□ I□ □ac□. City regulations prohibit new development from creating runoff volumes or velocities that could cause the City's existing drainage system to exceed its design capacity. In the existing condition, wherein the site is partially developed, storm water drains to South Magnolia Avenue. In the proposed condition, the project would still be consistent with the existing drainage pattern wherein storm water flows into South Magnolia Avenue gutters and storm drains. However, the project design includes provisions for an open space lot with a vegetated drainage (bioretention) basin that would increase the "time of concentration" and ensure that there would be no increase in the "Q" or "peak discharge" compared to the existing condition. Impacts would be less than significant.

□□j: No I□ □ac□. With regard to risks due to dam or levee failure, the City is not located within an area that would be impacted by any dam or levee failure. Seiche and mudflow risk would also be negligible, as the City is not located near a large contained body of water or downslope from an unstable hillside. With regard to tsunami risk, the City is not located within a mapped tsunami inundation area.

M□□□a□on M□a□□r□□

None are necessary.

□. LAND USE AND PLANNING

Would the project:

I□□□□	Po□n□ally S□n□□can□ I□ □ac□	L□□□ Than S□n□□can□ w□h M□□□a□on Incor□ora□□d	L□□□ Than S□n□□can□ I□ □ac□	No I□ □ac□
a. Physically divide an established community?	☐	☐	☐	☒
b. Conflict 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?	☐	☐	☒	☐
c. Conflict with any applicable habitat conservation plan or natural community conservation plan?	☐	☐	☐	☒

Explanation of Checklist:

a: No I□ □ac□. The project consists of the rezoning and subsequent subdivision of a 9.8-acre site that is surrounded by existing development or proposed redevelopment. Therefore, the proposed project is considered to be an infill project. The proposed development would increase the access to the subject property through the construction of new internal streets. This project would not divide the existing community, as existing streets, such as South Magnolia Avenue, would not be closed or redirected. Nor would the proposed development block any existing paths or other routes of travel. There would be no impact.

□: L□□□ □han S□n□□can□ I□ □ac□. The project would require an amendment to the Zoning Code to increase the residential density from Low Density Residential to Medium Density Residential. In the existing condition, the project site's land use and zoning are more consistent with the low-density residential land uses south of West Chase Avenue. The proposed rezoning would make the project site consistent with the residential areas on the valley floor to the north of West Chase Avenue, which is medium-density residential. Figure 17 shows the current land use designations from the General Plan, which are Low Density Residential 0–3 and Low Density Residential 3–10 for the project site. Upon approval of these discretionary actions, the project would be consistent with the Zoning Ordinance and General Plan, and no significant impacts would result. The potential impact would be less than significant.

Map Source: City of El Cajon

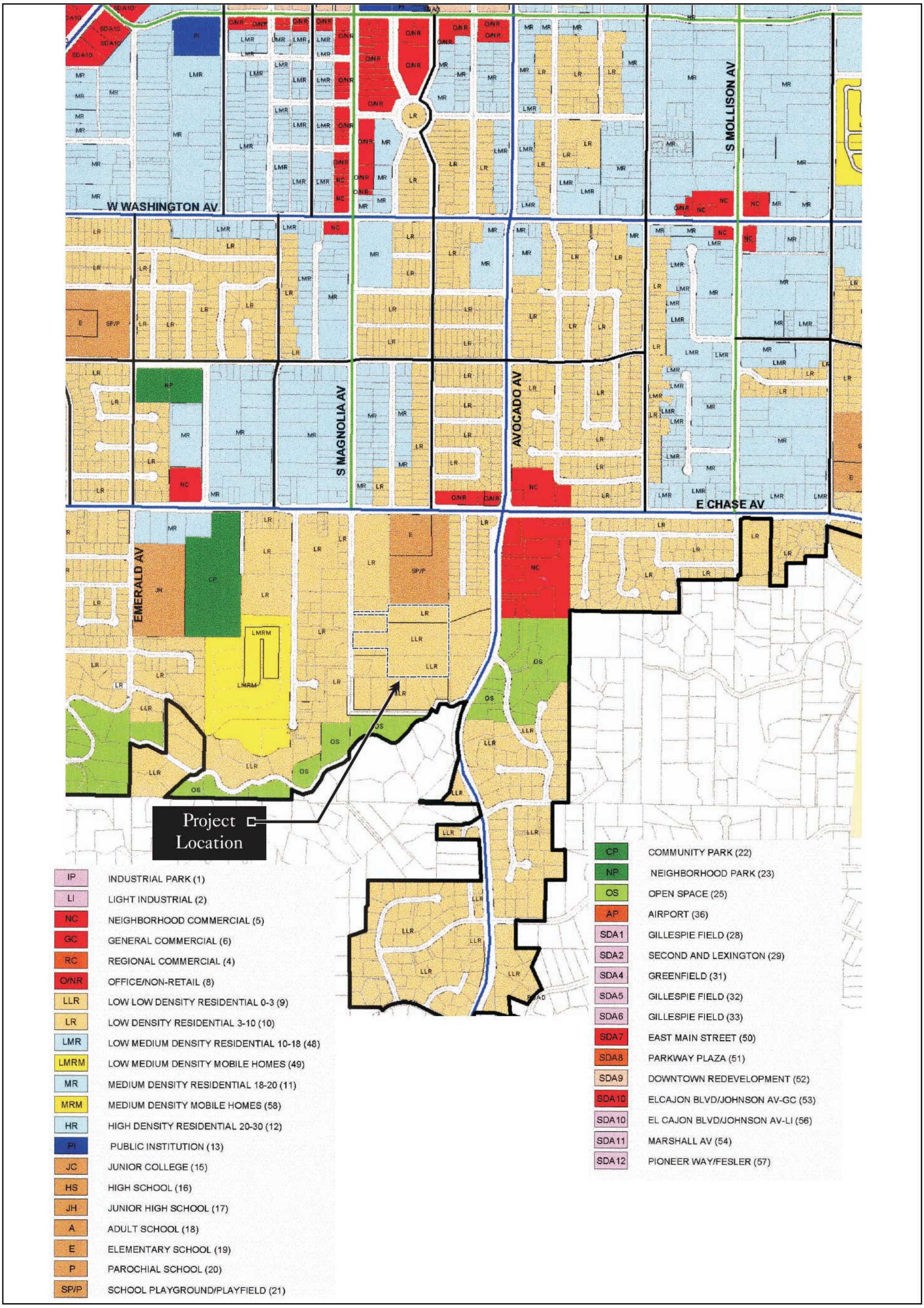

FIGURE 17
City of El Cajon General Plan Land Use Designation Map

RECON

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c: No I□ □ac□. The project site is located within the City of El Cajon's MSCP Subarea Planning Area. The Draft Subarea Plan has not been adopted by the City Council or submitted to the USFWS and CDFW for review and final approval. Without an adopted Subarea Plan, the impact to 3.2 acres of Diegan coastal sage scrub could require that a federal ESA Section 4(d) permit be processed through the City of El Cajon pursuant to City Council Policy C-12. However, use of the 4(d) process is only available to jurisdictions that are actively working on a Subarea Plan, which the City of El Cajon is not. In the absence of a 4(d) process, the loss of Diegan coastal sage scrub is subject to Sections 7 and 10(a) of the federal Endangered Species Act. Section 7 allows for consultation with the USFWS, but only if there is a federal nexus to the proposed project. Because there is not a federal nexus, if the coastal California gnatcatcher is determined to occupy the project site, the proposed project would have to conform to Section 10(a) of the federal Endangered Species Act. Section 10(a) requires the preparation of a HCP by the project applicant and approval of that plan by the USFWS. However, despite a single sighting of a coastal California gnatcatcher on the project site, focused protocol surveys for this species conducted over a number of years have not identified this species as a resident of the project site. Therefore, off-site mitigation of impacts to Diegan coastal sage scrub and non-native grassland would be acceptable to the USFWS and the CDFW, and there would be no impact to an adopted HCP, Natural Community Conservation Plan (NCCP), or other approved local, regional, or state HCP.

M□□□a□□on M□a□□r□□

None are necessary.

□I. MINERAL RESOURCES

Would the project:

I□□□□	Po□□n□ally S□□n□□can□ I□ □ac□	L□□□ Than S□□n□□can□ w□h M□□□a□on Incor□ora□□d	L□□□ Than S□□n□□can□ I□ □ac□	No I□ □ac□
a. Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	☐	☐	☐	☒
b. Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	☐	☐	☐	☒

Explanation of Checklist:

a and □: No I□ □ac□. There are no known mineral resources of significant value or categorized as locally important within the City that would be lost due to residential development accommodated by the South Magnolia Avenue Subdivision project. The Conservation Element of the City's General Plan states that El Cajon has developed primarily as an urban area and that there are no commercial deposits of ores or minerals. The project site is underlain by granite (tonolite) and is covered by granitic soils, the commercial value of which is low. As a result, there would be no impact to mineral resources associated with implementation of the project.

M□□□a□on M□a□□r□□

None are necessary.

□II. NOISE

Would the project:

I□□□□	Po□n□ally S□n□□can□ I□ □ac□	L□□□ Than S□n□□can□ w□h M□□□a□on Incor□ora□□d	L□□□ Than S□n□□can□ I□ □ac□	No I□ □ac□
a. Expose persons to or generate noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	☐	☐	☒	☐
b. Expose persons to or generate excessive ground borne vibration or ground borne noise levels?	☐	☐	☒	☐
c. Result in a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	☐	☐	☒	☐
d. Result in a substantial temporary or periodic increase in ambient noise levels in the project vicinity above existing without the project?	☐	☐	☒	☐
e. For a project located within an airport land use plan, or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the area to excessive noise levels?	☐	☐	☐	☒
f. For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	☐	☐	☐	☒

Explanation of Checklist:

a□d: L□□□ Than S□n□□can□ I□ □ac□. Noise levels in the City of El Cajon are regulated by the General Plan and the Noise Ordinance. The City of El Cajon uses the day-night level (L_{dn}) as the measure for assessing transportation noise impacts with respect to land use planning. The L_{dn} is a 24-hour A-weighted decibel average sound level [dB(A) L_{eq}]

obtained after the addition of 10 decibels (dB) to the sound levels occurring between 10:00 P.M. and 7:00 A.M. Adding 10 dB to the nighttime hours accounts for the added sensitivity of humans to noise during these time periods. The General Plan establishes 65 L_{dn} as the maximum acceptable standard for noise-sensitive land uses.

Impacts to sensitive receptors generated by activities at a given location are regulated by the City's Municipal Code. The Noise Ordinance specifies maximum one-hour average sound level limits at the boundary of a property. These maximum one-hour sound level limits are the maximum noise levels allowed at any point on or beyond the property boundaries due to activities occurring on the property. For single-family residential uses, these limits are 60 dB(A) L_{eq} between 7:00 A.M. and 7:00 P.M., 55 dB(A) L_{eq} between 7:00 P.M. and 10:00 P.M., and 50 dB(A) L_{eq} between 10:00 P.M. and 7:00 a.m.

The main source of noise on the project site is South Magnolia Avenue, which ends a short distance to the south at Cajon View Drive. While it is possible to use Cajon View Drive to connect with Avocado Boulevard, the southern end of South Magnolia Avenue and Cajon View Drive are narrow streets that are primarily used only by local traffic. South Magnolia Avenue has a posted speed limit of 25 miles per hour (mph) in the project vicinity, south of Chase Avenue. Due to the limited traffic volumes and low posted speed limit, traffic noise levels are typically low. For purposes of determining noise levels increases, the ADT volume along this segment of South Magnolia Avenue is estimated at 1,000.

Private front yards are not considered noise-sensitive areas. Therefore, this noise analysis focuses on the back yards, the closest of which would be located approximately 75 feet from the centerline of South Magnolia Avenue. Noise levels at the nearest back yard due to traffic on South Magnolia Avenue would be approximately 59 Community Noise Equivalent Level (CNEL) without consideration of noise shielding from the proposed buildings or short walls located immediately adjacent to South Magnolia Avenue. Thus, noise levels at the nearest back yard area would not exceed the standards established in the General Plan. With respect to interior noise levels, the California Building Code regulates acceptable interior noise levels through the building permit process; however, standard construction would provide sufficient exterior-to-interior noise reduction to provide a comfortable interior noise environment.

The project proposes 26 single-family detached residential homes, which would generate approximately 260 ADT. Adding this project traffic to the existing traffic volumes on South Magnolia Avenue would result in an increase in noise levels of approximately 1 dB(A). Therefore, permanent increases in traffic noise would be less than significant.

During construction activities, the potential would exist for temporary or periodic increases in noise levels and/or ground-borne noise and vibration levels on and adjacent to the project site. The degree of such increases would depend on the type and intensity of construction activity, equipment type used, duration of equipment use, and distance between the noise source and noise receiver. Adherence to the allowable time limits established in the City's Noise Ordinance would ensure that any such noise and vibration increase would result in less than significant impacts.

□□□: No I□ □ac□. Gillespie Field is the closest airport to the project site, which is more than two miles to the south and is located outside of the 60 CNEL contour line for Gillespie Field. Thus, there would be no impact due to aircraft noise.

M□□□a□□on M□a□□r□□

None are necessary.

□III. POPULATION AND HOUSING

Would the project:

I□□□□	Po□n□ally S□n□□can□ I□ □ac□	L□□□ Than S□n□□can□ w□h M□□□a□on Incor□ora□□d	L□□□ Than S□n□□can□ I□ □ac□	No I□ □ac□
a. Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	☐	☐	☒	☐
b. Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	☒
c. Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	☒

Explanation of Checklist:

a: L□□□ Than S□n□□can□ I□ □ac□. The project is an infill project within an otherwise developed neighborhood. One existing vacant residence would be removed to make way for 26 proposed new residences. Therefore, there would be a net gain of 26 residences. The displacement of a single residence and its replacement with 26 new residences would be in conformance with the City's General Plan population projections, and as such it would not induce population growth.

□ **and c: No I□ □ac□.** The single residence on the project site is currently vacant; thus, the project would not displace existing housing or people. No replacement housing would be required elsewhere. There would be no impact.

M□□□a□on M□a□□r□□

None are necessary.

IV. PUBLIC SERVICES

Would the project:

Issues	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
i. Fire protection?	☐	☐	☒	☐
ii. Police protection?	☐	☐	☒	☐
iii. Schools?	☐	☐	☒	☐
iv. Parks?	☐	☐	☒	☐
v. Other public facilities?	☐	☐	☒	☐

Explanation of Checklist:

a(i-v): Less Than Significant Impact. The project is located within an infill site in an urbanized community well served with sewer and water lines, streets, drains, and other public utilities. In addition, the project site is served by Heartland Fire & Rescue, a joint powers authority delivering fire protection and emergency medical services to the cities of El Cajon, Lemon Grove, and La Mesa. Police protection is provided by El Cajon Police Department located approximately 1.3 miles away. The El Cajon Branch Library, part of the San Diego County Library system, opened in 1991 and is located at 201 E. Douglas Avenue, approximately a mile to the north of the project site. Based on Cajon Valley Union (elementary and middle school) and Grossmont Union (high school) school districts' student generation rates, the project would generate approximately twelve students.

The project proposes 26 homes. Residential development of this magnitude would not significantly increase the demand for public services nor would it require the provision of new or expanded public facilities. Further, the City would assess development impact fees (appropriate for 26 homes) at the time that building permits are issued. Thus, impacts would be less than significant.

Mitigation Measures

None are necessary.

□V. RECREATION

Would the project:

I□□□□	Po□n□ally S□n□□can□ I□ □ac□	L□□□ Than S□n□□can□ w□h M□□□a□on Incor□ora□□d	L□□□ Than S□n□□can□ I□ □ac□	No I□ □ac□
a. Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	☐	☐	☒	☐
b. Include recreational facilities or require the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment?	☐	☐	☒	☐

Explanation of Checklist:

a□□: L□□□ Than S□n□□can□ I□ □ac□. As discussed above for Public Services, the project proposes 26 homes within an infill site with access to existing public infrastructure, including park and recreational facilities. The project provides an 8,317-square-foot community park with a swimming pool on-site and is centrally located approximately 0.3 mile from Tuttle Park and 0.6 mile from Renette Park and the El Cajon Recreation Department. Therefore, the project, while residential, is not of a magnitude that would significantly increase the use of existing parks such that deterioration would accelerate, nor would it require the addition or expansion of park facilities. Further, the City would assess development impact fees (appropriate for 26 homes) at the time that building permits are issued, some of which would go toward parks and recreation. The impact would be less than significant.

M□□□a□on M□a□□r□□

None are necessary.

VI. TRANSPORTATION / TRAFFIC

Would the project:

Issues	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Conflict with an applicable plan, ordinance, or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?	☐	☐	☒	☐
b. Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?	☐	☐	☒	☐
c. Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	☐	☐	☐	☒
d. Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	☐	☐	☐	☒
e. Result in inadequate emergency access?	☐	☐	☐	☒
f. Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?	☐	☐	☒	☐

Explanation of Checklist:

a□□, □: L□□□ Than S□□n□□□can□l□ □ac□. The project proposes 26 single-family detached residential homes, which would generate approximately 260 ADT based on SANDAG Trip Generation Rates. The addition of these trips onto South Magnolia Avenue would not substantially degrade the existing level of service (LOS) on South Magnolia Avenue, Chase Avenue, or any other City streets. In addition, the project location is an infill site.

Further, as discussed in the El Cajon Housing Element Update (City of El Cajon 2013), an urban infill project is expected to generate fewer vehicular trips and more multi-modal trips than conventional development. The project site is approximately one mile south of Main Street and downtown El Cajon. There is the 871 bus route with stops on West Chase Avenue and South Magnolia Avenue, within 0.2 mile of the project site. There is also a Class II bike lane along West Chase Avenue. The El Cajon transit center is approximately 1.7 miles to the northwest. Impacts would be less than significant.

c: No l□ □ac□. The nearest airport (Gillespie Field) is more than 2 miles from the project site, and the project would not cause a change in air traffic patterns or an increase in safety risks. Therefore, the proposed project could not result in a change to air traffic patterns.

d□□: No l□ □ac□. Access to the project site would be taken from South Magnolia Avenue, south of West Chase Avenue, which carries significantly less traffic than South Magnolia Avenue north of West Chase Avenue. The internal streets and driveways will allow access to each home's two-car garage. On-street parking will be limited to 9 marked spaces, allowing necessary clearance for emergency vehicles.

M□□□a□on M□a□□r□□

None are necessary.

VII. UTILITIES AND SERVICE SYSTEMS

Would the project:

Issues	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	☐	☐	☒	☐
b. Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	☐	☐	☒	☐
c. Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	☐	☐	☒	☐
d. Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	☐	☐	☒	☐
e. Result in a determination by the wastewater treatment provided 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?	☐	☐	☒	☐
f. Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	☐	☐	☒	☐
g. Comply with federal, state, and local statutes and regulation related to solid waste?	☐	☐	☒	☐

Explanation of Checklist:

a□□: L□□□ □han S□□n□□□can□l□ □ac□.

The project would be located within an urbanized infill site that already has access to water, wastewater, and storm water infrastructure. Wastewater and storm water services are provided by the City of El Cajon. Water is supplied by the Helix Water District. The project is less than 500 units; thus, the project is not required (pursuant to Senate Bill 221) to conduct a water supply assessment.

While the project would result in an incrementally greater demand for water, wastewater, and storm water treatment compared to the existing condition, the magnitude of the proposed 26 residential homes would be such that the incremental increase in demand for services would not result in the need for new or expanded facilities. Based on water consumption rates and wastewater generation rates (Helix Water District and San Diego Metro), the water demand for the 26-home project would be approximately 6.5 acre-feet per year with a wastewater generation of approximately 3,640 gallons per day.

□□□: L□□□ □han S□□n□□□can□l□ □ac□. Solid waste service for the City of El Cajon is provided by Waste Management in El Cajon, who disposes of non-recyclable solid waste generated at the Sycamore Landfill. Services provided by Waste Management include the provision of mandatory three-cart collection services to all single-family residential properties. Three-cart collection requires residents to sort their solid waste into three categories: non-recyclable solid waste; recyclable material; and green waste. The City of El Cajon estimates 4.96 pounds of solid waste generated per person per day.

The project would comply with the City's implementation of the Source Reduction and Recycling Element (SREE), required pursuant to the State Legislature's Integrated Waste Management Act, which mandates that all cities reduce waste disposal in landfills from generators within their borders. Impacts relative to the project's solid waste disposal needs would be less than significant.

M□□□a□□on M□a□□r□□

None are necessary.

VIII. MANDATORY FINDINGS OF SIGNIFICANCE

Does the project:

Issues	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a. 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?	☐	☐	☒	☐
b. Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable futures projects)?	☐	☐	☒	☐
c. Does the project have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly?	☐	☐	☒	☐

Explanation of Checklist:

a-c: Less Than Significant Impact. As discussed throughout the above portions of the Initial Study Checklist, the project would have a significant but mitigable impact on biological resources. While there is the potential for impacts to cultural resources, that potential impact can also be mitigated. The 26 single-family dwellings proposed would produce a slight increase in population within the area, but the growth would be a less than significant incremental increase both by itself and in consideration of cumulative projects in the area.

The South Magnolia Avenue Subdivision project could impact up to 3.2 acres of Diegan coastal sage scrub and 5.4 acres of non-native grassland. Although regulated and considered sensitive (in the case of Diegan coastal sage scrub), these habitat types remain relatively well-distributed in San Diego County. Furthermore, the habitats present on the South Magnolia Avenue Subdivision project site are at least partially disturbed and isolated in nature. Therefore, this project's relatively minor impacts to Diegan coastal sage scrub and non-native grassland (from a regional perspective) are not considered "cumulatively considerable" when viewed in the context of the substantial acreages of these habitat types persisting in San Diego County. Furthermore, all impacts to these habitat types will be fully mitigated for, reducing them to below a level of significance.

Coastal California gnatcatcher was the only sensitive species observed on the project site. This species is relatively well distributed in San Diego County, although declining region-wide. The specimen observed was almost certainly a dispersing fledgling, as protocol presence/absence surveys in the past failed to detect this species as a resident. Therefore, the minor impacts to this species associated with the South Magnolia Avenue Subdivision project are not cumulatively considerable. Furthermore, impacts to this species will be fully mitigated for via the adoption of "habitat-based" mitigation, as promoted by the NCCP, theoretically reducing them to a level below significance. A number of additional sensitive species are known to occur in the general vicinity of this property and some of these could utilize the site, such as various species of rare bats, various species of raptors, rare reptiles, etc. However, it is unlikely that any locally or regionally significant populations of special status species would be found on-site. In any case, all potential cumulative project impacts to sensitive species will be mitigated to a level that is below significance through the preservation of equivalent or better-quality habitat presumably supporting the same special status species that could occur on-site.

Because all project impacts will be mitigated to a level that is below significance, the South Magnolia Avenue Subdivision project will not have cumulatively considerable impacts when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects affecting the same resources.

Mitigation Measures

None are necessary.

□I□. DETERMINATION AND PREPARERS

CALIFORNIA DEPARTMENT OF FISH AND WILDLIFE FEE DETERMINATION

(F□□h and Ga□ □Cod□ S□c□□on 711.4, S□a□□□□ o□2006 □SB 1535)

[ ] It is hereby found that this project involves no potential for any adverse effect, either individually or cumulatively, on wildlife resources and that a "Certificate of Fee Exemption" shall be prepared for this project.

[X] It is hereby found that this project could potentially impact wildlife, individually or cumulatively, and therefore, fees in accordance with Section 711.4(d) of the Fish and Game Code shall be paid to the County Clerk.

R□□or□Pr□□ar□r□

RECON Environmental, Inc., 1927 Fifth Avenue, San Diego, CA 92101

□□. REFERENCES

Section 15150 of the State CEQA Guidelines permits an environmental document to incorporate by reference other documents that provide relevant data. The documents listed below are hereby incorporated by reference. The pertinent material is summarized throughout this Initial Study / Environmental Checklist where that information is relevant to the analysis of impacts of the Project. The following references were used in the preparation of this Initial Study / Environmental Checklist and are available for review at the City Hall located at 200 Civic Center Way, in El Cajon.

ASM Affiliates
2015 Survey and Evaluation of Portion of SDI-10237 within the 1333 S. Magnolia Avenue Development Project Area, El Cajon, San Diego County, California. Draft Report. October.

California Department of Conservation
2008 Important Farmland Designations, San Diego County. Farmland Mapping and Monitoring Program. Available at ftp://ftp.consrv.ca.gov/pub/dlrp/FMMP/pdf/2008/sdg08_west.pdf.

California Air Pollution Control Officers Association (CAPCOA)
2008 California Air Pollution Control Officers Association, CEQA & Climate Change, Evaluating and Addressing Greenhouse Gas Emissions from Projects Subject to the California Environmental Quality Act. Available at: http://www.capcoa.org/wp-content/uploads/downloads/2010/05/CAPCOA-White-Paper.pdf. January.

City of El Cajon
2001 General Plan.
2013 Draft Housing Element Update.

Demere, T.A. and S. L. Walsh
1993 Paleontological Resources, County of San Diego. Prepared for the Department of Public Works. County of San Diego.

GeoSoils, Inc.
2008 Engineering Geologic Reconnaissance and Geotechnical Review, APNs 493-391-06 and -14, El Cajon, San Diego County, CA. July.

Scheidt, V. N.
2014 Biology Letter Report. Biological Resources, Project Impacts, and Mitigation, the South Magnolia Avenue MUP Project, El Cajon. December.

Soil Testers
2005 Report of Preliminary Soils Investigation, Proposed Residential Building Site, 1333 South Magnolia Avenue, APN 493-391-06 and -14, City of El Cajon. August.

South Coast Air Quality Management District (SCAQMD)
2006 PM 2.5 Significance Thresholds and Calculation Methodology. Available at:http://www.aqmd.gov/home/regulations/ceqa/air-quality-analysis-handbook/pm-2-5-significance-thresholds-and-calculation-methodology.

Tierra Environmental Services, Inc.
2008 Draft Environmental Impact Report South Magnolia Subdivision, City of El Cajon (SCH No. 2006081066), available at http://www.ci.el-cajon.ca.us/content/Department%20Requests/Planning%20EIR%2010_30/EIR_Draft_South_Magnolia.html.

U.S. Environmental Protection Agency
2014 “Climate Change Basics”. Available at http://www.epa.gov/climatechange/basics. November 13.
2010 Federal Register, Revisions to the General Conformity Regulations. Available at: https://www.federalregister.gov/articles/2010/04/05/2010-7047/revisions-to-the-general-conformity-regulations.

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ATTACHMENT 1

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South Manola Subdivision

San Diego Air Basin, Annual

1.0 Project Characteristics

1.1 Land Uses

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Single Family Housing	26.00	Dwelling Unit	8.44	46,800.00	74
City Park	0.19	Acre	0.19	8,058.60	0

1.2 Other Project Characteristics

Urbanization	Urban	**Wind Speed (m/s)**	2.6	**Precipitation Freq (Days)**	40
Climate Zone	13			**Operational Year**	2016
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

Project Characteristics -

Land Use -

Grading -

Demolition -

Architectural Coating - SDAPCD Rule 67

Woodstoves - No wood stoves proposed

Landscape Equipment - Based on annual average days of sun in San Diego County, NOAA Technical Memo, NWS WR-270, Climate of San Diego, Sept. 2004, Pg 20

Construction Off-road Equipment Mitigation - Regulatory Compliance with Off-road regulations

Mobile Land Use Mitigation - Existing Condition in Setting

Energy Mitigation -

Water Mitigation -

Table Name	Column Name	Default Value	New Value
tblArchitecturalCoating	EF_Residential_Exterior	250.00	150.00
tblArchitecturalCoating	EF_Residential_Interior	250.00	150.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	1.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	4.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	1.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	1.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	3.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	1.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	2.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	2.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	6.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	10.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	1.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	2.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	1.00
tblConstEquipMitigation	Tier	No Change	Tier 2
tblConstEquipMitigation	Tier	No Change	Tier 2
tblConstEquipMitigation	Tier	No Change	Tier 2
tblConstEquipMitigation	Tier	No Change	Tier 2
tblConstEquipMitigation	Tier	No Change	Tier 2
tblConstEquipMitigation	Tier	No Change	Tier 2
tblConstEquipMitigation	Tier	No Change	Tier 2
tblConstEquipMitigation	Tier	No Change	Tier 2
tblConstEquipMitigation	Tier	No Change	Tier 2
tblConstEquipMitigation	Tier	No Change	Tier 2
tblConstEquipMitigation	Tier	No Change	Tier 2
tblLandscapeEquipment	NumberSummerDays	180	263
tblProjectCharacteristics	OperationalYear	2014	2016
tblWoodstoves	NumberCatalytic	1.30	0.00
tblWoodstoves	NumberNoncatalytic	1.30	0.00
tblWoodstoves	WoodstoveDayYear	82.00	0.00
tblWoodstoves	WoodstoveWoodMass	3,019.20	0.00

2.0 E□ □□□on□ S□□ □ary

2.1 O□□rall Con□□r□c□□on

Un□ □□□a□□d Con□□r□c□□on

	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					
2015	0.5080	4.3985	2.9663	4.0000e-003	0.1740	0.2875	0.4615	0.0881	0.2693	0.3574	0.0000	365.1266	365.1266	0.0896	0.0000	367.0085
2016	0.5911	0.5235	0.3611	5.5000e-004	2.6800e-003	0.0333	0.0360	7.2000e-004	0.0312	0.0319	0.0000	49.6596	49.6596	0.0125	0.0000	49.9215
To□al	**1.0990**	**4.9220**	**3.3275**	**4.5500□-003**	**0.1767**	**0.3208**	**0.4975**	**0.0888**	**0.3005**	**0.3893**	**0.0000**	**414.7861**	**414.7861**	**0.1021**	**0.0000**	**416.9300**

M□□□a□□d Con□□r□c□□on

	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					
2015	0.1560	3.3027	2.6011	4.0000e-003	0.1740	0.1184	0.2924	0.0881	0.1183	0.2064	0.0000	365.1261	365.1261	0.0896	0.0000	367.0081
2016	0.5546	0.4485	0.3752	5.5000e-004	2.6800e-003	0.0161	0.0188	7.2000e-004	0.0161	0.0168	0.0000	49.6595	49.6595	0.0125	0.0000	49.9214
To□al	**0.7106**	**3.7512**	**2.9763**	**4.5500□-003**	**0.1767**	**0.1345**	**0.3112**	**0.0888**	**0.1345**	**0.2232**	**0.0000**	**414.7857**	**414.7857**	**0.1021**	**0.0000**	**416.9295**

	ROG	NOx	CO	SO2	F□□□□□□ PM10	Exha□□□ PM10	PM10 To□al	F□□□□□□ PM2.5	Exha□□□ PM2.5	PM2.5 To□al	B□o- CO2	NB□o-CO2	To□al CO2	CH4	N20	CO2□
P□rc□n□ R□d□c□on	**35.34**	**23.79**	**10.55**	**0.00**	**0.00**	**58.07**	**37.44**	**0.00**	**55.26**	**42.66**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**

2.2 O□□rall O□□ra□onal

Un□ □□□a□□d O□□ra□onal

	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	1.9107	0.0216	2.0551	1.0000e-005		0.2447	0.2447		0.2446	0.2446	21.6014	11.7242	33.3255	6.9000e-004	2.1100e-003	33.9948
Energy	3.8800e-003	0.0331	0.0141	2.1000e-004		2.6800e-003	2.6800e-003		2.6800e-003	2.6800e-003	0.0000	98.9032	98.9032	3.1700e-003	1.2100e-003	99.3442
Mobile	0.1730	0.4182	1.8577	3.8700e-003	0.2662	5.2700e-003	0.2715	0.0712	4.8400e-003	0.0760	0.0000	306.0776	306.0776	0.0133	0.0000	306.3567
Waste						0.0000	0.0000		0.0000	0.0000	6.1628	0.0000	6.1628	0.3642	0.0000	13.8112
Water						0.0000	0.0000		0.0000	0.0000	0.5374	11.9082	12.4456	0.0557	1.4000e-003	14.0496
To□al	**2.0876**	**0.4729**	**3.9269**	**4.0900□-003**	**0.2662**	**0.2526**	**0.5188**	**0.0712**	**0.2522**	**0.3234**	**28.3016**	**428.6132**	**456.9148**	**0.4370**	**4.7200□-003**	**467.5566**

M□□□a□□d O□□ra□onal

	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	1.9107	0.0216	2.0551	1.0000e-005		0.2447	0.2447		0.2446	0.2446	21.6014	11.7242	33.3255	6.9000e-004	2.1100e-003	33.9948
Energy	3.1100e-003	0.0266	0.0113	1.7000e-004		2.1500e-003	2.1500e-003		2.1500e-003	2.1500e-003	0.0000	90.4255	90.4255	2.9900e-003	1.0600e-003	90.8172
Mobile	0.1669	0.3826	1.7264	3.4900e-003	0.2396	4.7800e-003	0.2444	0.0641	4.3900e-003	0.0685	0.0000	276.3293	276.3293	0.0121	0.0000	276.5835
Waste						0.0000	0.0000		0.0000	0.0000	6.1628	0.0000	6.1628	0.3642	0.0000	13.8112
Water						0.0000	0.0000		0.0000	0.0000	0.4299	9.3264	9.7563	0.0445	1.1200e-003	11.0389
To□al	**2.0807**	**0.4308**	**3.7929**	**3.6700□-003**	**0.2396**	**0.2516**	**0.4912**	**0.0641**	**0.2512**	**0.3153**	**28.1941**	**387.8053**	**415.9994**	**0.4245**	**4.2900□-003**	**426.2456**

	ROG	NOx	CO	SO2	F□□□□□□ PM10	Exha□□□ PM10	PM10 To□al	F□□□□□□ PM2.5	Exha□□□ PM2.5	PM2.5 To□al	B□o- CO2	NB□o-CO2	To□al CO2	CH4	N20	CO2□
P□rc□n□ R□d□c□on	**0.33**	**8.90**	**3.41**	**10.27**	**10.00**	**0.40**	**5.33**	**10.00**	**0.39**	**2.50**	**0.38**	**9.52**	**8.95**	**2.86**	**9.11**	**8.84**

3.0 Con□r□c□on D□a□

Con□r□c□on Pha□□

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Demolition	Demolition	1/1/2015	1/28/2015	5	20	
2	Site Preparation	Site Preparation	1/29/2015	2/11/2015	5	10	
3	Grading	Grading	2/12/2015	3/11/2015	5	20	
4	Building Construction	Building Construction	3/12/2015	1/27/2016	5	230	
5	Paving	Paving	1/28/2016	2/24/2016	5	20	
6	Architectural Coating	Architectural Coating	2/25/2016	3/23/2016	5	20	

Acr□□ o□Grad□n□ (S□□□ Pr□□ara□on Pha□□): 0
Acr□□ o□Grad□n□ (Grad□n□ Pha□□): 10
Acr□□ o□Pa□n□: 0
R□□d□n□al Indoor: 94,770□R□□d□n□al O□□door: 31,590□Non-R□□d□n□al Indoor: 12,088□Non-R□□d□n□al O□□door: 4,029 (Arch□□c□ral

O□Road E□□□□ □n□

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Architectural Coating	Air Compressors	1	6.00	78	0.48
Demolition	Excavators	3	8.00	162	0.38
Demolition	Concrete/Industrial Saws	1	8.00	81	0.73
Grading	Excavators	1	8.00	162	0.38
Building Construction	Cranes	1	7.00	226	0.29
Building Construction	Forklifts	3	8.00	89	0.20
Building Construction	Generator Sets	1	8.00	84	0.74
Paving	Pavers	2	8.00	125	0.42
Paving	Rollers	2	8.00	80	0.38
Demolition	Rubber Tired Dozers	2	8.00	255	0.40
Grading	Rubber Tired Dozers	1	8.00	255	0.40
Building Construction	Tractors/Loaders/Backhoes	3	7.00	97	0.37
Grading	Graders	1	8.00	174	0.41
Grading	Tractors/Loaders/Backhoes	3	8.00	97	0.37
Paving	Paving Equipment	2	8.00	130	0.36
Site Preparation	Tractors/Loaders/Backhoes	4	8.00	97	0.37
Site Preparation	Rubber Tired Dozers	3	8.00	255	0.40
Building Construction	Welders	1	8.00	46	0.45

Tr□□ 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
Demolition	6	15.00	0.00	11.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Site Preparation	7	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
Building Construction	9	13.00	4.00	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
Architectural Coating	1	3.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT

3.1 M□□□a□on M□a□r□ Con□r□c□on

Use Cleaner Engines for Construction Equipment

Clean Paved Roads

3.2 D□ ol□□on - 2015

Un□ □□a□d Con□r□c□on On-S□□

	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					1.2000e-003	0.0000	1.2000e-003	1.8000e-004	0.0000	1.8000e-004	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0451	0.4836	0.3607	4.0000e-004		0.0245	0.0245		0.0229	0.0229	0.0000	37.4413	37.4413	0.0102	0.0000	37.6544
To□al	**0.0451**	**0.4836**	**0.3607**	**4.0000□-004**	**1.2000□-003**	**0.0245**	**0.0257**	**1.8000□-004**	**0.0229**	**0.0230**	**0.0000**	**37.4413**	**37.4413**	**0.0102**	**0.0000**	**37.6544**

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					
Hauling	1.3000e-004	1.8600e-003	1.4300e-003	0.0000	9.0000e-005	3.0000e-005	1.2000e-004	3.0000e-005	3.0000e-005	5.0000e-005	0.0000	0.3802	0.3802	0.0000	0.0000	0.3803
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	5.7000e-004	7.5000e-004	7.1800e-003	1.0000e-005	1.2000e-003	1.0000e-005	1.2100e-003	3.2000e-004	1.0000e-005	3.3000e-004	0.0000	1.1616	1.1616	6.0000e-005	0.0000	1.1630
Total	**7.0000e-004**	**2.6100e-003**	**8.6100e-003**	**1.0000e-005**	**1.2900e-003**	**4.0000e-005**	**1.3300e-003**	**3.5000e-004**	**4.0000e-005**	**3.8000e-004**	**0.0000**	**1.5418**	**1.5418**	**6.0000e-005**	**0.0000**	**1.5432**

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					1.2000e-003	0.0000	1.2000e-003	1.8000e-004	0.0000	1.8000e-004	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0129	0.3347	0.2527	4.0000e-004		9.3400e-003	9.3400e-003		9.3400e-003	9.3400e-003	0.0000	37.4412	37.4412	0.0102	0.0000	37.6544
Total	**0.0129**	**0.3347**	**0.2527**	**4.0000e-004**	**1.2000e-003**	**9.3400e-003**	**0.0105**	**1.8000e-004**	**9.3400e-003**	**9.5200e-003**	**0.0000**	**37.4412**	**37.4412**	**0.0102**	**0.0000**	**37.6544**

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					
Hauling	1.3000e-004	1.8600e-003	1.4300e-003	0.0000	9.0000e-005	3.0000e-005	1.2000e-004	3.0000e-005	3.0000e-005	5.0000e-005	0.0000	0.3802	0.3802	0.0000	0.0000	0.3803
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	5.7000e-004	7.5000e-004	7.1800e-003	1.0000e-005	1.2000e-003	1.0000e-005	1.2100e-003	3.2000e-004	1.0000e-005	3.3000e-004	0.0000	1.1616	1.1616	6.0000e-005	0.0000	1.1630
Total	**7.0000e-004**	**2.6100e-003**	**8.6100e-003**	**1.0000e-005**	**1.2900e-003**	**4.0000e-005**	**1.3300e-003**	**3.5000e-004**	**4.0000e-005**	**3.8000e-004**	**0.0000**	**1.5418**	**1.5418**	**6.0000e-005**	**0.0000**	**1.5432**

3.3 Site Preparation - 2015

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					0.0903	0.0000	0.0903	0.0497	0.0000	0.0497	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0263	0.2845	0.2132	2.0000e-004		0.0154	0.0154		0.0142	0.0142	0.0000	18.6506	18.6506	5.5700e-003	0.0000	18.7675
Total	**0.0263**	**0.2845**	**0.2132**	**2.0000e-004**	**0.0903**	**0.0154**	**0.1058**	**0.0497**	**0.0142**	**0.0639**	**0.0000**	**18.6506**	**18.6506**	**5.5700e-003**	**0.0000**	**18.7675**

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	3.4000e-004	4.5000e-004	4.3100e-003	1.0000e-005	7.2000e-004	1.0000e-005	7.3000e-004	1.9000e-004	1.0000e-005	2.0000e-004	0.0000	0.6970	0.6970	4.0000e-005	0.0000	0.6978
Total	**3.4000e-004**	**4.5000e-004**	**4.3100e-003**	**1.0000e-005**	**7.2000e-004**	**1.0000e-005**	**7.3000e-004**	**1.9000e-004**	**1.0000e-005**	**2.0000e-004**	**0.0000**	**0.6970**	**0.6970**	**4.0000e-005**	**0.0000**	**0.6978**

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					0.0903	0.0000	0.0903	0.0497	0.0000	0.0497	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	6.1500e-003	0.1721	0.1170	2.0000e-004		4.8100e-003	4.8100e-003		4.8100e-003	4.8100e-003	0.0000	18.6505	18.6505	5.5700e-003	0.0000	18.7675
Total	**6.1500e-003**	**0.1721**	**0.1170**	**2.0000e-004**	**0.0903**	**4.8100e-003**	**0.0951**	**0.0497**	**4.8100e-003**	**0.0545**	**0.0000**	**18.6505**	**18.6505**	**5.5700e-003**	**0.0000**	**18.7675**

M□□□a□□d Con□r□c□□on O□-S□□□

	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	3.4000e-004	4.5000e-004	4.3100e-003	1.0000e-005	7.2000e-004	1.0000e-005	7.3000e-004	1.9000e-004	1.0000e-005	2.0000e-004	0.0000	0.6970	0.6970	4.0000e-005	0.0000	0.6978
To□al	**3.4000□-004**	**4.5000□-004**	**4.3100□-003**	**1.0000□-005**	**7.2000□-004**	**1.0000□-005**	**7.3000□-004**	**1.9000□-004**	**1.0000□-005**	**2.0000□-004**	**0.0000**	**0.6970**	**0.6970**	**4.0000□-005**	**0.0000**	**0.6978**

3.4 Grad□n□ - 2015

Un□ □□□a□□d Con□r□c□□on On-S□□□

	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					0.0655	0.0000	0.0655	0.0337	0.0000	0.0337	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0383	0.4042	0.2667	3.0000e-004		0.0233	0.0233		0.0214	0.0214	0.0000	28.3860	28.3860	8.4700e-003	0.0000	28.5639
To□al	**0.0383**	**0.4042**	**0.2667**	**3.0000□-004**	**0.0655**	**0.0233**	**0.0888**	**0.0337**	**0.0214**	**0.0551**	**0.0000**	**28.3860**	**28.3860**	**8.4700□-003**	**0.0000**	**28.5639**

Un□ □□□a□□d Con□r□c□□on O□-S□□□

	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	5.7000e-004	7.5000e-004	7.1800e-003	1.0000e-005	1.2000e-003	1.0000e-005	1.2100e-003	3.2000e-004	1.0000e-005	3.3000e-004	0.0000	1.1616	1.1616	6.0000e-005	0.0000	1.1630
To□al	**5.7000□-004**	**7.5000□-004**	**7.1800□-003**	**1.0000□-005**	**1.2000□-003**	**1.0000□-005**	**1.2100□-003**	**3.2000□-004**	**1.0000□-005**	**3.3000□-004**	**0.0000**	**1.1616**	**1.1616**	**6.0000□-005**	**0.0000**	**1.1630**

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					0.0655	0.0000	0.0655	0.0337	0.0000	0.0337	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0110	0.2626	0.2038	3.0000e-004		8.2300e-003	8.2300e-003		8.2300e-003	8.2300e-003	0.0000	28.3859	28.3859	8.4700e-003	0.0000	28.5639
Total	**0.0110**	**0.2626**	**0.2038**	**3.0000e-004**	**0.0655**	**8.2300e-003**	**0.0738**	**0.0337**	**8.2300e-003**	**0.0419**	**0.0000**	**28.3859**	**28.3859**	**8.4700e-003**	**0.0000**	**28.5639**

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	5.7000e-004	7.5000e-004	7.1800e-003	1.0000e-005	1.2000e-003	1.0000e-005	1.2100e-003	3.2000e-004	1.0000e-005	3.3000e-004	0.0000	1.1616	1.1616	6.0000e-005	0.0000	1.1630
Total	**5.7000e-004**	**7.5000e-004**	**7.1800e-003**	**1.0000e-005**	**1.2000e-003**	**1.0000e-005**	**1.2100e-003**	**3.2000e-004**	**1.0000e-005**	**3.3000e-004**	**0.0000**	**1.1616**	**1.1616**	**6.0000e-005**	**0.0000**	**1.1630**

3.5 Building Construction - 2015

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	0.3860	3.1682	1.9776	2.8300e-003		0.2233	0.2233		0.2100	0.2100	0.0000	257.4140	257.4140	0.0646	0.0000	258.7703
Total	**0.3860**	**3.1682**	**1.9776**	**2.8300e-003**		**0.2233**	**0.2233**		**0.2100**	**0.2100**	**0.0000**	**257.4140**	**257.4140**	**0.0646**	**0.0000**	**258.7703**

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					
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	5.4400e-003	0.0475	0.0624	1.0000e-004	2.7500e-003	7.6000e-004	3.5000e-003	7.9000e-004	7.0000e-004	1.4800e-003	0.0000	9.2131	9.2131	8.0000e-005	0.0000	9.2148
Worker	5.1700e-003	6.8500e-003	0.0657	1.4000e-004	0.0110	9.0000e-005	0.0111	2.9200e-003	8.0000e-005	3.0000e-003	0.0000	10.6212	10.6212	5.9000e-004	0.0000	10.6335
Total	**0.0106**	**0.0543**	**0.1281**	**2.4000e-004**	**0.0138**	**8.5000e-004**	**0.0146**	**3.7100e-003**	**7.8000e-004**	**4.4800e-003**	**0.0000**	**19.8343**	**19.8343**	**6.7000e-004**	**0.0000**	**19.8483**

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	0.1138	2.4752	1.8795	2.8300e-003		0.0951	0.0951		0.0951	0.0951	0.0000	257.4137	257.4137	0.0646	0.0000	258.7700
Total	**0.1138**	**2.4752**	**1.8795**	**2.8300e-003**		**0.0951**	**0.0951**		**0.0951**	**0.0951**	**0.0000**	**257.4137**	**257.4137**	**0.0646**	**0.0000**	**258.7700**

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	5.4400e-003	0.0475	0.0624	1.0000e-004	2.7500e-003	7.6000e-004	3.5000e-003	7.9000e-004	7.0000e-004	1.4800e-003	0.0000	9.2131	9.2131	8.0000e-005	0.0000	9.2148
Worker	5.1700e-003	6.8500e-003	0.0657	1.4000e-004	0.0110	9.0000e-005	0.0111	2.9200e-003	8.0000e-005	3.0000e-003	0.0000	10.6212	10.6212	5.9000e-004	0.0000	10.6335
Total	**0.0106**	**0.0543**	**0.1281**	**2.4000e-004**	**0.0138**	**8.5000e-004**	**0.0146**	**3.7100e-003**	**7.8000e-004**	**4.4800e-003**	**0.0000**	**19.8343**	**19.8343**	**6.7000e-004**	**0.0000**	**19.8483**

3.5 Building Construction - 2016

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	0.0324	0.2708	0.1758	2.5000e-004		0.0187	0.0187		0.0176	0.0176	0.0000	23.0046	23.0046	5.7100e-003	0.0000	23.1244
Total	**0.0324**	**0.2708**	**0.1758**	**2.5000e-004**		**0.0187**	**0.0187**		**0.0176**	**0.0176**	**0.0000**	**23.0046**	**23.0046**	**5.7100e-003**	**0.0000**	**23.1244**

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	4.3000e-004	3.7100e-003	5.2000e-003	1.0000e-005	2.5000e-004	5.0000e-005	3.0000e-004	7.0000e-005	5.0000e-005	1.2000e-004	0.0000	0.8198	0.8198	1.0000e-005	0.0000	0.8200
Worker	4.2000e-004	5.6000e-004	5.3300e-003	1.0000e-005	9.9000e-004	1.0000e-005	1.0000e-003	2.6000e-004	1.0000e-005	2.7000e-004	0.0000	0.9229	0.9229	5.0000e-005	0.0000	0.9240
Total	**8.5000e-004**	**4.2700e-003**	**0.0105**	**2.0000e-005**	**1.2400e-003**	**6.0000e-005**	**1.3000e-003**	**3.3000e-004**	**6.0000e-005**	**3.9000e-004**	**0.0000**	**1.7428**	**1.7428**	**6.0000e-005**	**0.0000**	**1.7439**

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	0.0102	0.2229	0.1693	2.5000e-004		8.5600e-003	8.5600e-003		8.5600e-003	8.5600e-003	0.0000	23.0046	23.0046	5.7100e-003	0.0000	23.1244
Total	**0.0102**	**0.2229**	**0.1693**	**2.5000e-004**		**8.5600e-003**	**8.5600e-003**		**8.5600e-003**	**8.5600e-003**	**0.0000**	**23.0046**	**23.0046**	**5.7100e-003**	**0.0000**	**23.1244**

M□□□a□□d Con□r□c□□on O□-S□□

	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	4.3000e-004	3.7100e-003	5.2000e-003	1.0000e-005	2.5000e-004	5.0000e-005	3.0000e-004	7.0000e-005	5.0000e-005	1.2000e-004	0.0000	0.8198	0.8198	1.0000e-005	0.0000	0.8200
Worker	4.2000e-004	5.6000e-004	5.3300e-003	1.0000e-005	9.9000e-004	1.0000e-005	1.0000e-003	2.6000e-004	1.0000e-005	2.7000e-004	0.0000	0.9229	0.9229	5.0000e-005	0.0000	0.9240
To□al	**8.5000□-004**	**4.2700□-003**	**0.0105**	**2.0000□-005**	**1.2400□-003**	**6.0000□-005**	**1.3000□-003**	**3.3000□-004**	**6.0000□-005**	**3.9000□-004**	**0.0000**	**1.7428**	**1.7428**	**6.0000□-005**	**0.0000**	**1.7439**

3.6 Pa□n□ - 2016

Un□ □□□a□□d Con□r□c□on On-S□□

	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	0.0209	0.2239	0.1482	2.2000e-004		0.0126	0.0126		0.0116	0.0116	0.0000	21.0138	21.0138	6.3400e-003	0.0000	21.1469
Paving	0.0000					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
To□al	**0.0209**	**0.2239**	**0.1482**	**2.2000□-004**		**0.0126**	**0.0126**		**0.0116**	**0.0116**	**0.0000**	**21.0138**	**21.0138**	**6.3400□-003**	**0.0000**	**21.1469**

Un□ □□□a□□d Con□r□c□on O□-S□□

	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	5.1000e-004	6.8000e-004	6.4800e-003	1.0000e-005	1.2000e-003	1.0000e-005	1.2100e-003	3.2000e-004	1.0000e-005	3.3000e-004	0.0000	1.1210	1.1210	6.0000e-005	0.0000	1.1222
To□al	**5.1000□-004**	**6.8000□-004**	**6.4800□-003**	**1.0000□-005**	**1.2000□-003**	**1.0000□-005**	**1.2100□-003**	**3.2000□-004**	**1.0000□-005**	**3.3000□-004**	**0.0000**	**1.1210**	**1.1210**	**6.0000□-005**	**0.0000**	**1.1222**

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	9.1200e-003	0.1970	0.1693	2.2000e-004		6.5400e-003	6.5400e-003		6.5400e-003	6.5400e-003	0.0000	21.0138	21.0138	6.3400e-003	0.0000	21.1469
Paving	0.0000					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	**9.1200e-003**	**0.1970**	**0.1693**	**2.2000e-004**		**6.5400e-003**	**6.5400e-003**		**6.5400e-003**	**6.5400e-003**	**0.0000**	**21.0138**	**21.0138**	**6.3400e-003**	**0.0000**	**21.1469**

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	5.1000e-004	6.8000e-004	6.4800e-003	1.0000e-005	1.2000e-003	1.0000e-005	1.2100e-003	3.2000e-004	1.0000e-005	3.3000e-004	0.0000	1.1210	1.1210	6.0000e-005	0.0000	1.1222
Total	**5.1000e-004**	**6.8000e-004**	**6.4800e-003**	**1.0000e-005**	**1.2000e-003**	**1.0000e-005**	**1.2100e-003**	**3.2000e-004**	**1.0000e-005**	**3.3000e-004**	**0.0000**	**1.1210**	**1.1210**	**6.0000e-005**	**0.0000**	**1.1222**

3.7 Architectural Coating - 2016

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	0.5326					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	3.6800e-003	0.0237	0.0188	3.0000e-005		1.9700e-003	1.9700e-003		1.9700e-003	1.9700e-003	0.0000	2.5533	2.5533	3.0000e-004	0.0000	2.5596
Total	**0.5363**	**0.0237**	**0.0188**	**3.0000e-005**		**1.9700e-003**	**1.9700e-003**		**1.9700e-003**	**1.9700e-003**	**0.0000**	**2.5533**	**2.5533**	**3.0000e-004**	**0.0000**	**2.5596**

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					
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	1.0000e-004	1.4000e-004	1.3000e-003	0.0000	2.4000e-004	0.0000	2.4000e-004	6.0000e-005	0.0000	7.0000e-005	0.0000	0.2242	0.2242	1.0000e-005	0.0000	0.2244
Total	**1.0000e-004**	**1.4000e-004**	**1.3000e-003**	**0.0000**	**2.4000e-004**	**0.0000**	**2.4000e-004**	**6.0000e-005**	**0.0000**	**7.0000e-005**	**0.0000**	**0.2242**	**0.2242**	**1.0000e-005**	**0.0000**	**0.2244**

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	0.5326					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	1.1400e-003	0.0235	0.0183	3.0000e-005		9.5000e-004	9.5000e-004		9.5000e-004	9.5000e-004	0.0000	2.5533	2.5533	3.0000e-004	0.0000	2.5596
Total	**0.5338**	**0.0235**	**0.0183**	**3.0000e-005**		**9.5000e-004**	**9.5000e-004**		**9.5000e-004**	**9.5000e-004**	**0.0000**	**2.5533**	**2.5533**	**3.0000e-004**	**0.0000**	**2.5596**

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	1.0000e-004	1.4000e-004	1.3000e-003	0.0000	2.4000e-004	0.0000	2.4000e-004	6.0000e-005	0.0000	7.0000e-005	0.0000	0.2242	0.2242	1.0000e-005	0.0000	0.2244
Total	**1.0000e-004**	**1.4000e-004**	**1.3000e-003**	**0.0000**	**2.4000e-004**	**0.0000**	**2.4000e-004**	**6.0000e-005**	**0.0000**	**7.0000e-005**	**0.0000**	**0.2242**	**0.2242**	**1.0000e-005**	**0.0000**	**0.2244**

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

Increase Diversity

Improve Walkability Design

Improve Destination Accessibility

Increase Transit Accessibility

	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	0.1669	0.3826	1.7264	3.4900e-003	0.2396	4.7800e-003	0.2444	0.0641	4.3900e-003	0.0685	0.0000	276.3293	276.3293	0.0121	0.0000	276.5835
Unmitigated	0.1730	0.4182	1.8577	3.8700e-003	0.2662	5.2700e-003	0.2715	0.0712	4.8400e-003	0.0760	0.0000	306.0776	306.0776	0.0133	0.0000	306.3567

4.2 Trip Summary Information

	Average Daily Trip Rate			Unmitigated	Mitigated
Land Use	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
City Park	0.29	0.29	0.29	628	565
Single Family Housing	248.82	262.08	228.02	707,381	636,643
Total	249.11	262.37	228.31	708,009	637,208

4.3 Trip Type Information

	Miles			Trip %			Trip Purpose %		
Land Use	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
City Park	9.50	7.30	7.30	33.00	48.00	19.00	66	28	6
Single Family Housing	10.80	7.30	7.50	41.60	18.80	39.60	86	11	3

LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
0.510118	0.073510	0.192396	0.133166	0.036737	0.005265	0.012605	0.021642	0.001847	0.002083	0.006548	0.000610	0.003471

5.0 En□r□y D□a□l

4.4 Fl□□□M□x

Historical Energy Use: N

5.1 M□□□a□on M□a□□r□□ En□r□y

Exceed Title 24

	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	59.6310	59.6310	2.4000e-003	5.0000e-004	59.8353
Electricity Unmitigated						0.0000	0.0000		0.0000	0.0000	0.0000	60.5351	60.5351	2.4400e-003	5.0000e-004	60.7426
NaturalGas Mitigated	3.1100e-003	0.0266	0.0113	1.7000e-004		2.1500e-003	2.1500e-003		2.1500e-003	2.1500e-003	0.0000	30.7945	30.7945	5.9000e-004	5.6000e-004	30.9819
NaturalGas Unmitigated	3.8800e-003	0.0331	0.0141	2.1000e-004		2.6800e-003	2.6800e-003		2.6800e-003	2.6800e-003	0.0000	38.3681	38.3681	7.4000e-004	7.0000e-004	38.6016

5.2 En□r□y □y Land U□□ - Na□□ralGa□

Un□ □□□a□□d

	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					
Single Family Housing	718991	3.8800e-003	0.0331	0.0141	2.1000e-004		2.6800e-003	2.6800e-003		2.6800e-003	2.6800e-003	0.0000	38.3681	38.3681	7.4000e-004	7.0000e-004	38.6016
City Park	0	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
To□al		**3.8800□-003**	**0.0331**	**0.0141**	**2.1000□-004**		**2.6800□-003**	**2.6800□-003**		**2.6800□-003**	**2.6800□-003**	**0.0000**	**38.3681**	**38.3681**	**7.4000□-004**	**7.0000□-004**	**38.6016**

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					
City Park	0	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
Single Family Housing	577067	3.1100e-003	0.0266	0.0113	1.7000e-004		2.1500e-003	2.1500e-003		2.1500e-003	2.1500e-003	0.0000	30.7945	30.7945	5.9000e-004	5.6000e-004	30.9819
Total		**3.1100e-003**	**0.0266**	**0.0113**	**1.7000e-004**		**2.1500e-003**	**2.1500e-003**		**2.1500e-003**	**2.1500e-003**	**0.0000**	**30.7945**	**30.7945**	**5.9000e-004**	**5.6000e-004**	**30.9819**

5.3 Energy by Land Use - Electricity

Unmitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
City Park	0	0.0000	0.0000	0.0000	0.0000
Single Family Housing	185231	60.5351	2.4400e-003	5.0000e-004	60.7426
Total		**60.5351**	**2.4400e-003**	**5.0000e-004**	**60.7426**

Mitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
City Park	0	0.0000	0.0000	0.0000	0.0000
Single Family Housing	182464	59.6310	2.4000e-003	5.0000e-004	59.8353
Total		**59.6310**	**2.4000e-003**	**5.0000e-004**	**59.8353**

6.0 Area Detail

6.1 Mitigation Measures Area

	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	1.9107	0.0216	2.0551	1.0000e-005		0.2447	0.2447		0.2446	0.2446	21.6014	11.7242	33.3255	6.9000e-004	2.1100e-003	33.9948
Unmitigated	1.9107	0.0216	2.0551	1.0000e-005		0.2447	0.2447		0.2446	0.2446	21.6014	11.7242	33.3255	6.9000e-004	2.1100e-003	33.9948

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	0.0826					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	0.2143					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Hearth	1.6049	0.0182	1.7691	0.0000		0.2431	0.2431		0.2431	0.2431	21.6014	11.2634	32.8648	2.2000e-004	2.1100e-003	33.5242
Landscaping	9.0100e-003	3.3500e-003	0.2860	1.0000e-005		1.5400e-003	1.5400e-003		1.5400e-003	1.5400e-003	0.0000	0.4608	0.4608	4.7000e-004	0.0000	0.4706
Total	**1.9107**	**0.0216**	**2.0551**	**1.0000e-005**		**0.2446**	**0.2446**		**0.2446**	**0.2446**	**21.6014**	**11.7242**	**33.3255**	**6.9000e-004**	**2.1100e-003**	**33.9948**

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	0.0826					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	0.2143					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Hearth	1.6049	0.0182	1.7691	0.0000		0.2431	0.2431		0.2431	0.2431	21.6014	11.2634	32.8648	2.2000e-004	2.1100e-003	33.5242
Landscaping	9.0100e-003	3.3500e-003	0.2860	1.0000e-005		1.5400e-003	1.5400e-003		1.5400e-003	1.5400e-003	0.0000	0.4608	0.4608	4.7000e-004	0.0000	0.4706
Total	**1.9107**	**0.0216**	**2.0551**	**1.0000e-005**		**0.2446**	**0.2446**		**0.2446**	**0.2446**	**21.6014**	**11.7242**	**33.3255**	**6.9000e-004**	**2.1100e-003**	**33.9948**

7.0 Water Demand

7.1 Mitigation Measures Water

Apply Water Conservation Strategy

Use Water Efficient Irrigation System

	Total CO2	CH4	N2O	CO2e
Category	MT/yr			
Mitigated	9.7563	0.0445	1.1200e-003	11.0389
Unmitigated	12.4456	0.0557	1.4000e-003	14.0496

7.2 Water by Land Use

Unmitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
City Park	0 / 0.226381	0.8220	3.0000e-005	1.0000e-005	0.8248
Single Family Housing	1.694 / 1.06796	11.6237	0.0557	1.4000e-003	13.2249
Total		**12.4456**	**0.0557**	**1.4100e-003**	**14.0496**

Mitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
City Park	0 / 0.181105	0.6576	3.0000e-005	1.0000e-005	0.6598
Single Family Housing	1.3552 / 0.854368	9.0988	0.0445	1.1100e-003	10.3791
Total		**9.7563**	**0.0445**	**1.1200e-003**	**11.0389**

8.0 Wa□□□ D□□a□l

8.1 M□□□□a□□on M□a□□r□□ Wa□□□

Ca□□□ory□Y□ar

	Total CO2	CH4	N2O	CO2e
	MT/yr			
Mitigated	6.1628	0.3642	0.0000	13.8112
Unmitigated	6.1628	0.3642	0.0000	13.8112

8.2 Wa□□□ □y Land U□□

Un□ □□□□a□□d

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
City Park	0.02	4.0600e-003	2.4000e-004	0.0000	9.1000e-003
Single Family Housing	30.34	6.1588	0.3640	0.0000	13.8022
To□al		**6.1628**	**0.3642**	**0.0000**	**13.8113**

M□□□□a□□d

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
City Park	0.02	4.0600e-003	2.4000e-004	0.0000	9.1000e-003
Single Family Housing	30.34	6.1588	0.3640	0.0000	13.8022
To□al		**6.1628**	**0.3642**	**0.0000**	**13.8113**

9.0 Operational Offroad

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

10.0 Vegetation

S□□ □ □r O□□□□□

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South Manola Subdivision

San Diego Air Basin, Summer

1.0 Project Characteristics

1.1 Land Uses

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Single Family Housing	26.00	Dwelling Unit	8.44	46,800.00	74
City Park	0.19	Acre	0.19	8,058.60	0

1.2 Other Project Characteristics

Urbanization	Urban	**Wind Speed (m/s)**	2.6	**Precipitation Freq (Days)**	40
Climate Zone	13			**Operational Year**	2016
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

Project Characteristics -

Land Use -

Grading -

Demolition -

Architectural Coating - SDAPCD Rule 67

Woodstoves - No wood stoves proposed

Landscape Equipment - Based on annual average days of sun in San Diego County, NOAA Technical Memo, NWS WR-270, Climate of San Diego, Sept. 2004, Pg 20.

Construction Off-road Equipment Mitigation - Regulatory Compliance with Off-road regulations

Mobile Land Use Mitigation - Existing Condition in Setting

Energy Mitigation -

Water Mitigation -

Table Name	Column Name	Default Value	New Value
tblArchitecturalCoating	EF_Residential_Exterior	250.00	150.00
tblArchitecturalCoating	EF_Residential_Interior	250.00	150.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	1.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	4.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	1.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	1.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	3.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	1.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	2.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	2.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	6.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	10.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	1.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	2.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	1.00
tblConstEquipMitigation	Tier	No Change	Tier 2
tblConstEquipMitigation	Tier	No Change	Tier 2
tblConstEquipMitigation	Tier	No Change	Tier 2
tblConstEquipMitigation	Tier	No Change	Tier 2
tblConstEquipMitigation	Tier	No Change	Tier 2
tblConstEquipMitigation	Tier	No Change	Tier 2
tblConstEquipMitigation	Tier	No Change	Tier 2
tblConstEquipMitigation	Tier	No Change	Tier 2
tblConstEquipMitigation	Tier	No Change	Tier 2
tblConstEquipMitigation	Tier	No Change	Tier 2
tblConstEquipMitigation	Tier	No Change	Tier 2
tblConstEquipMitigation	Tier	No Change	Tier 2
tblLandscapeEquipment	NumberSummerDays	180	263
tblProjectCharacteristics	OperationalYear	2014	2016
tblWoodstoves	NumberCatalytic	1.30	0.00
tblWoodstoves	NumberNoncatalytic	1.30	0.00
tblWoodstoves	WoodstoveDayYear	82.00	0.00
tblWoodstoves	WoodstoveWoodMass	3,019.20	0.00

2.0 E□ □□□on□ S□□ □ary

2.1 O□□rall Con□□r□c□□on (Max□ □□ Da□ly E□ □□□on)

Unmitig **a**te**d Con□□r□c□□on

	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	lb/day										lb/day					
2015	5.3299	56.9710	43.5217	0.0419	18.2141	3.0894	21.3036	9.9699	2.8423	12.8122	0.0000	4,304.1454	4,304.1454	1.2360	0.0000	4,330.1018
2016	53.6426	28.9388	19.5332	0.0291	0.1333	1.9739	2.1073	0.0359	1.8545	1.8904	0.0000	2,877.6309	2,877.6309	0.7052	0.0000	2,892.4407
To□al	**58.9726**	**85.9098**	**63.0549**	**0.0710**	**18.3475**	**5.0634**	**23.4108**	**10.0058**	**4.6968**	**14.7026**	**0.0000**	**7,181.7763**	**7,181.7763**	**1.9413**	**0.0000**	**7,222.5425**

M□□□a□□d Con□□r□c□□on

	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	lb/day										lb/day					
2015	1.3604	34.5054	26.1271	0.0419	18.2141	0.9622	19.1764	9.9699	0.9621	10.9320	0.0000	4,304.1454	4,304.1454	1.2360	0.0000	4,330.1018
2016	53.3881	23.8940	18.8422	0.0291	0.1333	0.9081	1.0415	0.0359	0.9076	0.9435	0.0000	2,877.6309	2,877.6309	0.7052	0.0000	2,892.4407
To□al	**54.7484**	**58.3994**	**44.9693**	**0.0710**	**18.3475**	**1.8703**	**20.2178**	**10.0058**	**1.8697**	**11.8755**	**0.0000**	**7,181.7763**	**7,181.7763**	**1.9413**	**0.0000**	**7,222.5425**

	ROG	NOx	CO	SO2	F□□□□□□ PM10	Exha□□□ PM10	PM10 To□al	F□□□□□□ PM2.5	Exha□□□ PM2.5	PM2.5 To□al	B□o- CO2	NB□o-CO2	To□al CO2	CH4	N20	CO2□
P□rc□n□ R□d□c□□on	**7.16**	**32.02**	**28.68**	**0.00**	**0.00**	**63.06**	**13.64**	**0.00**	**60.19**	**19.23**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**

2.2 O□□rall O□□ra□onal

Un□ □□□a□□d O□□ra□onal

	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	lb/day										lb/day					
Area	40.8389	0.4696	45.3240	1.1000e-004		5.9411	5.9411		5.9409	5.9409	580.7664	306.6859	887.4524	9.7400e-003	0.0568	905.2636
Energy	0.0212	0.1815	0.0773	1.1600e-003		0.0147	0.0147		0.0147	0.0147		231.7456	231.7456	4.4400e-003	4.2500e-003	233.1560
Mobile	1.0044	2.2966	10.6028	0.0235	1.5846	0.0306	1.6152	0.4230	0.0281	0.4511		2,046.6668	2,046.6668	0.0852		2,048.4567
To□al	**41.8645**	**2.9477**	**56.0041**	**0.0248**	**1.5846**	**5.9863**	**7.5709**	**0.4230**	**5.9837**	**6.4067**	**580.7664**	**2,585.0983**	**3,165.8648**	**0.0994**	**0.0611**	**3,186.8763**

M□□□a□□d O□□ra□onal

	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	lb/day										lb/day					
Area	40.8389	0.4696	45.3240	1.1000e-004		5.9411	5.9411		5.9409	5.9409	580.7664	306.6859	887.4524	9.7400e-003	0.0568	905.2636
Energy	0.0171	0.1457	0.0620	9.3000e-004		0.0118	0.0118		0.0118	0.0118		186.0005	186.0005	3.5700e-003	3.4100e-003	187.1325
Mobile	0.9683	2.1021	9.7847	0.0212	1.4261	0.0277	1.4538	0.3807	0.0255	0.4062		1,847.5861	1,847.5861	0.0776		1,849.2160
To□al	**41.8242**	**2.7174**	**55.1707**	**0.0222**	**1.4261**	**5.9806**	**7.4067**	**0.3807**	**5.9781**	**6.3588**	**580.7664**	**2,340.2725**	**2,921.0390**	**0.0909**	**0.0602**	**2,941.6121**

	ROG	NOx	CO	SO2	F□□□□□□ PM10	Exha□□□ PM10	PM10 To□al	F□□□□□□ PM2.5	Exha□□□ PM2.5	PM2.5 To□al	B□o- CO2	NB□o-CO2	To□al CO2	CH4	N20	CO2□
P□rc□n□ R□d□c□on	**0.10**	**7.81**	**1.49**	**10.14**	**10.00**	**0.10**	**2.17**	**10.00**	**0.09**	**0.75**	**0.00**	**9.47**	**7.73**	**8.55**	**1.38**	**7.70**

3.0 Con□r□c□on D□a□

Con□r□c□on Pha□□

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Demolition	Demolition	1/1/2015	1/28/2015	5	20	
2	Site Preparation	Site Preparation	1/29/2015	2/11/2015	5	10	
3	Grading	Grading	2/12/2015	3/11/2015	5	20	
4	Building Construction	Building Construction	3/12/2015	1/27/2016	5	230	
5	Paving	Paving	1/28/2016	2/24/2016	5	20	
6	Architectural Coating	Architectural Coating	2/25/2016	3/23/2016	5	20	

Acr□□ o□Grad□n□ (S□□□ Pr□□ara□on Pha□□): 0
Acr□□ o□Grad□n□ (Grad□n□ Pha□□): 10
Acr□□ o□Pa□n□: 0
R□□d□n□al Indoor: 94,770□R□□d□n□al O□□door: 31,590□Non-R□□d□n□al Indoor: 12,088□Non-R□□d□n□al O□□door: 4,029 (Arch□□c□□ral

O□Road E□□□□□ □n□

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Architectural Coating	Air Compressors	1	6.00	78	0.48
Demolition	Excavators	3	8.00	162	0.38
Demolition	Concrete/Industrial Saws	1	8.00	81	0.73
Grading	Excavators	1	8.00	162	0.38
Building Construction	Cranes	1	7.00	226	0.29
Building Construction	Forklifts	3	8.00	89	0.20
Building Construction	Generator Sets	1	8.00	84	0.74
Paving	Pavers	2	8.00	125	0.42
Paving	Rollers	2	8.00	80	0.38
Demolition	Rubber Tired Dozers	2	8.00	255	0.40
Grading	Rubber Tired Dozers	1	8.00	255	0.40
Building Construction	Tractors/Loaders/Backhoes	3	7.00	97	0.37
Grading	Graders	1	8.00	174	0.41
Grading	Tractors/Loaders/Backhoes	3	8.00	97	0.37
Paving	Paving Equipment	2	8.00	130	0.36
Site Preparation	Tractors/Loaders/Backhoes	4	8.00	97	0.37
Site Preparation	Rubber Tired Dozers	3	8.00	255	0.40
Building Construction	Welders	1	8.00	46	0.45

Tr□□ 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
Demolition	6	15.00	0.00	11.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Site Preparation	7	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
Building Construction	9	13.00	4.00	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
Architectural Coating	1	3.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT

3.1 M□□□a□□on M□a□□r□□ Con□□r□c□□on

Use Cleaner Engines for Construction Equipment

Clean Paved Roads

3.2 D□□ ol□□□on - 2015

Un□ □□□a□□d Con□□r□c□on On-S□□

	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	lb/day										lb/day					
Fugitive Dust					0.1196	0.0000	0.1196	0.0181	0.0000	0.0181			0.0000			0.0000
Off-Road	4.5083	48.3629	36.0738	0.0399		2.4508	2.4508		2.2858	2.2858		4,127.1934	4,127.1934	1.1188		4,150.6886
To□al	**4.5083**	**48.3629**	**36.0738**	**0.0399**	**0.1196**	**2.4508**	**2.5704**	**0.0181**	**2.2858**	**2.3039**		**4,127.1934**	**4,127.1934**	**1.1188**		**4,150.6886**

Un□ □□□a□□d Con□□r□c□on O□-S□□

	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	lb/day										lb/day					
Hauling	0.0124	0.1796	0.1206	4.1000e-004	9.5800e-003	2.7900e-003	0.0124	2.6200e-003	2.5700e-003	5.1900e-003		41.9507	41.9507	3.4000e-004		41.9578
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
Worker	0.0575	0.0678	0.7416	1.5600e-003	0.1232	9.7000e-004	0.1242	0.0327	8.9000e-004	0.0336		135.0013	135.0013	7.0800e-003		135.1499
To□al	**0.0699**	**0.2475**	**0.8622**	**1.9700□-003**	**0.1328**	**3.7600□-003**	**0.1366**	**0.0353**	**3.4600□-003**	**0.0388**		**176.9520**	**176.9520**	**7.4200□-003**		**177.1077**

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	lb/day										lb/day					
Fugitive Dust					0.1196	0.0000	0.1196	0.0181	0.0000	0.0181			0.0000			0.0000
Off-Road	1.2905	33.4676	25.2649	0.0399		0.9338	0.9338		0.9338	0.9338	0.0000	4,127.1934	4,127.1934	1.1188		4,150.6886
Total	**1.2905**	**33.4676**	**25.2649**	**0.0399**	**0.1196**	**0.9338**	**1.0534**	**0.0181**	**0.9338**	**0.9519**	**0.0000**	**4,127.1934**	**4,127.1934**	**1.1188**		**4,150.6886**

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	lb/day										lb/day					
Hauling	0.0124	0.1796	0.1206	4.1000e-004	9.5800e-003	2.7900e-003	0.0124	2.6200e-003	2.5700e-003	5.1900e-003		41.9507	41.9507	3.4000e-004		41.9578
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
Worker	0.0575	0.0678	0.7416	1.5600e-003	0.1232	9.7000e-004	0.1242	0.0327	8.9000e-004	0.0336		135.0013	135.0013	7.0800e-003		135.1499
Total	**0.0699**	**0.2475**	**0.8622**	**1.9700e-003**	**0.1328**	**3.7600e-003**	**0.1366**	**0.0353**	**3.4600e-003**	**0.0388**		**176.9520**	**176.9520**	**7.4200e-003**		**177.1077**

3.3 Site Preparation - 2015

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	lb/day										lb/day					
Fugitive Dust					18.0663	0.0000	18.0663	9.9307	0.0000	9.9307			0.0000			0.0000
Off-Road	5.2609	56.8897	42.6318	0.0391		3.0883	3.0883		2.8412	2.8412		4,111.7444	4,111.7444	1.2275		4,137.5225
Total	**5.2609**	**56.8897**	**42.6318**	**0.0391**	**18.0663**	**3.0883**	**21.1545**	**9.9307**	**2.8412**	**12.7719**		**4,111.7444**	**4,111.7444**	**1.2275**		**4,137.5225**

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	lb/day										lb/day					
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
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
Worker	0.0690	0.0814	0.8900	1.8700e-003	0.1479	1.1600e-003	0.1490	0.0392	1.0600e-003	0.0403		162.0015	162.0015	8.4900e-003		162.1798
Total	**0.0690**	**0.0814**	**0.8900**	**1.8700e-003**	**0.1479**	**1.1600e-003**	**0.1490**	**0.0392**	**1.0600e-003**	**0.0403**		**162.0015**	**162.0015**	**8.4900e-003**		**162.1798**

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	lb/day										lb/day					
Fugitive Dust					18.0663	0.0000	18.0663	9.9307	0.0000	9.9307			0.0000			0.0000
Off-Road	1.2300	34.4240	23.4003	0.0391		0.9611	0.9611		0.9611	0.9611	0.0000	4,111.7444	4,111.7444	1.2275		4,137.5224
Total	**1.2300**	**34.4240**	**23.4003**	**0.0391**	**18.0663**	**0.9611**	**19.0273**	**9.9307**	**0.9611**	**10.8918**	**0.0000**	**4,111.7444**	**4,111.7444**	**1.2275**		**4,137.5224**

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	lb/day										lb/day					
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
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
Worker	0.0690	0.0814	0.8900	1.8700e-003	0.1479	1.1600e-003	0.1490	0.0392	1.0600e-003	0.0403		162.0015	162.0015	8.4900e-003		162.1798
Total	**0.0690**	**0.0814**	**0.8900**	**1.8700e-003**	**0.1479**	**1.1600e-003**	**0.1490**	**0.0392**	**1.0600e-003**	**0.0403**		**162.0015**	**162.0015**	**8.4900e-003**		**162.1798**

3.4 Grad□n□ - 2015

Un□ □□□a□□d Con□r□c□on On-S□□

	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	lb/day										lb/day					
Fugitive Dust					6.5523	0.0000	6.5523	3.3675	0.0000	3.3675			0.0000			0.0000
Off-Road	3.8327	40.4161	26.6731	0.0298		2.3284	2.3284		2.1421	2.1421		3,129.0158	3,129.0158	0.9341		3,148.6328
To□al	**3.8327**	**40.4161**	**26.6731**	**0.0298**	**6.5523**	**2.3284**	**8.8807**	**3.3675**	**2.1421**	**5.5096**		**3,129.0158**	**3,129.0158**	**0.9341**		**3,148.6328**

Un□ □□□a□□d Con□r□c□on O□-S□□

	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	lb/day										lb/day					
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
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
Worker	0.0575	0.0678	0.7416	1.5600e-003	0.1232	9.7000e-004	0.1242	0.0327	8.9000e-004	0.0336		135.0013	135.0013	7.0800e-003		135.1499
To□al	**0.0575**	**0.0678**	**0.7416**	**1.5600□-003**	**0.1232**	**9.7000□-004**	**0.1242**	**0.0327**	**8.9000□-004**	**0.0336**		**135.0013**	**135.0013**	**7.0800□-003**		**135.1499**

M□□□a□□d Con□r□c□on On-S□□□

	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	lb/day										lb/day					
Fugitive Dust					6.5523	0.0000	6.5523	3.3675	0.0000	3.3675			0.0000			0.0000
Off-Road	1.0980	26.2602	20.3762	0.0298		0.8229	0.8229		0.8229	0.8229	0.0000	3,129.0158	3,129.0158	0.9341		3,148.6328
To□al	**1.0980**	**26.2602**	**20.3762**	**0.0298**	**6.5523**	**0.8229**	**7.3753**	**3.3675**	**0.8229**	**4.1904**	**0.0000**	**3,129.0158**	**3,129.0158**	**0.9341**		**3,148.6328**

M□□□a□□d Con□r□c□on O□-S□□

	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	lb/day										lb/day					
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
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
Worker	0.0575	0.0678	0.7416	1.5600e-003	0.1232	9.7000e-004	0.1242	0.0327	8.9000e-004	0.0336		135.0013	135.0013	7.0800e-003		135.1499
To□al	**0.0575**	**0.0678**	**0.7416**	**1.5600□-003**	**0.1232**	**9.7000□-004**	**0.1242**	**0.0327**	**8.9000□-004**	**0.0336**		**135.0013**	**135.0013**	**7.0800□-003**		**135.1499**

3.5 B□ld□n□ Con□r□c□on - 2015

Un□ □□□a□□d Con□r□c□on On-S□□

	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	lb/day										lb/day					
Off-Road	3.6591	30.0299	18.7446	0.0268		2.1167	2.1167		1.9904	1.9904		2,689.5771	2,689.5771	0.6748		2,703.7483
To□al	**3.6591**	**30.0299**	**18.7446**	**0.0268**		**2.1167**	**2.1167**		**1.9904**	**1.9904**		**2,689.5771**	**2,689.5771**	**0.6748**		**2,703.7483**

Un□ □□□a□□d Con□r□c□on O□-S□□

	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	lb/day										lb/day					
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
Vendor	0.0472	0.4363	0.4860	9.5000e-004	0.0266	7.1500e-003	0.0337	7.5700e-003	6.5700e-003	0.0142		96.5718	96.5718	8.4000e-004		96.5894
Worker	0.0498	0.0588	0.6427	1.3500e-003	0.1068	8.4000e-004	0.1076	0.0283	7.7000e-004	0.0291		117.0011	117.0011	6.1300e-003		117.1299
To□al	**0.0971**	**0.4951**	**1.1287**	**2.3000□-003**	**0.1333**	**7.9900□-003**	**0.1413**	**0.0359**	**7.3400□-003**	**0.0432**		**213.5729**	**213.5729**	**6.9700□-003**		**213.7193**

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	lb/day										lb/day					
Off-Road	1.0782	23.4615	17.8156	0.0268		0.9016	0.9016		0.9016	0.9016	0.0000	2,689.5771	2,689.5771	0.6748		2,703.7483
Total	**1.0782**	**23.4615**	**17.8156**	**0.0268**		**0.9016**	**0.9016**		**0.9016**	**0.9016**	**0.0000**	**2,689.5771**	**2,689.5771**	**0.6748**		**2,703.7483**

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	lb/day										lb/day					
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
Vendor	0.0472	0.4363	0.4860	9.5000e-004	0.0266	7.1500e-003	0.0337	7.5700e-003	6.5700e-003	0.0142		96.5718	96.5718	8.4000e-004		96.5894
Worker	0.0498	0.0588	0.6427	1.3500e-003	0.1068	8.4000e-004	0.1076	0.0283	7.7000e-004	0.0291		117.0011	117.0011	6.1300e-003		117.1299
Total	**0.0971**	**0.4951**	**1.1287**	**2.3000e-003**	**0.1333**	**7.9900e-003**	**0.1413**	**0.0359**	**7.3400e-003**	**0.0432**		**213.5729**	**213.5729**	**6.9700e-003**		**213.7193**

3.5 Building Construction - 2016

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	lb/day										lb/day					
Off-Road	3.4062	28.5063	18.5066	0.0268		1.9674	1.9674		1.8485	1.8485		2,669.2864	2,669.2864	0.6620		2,683.1890
Total	**3.4062**	**28.5063**	**18.5066**	**0.0268**		**1.9674**	**1.9674**		**1.8485**	**1.8485**		**2,669.2864**	**2,669.2864**	**0.6620**		**2,683.1890**

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	lb/day										lb/day					
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
Vendor	0.0417	0.3791	0.4450	9.5000e-004	0.0266	5.7300e-003	0.0323	7.5700e-003	5.2700e-003	0.0129		95.4354	95.4354	7.4000e-004		95.4509
Worker	0.0454	0.0533	0.5816	1.3500e-003	0.1068	8.0000e-004	0.1076	0.0283	7.4000e-004	0.0291		112.9092	112.9092	5.6600e-003		113.0280
Total	**0.0872**	**0.4324**	**1.0266**	**2.3000e-003**	**0.1333**	**6.5300e-003**	**0.1399**	**0.0359**	**6.0100e-003**	**0.0419**		**208.3445**	**208.3445**	**6.4000e-003**		**208.4788**

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	lb/day										lb/day					
Off-Road	1.0782	23.4615	17.8156	0.0268		0.9016	0.9016		0.9016	0.9016	0.0000	2,669.2864	2,669.2864	0.6620		2,683.1890
Total	**1.0782**	**23.4615**	**17.8156**			**0.9016**	**0.9016**		**0.9016**	**0.9016**	**0.0000**	**2,669.2864**	**2,669.2864**	**0.6620**		**2,683.1890**

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	lb/day										lb/day					
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
Vendor	0.0417	0.3791	0.4450	9.5000e-004	0.0266	5.7300e-003	0.0323	7.5700e-003	5.2700e-003	0.0129		95.4354	95.4354	7.4000e-004		95.4509
Worker	0.0454	0.0533	0.5816	1.3500e-003	0.1068	8.0000e-004	0.1076	0.0283	7.4000e-004	0.0291		112.9092	112.9092	5.6600e-003		113.0280
Total	**0.0872**	**0.4324**	**1.0266**	**2.3000e-003**	**0.1333**	**6.5300e-003**	**0.1399**	**0.0359**	**6.0100e-003**	**0.0419**		**208.3445**	**208.3445**	**6.4000e-003**		**208.4788**

3.6 Pa□n□ - 2016

Un□ □□a□d Con□r□c□on On-S□□

	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	lb/day										lb/day					
Off-Road	2.0898	22.3859	14.8176	0.0223		1.2610	1.2610		1.1601	1.1601		2,316.3767	2,316.3767	0.6987		2,331.0495
Paving	0.0000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
To□al	**2.0898**	**22.3859**	**14.8176**	**0.0223**		**1.2610**	**1.2610**		**1.1601**	**1.1601**		**2,316.3767**	**2,316.3767**	**0.6987**		**2,331.0495**

Un□ □□a□d Con□r□c□on O□-S□□

	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	lb/day										lb/day					
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
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
Worker	0.0524	0.0615	0.6711	1.5600e-003	0.1232	9.2000e-004	0.1242	0.0327	8.5000e-004	0.0335		130.2798	130.2798	6.5300e-003		130.4169
To□al	**0.0524**	**0.0615**	**0.6711**	**1.5600□-003**	**0.1232**	**9.2000□-004**	**0.1242**	**0.0327**	**8.5000□-004**	**0.0335**		**130.2798**	**130.2798**	**6.5300□-003**		**130.4169**

M□□□a□d Con□r□c□on On-S□□□

	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	lb/day										lb/day					
Off-Road	0.9122	19.6998	16.9276	0.0223		0.6542	0.6542		0.6542	0.6542	0.0000	2,316.3767	2,316.3767	0.6987		2,331.0495
Paving	0.0000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
To□al	**0.9122**	**19.6998**	**16.9276**	**0.0223**		**0.6542**	**0.6542**		**0.6542**	**0.6542**	**0.0000**	**2,316.3767**	**2,316.3767**	**0.6987**		**2,331.0495**

M□□□a□□d Con□r□c□on O□-S□□

	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	lb/day										lb/day					
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
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
Worker	0.0524	0.0615	0.6711	1.5600e-003	0.1232	9.2000e-004	0.1242	0.0327	8.5000e-004	0.0335		130.2798	130.2798	6.5300e-003		130.4169
To□al	**0.0524**	**0.0615**	**0.6711**	**1.5600□-003**	**0.1232**	**9.2000□-004**	**0.1242**	**0.0327**	**8.5000□-004**	**0.0335**		**130.2798**	**130.2798**	**6.5300□-003**		**130.4169**

3.7 Arch□□c□□ral Coa□n□ - 2016

Un□ □□□a□□d Con□r□c□on On-S□□

	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	lb/day										lb/day					
Archit. Coating	53.2637					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.3685	2.3722	1.8839	2.9700e-003		0.1966	0.1966		0.1966	0.1966		281.4481	281.4481	0.0332		282.1449
To□al	**53.6321**	**2.3722**	**1.8839**	**2.9700□-003**		**0.1966**	**0.1966**		**0.1966**	**0.1966**		**281.4481**	**281.4481**	**0.0332**		**282.1449**

Un□ □□□a□□d Con□r□c□on O□-S□□

	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	lb/day										lb/day					
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
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
Worker	0.0105	0.0123	0.1342	3.1000e-004	0.0246	1.8000e-004	0.0248	6.5400e-003	1.7000e-004	6.7100e-003		26.0560	26.0560	1.3100e-003		26.0834
To□al	**0.0105**	**0.0123**	**0.1342**	**3.1000□-004**	**0.0246**	**1.8000□-004**	**0.0248**	**6.5400□-003**	**1.7000□-004**	**6.7100□-003**		**26.0560**	**26.0560**	**1.3100□-003**		**26.0834**

M□□□a□□d Con□□r□c□□on On-S□□□

	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	lb/day										lb/day					
Archit. Coating	53.2637					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.1139	2.3524	1.8324	2.9700e-003		0.0951	0.0951		0.0951	0.0951	0.0000	281.4481	281.4481	0.0332		282.1449
To□al	**53.3776**	**2.3524**	**1.8324**	**2.9700□-003**		**0.0951**	**0.0951**		**0.0951**	**0.0951**	**0.0000**	**281.4481**	**281.4481**	**0.0332**		**282.1449**

M□□□a□□d Con□□r□c□□on O□-S□□□

	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	lb/day										lb/day					
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
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
Worker	0.0105	0.0123	0.1342	3.1000e-004	0.0246	1.8000e-004	0.0248	6.5400e-003	1.7000e-004	6.7100e-003		26.0560	26.0560	1.3100e-003		26.0834
To□al	**0.0105**	**0.0123**	**0.1342**	**3.1000□-004**	**0.0246**	**1.8000□-004**	**0.0248**	**6.5400□-003**	**1.7000□-004**	**6.7100□-003**		**26.0560**	**26.0560**	**1.3100□-003**		**26.0834**

4.0 O□□ra□onal D□a□l - Mo□□l□

4.1 M□□□a□on M□a□□r□□ Mo□□l□

Increase Diversity

Improve Walkability Design

Improve Destination Accessibility

Increase Transit Accessibility

	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	lb/day										lb/day					
Mitigated	0.9683	2.1021	9.7847	0.0212	1.4261	0.0277	1.4538	0.3807	0.0255	0.4062		1,847.5861	1,847.5861	0.0776		1,849.2160
Unmitigated	1.0044	2.2966	10.6028	0.0235	1.5846	0.0306	1.6152	0.4230	0.0281	0.4511		2,046.6668	2,046.6668	0.0852		2,048.4567

4.2 Tr□□ S□□ □ary In□or□ a□on

	Average Daily Trip Rate			Unmitigated	Mitigated
Land Use	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
City Park	0.29	0.29	0.29	628	565
Single Family Housing	248.82	262.08	228.02	707,381	636,643
Total	249.11	262.37	228.31	708,009	637,208

4.3 Tr□□ Ty□□ In□or□ a□on

	Miles			Trip %			Trip Purpose %		
Land Use	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
City Park	9.50	7.30	7.30	33.00	48.00	19.00	66	28	6
Single Family Housing	10.80	7.30	7.50	41.60	18.80	39.60	86	11	3

LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
0.510118	0.073510	0.192396	0.133166	0.036737	0.005265	0.012605	0.021642	0.001847	0.002083	0.006548	0.000610	0.003471

5.0 Energy Detail

4.4 Fleet Mix

Historical Energy Use: N

5.1 Mitigation Measures Energy

Exceed Title 24

	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	lb/day										lb/day					
NaturalGas Mitigated	0.0171	0.1457	0.0620	9.3000e-004		0.0118	0.0118		0.0118	0.0118		186.0005	186.0005	3.5700e-003	3.4100e-003	187.1325
NaturalGas Unmitigated	0.0212	0.1815	0.0773	1.1600e-003		0.0147	0.0147		0.0147	0.0147		231.7456	231.7456	4.4400e-003	4.2500e-003	233.1560

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	lb/day										lb/day					
City Park	0	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
Single Family Housing	1969.84	0.0212	0.1815	0.0773	1.1600e-003		0.0147	0.0147		0.0147	0.0147		231.7456	231.7456	4.4400e-003	4.2500e-003	233.1560
Total		**0.0212**	**0.1815**	**0.0773**	**1.1600e-003**		**0.0147**	**0.0147**		**0.0147**	**0.0147**		**231.7456**	**231.7456**	**4.4400e-003**	**4.2500e-003**	**233.1560**

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	lb/day										lb/day					
City Park	0	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
Single Family Housing	1.581	0.0171	0.1457	0.0620	9.3000e-004		0.0118	0.0118		0.0118	0.0118		186.0005	186.0005	3.5700e-003	3.4100e-003	187.1325
Total		**0.0171**	**0.1457**	**0.0620**	**9.3000e-004**		**0.0118**	**0.0118**		**0.0118**	**0.0118**		**186.0005**	**186.0005**	**3.5700e-003**	**3.4100e-003**	**187.1325**

6.0 Ar□a D□□a□l

6.1 M□□□a□□on M□a□□r□□ Ar□a

	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	lb/day										lb/day					
Mitigated	40.8389	0.4696	45.3240	1.1000e-004		5.9411	5.9411		5.9409	5.9409	580.7664	306.6859	887.4524	9.7400e-003	0.0568	905.2636
Unmitigated	40.8389	0.4696	45.3240	1.1000e-004		5.9411	5.9411		5.9409	5.9409	580.7664	306.6859	887.4524	9.7400e-003	0.0568	905.2636

6.2 Ar□a □y S□□Ca□□□ory

Un□ □□□a□□d

	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	lb/day										lb/day					
Architectural Coating	0.4523					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	1.1740					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Hearth	39.1441	0.4441	43.1490	0.0000		5.9293	5.9293		5.9291	5.9291	580.7664	302.8235	883.5900	5.8000e-003	0.0568	901.3186
Landscaping	0.0685	0.0255	2.1749	1.1000e-004		0.0117	0.0117		0.0117	0.0117		3.8624	3.8624	3.9400e-003		3.9451
To□al	**40.8389**	**0.4696**	**45.3240**	**1.1000□-004**		**5.9411**	**5.9411**		**5.9409**	**5.9409**	**580.7664**	**306.6859**	**887.4524**	**9.7400□-003**	**0.0568**	**905.2636**

M□□□a□□d

	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	lb/day										lb/day					
Architectural Coating	0.4523					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	1.1740					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Hearth	39.1441	0.4441	43.1490	0.0000		5.9293	5.9293		5.9291	5.9291	580.7664	302.8235	883.5900	5.8000e-003	0.0568	901.3186
Landscaping	0.0685	0.0255	2.1749	1.1000e-004		0.0117	0.0117		0.0117	0.0117		3.8624	3.8624	3.9400e-003		3.9451
To□al	**40.8389**	**0.4696**	**45.3240**	**1.1000□-004**		**5.9411**	**5.9411**		**5.9409**	**5.9409**	**580.7664**	**306.6859**	**887.4524**	**9.7400□-003**	**0.0568**	**905.2636**

7.0 Water Demand

7.1 Mitigation Measures Water

Apply Water Conservation Strategy

Use Water Efficient Irrigation System

8.0 Waste Demand

8.1 Mitigation Measures Waste

9.0 Operational Offroad

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

10.0 Vegetation

W□n□□r O□□□□□

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South Manola Subdivision

San Diego Air Basin, Winter

1.0 Project Characteristics

1.1 Land Uses

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Single Family Housing	26.00	Dwelling Unit	8.44	46,800.00	74
City Park	0.19	Acre	0.19	8,058.60	0

1.2 Other Project Characteristics

Urbanization	Urban	**Wind Speed (m/s)**	2.6	**Precipitation Freq (Days)**	40
Climate Zone	13			**Operational Year**	2016
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

Project Characteristics -

Land Use -

Grading -

Demolition -

Architectural Coating - SDAPCD Rule 67

Woodstoves - No wood stoves proposed

Landscape Equipment - Based on annual average days of sun in San Diego County, NOAA Technical Memo, NWS WR-270, Climate of San Diego, Sept. 2004, Pg 20.

Construction Off-road Equipment Mitigation - Regulatory Compliance with Off-road regulations

Mobile Land Use Mitigation - Existing Condition in Setting

Energy Mitigation -

Water Mitigation -

Table Name	Column Name	Default Value	New Value
tblArchitecturalCoating	EF_Residential_Exterior	250.00	150.00
tblArchitecturalCoating	EF_Residential_Interior	250.00	150.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	1.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	4.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	1.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	1.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	3.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	1.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	2.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	2.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	6.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	10.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	1.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	2.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	1.00
tblConstEquipMitigation	Tier	No Change	Tier 2
tblConstEquipMitigation	Tier	No Change	Tier 2
tblConstEquipMitigation	Tier	No Change	Tier 2
tblConstEquipMitigation	Tier	No Change	Tier 2
tblConstEquipMitigation	Tier	No Change	Tier 2
tblConstEquipMitigation	Tier	No Change	Tier 2
tblConstEquipMitigation	Tier	No Change	Tier 2
tblConstEquipMitigation	Tier	No Change	Tier 2
tblConstEquipMitigation	Tier	No Change	Tier 2
tblConstEquipMitigation	Tier	No Change	Tier 2
tblConstEquipMitigation	Tier	No Change	Tier 2
tblConstEquipMitigation	Tier	No Change	Tier 2
tblLandscapeEquipment	NumberSummerDays	180	263
tblProjectCharacteristics	OperationalYear	2014	2016
tblWoodstoves	NumberCatalytic	1.30	0.00
tblWoodstoves	NumberNoncatalytic	1.30	0.00
tblWoodstoves	WoodstoveDayYear	82.00	0.00
tblWoodstoves	WoodstoveWoodMass	3,019.20	0.00

2.0 E□ □□□on□ S□□ □ary

2.1 O□□rall Con□□r□c□□on (Max□□ □□ Da□ly E□ □□□on)

Unmitig a te**d Con□□r□c□□on**

	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	lb/day										lb/day					
2015	5.3343	56.9810	43.5000	0.0418	18.2141	3.0894	21.3036	9.9699	2.8423	12.8122	0.0000	4,295.8367	4,295.8367	1.2360	0.0000	4,321.7930
2016	53.6433	28.9545	19.6705	0.0290	0.1333	1.9740	2.1073	0.0359	1.8545	1.8904	0.0000	2,870.0274	2,870.0274	0.7052	0.0000	2,884.8372
To□al	**58.9775**	**85.9354**	**63.1705**	**0.0708**	**18.3475**	**5.0634**	**23.4109**	**10.0058**	**4.6968**	**14.7026**	**0.0000**	**7,165.8640**	**7,165.8640**	**1.9413**	**0.0000**	**7,206.6302**

M□□□a□□d Con□□r□c□□on

	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	lb/day										lb/day					
2015	1.3654	34.5154	26.1419	0.0418	18.2141	0.9622	19.1764	9.9699	0.9621	10.9320	0.0000	4,295.8367	4,295.8367	1.2360	0.0000	4,321.7930
2016	53.3887	23.9097	18.9795	0.0290	0.1333	0.9082	1.0415	0.0359	0.9076	0.9435	0.0000	2,870.0274	2,870.0274	0.7052	0.0000	2,884.8372
To□al	**54.7541**	**58.4250**	**45.1213**	**0.0708**	**18.3475**	**1.8704**	**20.2179**	**10.0058**	**1.8698**	**11.8756**	**0.0000**	**7,165.8640**	**7,165.8640**	**1.9413**	**0.0000**	**7,206.6302**

	ROG	NOx	CO	SO2	F□□□□□□ PM10	Exha□□□ PM10	PM10 To□al	F□□□□□□ PM2.5	Exha□□□ PM2.5	PM2.5 To□al	B□o- CO2	NB□o-CO2	To□al CO2	CH4	N20	CO2□
P□rc□n□ R□d□c□□on	**7.16**	**32.01**	**28.57**	**0.00**	**0.00**	**63.06**	**13.64**	**0.00**	**60.19**	**19.23**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**

2.2 O□□rall O□□ra□onal

Un□ □□□a□□d O□□ra□onal

	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	lb/day										lb/day					
Area	40.8389	0.4696	45.3240	1.1000e-004		5.9411	5.9411		5.9409	5.9409	580.7664	306.6859	887.4524	9.7400e-003	0.0568	905.2636
Energy	0.0212	0.1815	0.0773	1.1600e-003		0.0147	0.0147		0.0147	0.0147		231.7456	231.7456	4.4400e-003	4.2500e-003	233.1560
Mobile	1.0718	2.4410	11.0873	0.0223	1.5846	0.0307	1.6153	0.4230	0.0283	0.4512		1,947.3737	1,947.3737	0.0853		1,949.1647
To□al	**41.9319**	**3.0921**	**56.4885**	**0.0236**	**1.5846**	**5.9865**	**7.5710**	**0.4230**	**5.9838**	**6.4068**	**580.7664**	**2,485.8052**	**3,066.5716**	**0.0995**	**0.0611**	**3,087.5843**

M□□□a□□d O□□ra□onal

	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	lb/day										lb/day					
Area	40.8389	0.4696	45.3240	1.1000e-004		5.9411	5.9411		5.9409	5.9409	580.7664	306.6859	887.4524	9.7400e-003	0.0568	905.2636
Energy	0.0171	0.1457	0.0620	9.3000e-004		0.0118	0.0118		0.0118	0.0118		186.0005	186.0005	3.5700e-003	3.4100e-003	187.1325
Mobile	1.0362	2.2335	10.3274	0.0202	1.4261	0.0279	1.4540	0.3807	0.0256	0.4063		1,758.0479	1,758.0479	0.0777		1,759.6788
To□al	**41.8921**	**2.8487**	**55.7134**	**0.0212**	**1.4261**	**5.9807**	**7.4068**	**0.3807**	**5.9783**	**6.3590**	**580.7664**	**2,250.7343**	**2,831.5008**	**0.0910**	**0.0602**	**2,852.0749**

	ROG	NOx	CO	SO2	F□□□□□ PM10	Exha□□□ PM10	PM10 To□al	F□□□□□ PM2.5	Exha□□□ PM2.5	PM2.5 To□al	B□o- CO2	NB□o-CO2	To□al CO2	CH4	N20	CO2□
P□rc□n□ R□d□c□on	**0.09**	**7.87**	**1.37**	**10.17**	**10.00**	**0.10**	**2.17**	**10.00**	**0.09**	**0.75**	**0.00**	**9.46**	**7.67**	**8.55**	**1.38**	**7.63**

3.0 Con□r□c□on D□a□

Con□r□c□on Pha□□

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Demolition	Demolition	1/1/2015	1/28/2015	5	20	
2	Site Preparation	Site Preparation	1/29/2015	2/11/2015	5	10	
3	Grading	Grading	2/12/2015	3/11/2015	5	20	
4	Building Construction	Building Construction	3/12/2015	1/27/2016	5	230	
5	Paving	Paving	1/28/2016	2/24/2016	5	20	
6	Architectural Coating	Architectural Coating	2/25/2016	3/23/2016	5	20	

Acr□□ o□Grad□n□ (S□□□ Pr□□ara□on Pha□□): 0
Acr□□ o□Grad□n□ (Grad□n□ Pha□□): 10
Acr□□ o□Pa□n□: 0
R□□d□n□al Indoor: 94,770□R□□d□n□al O□□door: 31,590□Non-R□□d□n□al Indoor: 12,088□Non-R□□d□n□al O□□door: 4,029 (Arch□□c□□ral

O□Road E□□□□□ □n□

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Architectural Coating	Air Compressors	1	6.00	78	0.48
Demolition	Excavators	3	8.00	162	0.38
Demolition	Concrete/Industrial Saws	1	8.00	81	0.73
Grading	Excavators	1	8.00	162	0.38
Building Construction	Cranes	1	7.00	226	0.29
Building Construction	Forklifts	3	8.00	89	0.20
Building Construction	Generator Sets	1	8.00	84	0.74
Paving	Pavers	2	8.00	125	0.42
Paving	Rollers	2	8.00	80	0.38
Demolition	Rubber Tired Dozers	2	8.00	255	0.40
Grading	Rubber Tired Dozers	1	8.00	255	0.40
Building Construction	Tractors/Loaders/Backhoes	3	7.00	97	0.37
Grading	Graders	1	8.00	174	0.41
Grading	Tractors/Loaders/Backhoes	3	8.00	97	0.37
Paving	Paving Equipment	2	8.00	130	0.36
Site Preparation	Tractors/Loaders/Backhoes	4	8.00	97	0.37
Site Preparation	Rubber Tired Dozers	3	8.00	255	0.40
Building Construction	Welders	1	8.00	46	0.45

Trip 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
Demolition	6	15.00	0.00	11.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Site Preparation	7	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
Building Construction	9	13.00	4.00	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
Architectural Coating	1	3.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

Use Cleaner Engines for Construction Equipment

Clean Paved Roads

3.2 Demolition - 2015

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	lb/day										lb/day					
Fugitive Dust					0.1196	0.0000	0.1196	0.0181	0.0000	0.0181			0.0000			0.0000
Off-Road	4.5083	48.3629	36.0738	0.0399		2.4508	2.4508		2.2858	2.2858		4,127.1934	4,127.1934	1.1188		4,150.6886
Total	**4.5083**	**48.3629**	**36.0738**	**0.0399**	**0.1196**	**2.4508**	**2.5704**	**0.0181**	**2.2858**	**2.3039**		**4,127.1934**	**4,127.1934**	**1.1188**		**4,150.6886**

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	lb/day										lb/day					
Hauling	0.0138	0.1854	0.1534	4.1000e-004	9.5800e-003	2.8000e-003	0.0124	2.6200e-003	2.5800e-003	5.2000e-003		41.8527	41.8527	3.4000e-004		41.8599
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
Worker	0.0611	0.0761	0.7235	1.4700e-003	0.1232	9.7000e-004	0.1242	0.0327	8.9000e-004	0.0336		126.7906	126.7906	7.0800e-003		126.9392
Total	**0.0749**	**0.2615**	**0.8770**	**1.8800e-003**	**0.1328**	**3.7700e-003**	**0.1366**	**0.0353**	**3.4700e-003**	**0.0388**		**168.6432**	**168.6432**	**7.4200e-003**		**168.7991**

M□□□a□□d Con□□r□c□□on On-S□□□

	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	lb/day										lb/day					
Fugitive Dust					0.1196	0.0000	0.1196	0.0181	0.0000	0.0181			0.0000			0.0000
Off-Road	1.2905	33.4676	25.2649	0.0399		0.9338	0.9338		0.9338	0.9338	0.0000	4,127.1934	4,127.1934	1.1188		4,150.6886
To□al	**1.2905**	**33.4676**	**25.2649**	**0.0399**	**0.1196**	**0.9338**	**1.0534**	**0.0181**	**0.9338**	**0.9519**	**0.0000**	**4,127.1934**	**4,127.1934**	**1.1188**		**4,150.6886**

M□□□a□□d Con□□r□c□□on O□-S□□□

	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	lb/day										lb/day					
Hauling	0.0138	0.1854	0.1534	4.1000e-004	9.5800e-003	2.8000e-003	0.0124	2.6200e-003	2.5800e-003	5.2000e-003		41.8527	41.8527	3.4000e-004		41.8599
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
Worker	0.0611	0.0761	0.7235	1.4700e-003	0.1232	9.7000e-004	0.1242	0.0327	8.9000e-004	0.0336		126.7906	126.7906	7.0800e-003		126.9392
To□al	**0.0749**	**0.2615**	**0.8770**	**1.8800□-003**	**0.1328**	**3.7700□-003**	**0.1366**	**0.0353**	**3.4700□-003**	**0.0388**		**168.6432**	**168.6432**	**7.4200□-003**		**168.7991**

3.3 S□□ Pr□□ara□on - 2015

Un□ □□□a□□d Con□□r□c□on On-S□□□

	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	lb/day										lb/day					
Fugitive Dust					18.0663	0.0000	18.0663	9.9307	0.0000	9.9307			0.0000			0.0000
Off-Road	5.2609	56.8897	42.6318	0.0391		3.0883	3.0883		2.8412	2.8412		4,111.7444	4,111.7444	1.2275		4,137.5225
To□al	**5.2609**	**56.8897**	**42.6318**	**0.0391**	**18.0663**	**3.0883**	**21.1545**	**9.9307**	**2.8412**	**12.7719**		**4,111.7444**	**4,111.7444**	**1.2275**		**4,137.5225**

Un□ □□□a□□d Con□r□c□on O□-S□□

	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	lb/day										lb/day					
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
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
Worker	0.0734	0.0913	0.8682	1.7600e-003	0.1479	1.1600e-003	0.1490	0.0392	1.0600e-003	0.0403		152.1487	152.1487	8.4900e-003		152.3270
To□al	**0.0734**	**0.0913**	**0.8682**	**1.7600□-003**	**0.1479**	**1.1600□-003**	**0.1490**	**0.0392**	**1.0600□-003**	**0.0403**		**152.1487**	**152.1487**	**8.4900□-003**		**152.3270**

M□□□a□□d Con□r□c□on On-S□□□

	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	lb/day										lb/day					
Fugitive Dust					18.0663	0.0000	18.0663	9.9307	0.0000	9.9307			0.0000			0.0000
Off-Road	1.2300	34.4240	23.4003	0.0391		0.9611	0.9611		0.9611	0.9611	0.0000	4,111.7444	4,111.7444	1.2275		4,137.5224
To□al	**1.2300**	**34.4240**	**23.4003**	**0.0391**	**18.0663**	**0.9611**	**19.0273**	**9.9307**	**0.9611**	**10.8918**	**0.0000**	**4,111.7444**	**4,111.7444**	**1.2275**		**4,137.5224**

M□□□a□□d Con□r□c□on O□-S□□□

	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	lb/day										lb/day					
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
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
Worker	0.0734	0.0913	0.8682	1.7600e-003	0.1479	1.1600e-003	0.1490	0.0392	1.0600e-003	0.0403		152.1487	152.1487	8.4900e-003		152.3270
To□al	**0.0734**	**0.0913**	**0.8682**	**1.7600□-003**	**0.1479**	**1.1600□-003**	**0.1490**	**0.0392**	**1.0600□-003**	**0.0403**		**152.1487**	**152.1487**	**8.4900□-003**		**152.3270**

3.4 Grad□n□ - 2015

Un□ □□□a□□d Con□r□c□□on On-S□□

	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	lb/day										lb/day					
Fugitive Dust					6.5523	0.0000	6.5523	3.3675	0.0000	3.3675			0.0000			0.0000
Off-Road	3.8327	40.4161	26.6731	0.0298		2.3284	2.3284		2.1421	2.1421		3,129.0158	3,129.0158	0.9341		3,148.6328
To□al	**3.8327**	**40.4161**	**26.6731**	**0.0298**	**6.5523**	**2.3284**	**8.8807**	**3.3675**	**2.1421**	**5.5096**		**3,129.0158**	**3,129.0158**	**0.9341**		**3,148.6328**

Un□ □□□a□□d Con□r□c□□on O□-S□□

	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	lb/day										lb/day					
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
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
Worker	0.0611	0.0761	0.7235	1.4700e-003	0.1232	9.7000e-004	0.1242	0.0327	8.9000e-004	0.0336		126.7906	126.7906	7.0800e-003		126.9392
To□al	**0.0611**	**0.0761**	**0.7235**	**1.4700□-003**	**0.1232**	**9.7000□-004**	**0.1242**	**0.0327**	**8.9000□-004**	**0.0336**		**126.7906**	**126.7906**	**7.0800□-003**		**126.9392**

M□□□a□□d Con□r□c□□on On-S□□

	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	lb/day										lb/day					
Fugitive Dust					6.5523	0.0000	6.5523	3.3675	0.0000	3.3675			0.0000			0.0000
Off-Road	1.0980	26.2602	20.3762	0.0298		0.8229	0.8229		0.8229	0.8229	0.0000	3,129.0158	3,129.0158	0.9341		3,148.6328
To□al	**1.0980**	**26.2602**	**20.3762**	**0.0298**	**6.5523**	**0.8229**	**7.3753**	**3.3675**	**0.8229**	**4.1904**	**0.0000**	**3,129.0158**	**3,129.0158**	**0.9341**		**3,148.6328**

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	lb/day										lb/day					
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
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
Worker	0.0611	0.0761	0.7235	1.4700e-003	0.1232	9.7000e-004	0.1242	0.0327	8.9000e-004	0.0336		126.7906	126.7906	7.0800e-003		126.9392
Total	**0.0611**	**0.0761**	**0.7235**	**1.4700e-003**	**0.1232**	**9.7000e-004**	**0.1242**	**0.0327**	**8.9000e-004**	**0.0336**		**126.7906**	**126.7906**	**7.0800e-003**		**126.9392**

3.5 Building Construction - 2015

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	lb/day										lb/day					
Off-Road	3.6591	30.0299	18.7446	0.0268		2.1167	2.1167		1.9904	1.9904		2,689.5771	2,689.5771	0.6748		2,703.7483
Total	**3.6591**	**30.0299**	**18.7446**	**0.0268**		**2.1167**	**2.1167**		**1.9904**	**1.9904**		**2,689.5771**	**2,689.5771**	**0.6748**		**2,703.7483**

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	lb/day										lb/day					
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
Vendor	0.0547	0.4471	0.6447	9.5000e-004	0.0266	7.2300e-003	0.0338	7.5700e-003	6.6500e-003	0.0142		95.8353	95.8353	8.6000e-004		95.8533
Worker	0.0530	0.0660	0.6271	1.2700e-003	0.1068	8.4000e-004	0.1076	0.0283	7.7000e-004	0.0291		109.8851	109.8851	6.1300e-003		110.0139
Total	**0.1077**	**0.5131**	**1.2718**	**2.2200e-003**	**0.1333**	**8.0700e-003**	**0.1414**	**0.0359**	**7.4200e-003**	**0.0433**		**205.7205**	**205.7205**	**6.9900e-003**		**205.8672**

M□□□a□□d Con□r□c□on On-S□□

	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	lb/day										lb/day					
Off-Road	1.0782	23.4615	17.8156	0.0268		0.9016	0.9016		0.9016	0.9016	0.0000	2,689.5771	2,689.5771	0.6748		2,703.7483
To□al	**1.0782**	**23.4615**	**17.8156**	**0.0268**		**0.9016**	**0.9016**		**0.9016**	**0.9016**	**0.0000**	**2,689.5771**	**2,689.5771**	**0.6748**		**2,703.7483**

M□□□a□□d Con□r□c□on O□-S□□

	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	lb/day										lb/day					
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
Vendor	0.0547	0.4471	0.6447	9.5000e-004	0.0266	7.2300e-003	0.0338	7.5700e-003	6.6500e-003	0.0142		95.8353	95.8353	8.6000e-004		95.8533
Worker	0.0530	0.0660	0.6271	1.2700e-003	0.1068	8.4000e-004	0.1076	0.0283	7.7000e-004	0.0291		109.8851	109.8851	6.1300e-003		110.0139
To□al	**0.1077**	**0.5131**	**1.2718**	**2.2200□-003**	**0.1333**	**8.0700□-003**	**0.1414**	**0.0359**	**7.4200□-003**	**0.0433**		**205.7205**	**205.7205**	**6.9900□-003**		**205.8672**

3.5 B□ld□n□ Con□r□c□on - 2016

Un□ □□□a□□d Con□r□c□on On-S□□

	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	lb/day										lb/day					
Off-Road	3.4062	28.5063	18.5066	0.0268		1.9674	1.9674		1.8485	1.8485		2,669.2864	2,669.2864	0.6620		2,683.1890
To□al	**3.4062**	**28.5063**	**18.5066**	**0.0268**		**1.9674**	**1.9674**		**1.8485**	**1.8485**		**2,669.2864**	**2,669.2864**	**0.6620**		**2,683.1890**

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	lb/day										lb/day					
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
Vendor	0.0483	0.3883	0.5989	9.5000e-004	0.0266	5.7900e-003	0.0323	7.5700e-003	5.3300e-003	0.0129		94.7037	94.7037	7.6000e-004		94.7196
Worker	0.0482	0.0598	0.5650	1.2700e-003	0.1068	8.0000e-004	0.1076	0.0283	7.4000e-004	0.0291		106.0373	106.0373	5.6600e-003		106.1561
Total	**0.0964**	**0.4481**	**1.1639**	**2.2200e-003**	**0.1333**	**6.5900e-003**	**0.1399**	**0.0359**	**6.0700e-003**	**0.0420**		**200.7410**	**200.7410**	**6.4200e-003**		**200.8756**

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	lb/day										lb/day					
Off-Road	1.0782	23.4615	17.8156	0.0268		0.9016	0.9016		0.9016	0.9016	0.0000	2,669.2864	2,669.2864	0.6620		2,683.1890
Total	**1.0782**	**23.4615**	**17.8156**	**0.0268**		**0.9016**	**0.9016**		**0.9016**	**0.9016**	**0.0000**	**2,669.2864**	**2,669.2864**	**0.6620**		**2,683.1890**

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	lb/day										lb/day					
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
Vendor	0.0483	0.3883	0.5989	9.5000e-004	0.0266	5.7900e-003	0.0323	7.5700e-003	5.3300e-003	0.0129		94.7037	94.7037	7.6000e-004		94.7196
Worker	0.0482	0.0598	0.5650	1.2700e-003	0.1068	8.0000e-004	0.1076	0.0283	7.4000e-004	0.0291		106.0373	106.0373	5.6600e-003		106.1561
Total	**0.0964**	**0.4481**	**1.1639**	**2.2200e-003**	**0.1333**	**6.5900e-003**	**0.1399**	**0.0359**	**6.0700e-003**	**0.0420**		**200.7410**	**200.7410**	**6.4200e-003**		**200.8756**

3.6 Pa□n□ - 2016

Un□ □□a□d Con□r□c□on On-S□□

	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	lb/day										lb/day					
Off-Road	2.0898	22.3859	14.8176	0.0223		1.2610	1.2610		1.1601	1.1601		2,316.3767	2,316.3767	0.6987		2,331.0495
Paving	0.0000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
To□al	**2.0898**	**22.3859**	**14.8176**	**0.0223**		**1.2610**	**1.2610**		**1.1601**	**1.1601**		**2,316.3767**	**2,316.3767**	**0.6987**		**2,331.0495**

Un□ □□a□d Con□r□c□on O□-S□□

	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	lb/day										lb/day					
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
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
Worker	0.0556	0.0690	0.6519	1.4700e-003	0.1232	9.2000e-004	0.1242	0.0327	8.5000e-004	0.0335		122.3507	122.3507	6.5300e-003		122.4878
To□al	**0.0556**	**0.0690**	**0.6519**	**1.4700□-003**	**0.1232**	**9.2000□-004**	**0.1242**	**0.0327**	**8.5000□-004**	**0.0335**		**122.3507**	**122.3507**	**6.5300□-003**		**122.4878**

M□□□a□d Con□r□c□on On-S□□

	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	lb/day										lb/day					
Off-Road	0.9122	19.6998	16.9276	0.0223		0.6542	0.6542		0.6542	0.6542	0.0000	2,316.3767	2,316.3767	0.6987		2,331.0495
Paving	0.0000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
To□al	**0.9122**	**19.6998**	**16.9276**	**0.0223**		**0.6542**	**0.6542**		**0.6542**	**0.6542**	**0.0000**	**2,316.3767**	**2,316.3767**	**0.6987**		**2,331.0495**

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	lb/day										lb/day					
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
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
Worker	0.0556	0.0690	0.6519	1.4700e-003	0.1232	9.2000e-004	0.1242	0.0327	8.5000e-004	0.0335		122.3507	122.3507	6.5300e-003		122.4878
Total	**0.0556**	**0.0690**	**0.6519**	**1.4700e-003**	**0.1232**	**9.2000e-004**	**0.1242**	**0.0327**	**8.5000e-004**	**0.0335**		**122.3507**	**122.3507**	**6.5300e-003**		**122.4878**

3.7 Architectural Coating - 2016

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	lb/day										lb/day					
Archit. Coating	53.2637					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.3685	2.3722	1.8839	2.9700e-003		0.1966	0.1966		0.1966	0.1966		281.4481	281.4481	0.0332		282.1449
Total	**53.6321**	**2.3722**	**1.8839**	**2.9700e-003**		**0.1966**	**0.1966**		**0.1966**	**0.1966**		**281.4481**	**281.4481**	**0.0332**		**282.1449**

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	lb/day										lb/day					
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
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
Worker	0.0111	0.0138	0.1304	2.9000e-004	0.0246	1.8000e-004	0.0248	6.5400e-003	1.7000e-004	6.7100e-003		24.4701	24.4701	1.3100e-003		24.4976
Total	**0.0111**	**0.0138**	**0.1304**	**2.9000e-004**	**0.0246**	**1.8000e-004**	**0.0248**	**6.5400e-003**	**1.7000e-004**	**6.7100e-003**		**24.4701**	**24.4701**	**1.3100e-003**		**24.4976**

M□□□a□□d Con□□r□c□□on On-S□□□

	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	lb/day										lb/day					
Archit. Coating	53.2637					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.1139	2.3524	1.8324	2.9700e-003		0.0951	0.0951		0.0951	0.0951	0.0000	281.4481	281.4481	0.0332		282.1449
To□al	**53.3776**	**2.3524**	**1.8324**	**2.9700□-003**		**0.0951**	**0.0951**		**0.0951**	**0.0951**	**0.0000**	**281.4481**	**281.4481**	**0.0332**		**282.1449**

M□□□a□□d Con□□r□c□□on O□□-S□□□

	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	lb/day										lb/day					
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
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
Worker	0.0111	0.0138	0.1304	2.9000e-004	0.0246	1.8000e-004	0.0248	6.5400e-003	1.7000e-004	6.7100e-003		24.4701	24.4701	1.3100e-003		24.4976
To□al	**0.0111**	**0.0138**	**0.1304**	**2.9000□-004**	**0.0246**	**1.8000□-004**	**0.0248**	**6.5400□-003**	**1.7000□-004**	**6.7100□-003**		**24.4701**	**24.4701**	**1.3100□-003**		**24.4976**

4.0 O□□ra□onal D□a□l - Mo□l□

4.1 M□□□a□on M□a□□r□□ Mo□l□

Increase Diversity

Improve Walkability Design

Improve Destination Accessibility

Increase Transit Accessibility

	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	lb/day										lb/day					
Mitigated	1.0362	2.2335	10.3274	0.0202	1.4261	0.0279	1.4540	0.3807	0.0256	0.4063		1,758.0479	1,758.0479	0.0777		1,759.6788
Unmitigated	1.0718	2.4410	11.0873	0.0223	1.5846	0.0307	1.6153	0.4230	0.0283	0.4512		1,947.3737	1,947.3737	0.0853		1,949.1647

4.2 Tr□□ S□□ □ary In□or□ a□on

	Average Daily Trip Rate			Unmitigated	Mitigated
Land Use	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
City Park	0.29	0.29	0.29	628	565
Single Family Housing	248.82	262.08	228.02	707,381	636,643
Total	249.11	262.37	228.31	708,009	637,208

4.3 Tr□□ Ty□□ In□or□ a□on

	Miles			Trip %			Trip Purpose %		
Land Use	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
City Park	9.50	7.30	7.30	33.00	48.00	19.00	66	28	6
Single Family Housing	10.80	7.30	7.50	41.60	18.80	39.60	86	11	3

LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
0.510118	0.073510	0.192396	0.133166	0.036737	0.005265	0.012605	0.021642	0.001847	0.002083	0.006548	0.000610	0.003471

5.0 En□r□y D□a□l

4.4 Fl□□□M□x

Historical Energy Use: N

5.1 M□□□a□□on M□a□□r□□ En□r□y

Exceed Title 24

	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	lb/day										lb/day					
NaturalGas Mitigated	0.0171	0.1457	0.0620	9.3000e-004		0.0118	0.0118		0.0118	0.0118		186.0005	186.0005	3.5700e-003	3.4100e-003	187.1325
NaturalGas Unmitigated	0.0212	0.1815	0.0773	1.1600e-003		0.0147	0.0147		0.0147	0.0147		231.7456	231.7456	4.4400e-003	4.2500e-003	233.1560

5.2 En□r□y □y Land U□□ - Na□□ralGa□

Un□ □□□a□□d

	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	lb/day										lb/day					
Single Family Housing	1969.84	0.0212	0.1815	0.0773	1.1600e-003		0.0147	0.0147		0.0147	0.0147		231.7456	231.7456	4.4400e-003	4.2500e-003	233.1560
City Park	0	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
To□al		**0.0212**	**0.1815**	**0.0773**	**1.1600□-003**		**0.0147**	**0.0147**		**0.0147**	**0.0147**		**231.7456**	**231.7456**	**4.4400□-003**	**4.2500□-003**	**233.1560**

M□□□a□□d

	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	lb/day										lb/day					
City Park	0	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
Single Family Housing	1.581	0.0171	0.1457	0.0620	9.3000e-004		0.0118	0.0118		0.0118	0.0118		186.0005	186.0005	3.5700e-003	3.4100e-003	187.1325
To□al		**0.0171**	**0.1457**	**0.0620**	**9.3000□-004**		**0.0118**	**0.0118**		**0.0118**	**0.0118**		**186.0005**	**186.0005**	**3.5700□-003**	**3.4100□-003**	**187.1325**

6.0 Ar□a D□□a□l

6.1 M□□□a□□on M□a□□r□□ Ar□a

	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	lb/day										lb/day					
Mitigated	40.8389	0.4696	45.3240	1.1000e-004		5.9411	5.9411		5.9409	5.9409	580.7664	306.6859	887.4524	9.7400e-003	0.0568	905.2636
Unmitigated	40.8389	0.4696	45.3240	1.1000e-004		5.9411	5.9411		5.9409	5.9409	580.7664	306.6859	887.4524	9.7400e-003	0.0568	905.2636

6.2 Ar□a □y S□□Ca□□□ory

Un□ □□□a□□d

	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	lb/day										lb/day					
Architectural Coating	0.4523					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	1.1740					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Hearth	39.1441	0.4441	43.1490	0.0000		5.9293	5.9293		5.9291	5.9291	580.7664	302.8235	883.5900	5.8000e-003	0.0568	901.3186
Landscaping	0.0685	0.0255	2.1749	1.1000e-004		0.0117	0.0117		0.0117	0.0117		3.8624	3.8624	3.9400e-003		3.9451
To□al	**40.8389**	**0.4696**	**45.3240**	**1.1000□-004**		**5.9411**	**5.9411**		**5.9409**	**5.9409**	**580.7664**	**306.6859**	**887.4524**	**9.7400□-003**	**0.0568**	**905.2636**

M□□□a□□d

	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	lb/day										lb/day					
Architectural Coating	0.4523					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	1.1740					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Hearth	39.1441	0.4441	43.1490	0.0000		5.9293	5.9293		5.9291	5.9291	580.7664	302.8235	883.5900	5.8000e-003	0.0568	901.3186
Landscaping	0.0685	0.0255	2.1749	1.1000e-004		0.0117	0.0117		0.0117	0.0117		3.8624	3.8624	3.9400e-003		3.9451
To□al	**40.8389**	**0.4696**	**45.3240**	**1.1000□-004**		**5.9411**	**5.9411**		**5.9409**	**5.9409**	**580.7664**	**306.6859**	**887.4524**	**9.7400□-003**	**0.0568**	**905.2636**

7.0 Water Demand

7.1 Mitigation Measures Water

Apply Water Conservation Strategy

Use Water Efficient Irrigation System

8.0 Waste Demand

8.1 Mitigation Measures Waste

9.0 Operational Offroad

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

10.0 Vegetation

ATTACHMENT 2

Biology Letter Report

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Biology Letter Report

Biological Resources, Project Impacts, and Mitigation:
The South Magnolia Avenue MUP Project
El Cajon

December 2014

Summary

The South Magnolia Avenue Project consists of a Major Use Permit to construct a residential development project with associated amenities in El Cajon, California. Approval and implementation of the South Magnolia Avenue Project would likely result in the majority of the site being impacted by the proposed improvements, including grading, the construction of residential home sites, parking areas, fencing, drainage improvements, landscaping, and related activities. The project site totals approximately 9.7 acres and consists of APNs 493-391-06, -07, -14, &-15, all under the same ownership. Habitats presently found on and offsite include Urban/Developed Habitat, Non-native Grassland, Disturbed Habitat, and Diegan Coastal Sage Scrub. Impacts to Non-native Grassland and Diegan Coastal Sage Scrub must be mitigated for at ratios specified in this report, either onsite or offsite in a City-approved location. In addition, an avian nesting survey and/or seasonal restrictions on site development are recommended to provide project consistency with the Migratory Bird Treaty Act and the California Fish and Game Code.

Introduction, Project Description, Location, and Setting

The South Magnolia Avenue Project proposes a Major Use Permit to allow grading and the construction a residential development project. The project site totals 9.7 acres and includes APNs 493-391-06, -07, -14, and -15. Twenty-seven home sites would be constructed with access in two locations from South Magnolia Avenue. Also built would be a community swimming pool and community recreation area. The project does not propose any impacts to offsite areas.

The project site is located at 8557 South Magnolia Avenue in the City of El Cajon (Figure 1). South Magnolia Avenue runs along the western boundary of the site and a school borders the site to the north. Residential lands are present in all directions surrounding the property.

The City of El Cajon enrolled in the Natural Community Conservation Planning/Coastal Sage Scrub Program (NCCP/CSS) in June of 1993. This voluntary program obligated the City to follow certain

habitat conservation planning guidelines directed towards the preservation of large-blocks of Coastal Sage Scrub vegetation and three associated Special Status Species. The City further began to prepare a Subarea Plan under the guidelines of the Multiple Species Conservation Program, an offshoot of the NCCP/CSS Program. This Subarea Plan was never finished or certified, and the City currently relies on the Wildlife Agencies (California Department of Fish and Wildlife and U.S. Fish and Wildlife Service) for guidance with respect to impacts to native habitats and species. "Take" authorization must be secured from the unincorporated County of San Diego through its I-122 Policy. Very little native vegetation remains in El Cajon, as the city is effectively built-out.

Biological studies of the South Magnolia Avenue property have been ongoing for several years, with an initial study completed by the author in 2003. This was followed by a more detailed study by Helix Environmental in 2004. Shortly after the Helix report was completed, the site was brushed, removing nearly 100% of the Diegan Coastal Sage Scrub from the property. Within a few years, however the vegetation had grown back, and in 2009, the author of the initial study (V. Scheidt, 2003) was retained to conducted various protocol surveys (Quino Checkerspot Butterfly, California Gnatcatcher, rare plants), with an updated biological assessment in 2013. The purpose of the 2013 visit was to examine and re-evaluate the extent of the damage caused by unauthorized habitat clearing nine years prior. On 23 October 2014, the author and Brandon Myers, Field Associate, completed a new baseline biology survey of project site. During this most recent survey, weather conditions were conducive to species detections, with clear skies, temperatures in the high 50°s to low 60°s, and a light southwesterly breeze. The property was slowly walked, and 100 percent of the site was examined. The purpose of this study was to identify the site's flora and fauna (Table 1), the onsite habitat-types (Figure 2), potential project impacts (Table 2), and mitigation, if required. The data (where available and applicable) from the various older studies have been incorporated into this report.

Habitats/Vegetation Communities

The South Magnolia Avenue project site supports an abandon residence along with areas of sage scrub, annual grassland, and disturbance-responsive habitat. The onsite habitats (Figure 2) include the following:

Urban/Developed (Holland Code 12000) – 0.7 acre
Urban/Developed habitat (U/D) is found in the central portions of the property. This consists of a home, barn, and other buildings. Development also generally surrounds the property on all sides. The areas mapped as U/D habitat have little to no biological resource value.

Non-native Grassland (Holland Code 42200) – 5.4 acres
Non-native Grassland (NNG) is found on the northern and central portions of the property within areas that were used for corrals and other farming-related uses in the past. Indicators in the habitat include Ripgut Brome *(Bromus diandrus)* and Wild Oat *(Avena fatua)*, along with Wild Radish (*Raphanus sativus*),

Common Catchfly (*Silene gallica*), Cheeseweed (*Malva parviflora*), and other weedy forbs and annual grasses. The NNG on this site is of low biological resource value. Some of the NNG onsite was impacted during the 2014 survey by contractors building a wall at the eastern-central property line (see Attachment A; Photos 5 and 6). This resulted in a loss of NNG, although the NNG will undoubtedly regrow there.

Disturbed Habitat (Holland Code 11300) – 0.4 acre
Disturbed Habitat (DH) is found in a small area on the northern portion of the site. This area consists primarily of bare dirt with occasional weeds, including Dove Weed (*Eremocarpus setigerus*), scattered brome grasses, and other non-native annuals. The DH onsite is of low biological resource value.

Diegan Coastal Sage Scrub (Holland Code 32500) – 3.2 acres
Diegan Coastal Sage Scrub (CSS) occurs on the southern portions of the property on slope areas south of the existing, offsite homes. The dominant indicators in this habitat include Flat-top Buckwheat *(Eriogonum fasciculatum)*, Laurel Sumac *(Malosma laurina)*, and Redberry (*Rhamnus crocea*). The CSS onsite is of moderate to high biological resource value.

Flora and Fauna

Ninety-five species of vascular plants and thirty-three species of animals were detected during the field surveys of the property. These are listed in Table 1. This list represents a characteristic flora and fauna associated with this part of the City of El Cajon. Most of the species detected are common to this area, although one is considered "sensitive". This is discussed below.

Special Status Species

One sensitive animal species was detected during the site survey; this is the California Gnatcatcher, a small resident songbird:

California Gnatcatcher
Polioptila californica
Listing: FEDERAL THREATENED SPECIES (USFWS, 1993)
"California Species of Special Concern (CDFW, 1993)
County of San Diego status: "Sensitive Bird" (DPLU, 1995)
Distribution: From Ventura County south to Baja California, Mexico.
Habitat(s): Resident in coastal scrubs and chaparral scrub habitats.
Status on site: A single California Gnatcatcher was observed on 23 October 2014 moving about near the southern end of the property within the CSS habitat. The single individual observed may have represented as a transitory specimen, as the quality of the habitat for this species is relatively low, and dispersing juveniles are often found in suboptimal habitat during the fall and winter months.

In addition to the California Gnatcatcher, various wide-ranging or cryptic species might be anticipated to occur on the subject property. However, no critical populations or highly sensitive species would be anticipated, given the disturbed nature of most of the onsite habitats. Sensitive species known from the vicinity, along with an assessment of the probability of occurrence onsite, are presented in Table 3.

No sensitive plant species were detected and none are expected, given the disturbed nature of much of the property. The directed springtime rare plant survey failed to reveal any rare plants associated with the project site.

Jurisdictional Wetlands and Waterways

The South Magnolia Avenue project site supports no jurisdictional Wetlands or Waterways. The property shows no signs of significant drainage or runoff other than sheet flow down the slopes.

Other Unique Features/Resources/Biological Concerns

Because of the South Magnolia Avenue property's location (generally surrounded by development), small size, and partially disturbed nature, it lacks unique features or resources that would enhance its biological significance. For to these reasons, wildlife corridors or linkages are not present onsite and there is little potential for large mammals to use the property, other than urban-tolerant species (skunks, opossums, coyotes, etc). The open, undeveloped areas of the site support limited raptor foraging habitat. Several sensitive raptor species are known from the vicinity (Table 3), and some of these could forage onsite on occasion. However, the site lacks any significant areas of potential raptor nesting habitat.

Significance of Project Impacts and Proposed Mitigation

The South Magnolia Avenue Project is subject to review under the California Environmental Quality Act (CEQA) and the City's NCCP/CSS guidelines. This means that the City requires that project-related impacts to native habitats and species be "less than significant", as defined by CEQA, and consistent with the requirements of the NCCP/CSS guidelines. This requires the adoption of specific mitigation measures intended to reduce "significant" impacts to a level that is "less than significant". Project-related impacts, as we have identified them, are presented in Table 2. The impact assessment and mitigation recommendations found in this report are based on the most current field work and CEQA standards.

Direct and Indirect Impacts

Approval and the subsequent implementation of the South Magnolia Avenue Project could result in the following direct and indirect impacts pursuant to CEQA:

1. A loss of up to 3.2 acres of CSS as a result of grading and clearing for fire protection. Impacts to CSS are considered significant and require mitigation.

2. A loss of up to 5.4 acres of NNG as a result of site grading. Impacts to NNG are considered significant and require mitigation.

3. Modification of up to 0.7 acres of U/D habitat as a result of clearing and grading. Impacts to U/D habitat are considered less than significant and do not require mitigation.

4. A loss of up to 0.4 acre of DH as a result of site grading. Impacts to DH are considered less than significant and do not require mitigation.

5. Impacts California Gnatcatcher and any other resident sensitive species, in the aggregate, are considered significant and require mitigation.

6. Potential displacement impacts to nesting raptors or migratory songbirds are considered significant. The federal Migratory Bird Treaty Act (MBTA) and Sections 3503, 3503.5 and 3513 of the California Fish and Game Code (CFGC) protect the nests of essentially all native birds. Avian nesting in some of the trees or larger shrubs on or adjacent to the site is possible. Any disturbance, either direct or indirect, that would cause abandonment of active nests containing eggs or young would be a violation of the MBTA and/or the CFGC, and thus inconsistent with the requirements of CEQA.

Cumulative Impacts

Section 15064 of the State CEQA Guidelines governs the determination of significant environmental impacts caused by a project. The evaluation of a project's cumulative impacts is discussed in Section 15064(h) of the CEQA Guidelines. Cumulative impacts must be discussed when project impacts, although individually limited, are cumulatively considerable. "Cumulatively considerable" means that the incremental effects of an individual project are significant when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects affecting the same resource (CEQA Guidelines §15064(h)(1)).

A lead agency may determine in an initial study that "a project's contribution to a significant cumulative impact will be rendered less than cumulatively considerable and thus is not significant. When a project

might contribute to a significant cumulative impact, but the contribution will be rendered less than cumulatively considerable through mitigation measures set forth in a mitigated negative declaration, the initial study shall briefly indicate and explain how the contribution has been rendered less than cumulatively considerable" (CEQA Guidelines §15064(h)(2)). The mere existence of significant cumulative impacts caused by other projects alone shall not constitute substantial evidence that the proposed project's incremental effects are cumulatively considerable (CEQA Guidelines §15064 (h)(4)).

The following statements are addressed in order to assess potential cumulatively considerable impacts associated with the South Magnolia Avenue Project:

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, or reduce the number or restrict the range of a rare or endangered plant or animal species?*

Response: The South Magnolia Avenue Project could impact up to 3.2 acre of CSS and 5.4 acres of NNG. Although regulated and considered sensitive (in the case of CSS), these habitat-types remain relatively well-distributed in San Diego County. Furthermore, the habitats present on the South Magnolia Avenue project site are at least partially disturbed and isolated in nature. Therefore, this project's relatively minor impacts to CSS and NNG (from a regional perspective) are not considered "cumulatively considerable" when viewed in the context of the substantial acreages of these habitat-types persisting in San Diego County. Furthermore, all impacts to these habitat-types will be fully mitigated for, reducing them to below a level of significance.

California Gnatcatcher was the only sensitive species observed on the project site. This species is relatively well distributed in San Diego County, although declining region-wide. The specimen observed was almost certainly a dispersing fledgling, as protocol presence/absence surveys in the past failed to detect this species as a resident. Therefore, the minor impacts to this species associated with the South Magnolia Avenue Project are not cumulatively considerable. Furthermore, impacts to this species will be fully mitigated for via the adoption of "habitat-based" mitigation, as promoted by theNCCP, theoretically reducing them to a level below significance. A number of additional sensitive species are known to occur in the general vicinity of this property and some of these could utilize the site, such as various species of rare bats, various species of raptors, rare reptiles, etc. However, it is unlikely that any locally or regionally-significant populations of special status species would be found onsite. In any case, all potential cumulative project impacts to sensitive species will be mitigated to a level that is below significance through the preservation of equivalent or better-quality habitat presumably supporting the same special status species that could occur onsite.

2. *Does the project have impacts that are individually limited, but cumulatively considerable?*

Response: Because all project impacts will be mitigated to a level that is below significance, the South Magnolia Avenue Project will not have cumulatively considerable impacts when viewed in connection

with the effects of past projects, the effects of other current projects, and the effects of probable future projects affecting the same resources.

Proposed Mitigation

In order to reduce project impacts (see Table 2) to "less than significant", the following mitigation measures are recommended:

1. Impacts to CSS generally require mitigation at a 2-to-1 ratio based on the recommendations of the Wildlife Agencies. That is, for every acre-unit of CSS impacted, two acre-units of equal or higher value CSS (or other higher-value habitat) must be conserved either onsite or offsite in a City-approved location. The project will impact up to 3.2 acres of CSS. Therefore, at least 6.4 acres of mitigation would be required. "Take" authorization for this impact must be secured from the unincorporated County of San Diego through its I-122 Policy. It is recommended that this mitigation be provided offsite in a City-approved location.

2. Impacts to NNG generally require mitigation at a ½-to-1 ratio based on the recommendations of the Wildlife Agencies. That is, for every acre-unit of NNG impacted, one-half an acre-unit of equal or higher value NNG (or other higher-value habitat) must be conserved either onsite or offsite in a City-approved location. The project will impact up to 5.4 acres of NNG. Therefore, at least 2.7 acres of mitigation would be required. It is recommended that this mitigation be provided offsite in a City-approved location.

3. Impacts to DH do not require mitigation. Impacts to this habitat-type are less than significant.

4. Impacts to U/D do not require mitigation. Impacts to this habitat-type are less than significant.

5. No specific mitigation for impacts to sensitive species (California Gnatcatcher, possible others) is recommended. As promoted by California's NCCP, the loss of sensitive species will presumably be compensated for by the conservation of offsite habitat lands that theoretically support such species (habitat-based mitigation).

6. Site brushing, grading, and/or the removal of native vegetation within 300 feet of any potential migratory songbird or raptor nesting location (including ground-nesting location) should not take place during the spring/summer songbird breeding season, defined as from 1 January to 31 August of each year. This is required in order to ensure compliance with the federal Migratory Bird Treaty Act and Sections 3503, 3503.5 and 3513 of the California Fish and Game Code, which prevents the "take" of eggs, nests, feathers, or other parts of most native bird species, and the Endangered Species Act. Limiting development activities to the non-breeding season will minimize chances for the incidental take of migratory songbirds or raptors. Should it be necessary to conduct brushing, grading, or other construction activities during the bird breeding

season, a preconstruction nesting survey of all areas within 500 feet of the proposed activity will be required. The results of the survey will be provided in a report to the City's Planning Division for concurrence with the conclusions and recommendations.

No other biological mitigation associated with the South Magnolia Avenue project is recommended at this time.

Preparers and Persons/Organizations Contacted

Preparers:

Vincent Scheidt
Certified Biological Consultant

Brandon Myers
Biological Field Associate

Attachments

Figure 1. Regional Location
Figure 2. Recent Aerial Photo
Figure 3. Biological Resources on Recent Aerial Photo
Figure 4. Biological Resources on Conceptual Site Plan
Table 1. Flora and Fauna Detected
Table 2. Impacts and Mitigation
Table 3. Sensitive Species Known from the Vicinity

Attachment A. Site Photographs

Figure 1. Regional Location – South Magnolia Avenue Property
Portion of U.S.G.S. "El Cajon, California" 7.5′ Quadrangle Map

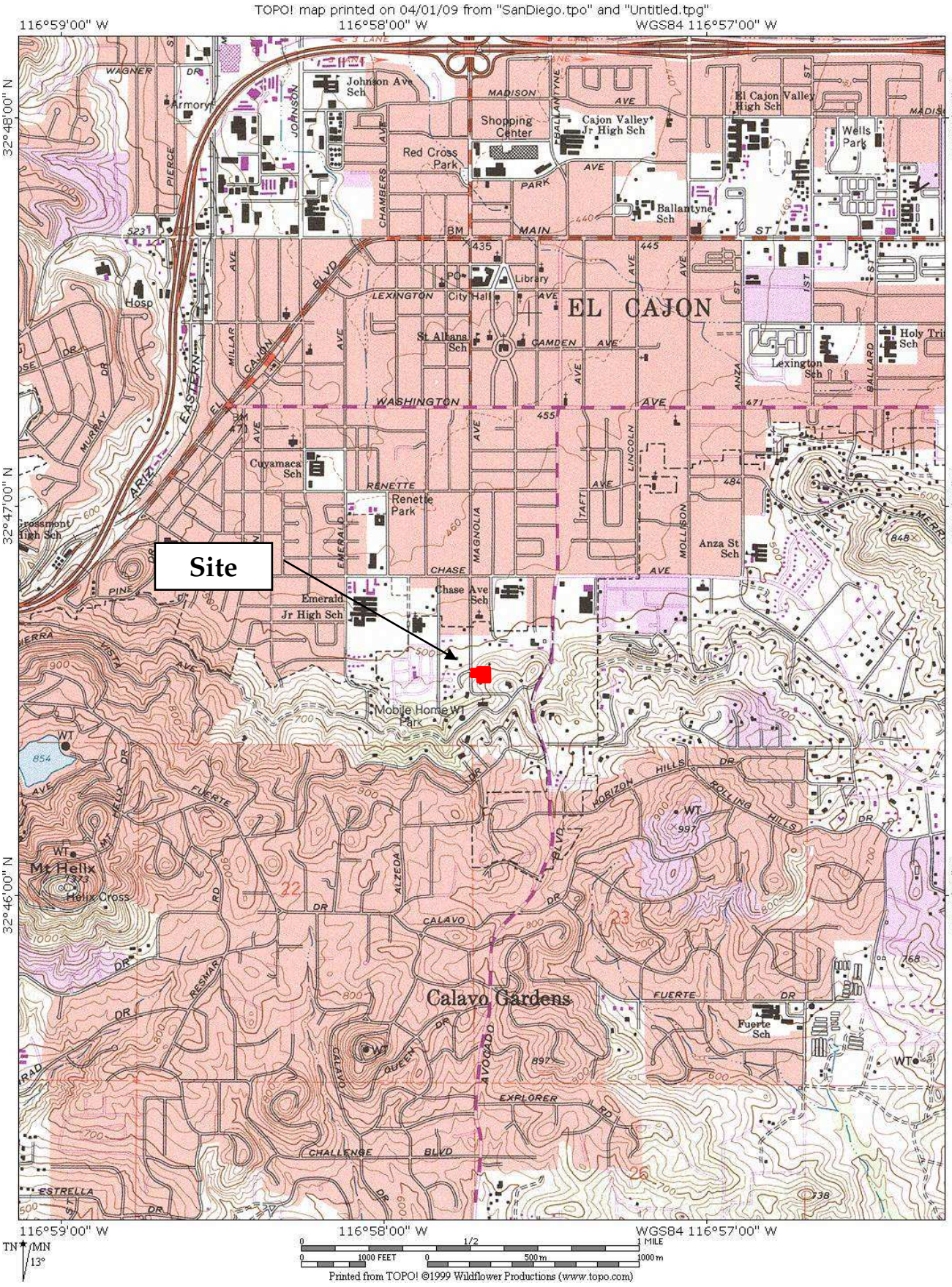

Figure 2. Recent Aerial Photo– South Magnolia Avenue Property

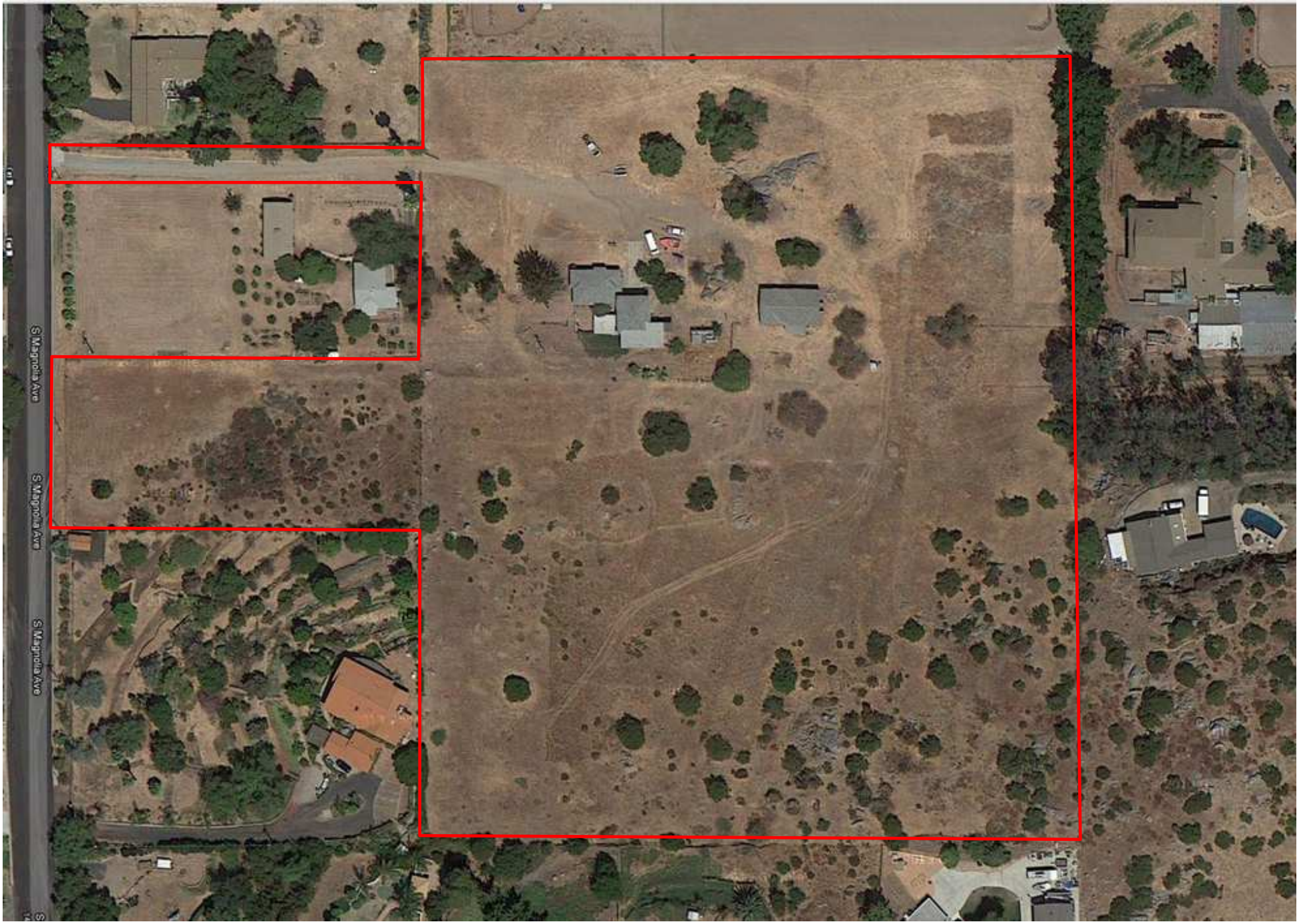

Figure 3. Biological Resources on Aerial Photo – South Magnolia Avenue Property

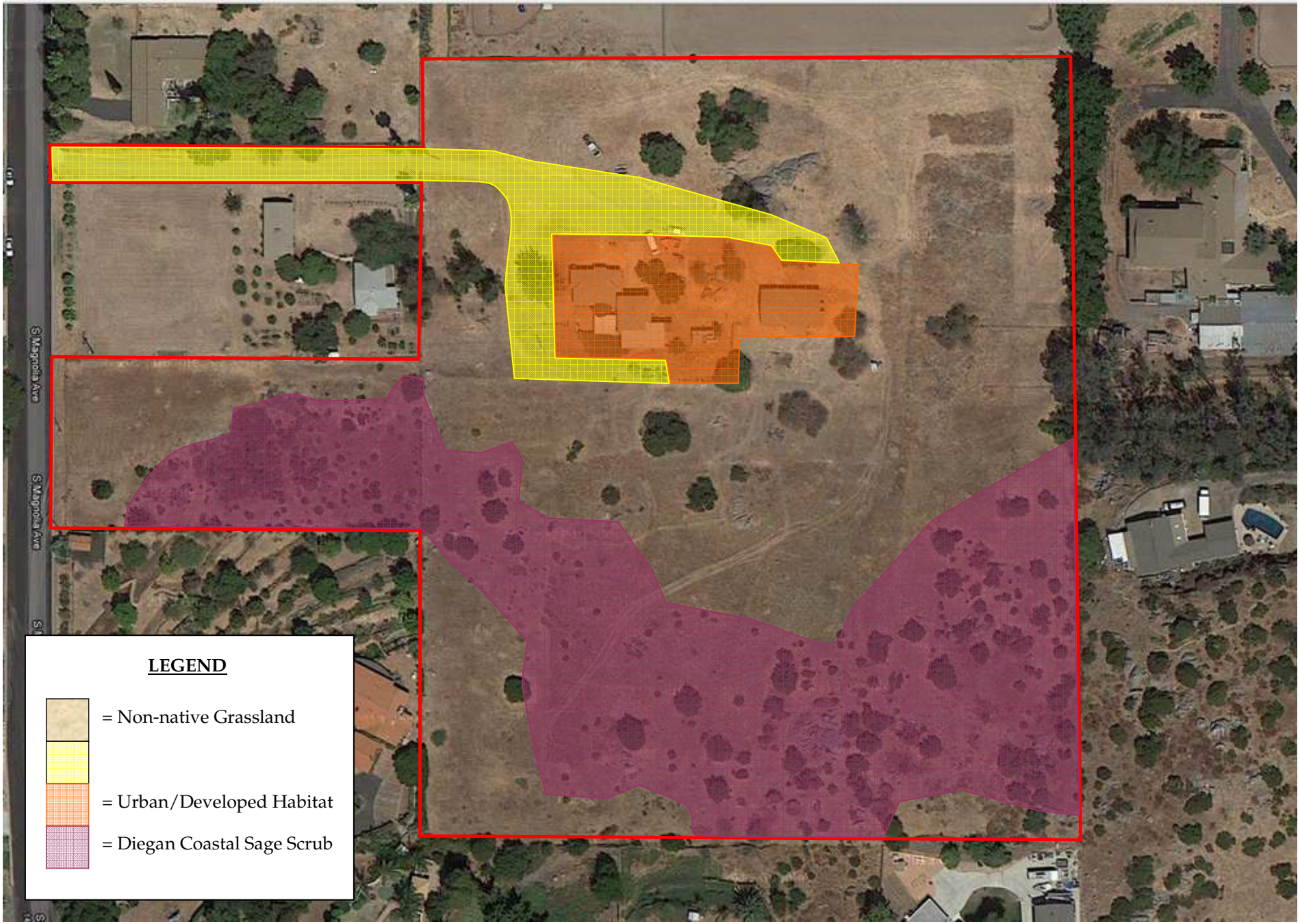

Figure 4. Biological Resources on Conceptual Site Plan – South Magnolia Avenue Property

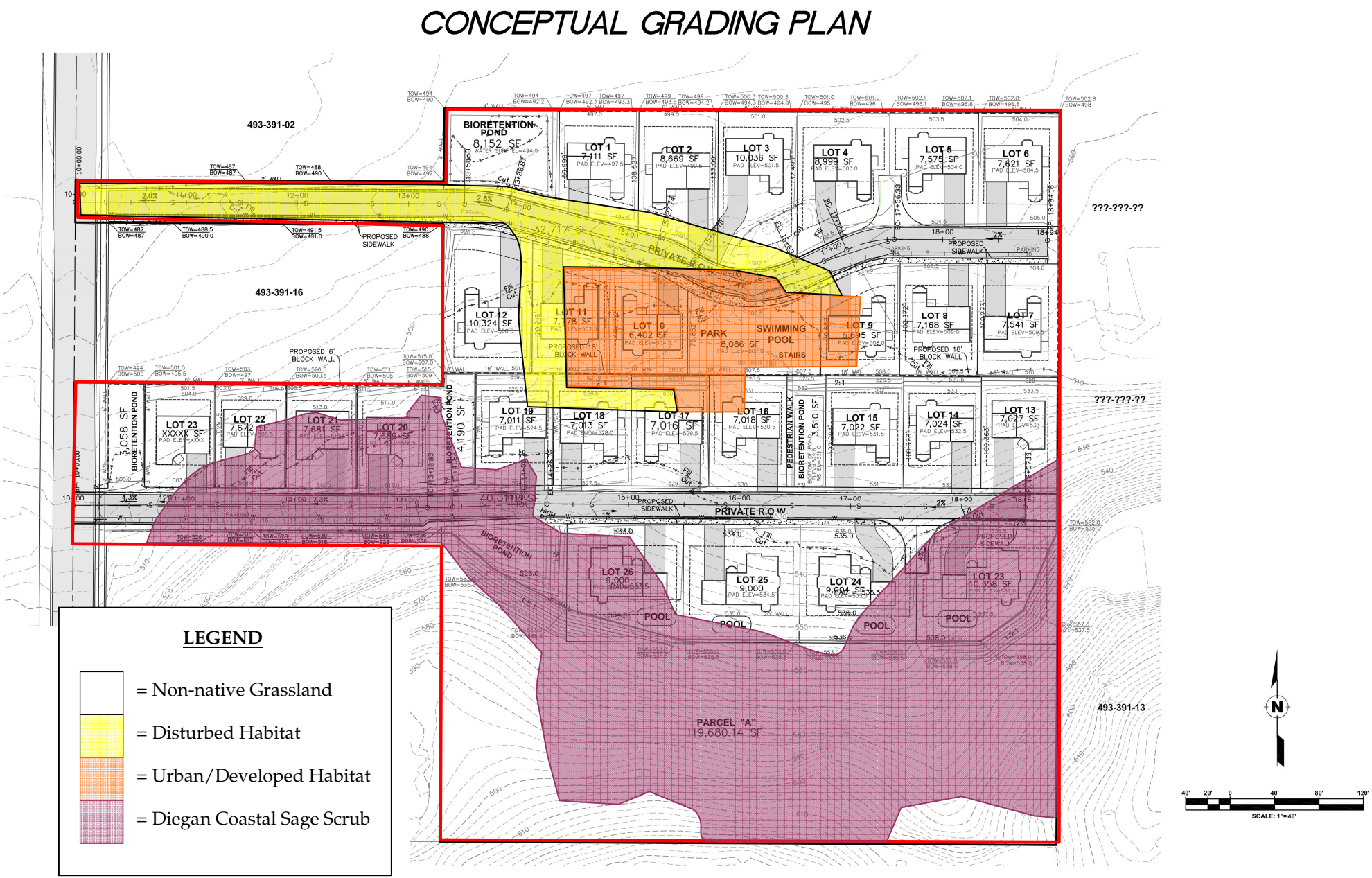

Table 1. Flora and Fauna Detected – the South Magnolia Avenue Property

Scientific Name	Common Name
Plants	
Amaranthus sp.	Tumbleweed
Ambrosia acanthicarpa	Annual Burweed
Ambrosia psilostachya	Western Ragweed
Amsinckia intermedia	Fiddleneck
Anagallis arvensis *	Scarlet Pimpernel
Antirrhinum nuttallianum	Nuttall's Snapdragon
Artemisia californica	California Sagebrush
Avena fatua *	Wild Oat
Baccharis sarothroides	Broom Baccharis
Brassica geniculata *	Perennial Mustard
Bromus diandrus *	Ripgut Brome
Bromus molle *	Soft Brome
Calandrinia ciliata var. *menziesii*	Red Maids
Carex triquetra	Chaparral Sedge
Chamaesyce maculata *	Spotted Spurge
Chenopodium murale *	Goosefoot
Clarkia purpurea	Four-spot Clarkia
Claytonia perfoliata	Miner's Lettuce
Clematis sp.	Clematis
Conyza canadensis *	Horseweed
Crassula erecta	Stonecrop
Cuscuta ceanothi	Chaparral Dodder
Cynodon dactylon *	Bermuda Grass
Datura meteloides *	Jimsonweed
Dichelostemma pulchellum	Blue Dicks
Diplacus aurantiacus	San Diego Monkeyflower
Distichlis spicata	Desert Salt Grass
Dudleya pulverulenta	Chalk Live-forever
Epilobium sp.	Fireweed
Eremocarpus setigerus	Dove Weed
Eriogonum fasciculatum	Flat-top Buckwheat
Erodium botrys *	Long-beaked Stork's-bill
Erodium cicutarium *	Red-stem Stork's-bill
Erodium moschatum *	White-stem Stork's-bill
Eucalyptus sp. *	Eucalyptus
Festuca megalura *	Foxtail Fescue
Filago gallica *	Narrow-leaf Filago
Fraxinus sp. *	Ash
Galium aparine *	Common Bedstraw
Geranium carolinianum *	Carolina Geranium
Gnaphalium beneolens	Cudweed
Gnaphalium californicum	California Cudweed
Hazardia squarrosa	Hazardia
Hedypnois cretica *	Hedypnois
Heteromeles arbutifolia	Toyon
Hordeum jubatum *	Foxtail Barley
Hordeum murinum *	Wild Barley
Hypochaeris glabra *	Smooth Cat's-tongue
Lactuca serriola *	Wild Lettuce
Lamarckia aurea *	Goldentop
Lamium amplexicaule *	Clasping Henbit

Table 1. Flora and Fauna Detected – the South Magnolia Avenue Property

Scientific Name	Common Name
Plants (cont)	
Linaria canadensis	Common Toadflax
Lolium multiflorum *	Italian Ryegrass
Lotus purshianus	Spanish Clover
Lupinus bicolor	Bicolor Lupine
Lupinus truncatus	Collar Lupine
Malosma laurina	Laurel Sumac
Malva parviflora *	Cheeseweed
Marah macrocarpus	Man Root
Marrubium vulgare *	Horehound
Matricaria marticarioides	Pineapple Weed
Melica imperfecta	Coast Range Melic
Olea europa *	European Olive
Opuntia littoralis	Prickly Pear
Oryzopsis miliacea *	Indian Rice Grass
Pectocarya linearis ssp. *ferocula*	Slender Pectocarya
Pinus sp. *	Pine
Plantago erecta	Plantain
Polygonum arenastrum *	Yard Knotweed
Prunus lyonil	Catalina Cherry
Raphanus sativus *	Wild Radish
Rhamnus crocea	Redberry
Salsola pestifer *	Russian Thistle
Salvia apiana	White Sage
Sambucus mexicanus	Elderberry
Sanicula sp.	Snakeroot
Schinus molle *	Peruvian Peppertree
Schinus terebinthifolius *	Brazilian Peppertree
Scrophularia californica	Bee Plant
Sidalcea malvaeflora	Checkers
Silene gallica *	Common Catchfly
Solanum americanum	White Nightshade
Solanum rostratum *	Buffalo Berry
Solanum xanti	Chaparral Nightshade
Sonchus asper *	Prickly Sow Thistle
Sonchus oleraceus *	Sow Thistle
Sonchus tenerrimus *	Slender Sow Thistle
Sonchus tenerrimus	Slender Sow Thistle
Stellaria media	Common Chickweed
Toxicodendron diversilobum	Poison Oak
Tribulus terrestris *	Puncture Vine
Trichostema lanceolatum	Vinegar Weed
Urtica urens *	Dwarf Nettle
Viola pedunculata	Johnny Jump-up
*Yucca elephantipes**	Spineless Yucca
Mammals	
Spermophilus beecheyi	California Ground Squirrel
Sylvilagus audubonii	Desert Cottontail Rabbit
Thomomys bottae	Valley Pocket Gopher

Table 1. Flora and Fauna Detected – the South Magnolia Avenue Property

Scientific Name	Common Name
Birds	
Accipiter cooperii	Cooper's Hawk
Anas platyrhynchos	Mallard
Aphelocoma coerulescens	Scrub Jay
Archilochus anna	Anna's Hummingbird
Carduelis psaltria	Lesser Goldfinch
Carpodacus mexicanus	Housefinch
Corvus brachyrhynchos	Common Crow
Dendroica coronata	Audubon's Warbler
Falco sparverius	American Kestrel
Mimus polyglottos	Mockingbird
Passer domesticus	House Sparrow
Pipilo crissalis	California Towhee
Polioptila californica	**California Gnatcatcher**
Psaltriparus minimus	Bushtit
Sayornis saya	Say's Phoebe
Tyrannus verticalis	Western Kingbird
Vermivora celata	Orange-crowned Warbler
Zenaida macroura	Mourning Dove
Zonotrichia leucophrys	White-crowned Sparrow
Reptiles	
Gerrhonotus multicarinatus	Southern Alligator Lizard
Sceloporus occidentalis	Western Fence Lizard
Butterflies	
Sphingidae sp.	Sphinx Moth
Anthocharis sara	Sara Orangetip
Artogeia rapae	Cabbage White
Danaus plexippus	Monarch
Erynnis funeralis	Funereal Duskywing
Hyles lineata	White-lined Sphinx
Junonia coenia	Buckeye
Pontia protodice	Common White
Vanessa cardui	Painted Lady

Total - 95 plants and 33 animals

* - non-native taxon

bold - sensitive taxon

Table 2. Impacts and Mitigation – South Magnolia Avenue Property Project

Habitat	Habitat Acreage	Project Impact Acreage[1]	Mitigation Ratio	Mitigation Requirement[2]
CSS	3.2 ac	3.2 ac	2:1	6.4 ac
NNG	5.4 ac	5.4 ac	0.5:1	1.7 ac
U/D	0.7 ac	0.7 ac	n/a	none
DH	0.4 ac	0.4 ac	n/a	none
Total	**9.7 ac**	**9.7 ac**	**---**	**8.1 ac**

[1] *Assumes full site development with fire clearing, etc,*
[2] *Assumes offsite mitigation in a City and Agency-approved location*

Table 3. Sensitive Species Known from the Vicinity – South Magnolia Avenue Property Project

Scientific Name	Common Name	Federally Endangered	Federally Threatened	State Endangered	State Rare	Coastal Sage Scrub	Mixed Chaparral	Grassland	Riparian	Oak Woodland	Chamise Chaparral	Mixed Conifer	Closed Cone Forest	Piñon-Juniper	Freshwater Marsh	Desert Scrub	Desert Wash	Salt or Alkali Marsh	Vernal Pools	Montane Meadow	Coastal or Desert Dune	Lakes and Bays	**Probability of Occurrence**
Artemisia palmeri	San Diego Sagewort					X	X	X	X	X	X	X	X							X			**L**
Caulanthus stenocarpus	Slender Pod Jewelflower				X	X	X		X	X	X	X	X										**L**
Centromadia parryi australis	Southern Tarplant							X															**L**
Eryngium aristulatum parishii	San Diego Button Celery	X		X		X		X	X												X		**L**
Githopsis diffusa filicaulis	Mission Canyon Bluecup							X							X								**L**
Holocarpha virgata elongata	Graceful Tarplant					X		X									X				X		**M**
Hordeum intercedens	Vernal Barley							X											X				**L**
Juncus acutus leopoldii	Southwestern Spiny Rush							X															**L**
Muilla clevelandii	San Diego Goldenstar								X	X													**L**
Ophioglossum californicum	California Adder's Tongue Fern							X								X							**L**
Pentachaeta aurea	Golden-rayed Pentachaeta					X	X	X			X					X	X						**L**
Quercus engelmannii	Engelmann Oak					X		X							X			X					**L**
Accipiter striatus	Sharp-shinned Hawk						X	X		X										X			**L**
Ammodramus savannarum	Grasshopper Sparrow								X														**L**
Anniella pulchra pulchra	Silvery Legless Lizard					X		X															**L**
Ardea herodias	Great Blue Heron							X	X													X	**M**
Athene cunicularia hypugea	Burrowing Owl								X														**L**
Branchinecta sandiegoensis	San Diego Fairy Shrimp	X						X												X			**L**
Branta canadensis	Canada Goose (winter)								X			X	X	X			X			X		X	**M**
Buteo lineatus	Red-shouldered Hawk					X	X	X			X					X			X				**M**
Buteo regalis	Ferruginous Hawk (winter)						X		X	X					X								**L**
Chaetodipus fallax fallax	NW San Diego Pocket Mouse					X	X	X	X	X	X	X	X							X			**L**
Circus cyaneus hudsonius	Northern Harrier					X	X		X	X	X	X	X										**M**
Clemmys marmorata pallida	Southwestern Pond Turtle							X														X	**L**
Danaus plexippus	Monarch Butterfly					X		X	X												X		**M**
Dendroica petechia brewsteri	Yellow Warbler							X							X								**L**
Dipodomys stephensi	Stephen's Kangaroo Rat	X				X		X									X				X		**L**
Elanus caeruleus	Black-Shouldered Kite							X											X				**M**
Empidonax trailii extimus	Southwestern Willow Flycatcher	X						X															**L**
Eremophila alpestris actis	Horned Lark								X	X													**M**
Euderma maculatum	Spotted Bat							X								X							**M**
Euphydryas editha quino	Quino Checkerspot Butterfly	X				X	X	X			X					X	X						**L**
Euphys vestris harbisoni	Dun Skipper					X		X							X			X					**L**

Table 3. Sensitive Species Known from the Vicinity – South Magnolia Avenue Property Project

Scientific Name	Common Name	Federally Endangered	Federally Threatened	State Endangered	State Rare	Coastal Sage Scrub	Mixed Chaparral	Grassland	Riparian	Oak Woodland	Chamise Chaparral	Mixed Conifer	Closed Cone Forest	Piñon-Juniper	Freshwater Marsh	Desert Scrub	Desert Wash	Salt or Alkali Marsh	Vernal Pools	Montane Meadow	Coastal or Desert Dune	Lakes and Bays	**Probability of Occurrence**
Falco mexicanus	Prairie Falcon							X								X	X						**L**
Ictera virens	Yellow-breasted Chat								X														**L**
Lanius ludovicianus	Loggerhead Shrike					X		X	X	X						X	X						**M**
Larus californicus	California Gull (non-breeding)							X							X			X		X	X	X	**L**
Lasiurus blossevillii	Western Red Bat								X	X		X	X							X			**M**
Macrotus californicus	California Leaf-nosed Bat					X	X		X							X	X						**M**
Polioptila californica californica	California Gnatcatcher		X			X																	**O**
Rana aurora draytoni	California Red -legged Frog		X						X						X					X		X	**L**
Sialia mexicana	Western Bluebird								X	X		X											**M**
Thamnophis hammondii	Two Stripe Garter Snake								X						X								**L**
Thamnophis sirtalis novum	South Coast Garter Snake								X						X								**L**
Tyto alba	Common Barn-owl								X	X													**M**
Vireo bellii pusillus	Least Bell's Vireo	X		X					X														**L**

Probability of Occurrence Codes with Rational for Ranking:

L – Low Probability; rare species in area, and no significant habitat (animals), *or* distinctive perennial that would not have been missed if present onsite (perennial plants), *or* soil types, hydrology, etc. not appropriate (ephemeral plants).
M – Moderate Probability; could be expected to occur onsite on at least an occasional basis, based on habitat quality (animals), *or* could occur onsite, but very rare, and/or poorly known (plants)
H – High Probability; certain to occur onsite on a regular basis (animals), but cryptic, *or* ephemeral species known from the immediate vicinity, but seasonal in occurrence (plants)
O – Observed; see text for detailed discussion.

Attachment A

Site Photographs

Photo 1. View of the NNG habitat on the South Magnolia Avenue property from the property access point off South Magnolia.

Photo 2. View of the NNG habitat from the northeast corner of the property. Note the abandoned house and CSS habitat in the background upslope to the left.

Photo 3. View facing west from the eastern edge of the property showing an overview of the CSS habitat.

Photo 4. View of the CSS habitat looking south. The CSS covers a majority of the sloped area on the southern portion of the property.

Photo 5. An area of encroachment onto the property within the NNG from the neighboring property to the east

Photo 6. Another view of the area of encroachment from the property to the east. Area of encroachment shown with red line.

ATTACHMENT 3

Geologic Reconnaissance Report

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GeoSoils, Inc.

Geotechnical • Geologic • Coastal • Environmental

5741 Palmer Way • Carlsbad, California 92010 • (760) 438-3155 • FAX (760) 931-0915

July 14, 2008

W.O. 5728-A-SC

Padre Properties
8080 La Mesa Boulevard, Suite 101
La Mesa, California 91941

Attention: Ms. Zora McDonald

Subject: Engineering Geologic Reconnaissance and Geotechnical Review, APNs 493-391-06 and -14, El Cajon, San Diego County, California

Dear Ms. McDonald:

In accordance with your request and authorization, GeoSoils, Inc. (GSI) is providing this engineering geologic reconnaissance and geotechnical review for the subject site. The purpose of this investigation was to evaluate the site geologic conditions as they pertain to the proposed residential development currently indicated on the vesting tentative map by Craig and Associates, Inc ([CAI] 2008, see the Appendix), and to provide a third-party geotechnical review of the existing preliminary soils investigation report by Soil Testers, Inc. (STI, 2005).

EXECUTIVE SUMMARY

Based on our review of the available data (see Appendix A), site reconnaissance, and geologic and engineering analyses, the proposed development of the property appears to be feasible from a engineering geological and geotechnical viewpoint, provided the recommendations presented in the text of this report are properly incorporated into the design and construction of the project. The most significant elements of this study are summarized below:

- Based on our review of the tentative map by CAI (2008), it appears that proposed development consists of preparing the site for the construction of 20 single-family residential structures with associated roadway and underground utility improvements. Typical cut and fill grading techniques appear necessary to achieve the design grades.

- In general, and based on our review, site reconnaissance, and outcrop mapping, most of the site is mantled by topsoil/colluvium and local undocumented artificial fill which, in turn, are underlain by granitic bedrock of the southern California Batholith. According to Todd (2004), undivided younger and older alluvium may exist in the far northern end of the site.

- Our review of STI (2005) indicates sparse subsurface exploration, soils engineering conclusions that generally lack corroborating data, and recommendations that do not appear to comply with current code requirements. Therefore, a geotechnical update evaluation for the property is recommended prior to the grading plan review stage of development.

- The potential for blasting or rock-breaking may not be precluded, and difficult excavation is likely. This may also generate oversize materials that would require specialized placement procedures during grading. Current code does not allow for oversize materials within the fill.

- Regional groundwater was not encountered during the STI (2005) field exploration to the depths explored (i.e., 6 to 9 feet below the existing grade). A review of California Department of Water Resources (CDWR, 1967) indicates the groundwater surface in a perched alluvial aquifer north of the site is less than 25 feet below the ground surface, in that area. Regional groundwater is not expected to be a major factor in development of the site. However, due to the nature of the site materials, seepage and/or perched groundwater conditions may develop throughout the site along boundaries of contrasting permeabilities (i.e., fill/bedrock contacts, joints/fractures, etc.), and should be anticipated, during grading and after development. Cut lots would have a higher potential for this condition; thus overexcavation is recommended.

- Our evaluation indicates that the site currently has a very low potential for liquefaction in areas underlain by near-surface granitic bedrock. In contrast, areas of the site mantled by Quaternary-age, undivided alluvium and colluvium may have the potential for liquefaction because the engineering properties of the alluvial/colluvial sediments are unknown and there is potential for shallow perched groundwater. However, liquefaction may be mitigated by the removal and recompaction of low density liquefiable soils or the use of ground improvement techniques.

- Evidence of mass wasting was not observed at the site or documented in geologic literature. Creep along fill slope surfaces should be anticipated, but its adverse effects should be mitigated by proper foundation setbacks and slope construction. There is slight potential for seismic-induced rock fall from up-gradient, highly jointed bedrock outcrops. Debris impact walls with sufficient freeboard constructed up-gradient from the proposed development would provide mitigation, should this condition occur. Site soils are considered erosive. Therefore, site drainage should be directed away from the tops of slopes. Additionally, graded slopes should be properly constructed and be vegetated with deep-rooted, drought resistant plants soon after construction. Limiting the amount of irrigation will also help to reduce erosion.

- Our evaluation indicates there are no known active faults crossing the site.

- The seismic acceleration values provided herein should be considered during the design of the proposed development. The adverse effects of seismic shaking on the structure(s) will likely be wall cracks, some foundation/slab distress, and some seismic settlement. However, it is anticipated that the structure will be repairable in the event of the design seismic event. This potential should be disclosed to all interested/affected parties.

- Adverse geologic features that would preclude project feasibility were not encountered, based on the available data.

- The recommendations presented in this report should be incorporated into the design and construction considerations of the project.

The opportunity to be of service is sincerely appreciated. If you should have any questions, please do not hesitate to contact our office.

Respectfully submitted,

GeoSoils, Inc.

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ENGINEERING GEOLOGIC RECONNAISSANCE
AND GEOTECHNICAL REVIEW
APNs 493-391-06 AND -14, EL CAJON
SAN DIEGO COUNTY CALIFORNIA

SCOPE OF SERVICES

The scope of our services has included the following:

1. Review of available geologic literature and soil engineering reports for the site and vicinity (see Appendix A).

2. Site reconnaissance and outcrop mapping (see Plate 1).

3. General areal seismicity evaluation (see Appendix B).

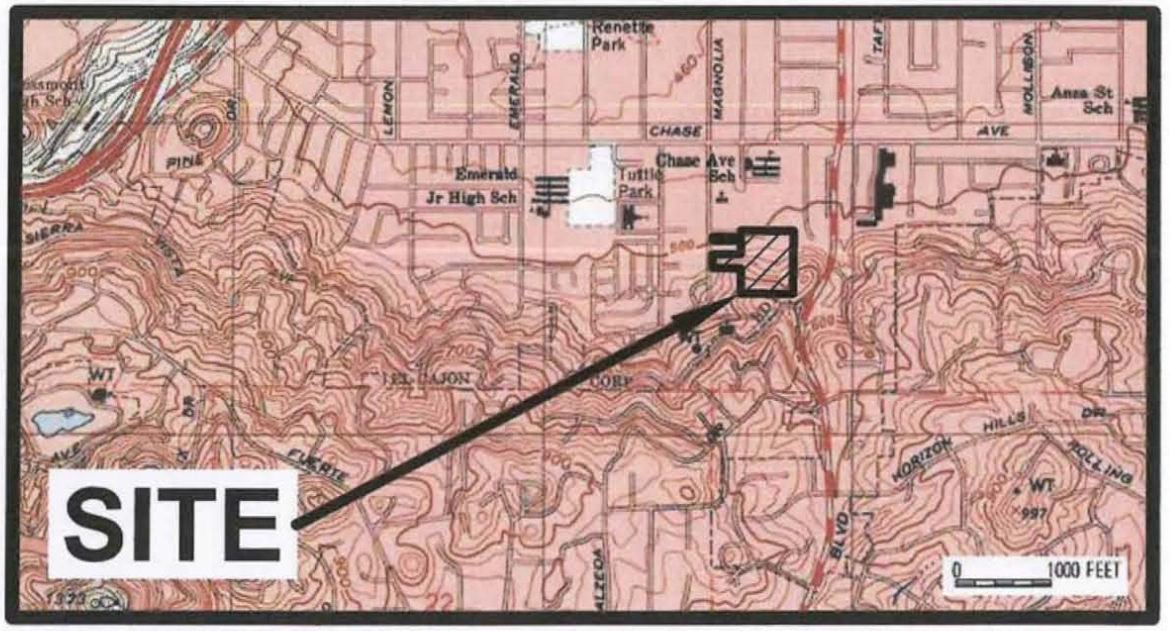
4. Engineering geologic and geotechnical analysis of data collected.

5. Preparation of this report and accompaniments.

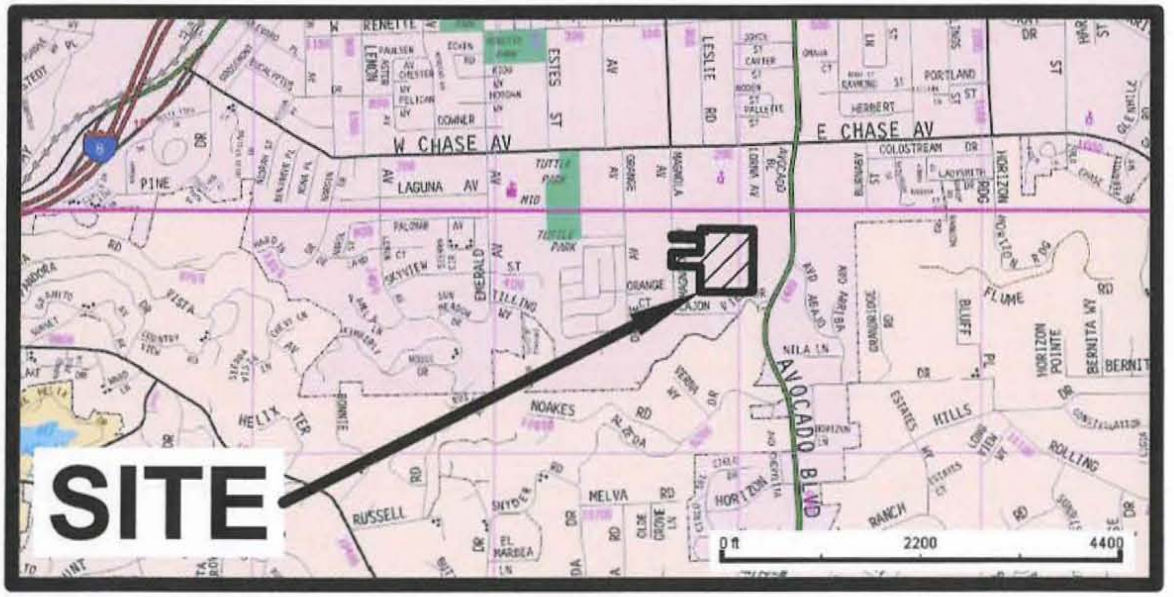
SITE CONDITIONS/PROPOSED DEVELOPMENT

Our site reconnaissance and review of Craig and Associates, Inc. (CAI, 2008) indicate that the subject site consists of two roughly rectangular-shaped parcels in the City of El Cajon, San Diego County, California (see Figure 1, Site Location Map). The site is bounded by existing residential development to the east and south, by South Magnolia Avenue and existing residential development to the west, and by a schoolyard and existing residential development to the north. The site is relatively flat in the north to moderately sloping in the south, with slope gradients on the order of 1.7:1 (horizontal:vertical [h:v]), or flatter. However, small (less than 5 feet high) graded slopes with gradients on the order of ½:1 (h:v) were locally observed. Site drainage is sheet flow directed to the north and northwest. Numerous rock outcrops were observed throughout the site. Existing structures consist of one- to two-story residences with associated outbuildings. Vegetation consists of grasses, weeds, and sparse trees.

Based upon our review of CAI (2008), proposed development includes removing the existing structures and preparing relatively level building pads for the construction of 20, one- or two-story residential structures. It appears that typical cut and fill grading techniques will be necessary to achieve the design grades. Maximum cuts and fills, on the order of 17 and 16 feet respectively, are planned. Maximum cut and fill slopes, on the order of 30 and 20 feet, respectively, and inclined at 2:1 (horizontal:vertical [h:v]), or flatter, gradients are also shown on CAI (2008). In addition to the construction of the residential structures, proposed development also includes underground utilities, roadways (two residential streets), and retaining wall improvements. According to CAI (2008), maximum retaining wall heights are on the order of 8 feet.



Base Map: TOPO!® ©2003 National Geographic, U.S.G.S. El Cajon Quadrangle, California -- San Diego Co., 7.5 Minute, dated 1996, current2000.



Base Map: The Thomas Guide, San Diego County, Street Guide and Directory, 2008 Edition, by Thomas Bros. Maps, page 1251

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W.O. 5728-A-SC

SITE LOCATION MAP

Figure 1

SITE RECONNAISSANCE

A site reconnaissance was performed on July 3, 2008 by a geologist from this office. During the reconnaissance, site conditions were observed and site geology, including the approximate location of geologic contacts and geologic structure, were mapped from the surface. Subsurface exploration was not included in our scope of work for this study.

GEOLOGY

Regional Geologic Setting

The subject site is located within a prominent natural geomorphic province in southwestern California known as the Peninsular Ranges, which is characterized by steep, elongated mountain ranges and valleys that trend northwesterly. The mountain ranges are underlain by basement rocks consisting of pre-Cretaceous metasedimentary rocks, Jurassic metavolcanic rocks, and Cretaceous plutonic rocks of the southern California batholith.

In the San Diego region, deposition occurred during the Cretaceous Period and Cenozoic Era in the continental margin of a forearc basin. Sediments, derived from Cretaceous-age plutonic rocks and Jurassic-age volcanic rocks, were deposited into the narrow, steep, coastal plain and continental margin of the basin. These rocks have been uplifted, eroded and deeply incised. During early Pleistocene time, a broad coastal plain was developed from the deposition of marine terrace deposits. During mid to late Pleistocene time, this plain was uplifted, eroded and incised. Late Pleistocene deposition occurred primarily along the coast as a series of marine/terrestrial terraces. As these younger terraces were uplifted and/or exposed due to changes in sea level, erosion occurred and alluvial deposits have since filled the lower valleys, and young marine sediments are currently being deposited/eroded within coastal and beach areas. Regional geologic mapping by Todd (2004), indicates that the southern portion of the site is underlain by early Cretaceous granitoid rocks of undivided tonalite and granodiorite composition. Todd (2004) indicates that the northern portion of the site is underlain by Holocene- and Pleistocene-age, undivided alluvium and. colluvium.

Site Geologic Units

The geologic units observed within the project site consist of local undocumented artificial fill, topsoil/colluvium, Quaternary-age, undivided alluvium and colluvium, and Cretaceous-age granitic bedrock. The earth materials are generally described below from youngest to oldest; and their limits, based on the available data, are indicated on Plate 1.

Undocumented Artificial Fill (Map Symbol - Afu)

Local undocumented artificial fill was observed during our site reconnaissance. These earth materials generally consist of dry, loose silty sand associated with the existing residential development, underground utility backfill, stockpiles, previous subsurface exploration, and other miscellaneous anthropogenic activities.

Topsoil/Colluvium (not mapped)

Topsoil/colluvium mantles the hillside areas of the site and likely consists of sand, silt, and clay mixtures. The topsoil/colluvium is likely late-Holocene to Recent in age.

Quaternary-age, Undivided Alluvium and Colluvium (Map Symbol - Qu)

Quaternary-age, undivided alluvium and colluvium likely overlies the granitic bedrock within the northern portion of the site (see Plate 1). The undivided alluvium and colluvium likely consists of sand, silt, and clay mixtures.

Creteaceous-age Granitic Bedrock (Map Symbol - Kgr)

Cretaceous-age granitic bedrock (undivided tonalite and granodiorite composition) likely underlies the surficial earth materials throughout the site, and locally outcrops at the surface. Where exposed at the surface, the granitic bedrock was very dense and moderately to highly jointed.

Geologic Structure

Bedrock joints generally trend between N77°E and N85°W, and dip at high angles approaching vertical. Site geologic structure is indicated on Plate 1.

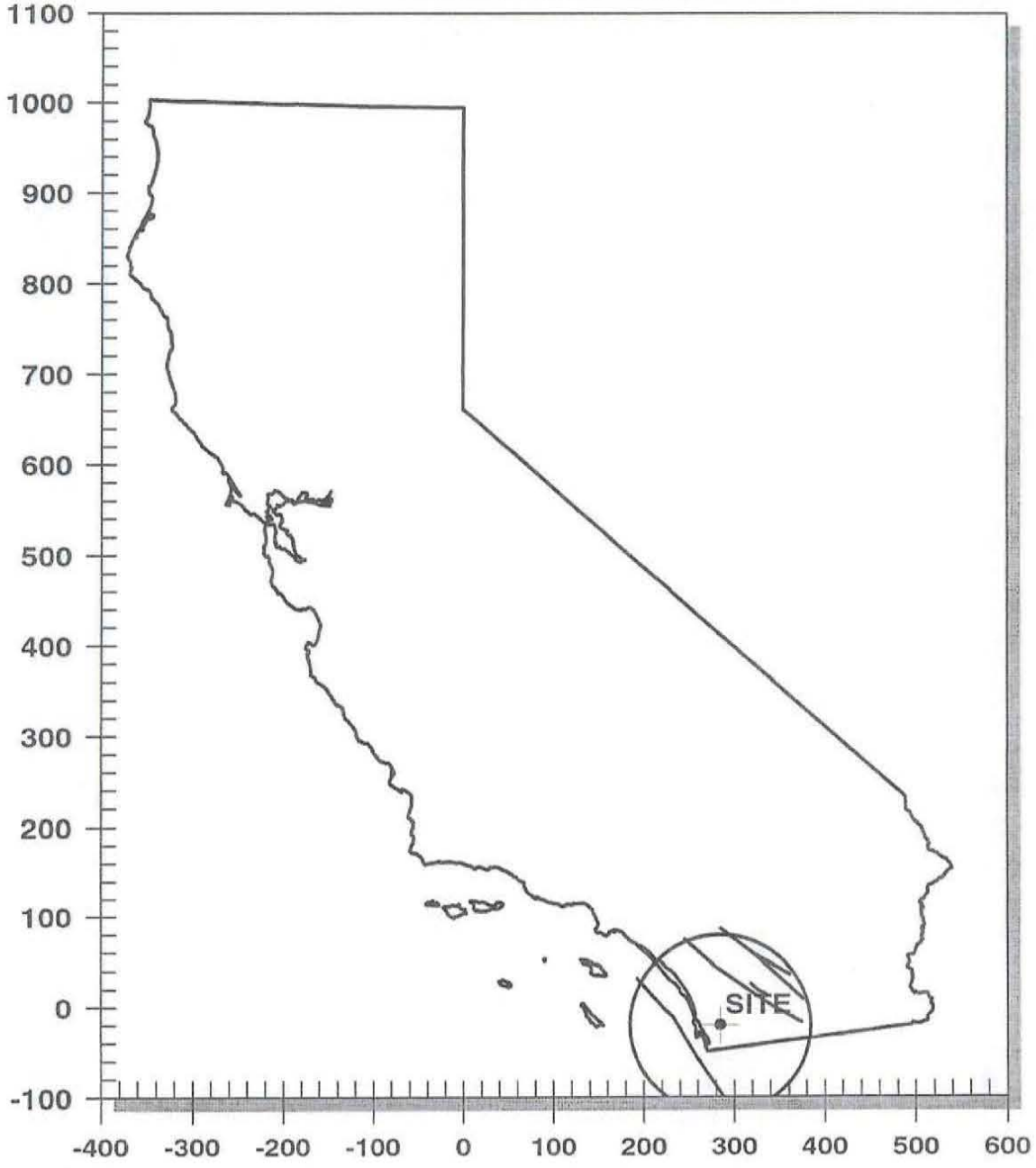
FAULTING AND REGIONAL SEISMICITY

Regional Faults

Our review indicates that there are no known active faults crossing this site, and the site is not within an Alquist-Priolo Earthquake Fault Zone (Bryant and Hart, 2007). However, the site is situated in an area of active faulting. These include, but are not limited to: the San Andreas fault; the San Jacinto fault; the Elsinore fault; the Coronado Bank fault zone; and the Newport-Inglewood/Rose Canyon fault zone. The location of these, and other major faults relative to the site, are indicated on Figure 2 (California Fault Map). Based on our review, the Rose Canyon fault is the closest known active fault; located approximately 12 to 13 miles west of the site.

CALIFORNIA FAULT MAP

PADRE PROPERTIES



GeoSoils, Inc.

RIVERSIDE CO.
ORANGE CO.
SAN DIEGO CO.

CALIFORNIA FAULT MAP

Figure 2

W.O. 5728-A-SC	DATE 07/08	SCALE NTS

The possibility of ground acceleration, or shaking at the site resulting from an earthquake on any nearby fault may be considered as approximately similar to the southern California region as a whole. Major active fault zones that may have a significant affect on the site, should they experience activity, are listed in Appendix B (modified from Blake, 2000a).

Local Faulting

No faults were observed to transect the site during the field investigation. Additionally, a review of regional geologic maps (Todd, 2004) does not indicate the presence of faults crossing the site.

Seismicity

The acceleration-attenuation relation of Bozorgnia, Campbell, and Niazi (1999) has been incorporated into EQFAULT (Blake, 2000a). EQFAULT is a computer program developed by Thomas F. Blake (2000a), which performs deterministic seismic hazard analyses using digitized California faults as earthquake sources.

The program estimates the closest distance between each fault and a given site. If a fault is found to be within a user-selected radius, the program estimates peak horizontal ground acceleration that may occur at the site from an upper bound ("maximum credible") earthquake on that fault. Site acceleration (g) is computed by one or more user-selected acceleration-attenuation relations that are contained in EQFAULT.

Based on the EQFAULT program, peak horizontal ground accelerations from an upper bound event at the site may be on the order of 0.30g. The computer printouts of pertinent portions of the EQFAULT program are included within Appendix B.

Historical site seismicity was evaluated with the acceleration-attenuation relations of Bozorgnia, Campbell, and Niazi (1999), and the computer program EQSEARCH (Blake, 2000b). This program performs a search of the historical earthquake records for magnitude 5.0 to 9.0 seismic events within a 100-kilometer radius, between the years 1800 through December 2007. Based on the selected acceleration-attenuation relationship, a peak horizontal ground acceleration is estimated, which may have effected the site during the specific event listed. Based on the available data and the attenuation relationship used, the estimated maximum (peak) site acceleration during the period 1800 through December 2007 was 0.15g. A historic earthquake epicenter map and a seismic recurrence curve are also estimated/generated from the historical data. Computer printouts of the EQSEARCH program are presented in Appendix B.

A probabilistic seismic hazards analyses was performed using FRISKSP (Blake, 2000c), which models earthquake sources as 3-dimensional planes and evaluates the site specific probabilities of exceedance for given peak acceleration levels or pseudo-relative velocity levels. Based on a review of this data, and considering the relative seismic activity of the

southern California region, a peak horizontal ground acceleration (PHGA) of 0.13g was calculated. This value was chosen as it corresponds to a 10 percent probability of exceedance in 50 years (or a 475-year return period). It should be noted that the California Geological Survey (http://www.conservation.ca.gov/cgs/rghm/psha/Pages/Index.aspx) indicates that the peak horizontal ground acceleration for the site is 0.22g. For design purposes, we recommend that the more conservative PHGA be used. Computer printouts of the FRISKSP program are included in Appendix B.

GROUNDWATER

Regional groundwater was not encountered during the Soil Testers, Inc. (STI, 2005) field exploration to the depths explored. The California Department of Water Resources (CDWR, 1967) indicates that the surface of the groundwater within a perched alluvial aquifer north of the site may be 25 feet below the ground surface. At the site, it is likely that perched groundwater occurs along the contact between the Quaternary-age undivided alluvium and colluvium and the underlying granitic bedrock. At this time, we do not anticipate regional groundwater to adversely affect site development. However, GSI cannot preclude future changes in local groundwater conditions from excessive irrigation, precipitation, or that were not obvious at the time of our investigation. Perched groundwater conditions may develop in the future due to the presence of materials with contrasting permeabilities, daylighted discontinuities (joints, fractures, etc.), excess irrigation, poor drainage or damaged utilities, and should be anticipated. Should manifestations of this perched condition (i.e., seepage) develop in the future, this office could assess the conditions and provide mitigative recommendations, as necessary. The potential for perched water to occur during grading and after development should be disclosed to all interested/affected parties.

FAULT RUPTURE

The potential for fault rupture and associated significant ground deformation to occur at the site is considered very low because: 1) the site is not located within a Alquist-Priolo Earthquake Zone; 2) no active faults have been mapped at the site (Todd, 2004); and, 3) evidence for active faulting (scarps, sag ponds, deflected drainage, shutter ridges, etc.) was not observed during our site reconnaissance.

LIQUEFACTION

Liquefaction describes a phenomenon in which cyclic stresses, produced by earthquake induced ground motion, create excess pore pressures in relatively cohesionless soils. These soils may thereby acquire a high degree of mobility, which can lead to lateral movement/sliding, consolidation and settlement of loose sediments, sand boils, and other damaging deformations. This phenomenon occurs only below the water table, but after

liquefaction has developed, it can propagate upward into overlying, non-saturated soil, as excess pore water dissipates. Typically, as indicated by Seed (2005), liquefaction has a relatively low potential at depths greater than 50 feet and is unlikely and/or will produce vertical strains well below 1 percent for depths below 60 feet when relative densities are 40 to 60 percent and effective overburden pressures are two or more atmospheres (i.e., 4,000 pounds per square foot [psf]).

Liquefaction susceptibility is related to numerous factors and the following concurrent conditions must exist, or have the potential to exist, for liquefaction to occur: 1) sediments must be relatively young in age and not have developed a large amount of cementation; 2) sediments must consist mainly of medium- to fine- grained, relatively cohesionless sands; 3) the sediments must have low relative density; 4) free groundwater must be present in the sediment; and, 5) the site must have a potential for a design seismic event of a sufficient duration and large enough magnitude, to induce straining of soil particles. Our evaluation indicates that at least three or four of the five concurrent conditions do not exist where the site is underlain by dense to very dense Cretaceous-age granitic bedrock in the near-surface (Plate 1). Therefore, it is our opinion that liquefaction and its associated adverse effects should not manifest in the granitic area of the site (see Plate 1).

In contrast, the engineering properties of the Quaternary-age, undivided alluvium and colluvium that may exist within the approximate northern half of the site (Plate 1) are unknown for no standard penetration, cone penetration, nor in-place dry density test data were provided in STI (2005). Such tests are required when evaluating liquefaction hazards in California (California Department of Conservation Division of Mines and Geology [CDMG], 1997). Further, STI (2005) does not provide the depth to groundwater; another CDMG requirement when evaluating liquefaction. Because the engineering properties of the Quaternary-age, undivided alluvium and colluvium are unknown and perched groundwater may be present near the base of this unit, GSI cannot preclude the potential for liquefaction to occur within this portion of the site. Therefore, additional geotechnical studies appear necessary in areas underlain by Quaternary-age, undivided alluvium and colluvium (Plate 1). Although the potential for liquefaction may exist, GSI anticipates that it could be properly mitigated by removal and recompaction of low density soils or ground improvement techniques (vibra-replacement stone columns, etc.). The type of mitigation technique used would be ultimately determined based on the thickness of liquefiable sediments in this area, and their engineering properties.

MASS WASTING

Mass wasting is a general term for the dislodgement and downslope transport of soil and rock material in response to gravitational body stresses. Mass wasting includes slow displacements, such as creep and rapid movements, such as landslides, rockfalls, rockslides, and debris flows.

Observations during our site reconnaissance and our review of Todd (2004) do not indicate that significant mass wasting has occurred at the site in the past. With the exception of creep and rockfalls, the site earth materials and terrain do not typically lend themselves to significant mass movements. Creep would be mitigated by properly constructing the proposed graded slopes and providing building setbacks that conform to current code requirements. Although the potential for rockfalls to occur at the site is generally considered low, GSI cannot preclude that constituents of highly jointed, up-gradient rock outcrops will be dislodged and move downslope in response to seismic shaking. However, debris impact walls with sufficient free board located up-gradient from the proposed development would provide mitigation.

Due to their granular nature, site soils are considered erosive. Therefore site drainage should be directed away from the tops of slopes and slopes should receive deep rooted vegetation immediately following construction. Currently, the largest proposed lot in the southwest corner indicates drainage directed over a slope, and this condition will need to be mitigated. Only the amount of water necessary to sustain plant life is recommended.

SUBSIDENCE

Subsidence is a phenomenon whereby a lowering of the ground surface occurs as a result of a number of processes. These include dynamic loading during grading, fault activity, or fault creep as well as groundwater withdrawal.

Our review indicates that no active faults are located within 12 to 13 miles of the site. Therefore, the potential for subsidence to occur at the site from fault activity is considered very low.

Ground subsidence is expected to occur over the site in exposed areas prior to filling, due to equipment working (vibrations) and the effect of loading of additional fill (weight). Both of these factors are variable and difficult to estimate. Ground subsidence (consolidation) due to vibrations would depend on the equipment being used, the weight of the equipment, repetition of use and the dynamic effects of the equipment. Most of these factors cannot be evaluated and may be beyond ordinary estimating possibilities.

Our evaluation indicates that ground subsidence at the site would be primarily, due to vibrations and loading prior to filling, and may be on the order of 1 to 2 inches in non-bedrock areas. Subsidence should generally occur during grading. In general, field subsidence would depend upon equipment, haul routes, duration of grading, degree of compaction, and the effect of dynamic loading.

CONCLUSIONS AND RECOMMENDATIONS

Based on our review of existing soils and geologic literature, and observations during our recent site reconnaissance, it is our opinion that the proposed development currently indicated on CAI (2008) is feasible from an engineering geologic viewpoint. However, based on our review of STI (2005) and our experience with similar projects in the vicinity additional geotechnical analyses are recommended to comply with current standards of practice and to satisfy current code requirements. These items are and summarized below.

1. Some of the grading and foundation recommendations provided in the existing preliminary soils investigation report by STI (2005) are not in accordance with the California Building Code ([CBC], California Building Standards Commission [CBSC], 2006). Because the proposed development will likely be constructed to current code requirements, updated geotechnical recommendations appear necessary.

2. The STI (2005) subsurface exploration consists of four exploratory excavations. Based on size of the property (9.69 acres) indicated on CAI (2008), additional exploratory excavations appear necessary to further determine the engineering properties of site earth materials and the depth to groundwater, liquefaction potential, further delineate geologic contacts, and to accurately assess earthwork quantities.

3. According to Todd (2004), Quaternary-age undivided alluvium and colluvium mantle the approximate northern half of the site. Because STI (2005) did not evaluate the potential for liquefaction in this area in accordance with CDMG (1997), GSI recommends that further geotechnical studies be performed prior to the grading plan review stage.

4. In order to achieve design grades, CAI (2008)indicates maximum cuts on the order of 17 feet below the existing grade. However, deeper excavations would likely be required for overexcavation to provide uniform foundation support or for underground utility construction. Based on our experience with similar sites underlain by similar granitic bedrock, excavations below 10 feet into bedrock may be very difficult or may be economically prohibitive with standard grading equipment, and the necessity for the blasting of hard rock or the use of specialized excavation equipment (rock breaker attachment) cannot be precluded. Oversized materials may be generated that would require specialized placement techniques during grading. Therefore, GSI recommends that a rock hardness (seismic refraction) evaluation be performed in deep cut areas to evaluate the excavation characteristics of the bedrock and potential for oversize rock to occur during grading. STI (2005) did not provide such an evaluation.

5. STI (2005) recommends that loose native soils be removed to a depth where the underlying soils exhibit a relative compaction exceeding 85 percent. This requirement is generally the standard of practice for the industry where sites are underlain by non-liquefiable deep alluvium, and the complete removal and recompaction of all alluvial soils is not economically feasible, but can be mitigated by engineering design. However, GSI recommends that unsuitable soils be removed to expose suitable, unweathered bedrock to mitigate settlement and liquefaction. Should future subsurface explorations indicate relatively deep unsuitable soils (i.e., greater than 10 feet below the existing grade), recommendations regarding the suitability of non-bedrock materials for support of engineered fill could be provided at that time.

6. STI (2005) recommends that unsuitable soils be removed to a minimum distance of 5 feet outside the building footprint. This implies that unsuitable soils would remain beneath roadways, retaining walls, and other improvements. Should these settlement-sensitive improvements be constructed within the influence of unsuitable soils, the potential for these improvements to experience distress and require increased maintenance/repair or replacement cannot be precluded. Further the 2007 CBC indicates that remedial earthwork be performed across all areas to be graded and not just within the influence of the residential structure. In light of the potential for homeowner/homeowner association complaints, GSI recommends that unsuitable soils be removed and recompacted across all areas to be graded.

7. According to STI (2005), Expansion Index (E.I.) testing on a representative sample of site soils indicates an E.I. of 28. Thus, site soils are considered expansive. According to the 2007 CBC, foundations placed on or within the active zone of expansive soils should be designed in accordance with Sections 1805A.8.1 or 1805A.8.2 of the 2007 CBC. GSI recommends further E.I. testing to determine the extent of expansive soils across the site. Based on further evaluation, less costly mitigation for expansive soil conditions may be available.

8. STI (2005) does not provide seismic design parameters for structural design. These parameters are required by code and are typically provided by the geotechnical consultant.

9. STI (2005) indicates that 1½:1 (h:v) cut slopes and 2:1 (h:v) fill slopes will be stable. Although, GSI agrees that 2:1 (h:v) fill slopes will likely be stable if properly constructed, we recommend that a 3-dimensional rock slope stability evaluation be performed to determine the potential for wedge and/or plane failures within proposed, significant cut slopes and anticipated temporary backcuts for the proposed retaining walls at the site. Further, some fill-over-cut slopes are proposed. The cut portion of those slopes should be constructed first, so an evaluation of their suitability for proposed use can be made prior to fill placement. Fill-over-cut slopes shall be constructed at a 2:1 (h:v) gradient, as should cut slopes, in the event a stabilization fill is necessary.

10. The STI (2005) subdrain construction recommendations have the potential for the fine fraction of surrounding soils to pipe into the drain gravel thereby reducing the effectiveness of the subdrain. This design should be revised accordingly. Proposed subdrains should be shown on the plans, including keyways.

11. The STI (2005) recommendation to not use oversized particles greater than 10 inches in diameter in the engineered fill would likely result in the inability to use most fill material derived from cut areas; resulting in costly import or the use of expensive equipment to reduce these particles to the required diameter. GSI's rock hold down recommendations are reasonably conservative but not as cost prohibitive as STI's. Further subsurface exploration could be helpful to determine the most effective areas within the site for rock fill placement (i.e., areas underlain by relatively deep unsuitable soils).

12. Footings should minimally maintain a 7-foot horizontal setback measured from the footing's bearing elevation to the face of an adjacent descending slope. Footings setbacks and settlement-sensitive improvements should also comply with Figure 1805.3.1 of the 2007 CBC.

13. Based on typical slab moisture emission rates (Kanare, 2005), the STI (2005) concrete slab recommendations will likely not reduce the potential for water or water vapor transmission through the slab. Thus, the Client should evaluate this potential in light of a cost v. benefit analysis (owner complaints and repairs/replacement), along with disclosure to all interested/affected parties. If requested, this office could provide recommendations to reduce this potentially adverse condition to residential floor coverings and improvements. This potential would increase on cut lots. Accordingly, overexcavation of cut lots is recommended and subdrainage should be provided.

14. STI (2005) does not provide any soil corrosivity test results. Corrosive soils could have detrimental effects on piping, reinforcement, concrete, etc. GSI could provide such testing upon request, for use by the corrosion engineer.

15. STI (2005) does not provide recommendations for temporary slope gradients. Temporary slopes should be constructed in accordance with criteria established in Article 6 of the State of California, Construction Safety Orders (Cal-OSHA).

LIMITATIONS

The materials encountered on the project site and utilized for our analysis are believed representative of the area; however, soil and bedrock materials vary in character between excavations and natural outcrops or conditions exposed during mass grading. Site conditions may vary due to seasonal changes or other factors.

Inasmuch as our study is based upon our review and geologic analyses, the conclusions and recommendations are professional opinions. These opinions have been derived in accordance with current standards of practice, and no warranty, either express or implied, is given. Standards of practice are subject to change with time. GSI assumes no responsibility or liability for work or testing performed by others, or their inaction; or work performed when GSI is not requested to be onsite, to evaluate if our recommendations have been properly implemented. Use of this report constitutes an agreement and consent by the user to all the limitations outlined above, notwithstanding any other agreements that may be in place. In addition, this report may be subject to review by the controlling authorities. Thus, this report brings to completion our scope of services for this portion of the project.

APPENDIX A

REFERENCES

APPENDIX A

REFERENCES

ACI Committee 302, 2004, Guide for concrete floor and slab construction, ACI 302.1R-04, dated June.

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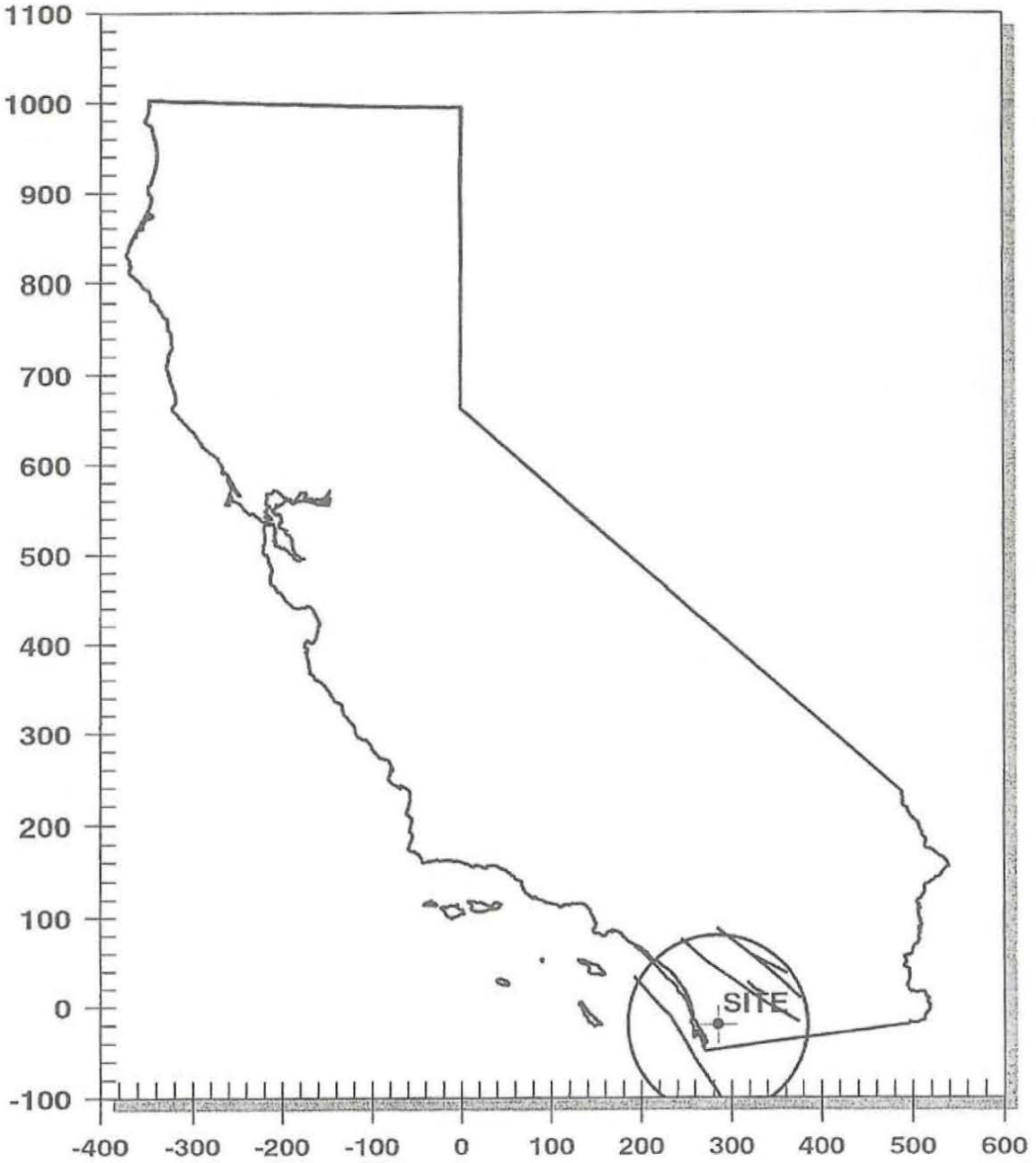
APPENDIX B

EQFAULT, EQSEARCH, AND FRISKSP

CALIFORNIA FAULT MAP

PADRE PROPERTIES



W.O. 5728-A-SC

Plate B-1

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*                    *
*    E Q F A U L T   *
*                    *
*    Version 3.00    *
*                    *
**********************
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DETERMINISTIC ESTIMATION OF
PEAK ACCELERATION FROM DIGITIZED FAULTS

JOB NUMBER: 5728-A-SC

DATE: 07-02-2008

JOB NAME: PADRE PROPERTIES

CALCULATION NAME: 5728

FAULT-DATA-FILE NAME: C:\Program Files\EQFAULT1\CGSFLTE.DAT

SITE COORDINATES:
SITE LATITUDE: 32.7770
SITE LONGITUDE: 116.9604

SEARCH RADIUS: 62.14 mi

ATTENUATION RELATION: 13) Bozorgnia Campbell Niazi (1999) Hor.-Hard Rock-Cor.
UNCERTAINTY (M=Median, S=Sigma): S Number of Sigmas: 1.0
DISTANCE MEASURE: cdist
SCOND: 1
Basement Depth: 1.00 km Campbell SSR: 0 Campbell SHR: 1
COMPUTE PEAK HORIZONTAL ACCELERATION

FAULT-DATA FILE USED: C:\Program Files\EQFAULT1\CGSFLTE.DAT

MINIMUM DEPTH VALUE (km): 3.0

EQFAULT SUMMARY

DETERMINISTIC SITE PARAMETERS

Page 1

ABBREVIATED FAULT NAME	APPROXIMATE DISTANCE mi (km)	ESTIMATED MAX. EARTHQUAKE EVENT MAXIMUM EARTHQUAKE MAG.(Mw)	PEAK SITE ACCEL. g	EST. SITE INTENSITY MOD.MERC.
ROSE CANYON	12.7(20.5)	7.2	0.302	IX
CORONADO BANK	25.2(40.6)	7.6	0.201	VIII
ELSINORE (JULIAN)	31.3(50.4)	7.1	0.112	VII
EARTHQUAKE VALLEY	35.4(57.0)	6.5	0.065	VI
ELSINORE (COYOTE MOUNTAIN)	37.2(59.8)	6.8	0.076	VII
NEWPORT-INGLEWOOD (Offshore)	37.8(60.9)	7.1	0.092	VII
ELSINORE (TEMECULA)	41.6(67.0)	6.8	0.068	VI
SAN JACINTO-COYOTE CREEK	52.0(83.7)	6.6	0.047	VI
SAN JACINTO - BORREGO	53.3(85.8)	6.6	0.045	VI
SAN JACINTO-ANZA	54.1(87.1)	7.2	0.068	VI

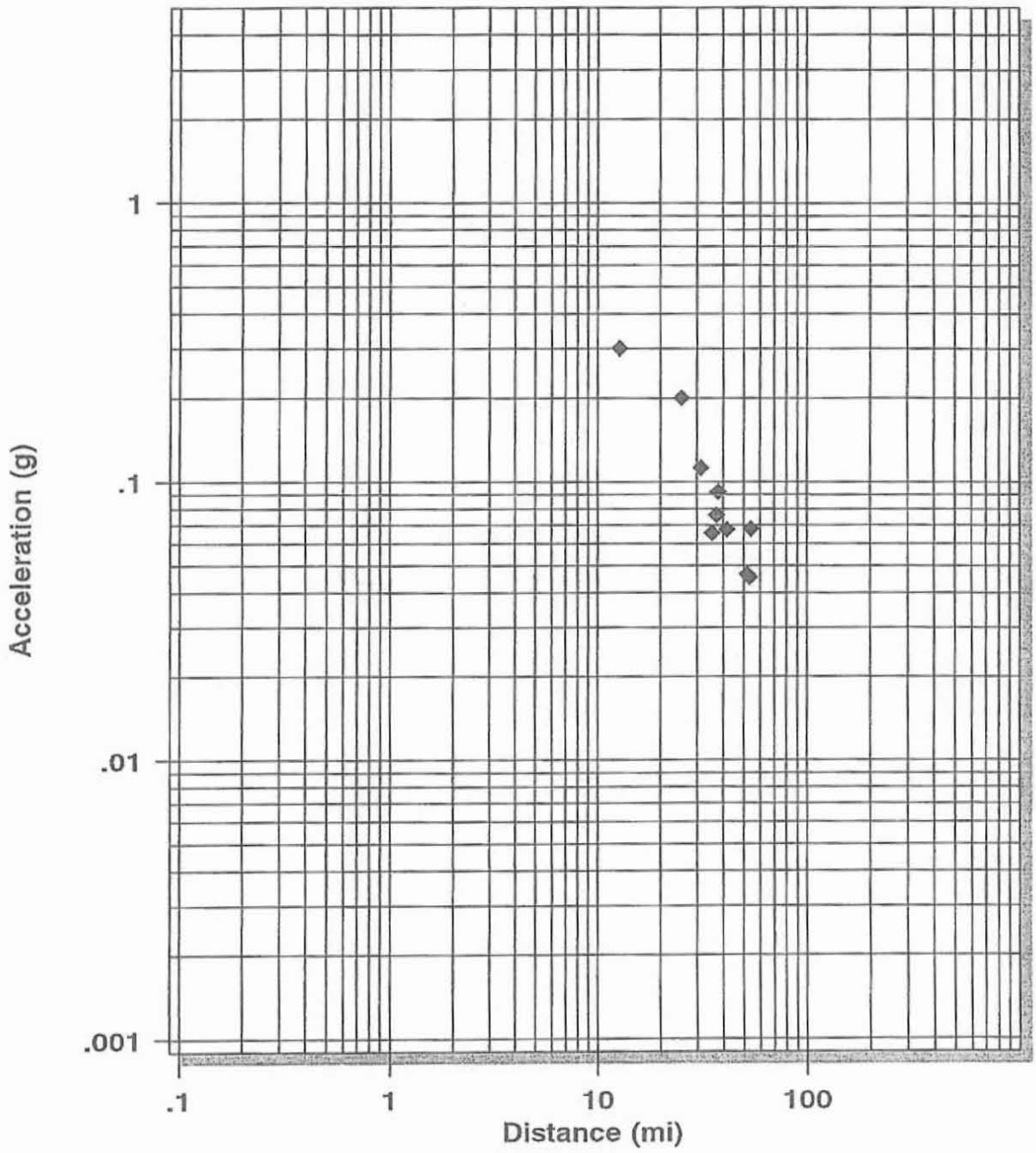
-END OF SEARCH- 10 FAULTS FOUND WITHIN THE SPECIFIED SEARCH RADIUS.

THE ROSE CANYON FAULT IS CLOSEST TO THE SITE.
IT IS ABOUT 12.7 MILES (20.5 km) AWAY.

LARGEST MAXIMUM-EARTHQUAKE SITE ACCELERATION: 0.3016 g

MAXIMUM EARTHQUAKES

PADRE PROPERTIES

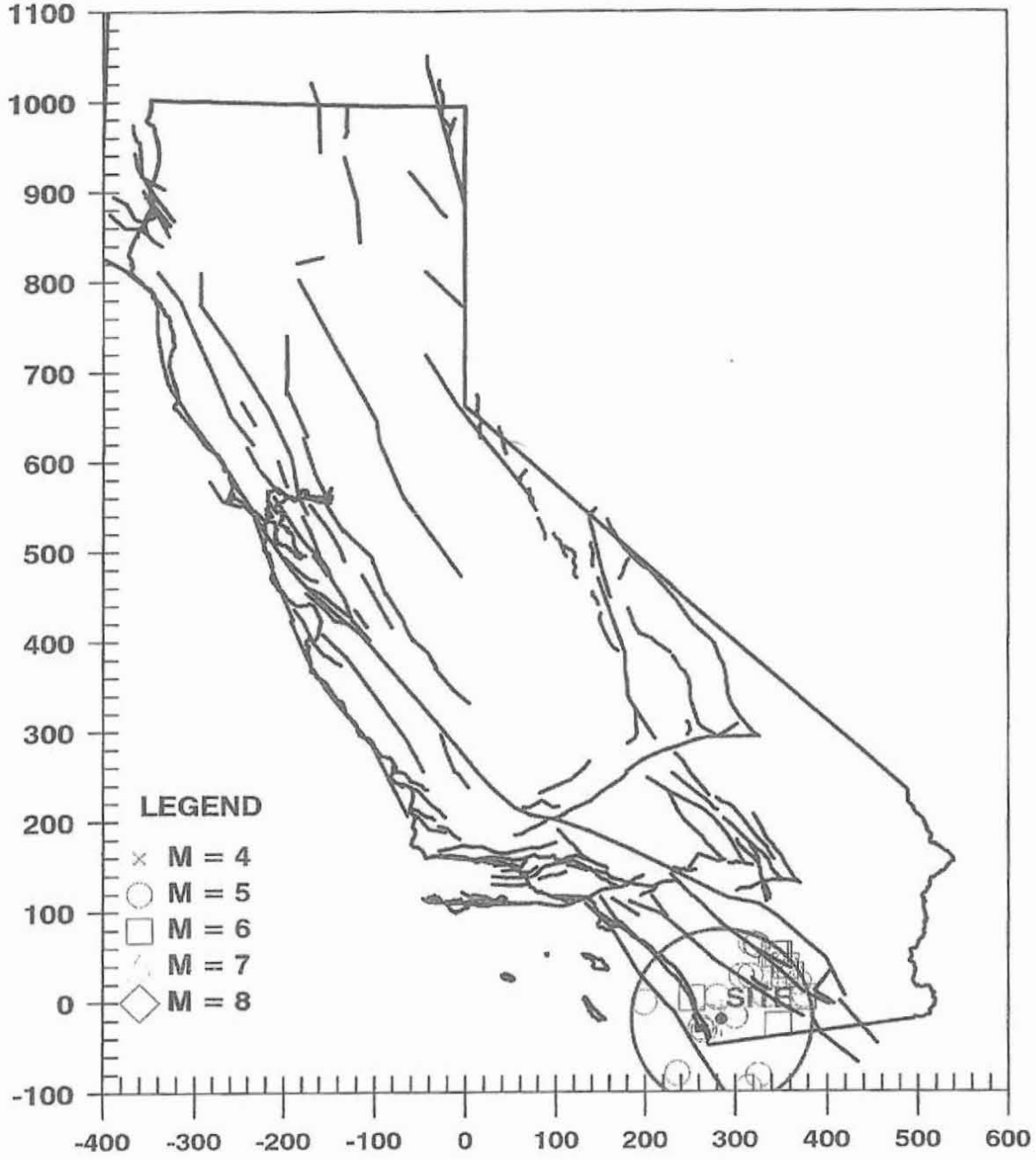


W.O. 5728-A-SC

Plate B-4

EARTHQUAKE EPICENTER MAP

PADRE PROPERTIES



W.O. 5728-A-SC

Plate B-5

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*                        *
*    E Q S E A R C H     *
*                        *
*     Version 3.00       *
*                        *
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ESTIMATION OF
PEAK ACCELERATION FROM
CALIFORNIA EARTHQUAKE CATALOGS

JOB NUMBER: 5728-A-SC

DATE: 07-02-2008

JOB NAME: PADRE PROPERTIES

EARTHQUAKE-CATALOG-FILE NAME: ALLQUAKE.DAT

SITE COORDINATES:
SITE LATITUDE: 32.7770
SITE LONGITUDE: 116.9604

SEARCH DATES:
START DATE: 1800
END DATE: 2007

SEARCH RADIUS:
62.1 mi
100.0 km

ATTENUATION RELATION: 13) Bozorgnia Campbell Niazi (1999) Hor.-Hard Rock-Cor.
UNCERTAINTY (M=Median, S=Sigma): S Number of Sigmas: 1.0
ASSUMED SOURCE TYPE: SS [SS=Strike-slip, DS=Reverse-slip, BT=Blind-thrust]
SCOND: 1 Depth Source: A
Basement Depth: 1.00 km Campbell SSR: 0 Campbell SHR: 1
COMPUTE PEAK HORIZONTAL ACCELERATION

MINIMUM DEPTH VALUE (km): 3.0

EARTHQUAKE SEARCH RESULTS

Page 1

FILE CODE	LAT. NORTH	LONG. WEST	DATE	TIME (UTC) H M Sec	DEPTH (km)	QUAKE MAG.	SITE ACC. g	SITE MM INT.	APPROX. DISTANCE mi [km]
MGI	32.8000	117.1000	05/25/1803	0 0 0.0	0.0	5.00	0.106	VII	8.3(13.3)
DMG	32.8000	116.8000	10/23/1894	23 3 0.0	0.0	5.70	0.150	VIII	9.4(15.2)
T-A	32.6700	117.1700	05/24/1865	0 0 0.0	0.0	5.00	0.065	VI	14.2(22.9)
T-A	32.6700	117.1700	12/00/1856	0 0 0.0	0.0	5.00	0.065	VI	14.2(22.9)
T-A	32.6700	117.1700	10/21/1862	0 0 0.0	0.0	5.00	0.065	VI	14.2(22.9)
DMG	32.7000	117.2000	05/27/1862	20 0 0.0	0.0	5.90	0.109	VII	14.9(24.0)
MGI	33.0000	117.0000	09/21/1856	730 0.0	0.0	5.00	0.060	VI	15.6(25.0)
DMG	33.0000	117.3000	11/22/1800	2130 0.0	0.0	6.50	0.094	VII	25.0(40.2)
DMG	33.2000	116.7000	01/01/1920	235 0.0	0.0	5.00	0.028	V	32.9(52.9)
DMG	33.0000	116.4330	06/04/1940	1035 8.3	0.0	5.10	0.028	V	34.2(55.1)
MGI	33.2000	116.6000	10/12/1920	1748 0.0	0.0	5.30	0.030	V	35.9(57.8)
DMG	32.7000	116.3000	02/24/1892	720 0.0	0.0	6.70	0.068	VI	38.7(62.3)
DMG	32.2000	116.5500	11/05/1949	43524.0	0.0	5.10	0.021	IV	46.5(74.8)
DMG	32.2000	116.5500	11/04/1949	204238.0	0.0	5.70	0.029	V	46.5(74.8)
T-A	32.2500	117.5000	01/13/1877	20 0 0.0	0.0	5.00	0.019	IV	48.1(77.4)
DMG	32.0830	116.6670	11/25/1934	818 0.0	0.0	5.00	0.018	IV	50.9(81.9)
DMG	33.3430	116.3460	04/28/1969	232042.9	20.0	5.80	0.027	V	52.8(85.0)
DMG	33.2000	116.2000	05/28/1892	1115 0.0	0.0	6.30	0.038	V	52.8(85.0)
PAS	32.9710	117.8700	07/13/1986	1347 8.2	6.0	5.30	0.020	IV	54.4(87.6)
DMG	33.1900	116.1290	04/09/1968	22859.1	11.1	6.40	0.038	V	56.0(90.1)
PAS	33.5010	116.5130	02/25/1980	104738.5	13.6	5.50	0.021	IV	56.3(90.6)
GSP	33.5290	116.5720	06/12/2005	154146.5	14.0	5.20	0.018	IV	56.6(91.0)
DMG	33.5000	116.5000	09/30/1916	211 0.0	0.0	5.00	0.016	IV	56.6(91.0)
GSP	33.5080	116.5140	10/31/2001	075616.6	15.0	5.10	0.017	IV	56.7(91.2)
DMG	33.2170	116.1330	08/15/1945	175624.0	0.0	5.70	0.024	IV	56.7(91.3)
DMG	33.2830	116.1830	03/19/1954	95429.0	0.0	6.20	0.032	V	57.0(91.7)
DMG	33.2830	116.1830	03/23/1954	41450.0	0.0	5.10	0.017	IV	57.0(91.7)
DMG	33.2830	116.1830	03/19/1954	102117.0	0.0	5.50	0.021	IV	57.0(91.7)
DMG	33.2830	116.1830	03/19/1954	95556.0	0.0	5.00	0.016	IV	57.0(91.7)
DMG	32.9670	116.0000	10/22/1942	181326.0	0.0	5.00	0.016	IV	57.2(92.1)
DMG	32.9670	116.0000	10/21/1942	162654.0	0.0	5.00	0.016	IV	57.2(92.1)
DMG	32.9670	116.0000	10/21/1942	162519.0	0.0	5.00	0.016	IV	57.2(92.1)
DMG	32.9670	116.0000	10/21/1942	162213.0	0.0	6.50	0.039	V	57.2(92.1)
DMG	33.4000	116.3000	02/09/1890	12 6 0.0	0.0	6.30	0.034	V	57.5(92.6)
DMG	33.1130	116.0370	04/09/1968	3 353.5	5.0	5.20	0.017	IV	58.3(93.8)
DMG	32.9830	115.9830	05/23/1942	154729.0	0.0	5.00	0.015	IV	58.4(94.0)
DMG	33.4080	116.2610	03/25/1937	1649 1.8	10.0	6.00	0.027	V	59.5(95.7)

****

-END OF SEARCH- 37 EARTHQUAKES FOUND WITHIN THE SPECIFIED SEARCH AREA.

TIME PERIOD OF SEARCH: 1800 TO 2007

LENGTH OF SEARCH TIME: 208 years

THE EARTHQUAKE CLOSEST TO THE SITE IS ABOUT 8.3 MILES (13.3 km) AWAY.

5728.OUT

LARGEST EARTHQUAKE MAGNITUDE FOUND IN THE SEARCH RADIUS: 6.7

LARGEST EARTHQUAKE SITE ACCELERATION FROM THIS SEARCH: 0.150 g

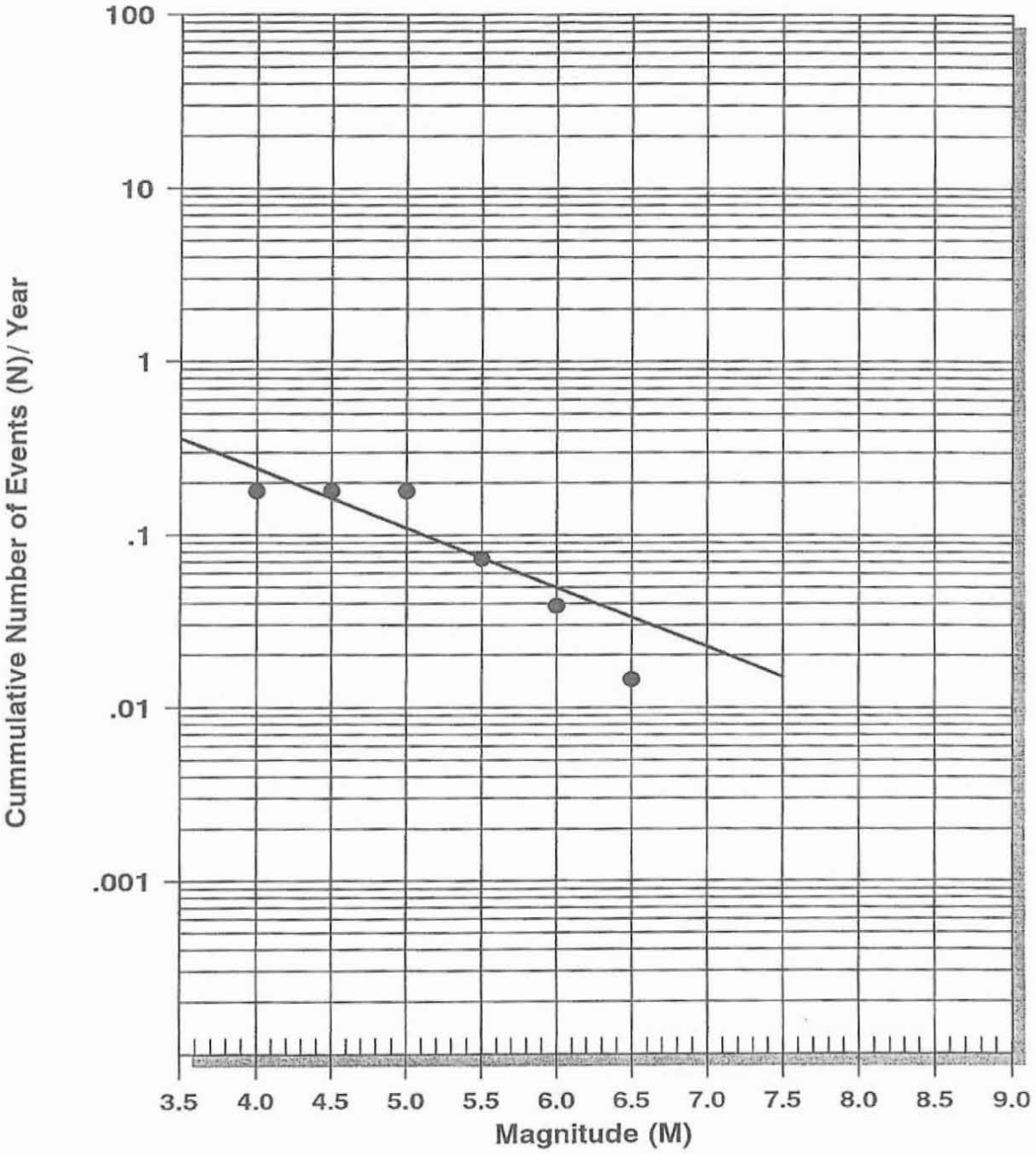
COEFFICIENTS FOR GUTENBERG & RICHTER RECURRENCE RELATION:
a-value= 0.761
b-value= 0.344
beta-value= 0.793

TABLE OF MAGNITUDES AND EXCEEDANCES:

Earthquake Magnitude	Number of Times Exceeded	Cumulative No. / Year
4.0	37	0.17874
4.5	37	0.17874
5.0	37	0.17874
5.5	15	0.07246
6.0	8	0.03865
6.5	3	0.01449

EARTHQUAKE RECURRENCE CURVE

PADRE PROPERTIES

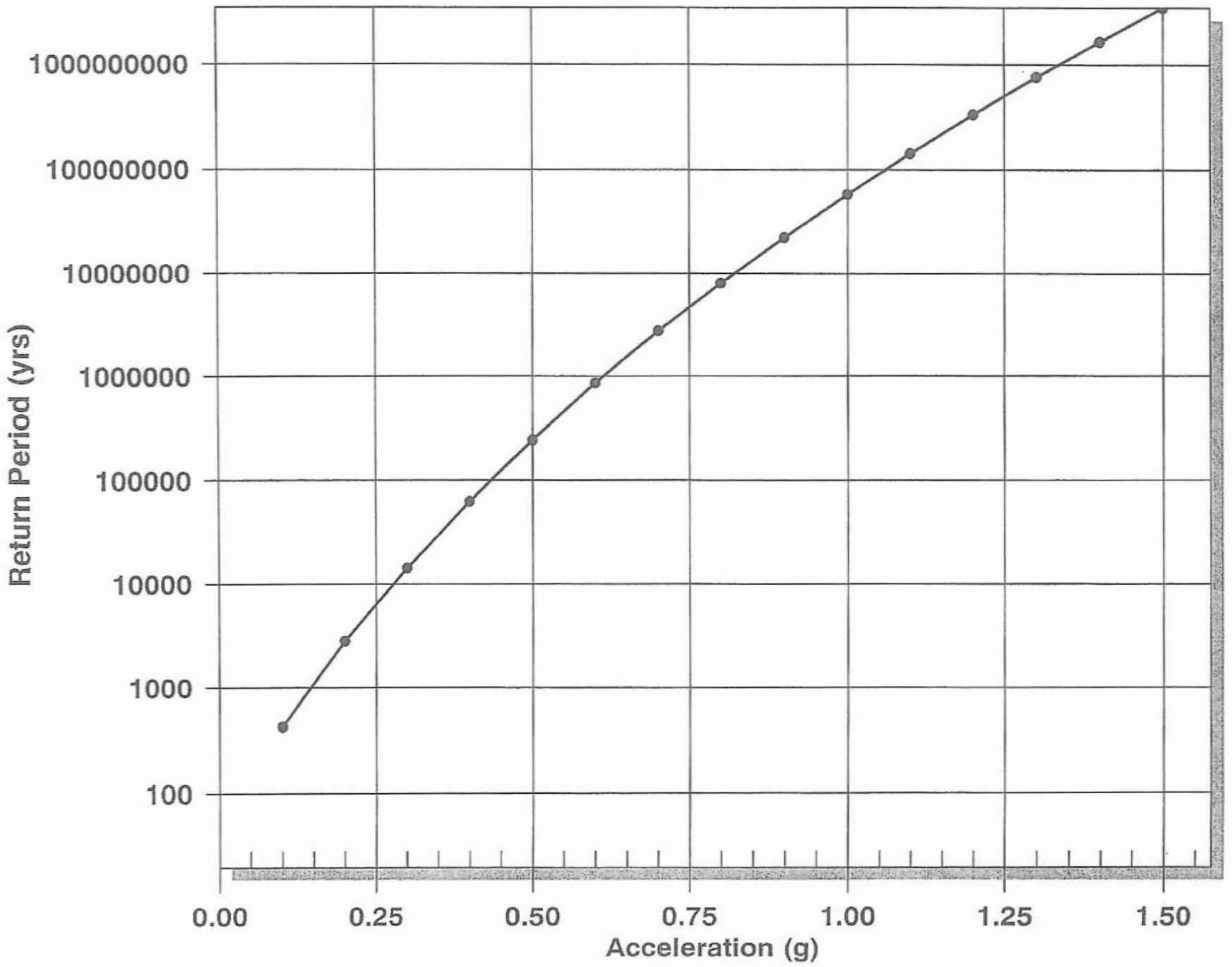


W.O. 5728-A-SC

Plate B-9

RETURN PERIOD vs. ACCELERATION

BOZ. ET AL.(1999)HOR HR COR 2



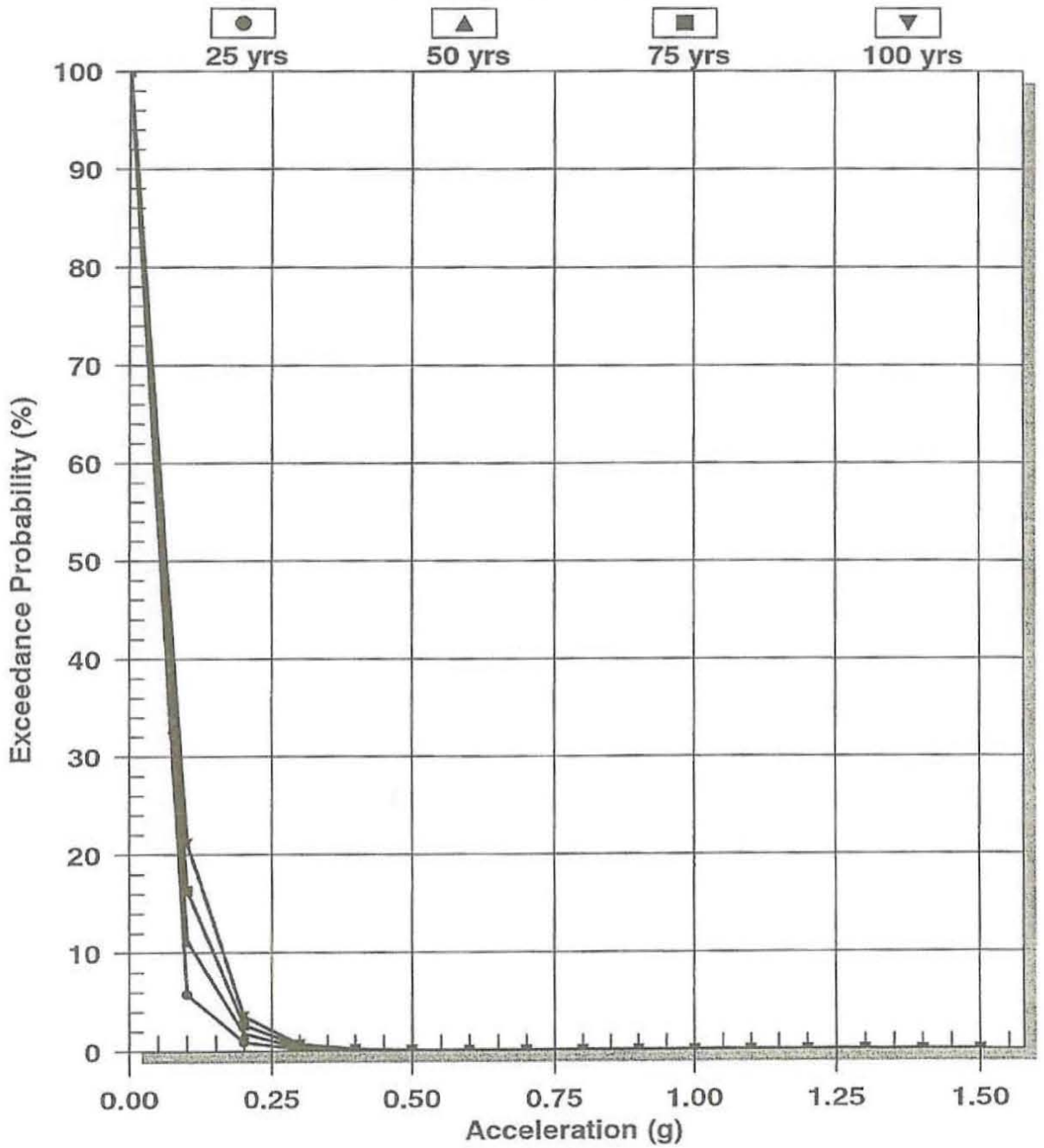
W.O. 5728-A-SC

GeoSoils, Inc.

Plate B-10

PROBABILITY OF EXCEEDANCE

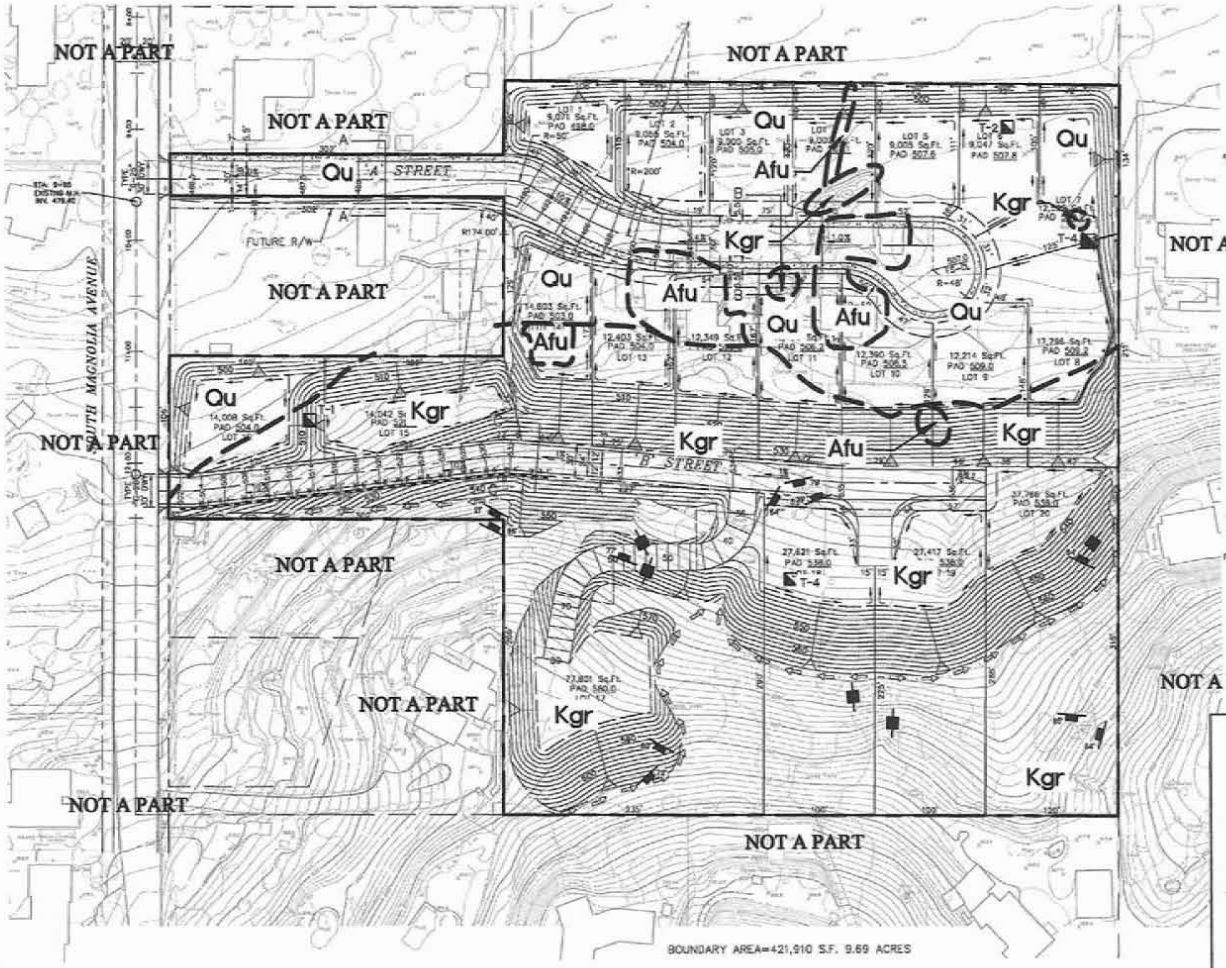
BOZ. ET AL.(1999)HOR HR COR 2



W.O. 5728-A-SC

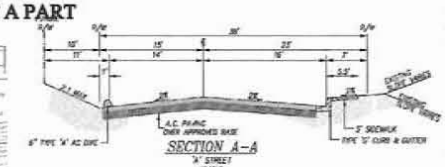
Plate B-11

CITY OF EL CAJON TM
MAGNOLIA AVENUE



LEGEND

- PROPERTY LINE
- RIGHT-OF-WAY
- CENTER LINE
- EXISTING CONTOURS
- EXISTING SPOT ELEVATIONS (530.6)
- 5' SIDEWALK
- DIRECTION OF SURFACE FLOW
- DRIVEWAY



SHORT LEGAL DESCRIPTION

THOSE PORTIONS OF LOTS 15 TO 22 INCLUSIVE, IN BLOCK 20, IN JOHNSON'S SUBDIVISION OF EL CAJON HIGHTS, IN THE CITY OF EL CAJON, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF No. 874, FILED IN THE OFFICE OF THE COUNTY RECORDER. PUBLIC WAY AND UPON A STATE HIGHWAY, WITH ACCESS ONLY TO THE STATE HIGHWAY BEING RESTRICTED.

SITE ADDRESS

SOUTH MAGNOLIA AVENUE
EL CAJON, CA 92021
THOMAS BROS. PAGE 1251, F7.

ASSESSORS PARCEL NUMBER

483-391-06, & 14

SHEET INDEX

SHEET 1 TENTATIVE MAP

TOPOGRAPHY

TOPOGRAPHY BASED ON DIGITAL MAPPING ASSOCIATES, INC., AERIAL FLOWN ON FEBRUARY 11, 2004. CONTOUR INTERVAL IS 2'.

GRADING

EXCAVATION: 29,505 C.Y.
FILL: 25,855 C.Y.
IMPORT/EXPORT: 3634
SHRINKAGE: 13%

AREA

TOTAL GROSS AREA 421,910 SQ. FT. 9.69 ACRES

WATER DISTRICT

HELIX WATER DEPARTMENT

SEWER DISTRICT

CITY OF EL CAJON

FIRE DISTRICT

CITY OF EL CAJON

SCHOOL DISTRICT

GROSSMONT SCHOOL DISTRICT

EXISTING ZONE

R-L-20, R-L-40-H

PROPOSED ZONE

R-S-14, R-E-20-H

OWNER

PADRE PROPERTIES
MITCH MCDONALD
8080 LA MESA BLVD. SUITE 201
LA MESA, CA. 91941

SUBDIVIDER

CRAIG BROWN JR.
3317 CAMINO DEL RIO SOUTH SUITE 404
SAN DIEGO, CA. 92108

LEGEND

Afu	Artificial fill - undocumented
Qu	Quaternary alluvium and colluvium - undivided
Kgr	Cretaceous granitics
	Approximate location of geologic contact
54	Attitude of joint
	Attitude of vertical joint
T-4	Approximate location of exploratory test pit (03, 2005)

ALL LOCATIONS ARE APPROXIMATE

This document or ellie is not a part of the Construction Documents and should not be relied upon as being an accurate depiction of design.

GeoSoils Inc. — RIVERSIDE CO. ORANGE CO. SAN DIEGO CO.

GEOTECHNICAL MAP

Plate 1 of 1

W.O. 5728-A-SC | DATE 07/08 | SCALE 1"=50'

CITY OF EL CAJON BENCH MARK
CITY OF EL CAJON BENCH MARK #101
STA. 9+80 ±, 30.0' WEST OF CENTERLINE AVE. SOUTHEAST OF
INTERSECTION OF EL CAJON & CITY OF LA MESA
ELEV. 685.843 M.S.L.

CRAIG & ASSOCIATES, INC.
CIVIL ENGINEERING - LAND SURVEYING - LAND PLANNING
2611 ADAMS AVE - SAN DIEGO, CA 92116 - (619) 287-3074

CITY OF EL CAJON
ENGINEERING DEPARTMENT
ENGINEERING DEPARTMENT

CITY ENGINEER REF. # 24844				DATE
PLAN REVISION				
CHANGE	BY	DATE	APPROVAL	DESIGNED BY
				DRAWN BY
				CHECKED BY
				FIELD BOOK

TENTATIVE MAP
MAGNOLIA STREET

SHEET NO. 1 OF 1 SHEETS
ENGINEERING DIVISION JOB NO.
DRAWING NO.

ATTACHMENT 4

Co□ □ □n□L□□□□r□ and R□□□on□□□ □o Co□ □ □n□□

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ATTACHMENT 4
Comments Received and City Responses

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COMMENTS RECEIVED AND CITY RESPONSES

The City of El Cajon (City) appreciates the time and effort that the U.S. Fish and Wildlife Service expended in providing comments on the Mitigated Negative Declaration (MND) for the South Magnolia Avenue Subdivision Project (project). Unlike the requirements for an Environmental Impact Report (EIR), formal written responses to comments are not required for a MND under CEQA. CEQA Guidelines Section 15074(b) states: "[p]rior to approving the project, the decision-making body shall consider the proposed Mitigated Negative Declaration together with any comments received during the public review process. The decision-making body shall approve the Mitigated Negative Declaration if it finds on the basis of the Initial Study and any comments received that there is no substantial evidence that the Project will have a significant effect on the environment." However, the City has considered all comments submitted in response to the South Magnolia Avenue Subdivision MND and has prepared the following responses to those comments.

The comment letters and City responses to the comments received have been provided to the Planning Commission for their consideration prior to making a decision with respect to adoption of the MND. The attached responses are provided so that commenters have a better understanding of the project. The Final MND, and all documents referenced in the Final MND, are available for public review in the City Project Assistance Center, City Hall, 3rd Floor, 200 Civic Center Way, El Cajon, CA 92020. The Project Assistance Center is open Monday through Thursday and every other Friday from 8:00 a.m. to 5:00 p.m. Check the City's website at http://www.ci.el-cajon.ca.us/i-want-to/find/city-s-hours-of-operation to determine which Fridays are open.

All written comment letters on the Draft MND have been assigned an identification letter to facilitate identification and tracking, as indicated in the list below. Individual comments within each comment letter were also assigned corresponding numbers.

No.	Commenter	Date Received
A	State Clearinghouse	11/08/2016
B	U.S. Fish and Wildlife Service	11/10/2016

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LETTER A: CALIFORNIA STATE CLEARINGHOUSE

Commenter: Scott Morgan, Director

Date: November 8, 2016

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STATE OF CALIFORNIA
GOVERNOR'S OFFICE *of* PLANNING AND RESEARCH
STATE CLEARINGHOUSE AND PLANNING UNIT

EDMUND G. BROWN JR.
GOVERNOR

KEN ALEX
DIRECTOR

November 8, 2016

RECEIVED
NOV 10 2016

Lorena Cordova
City of El Cajon
200 Civic Center Way
El Cajon, CA 92020

Subject: South Magnolia Avenue Subdivison
SCH#: 2006081066

Dear Lorena Cordova:

The State Clearinghouse submitted the above named Mitigated Negative Declaration to selected state agencies for review. The review period closed on November 7, 2016, and no state agencies submitted comments by that date. This letter acknowledges that you have complied with the State Clearinghouse review requirements for draft environmental documents, pursuant to the California Environmental Quality Act. A-1

Please call the State Clearinghouse at (916) 445-0613 if you have any questions regarding the environmental review process. If you have a question about the above-named project, please refer to the ten-digit State Clearinghouse number when contacting this office. A-2

Sincerely,

Scott Morgan
Director, State Clearinghouse

1400 10th Street P.O. Box 3044 Sacramento, California 95812-3044
(916) 445-0613 FAX (916) 323-3018 www.opr.ca.gov

RESPONSE TO LETTER A

California State Clearinghouse

Commenter: Scott Morgan, Director

Date: September 1, 2016

All documents referenced in Attachment 4 (Comments Received and City Responses) are available for public review in the City Project Assistance Center, City Hall, 3rd Floor, 200 Civic Center Way, El Cajon, CA 92020. The Project Assistance Center is open Monday through Thursday and every other Friday from 8:00 a.m. to 5:00 p.m. Check the City's website at http://www.ci.el-cajon.ca.us/i-want-to/find/city-s-hours-of-operation to determine which Fridays are open.

Response to Comment A-1: No CEQA issues have been raised by the comment, and the comment will be forwarded to the Planning Commission and City Council.

Response to Comment A-2: No CEQA issues have been raised by the comment, and the comment will be forwarded to the Planning Commission and City Council.

Document Details Report
State Clearinghouse Data Base

SCH#	**2006081066**
Project Title	South Magnolia Avenue Subdivison
Lead Agency	El Cajon, City of
Type	**MND** Mitigated Negative Declaration
Description	The project consists of a tentative map, site plan, and rezone for the development of 26 detached residential housing units as a planned residential development, two residential streets (lots A and B), an 8,317 sf park and a swimming pool (lot C), and an 8,659 sf open space lot (Lot D) containing a bioretention basin. The project includes the subdivision of four existing parcels totaling approximately 9.8 acres located at 1333 South Magnolia Avenue, south of East Chase Ave, in El Cajon. The project would require a change of zone from RS-20 and RS-40-H to PRD-L and PRD-LL. This rezone, which would double the currently allowed residential development density (min lot sizes would be reduced by one half), would be in conformance with the land use designations of the subject site, which are LR (3-10) and LLR (0-3).

Lead Agency Contact

Name	Lorena Cordova		
Agency	City of El Cajon		
Phone	(619) 441-1539	***Fax***	619-441-1743
email			
Address	200 Civic Center Way		
City	El Cajon	***State*** CA	***Zip*** 92020

Project Location

County	San Diego				
City	El Cajon				
Region					
Lat / Long	32° 46' 40" N / 116° 57' 44" W				
Cross Streets	South Magnolia Ave and Chase Ave				
Parcel No.	493-391-06, -14				
Township	16S	***Range*** 1W	***Section***	***Base***	SB

Proximity to:

Highways	54, 67
Airports	
Railways	
Waterways	
Schools	Chase Ave ES
Land Use	Vacant land/RS-20 and RS-40-H/Low density residential 3-10 (LR)

Project Issues	Air Quality; Archaeologic-Historic; Drainage/Absorption; Geologic/Seismic; Noise; Public Services; Population/Housing Balance; Recreation/Parks; Schools/Universities; Soil Erosion/Compaction/Grading; Solid Waste; Traffic/Circulation; Vegetation; Water Quality; Wildlife; Landuse; Aesthetic/Visual
Reviewing Agencies	Resources Agency; Department of Fish and Wildlife, Region 5; Department of Parks and Recreation; Department of Water Resources; Resources, Recycling and Recovery; California Highway Patrol; Caltrans, District 11; Regional Water Quality Control Board, Region 9; Air Resources Board, Transportation Projects; Native American Heritage Commission

Date Received 10/07/2016 ***Start of Review*** 10/07/2016 ***End of Review*** 11/07/2016

Note: Blanks in data fields result from insufficient information provided by lead agency.

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LETTER B: U.S. FISH AND WILDLIFE SERVICE

Commenter:

Date: November 10, 2016

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U.S. Fish and Wildlife Service
Carlsbad Fish and Wildlife Office
2177 Salk Avenue, Suite 250
Carlsbad, California 92008
760-431-9440
FAX 760-431-9624

California Department
South Coast Region
3883 Ruffin Road
San Diego, California
858-467-4201
FAX 858-467-4239

In Reply Refer To:
FWS/CDFW-SD-09B0096-17CPA0022

Nove

Ms. Lorena Cordova
Associate Planner
City of El Cajon
200 Civic Center Way
El Cajon, California 92020

Subject: Comments on the Mitigated Negative Declaration for the South Magnolia Subd
City of El Cajon, San Diego County, California (SCH # 2006081066)

Dear Ms. Cordova:

The U.S. Fish and Wildlife Service (Service) and the California Department of Fish (Department), hereafter collectively referred to as the Wildlife Agencies, have review referenced Mitigated Negative Declaration (MND) for the South Magnolia Subdivision P October 8, 2016. The comments and recommendations provided herein are based on the provided in the MND, the Wildlife Agencies' knowledge of sensitive and declinin communities in the region, and our participation in regional conservation planning effo dated August 30, 2006 (FWS-SD-5009.1), the Wildlife Agencies previously commented of Preparation (NOP; September 2006) for the proposed project, and in a letter dated Decen (FWS/CDFG-SD-09B0096-09TA0140), we commented on the Draft Environmental Im (DEIR; October 2008). The City of El Cajon (City) did not certify the 2008 DEIR and s is circulating the proposed project in this MND.

B-1

The primary concern and mandate of the Service is the protection of public fish and wildl and their habitats. The Service has legal responsibility for the welfare of migratory birds, fish, and threatened and endangered animals and plants occurring in the United States. T also responsible for administering the Federal Endangered Species Act of 1973 (Act), (16 U.S.C. 1531 *et seq.*), including habitat conservation plans (HCP) developed under sec of the Act. The Department is a Trustee Agency and a Responsible Agency pursuant to t Environmental Quality Act (CEQA; §§ 15386 and 15381, respectively) and is responsible appropriate conservation of the State's biological resources, including rare, threatened, and plant and animal species, pursuant to the California Endangered Species Act (Fish and § 2050 *et seq.*) and other sections of the Fish and Game Code. The Department also adr Natural Community Conservation Planning (NCCP) program, a California regional habitat c planning program.

B-2

The proposed project consists of a tentative map, site plan, and rezone to allow the deve 26 detached residential housing units, 2 residential streets, an 8,317 square-foot park an pool, and an 8,659 square-foot open space lot including a bio retention basin (Proposed I

B-3

RESPONSE TO LETTER B

U.S. Fish and Wildlife Service and California Department of Fish and Wildlife

Commenters: Susan Wynn for Karen Goebel and Marilyn Fluharty for Gail Sevrens

Date: November 10, 2016

All documents referenced in Attachment 4 (Comments Received and City Responses), are available for public review in the City Project Assistance Center, City Hall, 3rd Floor, 200 Civic Center Way, El Cajon, CA 92020. The Project Assistance Center is open Monday through Thursday and every other Friday from 8:00 a.m. to 5:00 p.m. Check the City's website at http://www.ci.el-cajon.ca.us/i-want-to/find/city-s-hours-of-operation to determine which Fridays are open.

Response to Comment B-1: This is an introductory comment. The City appreciates the U.S. Fish and Wildlife Service's and the California Department of Fish and Wildlife Service's participation in the review of the Draft MND for the South Magnolia Avenue Subdivision Project. The City agrees with the history of environmental review as stated in the comment, but notes that the 2008 DEIR that was circulated for public review, but not certified as final by the City, was for a similar project proposed by a previous owner of the property. The 2016 Draft MND is for a new project proposed by a new owner with a similar proposal for a residential subdivision on the subject property.

Response to Comment B-2: This too is an introductory comment regarding the mandate of the U.S. Fish and Wildlife Service and California Department of Fish and Wildlife (Wildlife Agencies) and their roles as Trustee and Responsible Agencies. No response is necessary.

Response to Comment B-3: This comment correctly restates the project description. No response is necessary.

project site is located at 1333 South Magnolia Avenue, approximately 700 feet south of the intersection of South Magnolia Avenue and East Chase Avenue in the City, County of San Diego (County). The majority of the project site is undeveloped, except for one residential structure, a barn, outbuildings, fences, and corrals. The Proposed Project includes the subdivision of four existing parcels totaling approximately 9.8 acres. The Proposed Project would require a zone change from RS-20 and RS-40-H to PRD Low and PRD Low Low, doubling the currently allowed residential development density. B-3 (cont.)

1. Various iterations of the project have been proposed since the initial biological study in 2003, including those described in the 2006 NOP and the 2008 DEIR. In 2004, prior to grading permits or other land entitlements, the project site was subject to unpermitted grubbing "…removing nearly 100 percent of the Diegan coastal sage scrub from the property (City 2016)." Based on our review of previous biological reports for the proposed project, prior to the unauthorized grubbing, the 9.7 acre project site included 4.1 acres of Diegan Coastal Sage Scrub (CSS), 4.5 acres of non-native grassland, 0.4 acre of disturbed habitat, and 0.7 acre of developed land (Helix 2004). The current MND only identifies 3.2 acres of CSS, rather than the 4.1 acres reported prior to the 2004 grubbing. Please clarify how the 2004 grubbing activities were permitted, and what mitigation has been provided. If no permit or mitigation for the 2004 grubbing is documented, the MND should mitigate the loss of 4.1 acres of CSS, and 4.5 acres of nonnative grassland as originally reported in the 2004 Biological Technical Report (prior to the 2004 grubbing). In October 2009, the Wildlife Agencies recommended that impacts should be mitigated at a higher ratio: 4:1 for CSS and 2:1 for nonnative grassland, and unless habitat mitigation has already occurred, we continue to recommend these higher ratios. B-4

2. We encourage the City and project applicant to coordinate with the Wildlife Agencies regarding the potential impacts to and appropriate mitigation for the federally threatened coastal California gnatcatcher (*Polioptila californica californica*; gnatcatcher), and loss of CSS and nonnative grasslands. Although the MND states that the gnatcatcher is not a resident of the project site, a bird was observed on-site in 2014 (City 2016), therefore we do not concur with this statement. We have also not reviewed or concurred with the proposed mitigation for the project. Because the City has not completed a Multiple Species Conservation Program Subarea Plan, adverse impacts to federally listed species within the City would need to be addressed with the Service through either section 7 or 10 of the Act. B-5

3. Prior to adopting the MND, the biological technical report should be updated and all project-related impacts should be re-evaluated. The MND/Initial Study identifies that "[b]iological studies of the South Magnolia property have been ongoing for over 12 years…" however, the latest biological report was updated in December 2014 (Scheidt 2014). The Wildlife Agencies typically consider the results of biological surveys to be current for up to one year. In addition, during the 2014 biological survey a non-breeding gnatcatcher was incidentally observed onsite (City 2016) indicating that the CSS, recovering from the previously unauthorized grubbing, may provide suitable habitat for resident gnatcatchers. Therefore, it is unclear how gnatcatchers are using the property. To clarify this, we request updated protocol/focused surveys for gnatcatchers within the project area and out to 500 feet from the project site. Updated rare plant surveys should also be conducted during a year with adequate rainfall to improve detectability of rare plants. B-6

4. Mitigation Measure Bio-1 states that "…direct impacts to 3.2 acres of Diegan coastal sage scrub shall be mitigated at a ratio of 2:1 through the purchase of 6.4 acres of Tier I mitigation credits at the Crestridge Mitigation Bank or at a similar City-approved location." However, since the City does not have an approved Multiple Species Conservation Program Subarea Plan, the use of the tiered system is inappropriate. Any impacts to sensitive resources resulting from the Proposed B-7

Response to Comment B-4: Vegetation was cleared from the project site by a previous property owner in early 2004 in response to catastrophic wildfires that burned thousands of acres in San Diego County and the resultant pleas from fire officials to clear brush from residential properties. The project site was mowed, not grubbed, as evidenced by the rapid return of native vegetation to the project site in subsequent years.

No permits were issued for the 2004 vegetation clearing. A review of the Helix 2004 vegetation maps indicates that there was an error in acreage calculations and that the acreage did not total 4.1 acres of CSS and 4.5 acres of nonnative grasslands. This is based on a comparison of the 2004 Helix maps with 2016 vegetation maps, both of which are based on aerial photographs that show nearly identical vegetation polygons.

We do not agree with the recommended higher ratios of 4:1 for CSS and 2:1 for nonnative grasslands. The previous vegetation clearing was done in good faith in response to pleas from fire officials as fuel management to reduce fire risk by a previous property owner and the vegetation has fully recovered. We believe that the proposed mitigation ratios of 2:1 for CSS and 0.5:1 for nonnative grasslands are appropriate, as these ratios are in line with the ratios contained in the Natural Communities Conservation Plans (NCCP) that have been adopted by other jurisdictions in San Diego County for these habitat types.

Response to Comment B-5: It is agreed that the City has not adopted a Multiple Species Conservation Subarea Plan and that the Wildlife Agencies retain jurisdiction over threatened and endangered species under either section 7 or 19 of the federal Endangered Species Act. The City and project Applicant have been coordinating with the Wildlife Agencies regarding potential impacts to the threatened coastal California gnatcatcher and will continue to do so. One coastal California gnatcatcher has been observed on the project site since the initial biological survey was conducted in 2003. This individual was believed to be just passing through and not a resident of the project site. Protocol surveys for this species are currently being conducted by the project biologist, Vince Scheidt, and will be completed in early 2017.

Response to Comment B-6: The project biologist, Vince Scheidt, is conducting a new round of biological surveys for the coastal California gnatcatcher per protocol, a rare plant survey, and an update of vegetation mapping. An updated biological letter report is being prepared and will be available to the Wildlife Agencies in spring 2017, prior to the issuance of a grading permit or any other permit that would allow for the clearing of vegetation on the project site. The surveys will include up to 500 feet beyond the project boundaries where feasible. However, the project site is surrounded by residential development, and there is no natural habitat on adjacent properties.

Response to Comment B-7: It is agreed that the Crestridge Mitigation Bank does not currently have any available mitigation credits for CSS habitat and that project impacts shall be mitigated in-kind. Mitigation credits for nonnative grassland remain available at the Crestridge Mitigation Bank and may be used. CSS credits will be obtained from another Wildlife Agency-approved mitigation bank with CSS credits remaining. The 70.1-acre Willow Road Conservation Bank located in nearby Lakeside, California, is currently offering mitigation opportunities for coastal California gnatcatcher-occupied CSS. The Willow Road Conservation Bank is part of the South County Multiple Species Conservation Plan (MSCP) and is within the State and Federal Pre-Approved Mitigation Area (PAMA).

Project must be mitigated in-kind. Additionally, Crestridge Mitigation Bank does not currently have available mitigation credits with CSS habitat. Therefore, credits should be secured from another Wildlife Agency-approved bank with CSS credits. The final EIR should identify which bank will be used.

B-7 (cont.)

5. Mitigation Measures Bio-1 and Bio-2 should include a permit condition that requires the project applicant to provide evidence, to the satisfaction of the City and Wildlife Agencies, that mitigation credits (specifying the mitigation acreage amount) have been secured in an approved conservation bank, prior to the issuance of any grading permits.

B-8

6. In order to comply with sections 3503 and 3503.5 of the Fish and Game Code and minimize impacts to breeding birds, including migratory birds, the following revisions should be incorporated into Mitigation Measure Bio-3:

   Migratory nongame native bird species are protected by international treaty under the Federal Migratory Bird Treaty Act (MBTA) of 1918 (Title 50, § 10.13, Code of Federal Regulations). Sections 3503.5 and 3513 of the California Fish and Game Code prohibit take of all raptors and other migratory nongame birds and section 3503 prohibits take of the nests and eggs of all birds. Sections 3503, 3503.5, and 3513 of the California Fish and Game Code prohibit take of all birds and their active nests including raptors and other migratory nongame birds (as listed under the Federal MBTA). Proposed project activities (including, but not limited to, staging and disturbances to native and nonnative vegetation, structures, and substrates) should occur outside of the avian breeding season which generally runs from February 1- September 1 (as early as January 1 for some raptors) to avoid take of birds or their eggs. If avoidance of the avian breeding season is not feasible, the Department recommends surveys by a qualified biologist with experience in conducting breeding bird surveys to detect protected native birds occurring in suitable nesting habitat that is to be disturbed and (as access to adjacent areas allows) any other such habitat within 300 feet of the disturbance area (within 500 feet for raptors). Project personnel, including all contractors working on site, should be instructed on the sensitivity of the area. Reductions in the nest buffer distance may be appropriate depending on the avian species involved, ambient levels of human activity, screening vegetation, or possibly other factors.

B-9

We appreciate the opportunity to comment on the MND and request an opportunity to review and comment on any response that the City has to our comments. If you have questions regarding this letter, please contact Eric Weiss of the Department at 858-467-4289 or Eric Porter of the Service at 760-431-9440, extension 285.

B-10

Sincerely,

SUSAN WYNN Digitally signed by SUSAN WYNN Date: 2016.11.10 13:58:27 -08'00'

for Karen A. Goebel
Assistant Field Supervisor
U.S. Fish and Wildlife Service

Gail K. Sevrens
Environmental Program Manager
California Department of Fish and Wildlife

cc:
State Clearinghouse

Response to Comment B-8: The suggested language for Mitigation Measures Bio-1 and Bio-2, including a requirement that the mitigation measure include a permit condition that requires the Applicant to provide evidence, to the satisfaction of the City and Wildlife Agencies, that mitigation credits (specifying the mitigation acreage amount) have been secured in an approved conservation bank, prior to the issuance of any grading permits, has been incorporated into the Final MND.

Response to Comment B-9: The suggested language for Mitigation Measure Bio-3 regarding project compliance with the Migratory Bird Treaty Act (MBTA) has been incorporated into the Final MND.

Response to Comment B-10: This is a conclusory comment. The City appreciates the U.S. Fish and Wildlife Service's and the California Department of Fish and Wildlife Service's participation in the review of the Draft MND for the South Magnolia Avenue Subdivision Project.

LITERATURE CITED

[City] City of El Cajon. 2016. Initial Study/Environmental Checklist and Mitigated Negative Declaration for the South Magnolia Avenue Subdivision 1333 South Magnolia Avenue, El Cajon, California. Prepared by Recon Environmental, Inc. October 2016.

[Helix] Helix Environmental Planning. 2004. Biological Technical Report, South Magnolia Project. September 10, 2004.

Scheidt, V.N. 2014. Biology Letter Report. Biology Resources, Project Impacts, and Mitigation: The South Magnolia Avenue MUP Project El Cajon. December 2014.

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MITIGATION MONITORING AND REPORTING PROGRAM

PROJECT NAME: South Magnolia Avenue Subdivision, PUD No. 342, Zone Reclassification (ZR) No. 2315 and Tentative Subdivision Map (TSM) No. 662
PROJECT LOCATION: 1333 South Magnolia Avenue, City of El Cajon, California
PROJECT DESCRIPTION: 26 single-family residences and a park
APPROVAL BODY□DATE: City Council/January 2017
CITY CONTACT: Lorena Cordova
PHONE NUMBER: (619) 441-1539

The City of El Cajon (City) prepared an Initial Study/Mitigated Negative Declaration (IS/MND) in accordance with the requirements of the California Environmental Quality Act (CEQA) (Public Resources Code, Section 21000 et seq.; California Code of Regulations Title 14 Section 15000 et seq. [CEQA Guidelines]). The IS/MND determined that the proposed project could have a significant environmental effect in the following areas: Biological and Cultural Resources.

Section 21081.6 of the California Public Resources Code requires a public agency to adopt a mitigation monitoring and reporting program (MMRP) at the time of approval for changes to the project that it has adopted and incorporated into the project. The MMRP describes the procedures the Project Applicant or its successor will use to implement the Mitigation Measures adopted in connection with the approval of the Project and the methods of monitoring and reporting on such actions. Monitoring refers to the observation of mitigation activities at the Project Site, in the design of plans, or in the operation of designated agencies. A MMRP is necessary only for impacts which would be significant if not mitigated.

The MMRP is presented in tabular format (Table 1-1). The table columns contain the following information:

M□□□a□on N□□ □□r: Lists the mitigation measures by number, as designated in the IS/MND and by issue area.

M□□□a□on M□a□□r□: Provides the text of the mitigation measures (by issue area), as provided in the IS/MND, each of which has been adopted and incorporated into the project.

T□□ □n□Sch□d□□: Lists the time frame in which the mitigation is expected to take place.

I□ □l□□ □n□a□on R□□□on□□□l□y: Identifies the entity responsible for complying with the requirements and conditions of the mitigation measure.

Co□ □l□□on o□ I□ □l□□ □n□a□on: The City is responsible for ensuring these mitigation measures are implemented. The "Action" column is to be used by the City to describe the action(s) taken to complete implementation. The "Date Completed" column is to be used to indicate when implementation of the mitigation measure has been completed. The City, at their discretion, may delegate implementation responsibility or portions thereof to qualified consultants or contractors. However, the City still maintains overall responsibility for implementation of mitigation adopted or incorporated into the project.

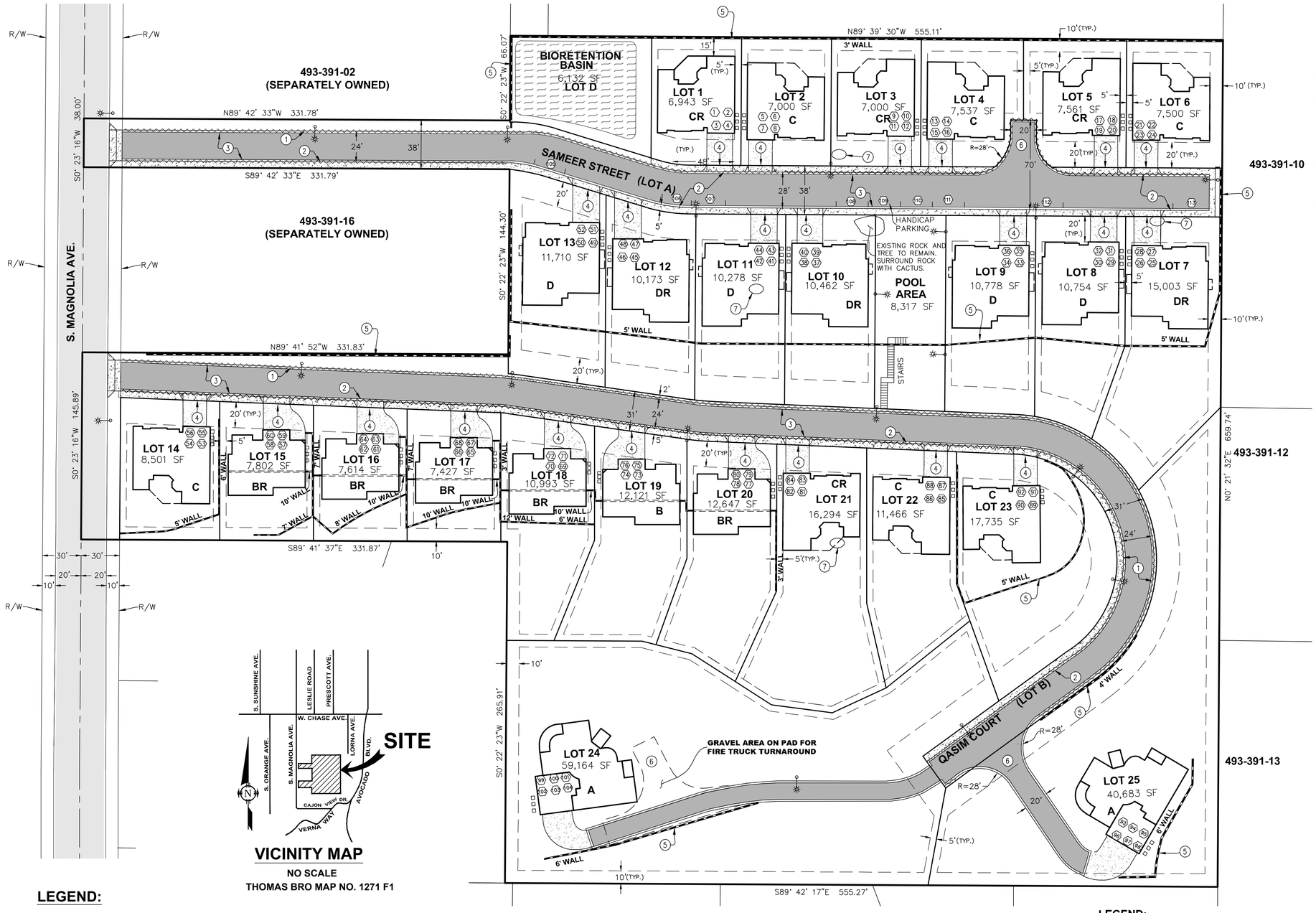
Table 1-1 Mitigation Monitoring and Reporting Program for the South Manola Annex Subdivision Project					
				Completion of Implementation	
Mitigation Number	Mitigation Measure	Timing Schedule	Implementation Responsibility	Action	Date Completed
Bio-1	The direct impacts to 3.2 acres of Diegan coastal sage scrub shall be mitigated at a ratio of 2:1 through the purchase of 6.4 acres of ~~Tier I~~ mitigation credits~~ at the Crestridge Mitigation Bank or at a similar City-approved location~~. ~~Total mitigation at the Crestridge Mitigation Bank, or at a similar City-approved location, shall equal 9.1 acres and shall be approved by the U.S. Fish and Wildlife Service and California Department of Fish and Wildlife~~. The project applicant is to provide evidence, to the satisfaction of the City and Wildlife Agencies, that mitigation credits (specifying the mitigation acreage amount) have been secured in an approved conservation bank, prior to the issuance of any grading permits.	Prior to the approval of a Grading Plan	Applicant	Grading Plan Check	
Bio-2	The direct impacts to 5.4 acres of non-native grassland shall be mitigated at a ratio of 0.5:1 through the purchase of 2.7 acres of ~~Tier III~~ mitigation credits~~ at the Crestridge Mitigation Bank or at a similar City-approved location~~. ~~Total mitigation at the Crestridge Mitigation Bank, or at a similar City-approved location, shall equal 9.1 acres and shall be approved by the U.S. Fish and Wildlife Service and California Department of Fish and Wildlife~~. The project applicant is to provide evidence, to the satisfaction of the City and Wildlife Agencies, that mitigation credits (specifying the mitigation acreage amount) have been secured in an approved conservation bank, prior to the issuance of any grading permits.	Prior to the approval of a Grading Plan	Applicant	Grading Plan Check	

Table 1-1 Mitigation Monitoring and Reporting Program for the South Manola Annexation Project					
				Completion of Implementation	
Mitigation Number	Mitigation Measure	Timing/Schedule	Implementation Responsibility	Action	Date Completed
Bio-3	~~Potential impacts to nesting raptors shall be mitigated through the avoidance of vegetation clearing during the raptor breeding season (January 1 – June 30). If vegetation clearing must occur during the breeding season, a survey shall be conducted by a qualified biologist to identify active raptor nests. If an active raptor nest is present, the biologist shall determine if an avoidance distance is required due to the urban setting. The avoidance area, if any, shall be fenced with temporary fencing until the young have fledged.~~ Migratory nongame native bird species are protected by international treaty under the Federal Migratory Bird Treaty Act (MBTA) of 1918 (Title 50, § 10.13, Code of Federal Regulations).Sections 3503.5 and 3513 of the California Fish and Game Code prohibit take of all raptors and other migratory nongame birds and section 3503 prohibits take of the nests and eggs of all birds. Sections 3503, 3503.5, and 3513 of the California Fish and Game Code prohibit take of all birds and their active nests including raptors and other migratory nongame birds (as listed under the Federal MBTA). Proposed project activities (including, but not limited to, staging and disturbances to native and nonnative vegetation, structures, and substrates) should occur outside of the avian breeding season which generally runs from February 1 - September 1 (as early as January 1 for some raptors) to avoid take of birds or their eggs. If avoidance of the avian breeding season is not feasible, the California Department of Fish and Wildlife recommends surveys by a qualified biologist with experience in conducting breeding bird surveys to detect protected native birds occurring in suitable nesting habitat that is to be disturbed and (as access to adjacent areas allows) any other such habitat within 300 feet of the disturbance area (within 500 feet for raptors). Project personnel, including all contractors working on site, should be instructed on the sensitivity of the area.	Prior to the approval of a Grading Plan	Applicant	Grading Plan Check	

Table 1-1 Mitigation Monitoring and Reporting Program for the South Manchola Annexation Project					
Mitigation Number	Mitigation Measure	Timing/Schedule	Implementation Responsibility	Completion of Implementation	
				Action	Date Completed
Bio-3 (cont.)	Reductions in the nest buffer distance may be appropriate depending on the avian species involved, ambient levels of human activity, screening vegetation, or possibly other factors.				
Cultural-1	The project applicant shall authorize excavation and data recovery and the project archaeologist shall complete Phase III Data Recovery at Concentration 1 in the southwestern portion of the project site, to mitigate potential impacts to this significant portion of the site by recovering enough data from Concentration 1 to answer pertinent research questions about the prehistory of the area and how it fits into a regional context. The data recovery shall consist of at least one additional 1-x-1-meter unit and four to five 0.5-x-0.5-meter units within the boundary of Concentration 1 to mitigate the destruction of significant cultural resources that may be caused by the proposed project in order to retrieve important information that may contribute to the understanding of the prehistory of the region The data recovery program should also consist of detailed recording of the four bedrock milling features and a 100 percent surface collection of the entire site prior to the start of grading.	Prior to the approval of a Grading Plan	Applicant	Grading Plan Check	

Table 1-1 Mitigation Monitoring and Reporting Program for the South Manola Annex Subdivision Project					
				Completion of Implementation	
Mitigation Number	Mitigation Measure	Timing Schedule	Implementation Responsibility	Action	Date Completed
Cultural-2	During the initial ground-disturbing activities associated with the proposed project, the construction contractor shall hire a City-approved, qualified archaeologist (Principal Investigator) to oversee the mitigation program and a Kumeyaay Cultural Repatriation Committee (KCRC)-approved Native American Monitor. The Principal Investigator and Native American Monitor shall be present at the pre-construction meeting to discuss the monitoring program with the grading contractor. An Archaeological Monitor and Native American Monitor shall be present full time during all soil-disturbing and grading/ excavation/trenching activities that could result in impacts to archaeological resources. In the event of a discovery, the Archaeological Monitor shall direct the contractor to temporarily divert all soil-disturbing activities in the area of discovery and in the area reasonably suspected to overlay adjacent resources and immediately notify the Principal Investigator. If Native American resources are discovered, the Principal Investigator and Native American Consultant/Monitor shall evaluate the significance of the resource. The Principal Investigator shall also notify the City to discuss significance determination and if additional mitigation is required. If the resource is significant, the Principal Investigator shall submit an Archaeological Data Recovery Program that has been reviewed by the Native American Consultant/Monitor and obtain written approval from the City. Impacts to significant resources must be mitigated before ground-disturbing activities in the area of discovery will be allowed to resume. If the resource is not significant, the artifact shall be properly recovered, cataloged, analyzed, and curated according to current professional archaeological standards.	Prior to the approval of a Grading Plan	Applicant	Grading Plan Check	

PLANNED RESIDENTIAL DEVELOPMENT (PRD) 69



VICINITY MAP

NO SCALE

THOMAS BRO MAP NO. 1271 F1

PRD NOTES:

1. ALL UTILITIES WILL BE UNDERGROUND
2. PROPOSED RESIDENTIAL LOTS: 25
3. TOTAL LOT COVERAGE: 106,100 SF = 25%
   MAX LOT COVERAGE PRD-LOW-LOW = 40%
   MAX LOT COVERAGE FOR PRD-LOW = 50%
4. TOTAL SQUARE FOOTAGE DEVOTED TO LANDSCAPING: 135,066 SF = 32%
5. PARKING REQUIRED: 88 SPACES
   (2 COVERED, 1 VISITOR, 0.5 SUPPLEMENTAL PER DU)
6. PARKING PROVIDED: 117 SPACES
7. LOTS "A" & LOT "B" ARE DESIGNATED AS NON-BUILDABLE LOTS FOR INGRESS & EGRESS, WATER, SEWER, DRAINAGE AND OTHER UTILITY PURPOSES FOR THE COMMON USE AND BENEFIT OF LOTS 1-26.
8. LOTS "D" IS DESIGNATED AS A NON-BUIDABLE LOT FOR THE CONSTRUCTION OF A BIOFILTRATION BASIN TO TREAT AND DETAIN STORMWATER RUNOFF FROM THE PROJECT SITE.
9. GARAGES DESIGNATED ON LOTS 1-25 SHALL BE USED FOR THE PURPOSE OF PARKING VEHICLES, SHALL REMAIN AVAILABLE FOR PARKING AT ALL TIMES, AND NO GARAGE CONVERSIONS WILL BE PERMITTED.
10. PARKING SPACES DESIGNATED ON LOTS 1-25 SHALL BE USED FOR THE PURPOSE OF PARKING VEHICLES AND SHALL REMAIN AVAILABLE FOR PARKING AT ALL TIMES.
11. PRIOR TO THE SALE OF ANY UNIT, ALL EXISTING OR PROPOSED LANDSCAPED AREAS SHALL BE PROVIDED WITH A COMBINATION OF GROUND COVER, SHRUBS & TREES AND A PERMANENT, UNDERGROUND IRRIGATION SYSTEM IN ACCORDANCE WITH AN APPROVED LANDSCAPE PLAN.
12. ATTACHED ADDITIONS SHALL CONFORM TO THE BUILDING ENVELOPES SHOWN ON THIS PLAN. DETACHED ACCESSORY BUILDINGS SHALL OBSERVE A THREE-FOOT SETBACK FROM THE REAR AND SIDE YARD PROPERTY LINES, AND SHALL BE LOCATED AT LEAST SIX FEET AWAY FROM THE PRIMARY DWELLING.
13. AUTOMATIC GARAGE DOOR OPENERS SHALL BE PROVIDED FOR ALL UNITS.
14. SEPARATE UTILITY CONNECTIONS FOR SEWER SERVICE, WATER SERVICE, AND ELECTRICAL SERVICE SHALL BE PROVIDED FOR EACH UNIT IN THE APPROVED PUD.
15. TRASH BINS SHALL NOT BE PERMITTED TO OBSTRUCT THE APPROVED PRIVATE STREET. WITH THE EXCEPTION OF COLLECTION DAY, THE TRASH AND RECYCLING CONTAINERS SHALL BE KEPT IN THE DESIGNATED AREA INDICATED ON THE PUD SITE PLAN.
16. ALL OPERATIONS MUST BE IN COMPLIANCE WITH THE CITY'S STORM WATER ORDINANCE (MUNICIPAL CODE 13.10 AND 16.60) TO MINIMIZE OR ELIMINATE POLLUTANT DISCHARGES TO THE STORM DRAIN SYSTEM.
17. FOR PUBLIC WORKS REQUIREMENTS ON THIS PLANNING ACTION PLEASE REFER TO THE CONDITIONS OF APPROVAL. THIS SITE PLAN MAY NOT CLEARLY SHOW EXISTING OR PROPOSED IMPROVEMENTS IN THE RIGHT-OF-WAY AND SHOULD NOT BE USED FOR PUBLIC IMPROVEMENT CONSTRUCTION PURPOSES.
18. STREET PARKING IS ALLOWED ONLY IN THE 9 DESIGNATED PARKING STALLS. ALL OTHER CURBS MUST BE PAINTED RED WITH "FIRE LANE – NO PARKING" MARKED IN WHITE LETTERING.
19. ALL PRIVATE YEAR YARDS ARE AT LEAST 10'X10' TO SATISFY PRIVATE REAR YARD REQUIREMENTS.
20. MINIMUM COMMON AREA: 5,625 FT² (225 SF/DU X 25 DU)
21. COMMON AREA PROVIDED: 8,317 FT²

LOT SUMMARY TABLE:

LOT	AREA (SF)	BUILDING PLAN TYPE	GENERAL PLAN DESIGNATION	EXISTING ZONE	PROPOSED ZONE	PRIVATE YARD (SF)
1	6,943	CR	LDR	RS-20	PRD-L	1,375
2	7,000	C	LDR	RS-20	PRD-L	1,737
3	7,000	CR	LDR	RS-20	PRD-L	1,481
4	7,537	C	LDR	RS-20	PRD-L	1,892
5	7,561	CR	LDR	RS-20	PRD-L	1,609
6	7,501	C	LDR	RS-20	PRD-L	1,717
7	15,003	DR	LLDR	RS-20	PRD-LL	8,715
8	10,754	D	LLDR	RS-20	PRD-LL	5,075
9	10,788	D	LLDR	RS-20	PRD-LL	4,934
10	10,462	DR	LLDR	RS-20	PRD-LL	4,634
11	10,278	D	LLDR	RS-20	PRD-LL	4,446
12	10,173	DR	LLDR	RS-20	PRD-LL	4,196
13	11,710	D	LLDR	RS-20	PRD-LL	4,717
14	8,501	C	LDR	RS-40-H	PRD-L	2,585
15	7,802	BR	LDR	RS-40-H	PRD-L	3,755
16	7,614	BR	LDR	RS-40-H	PRD-L	2,570
17	7,427	BR	LDR	RS-40-H	PRD-L	2,347
18	10,993	BR	LDR	RS-40-H	PRD-L	5,660
19	12,121	B	LLDR	RS-40-H	PRD-LL	7,150
20	12,647	BR	LLDR	RS-40-H	PRD-LL	7,457
21	16,294	CR	LLDR	RS-40-H	PRD-LL	10,912
22	11,466	C	LLDR	RS-40-H	PRD-LL	6,098
23	17,735	C	LLDR	RS-40-H	PRD-LL	8,706
24	59,164	A	LLDR	RS-40-H	PRD-LL	19,221
25	40,683	A	LLDR	RS-40-H	PRD-LL	14,221
SAMEER ST	33,630	-	LDR	RS-20	PRD-L	-
QASIM CT	36,385	-	LLDR	RS-40-H	PRD-LL	-
POOL (LOT C)	8,317	-	LLDR	RS-20	PRD-LL	-
BASIN (LOT D)	8,659	-	LDR	RS-20	PRD-L	-
S. MAGNOLIA AVENUE	5,516	-	-	-	-	-
TOTAL	427,430	-	-	-	-	-

(9.82 ACRES)

LEGEND:

- A — BUILDING PLAN TYPE (SEE TABLE AT RIGHT)
- AR — REVERSED BUILDING PLAN TYPE (SEE TABLE AT RIGHT)
- PROPOSED RECYCLE, GREEN WASTE AND TRASH CONTAINERS
- PROPOSED PARKING SPACE (NUMBERED SEQUENTIALLY)
- PROPOSED CONCRETE PAVEMENT (DRIVEWAYS, WALKWAYS, PATIOS, SIDEWALKS, PED RAMPS)
- PROPOSED BIORETENTION AREA
- FIRE LANE – NO PARKING
- PROPOSED 42 WATT LED STREET LIGHT

BUILDING PLAN TYPE TABLE	
NO.	DESIGNER
A	NIC□ ALJABI
B	NIC□ ALJABI
C	ENVISION
D	ENVISION

ABBREVIATIONS:

AC = ASPHALT CONCRETE
APN = ASSESSOR'S PARCEL NUMBER
℄ = CENTERLINE
DWG. = DRAWING
DU = DWELLING UNIT
FF = FINISH FLOOR
FG = FINISH GRADE
GFF = GARAGE FINISH FLOOR
MAX = MAXIMUM
NO. = NUMBER
℞ = PROPERTY LINE
R = RADIUS
R/W = RIGHT-OF-WAY
RSD = REGIONAL STANDARD DRAWINGS
SF = SQUARE FEET

40' 20' 0 40' 80'
SCALE: 1"=40'

LEGEND:

1. PROPOSED CURB AND GUTTER RSD G-2
2. PROPOSED MONOLITHIC CURB GUTTER AND SIDEWALK RSD G-3
3. PROPOSED AC PAVEMENT
4. PROPOSED 16' DRIVEWAY PER G-14D
5. PROPOSED MASONRY RETAINING WALL PER RSD C-4
6. PROPOSED FIRE TRUCK TURNAROUND
7. LOCATION OF EXISTING BEDROCK MILLING. ROCKS TO BE RELOCATED AWAY FROM ANY PROPOSED STRUCTURES OR DEVELOPMENT.

PREPARED BY:

LAWRENCE W. WALSH RCE 46316 DATE 11/7/16

REGISTERED PROFESSIONAL ENGINEER — LAWRENCE W. WALSH — No. C 46316 — CIVIL — STATE OF CALIFORNIA

Walsh Engineering & Surveying, Inc.
607 Aldwych Road, El Cajon, CA 92020
(619) 588-6747 (619) 792-1232 Fax

SHEET 1 | CITY OF EL CAJON | 1 SHEET

PLANNED RESIDENTIAL DEVELOPMENT 69

APPLICANT: SAMEER QASIM
ASSESSOR PARCEL NO(S): 493-391-06, 07, 14, & 15
REQUEST: 25 LOT RESIDENTIAL SUBDIVISION

DRAWN BY: WALSH ENGINEERING & SURVEYING, INC.
ADDRESS: 607 ALDWYCH ROAD
EL CAJON, CA 92020
PHONE: (619) 588-6747

APPROVED BY:
DATE:

PLANNED RESIDENTIAL DEVELOPMENT FOR TSM 662 , PRD 69

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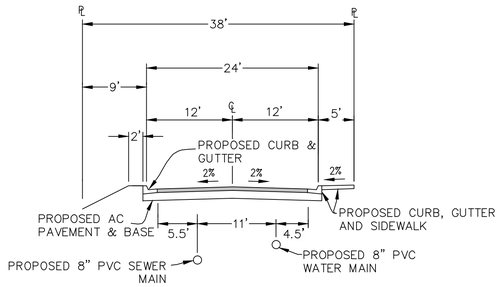
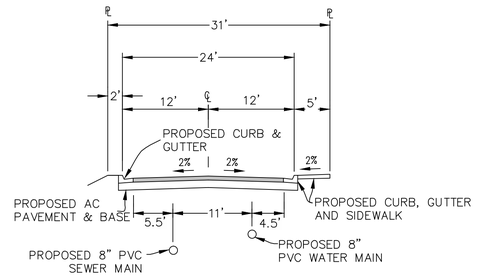
TENTATIVE SUBDIVISION MAP (TSM) 662
MAGNOLIA HEIGHTS

ABBREVIATIONS:

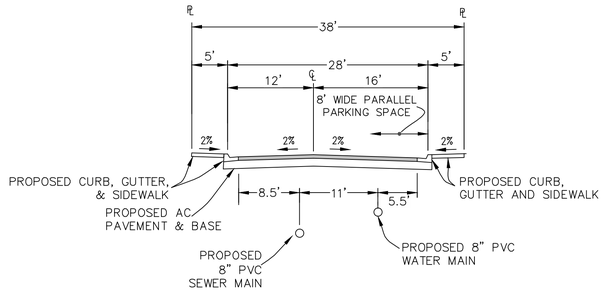
AC □ ASPHALT CONCRETE
APN □ ASSESSOR'S PARCEL NUMBER
BW □ BOTTOM OF WALL
℄ □ CENTERLINE
DIA □ DIAMETER
DWG. □ DRAWING
DU □ DWELLING UNIT
EP □ EDGE OF PAVEMENT
FF □ FINISH FLOOR
FG □ FINISH GRADE
FL □ FLOWLINE
GFF □ GARAGE FINISH FLOOR
IE □ INVERT ELEVATION
LP □ LOW POINT
MA□ □ MA□IMUM
MIN □ MINIMUM
℄ □ PROPERTY LINE
NO PARENTHESIS □ PROPOSED ELEVATION
PARENTHESIS □ E□ISTING ELEVATION
PP □ POWER POLE
PVC □ POLYVINYL CHLORIDE
R □ RADIUS
R/W □ RIGHT-OF-WAY
RSD □ REGIONAL STANDARD DRAWINGS
S □ SEWER
SF □ SQUARE FEET
TC □ TOP OF CURB
TB □ TOP OF BO□
TG □ TOP OF GRATE
TW □ TOP OF WALL
W □ WATER
WS □ WATER SURFACE



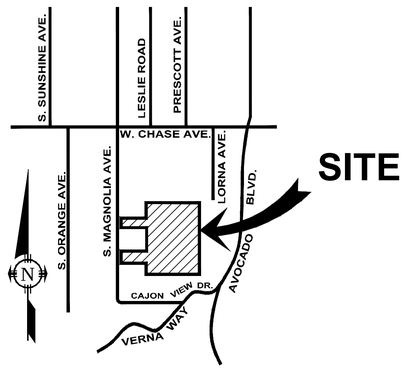
SAMEER STREET PAN HANDLE PORTION
TYPICAL SECTION
LOOKING EAST
NO SCALE



QASIM COURT
TYPICAL SECTION
LOOKING EAST
NO SCALE



SAMEER STREET ONSITE PORTION
TYPICAL SECTION
LOOKING EAST
NO SCALE



VICINITY MAP
NO SCALE
THOMAS BRO MAP NO. 1271 F1

NOTES:

LEGAL DESCRIPTION:

NAME OF PROPOSED SUBDIVISION: MAGNOLIA HEIGHTS

TAX ASSESSOR'S PARCEL NUMBER: 493-391-06, 07, 14, & 15

TOTAL ACREAGE: 9.82 AC

EXISTING ZONING: RS-20, RS-40

APPROXIMATE EARTHWORK VOLUMES (CUT= 37,250 CY; FILL = 37,250 CY)

LOT AREAS:

LOT	AREA (SF)
1	6,943
2	7,000
3	7,000
4	7,537
5	7,561
6	7,501
7	15,003
8	10,754
9	10,788
10	10,462
11	10,278
12	10,173
13	11,710
14	8,501
15	7,802
16	7,614
17	7,427
18	10,993
19	12,121
20	12,647
21	16,294
22	11,466
23	17,735
24	59,164
25	40,683
SAMEER ST	33,630
QASIM CT	36,385
POOL (LOT C)	8,317
BASIN (LOT D)	8,659
S. MAGNOLIA AVENUE	5,516
TOTAL	427,430

(9.82 ACRES)

PREPARED BY:

LAWRENCE W. WALSH RCE 46316 11/7/16 DATE

Walsh Engineering & Surveying, Inc.
607 Aldwych Road, El Cajon, CA 92020
(619) 588-6747 (619) 792-1232 Fax

REGISTERED PROFESSIONAL ENGINEER ★ LAWRENCE W. WALSH ★ No. C 46316 ★ CIVIL ★ STATE OF CALIFORNIA

OWNER/DEVELOPER:

11/07/2016 DATE

SAMEER QASIM
275 E. GREEN STREET #1344
PASADENA, CA 91101
(626) 318-6784

SHEET 1 **CITY OF EL CAJON** 2 SHEET

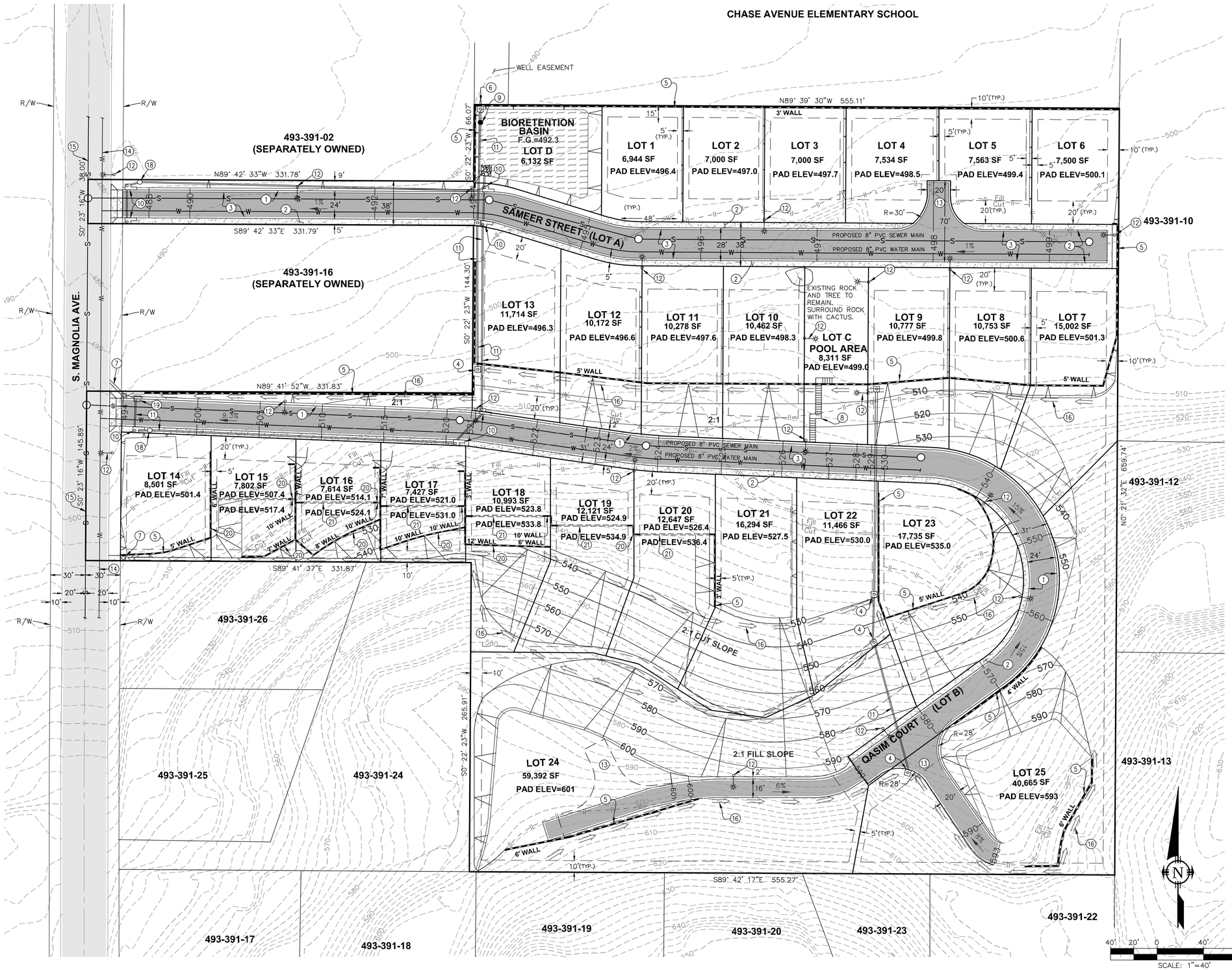
TENTATIVE SUBDIVISION MAP 662

APPLICANT: SAMEER QASIM
ASSESSOR PARCEL NO(S): 493-391-06, 07, 14, & 15
REQUEST: 25 LOT RESIDENTIAL SUBDIVISION

DRAWN BY: WALSH ENGINEERING & SURVEYING, INC.
ADDRESS: 607 ALDWYCH ROAD
EL CAJON, CA 92020
PHONE: (619) 588-6747

APPROVED BY:
DATE:

TENTATIVE SUBDIVISION MAP (TSM) 662



LEGEND:

1. PROPOSED CURB AND GUTTER RSD G-2
2. PROPOSED MONOLITHIC CURB GUTTER AND SIDEWALK RSD G-3
3. PROPOSED AC PAVEMENT
4. PROPOSED CATCH BASIN PER RSD D-7 TYPE "F"
5. PROPOSED RETAINING WALL PER RSD C-4
6. PROPOSED STORMDRAIN TO CONNECT TO 18" STORMDRAIN EXTENSION FROM ADJACENT PROPERTY
7. PROPOSED CURB OUTLET PER RSD D-25
8. PROPOSED STAIRS
9. PROPOSED CATCH BASIN
10. PROPOSED CURB INLET PER RSD D-2 TYPE "B-1"
11. PROPOSED STORM DRAIN PIPE
12. PROPOSED 42 WATT LED STREET LIGHT
13. PROPOSED FIRE TRUCK TURN AROUND
14. EXISTING 16" C.I. WATER MAIN
15. EXISTING 8" V.C. SEWER MAIN
16. PROPOSED BROW DITCH PER RSD D-75
17. PROPOSED D-27 SIDEWALK UNDERDRAIN PIPE
18. PROPOSED STORM DRAIN PUMP
19. PROPOSED CURB INLET PER RSD D-2 TYPE "A"
20. PROPOSED RETAINING WALL
21. PROPOSED BUILDING RETAINING WALL (NOT SHOWN, SEE PRD)

LEGEND:

- 2:1 SLOPE
- EXISTING CONTOUR
- PROPOSED CONTOUR
- CUT/FILL LINE
- BROWDITCH
- PROPERTY LINE
- RETAINING WALL
- BUILDING RETAINING WALL
- AC PAVEMENT
- PCC SIDEWALK
- BIORETENTION BASIN
- RIP RAP

REGISTERED PROFESSIONAL ENGINEER
LAWRENCE W. WALSH
No. C 46316
CIVIL
STATE OF CALIFORNIA

PREPARED BY:

LAWRENCE W. WALSH RCE 46316 11/7/16 DATE

Walsh Engineering & Surveying, Inc.
607 Aldwych Road, El Cajon, CA 92020
(619) 588-6747 (619) 792-1232 Fax

SHEET 2	CITY OF EL CAJON	2 SHEET

TENTATIVE SUBDIVISION MAP 662

APPLICANT: SAMEER QASIM

ASSESSOR PARCEL NO(S): 493-391-06, 07, 14, & 15

REQUEST: 25 LOT RESIDENTIAL SUBDIVISION

DRAWN BY: WALSH ENGINEERING & SURVEYING, INC.
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APPROVED BY:

DATE:

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