



CITY COUNCIL
HOUSING AUTHORITY
SUCCESSOR AGENCY
TO THE
REDEVELOPMENT AGENCY

Council Chamber
200 Civic Center Way
El Cajon, CA 92020

Agenda

JUNE 12, 2018, 3:00 p.m.

Bill Wells, Mayor
Gary Kendrick, Mayor Pro Tem
Steve Goble, Councilmember
Ben Kalasho, Councilmember
Bob McClellan, Councilmember

Graham Mitchell, City Manager
Morgan Foley, City Attorney
Angela Aguirre, City Clerk

CALL TO ORDER: Mayor Bill Wells

ROLL CALL: City Clerk Angela Aguirre

PLEDGE OF ALLEGIANCE TO FLAG AND MOMENT OF SILENCE

POSTINGS: The City Clerk posted Orders of Adjournment of the May 22, 2018, Meeting and the Agenda of the June 12, 2018, Meetings in accordance to State Law and Council/Authority/Successor Agency to the Redevelopment Agency Policy.

PRESENTATIONS:

AGENDA CHANGES:

CONSENT ITEMS:

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. Minutes of the 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 May 22, 2018 Meeting of the El Cajon City Council/Housing Authority/Successor Agency to the El Cajon Redevelopment Agency.

2. Warrants

RECOMMENDATION:

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

3. Approval of Reading Ordinances by Title only

RECOMMENDATION:

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

4. Reimbursement of Sewer Improvement Costs to the City of La Mesa

RECOMMENDATION:

That the City Council authorizes reimbursement of \$850,000 to the City of La Mesa for sewer improvement construction costs for facilities that convey sewer flows from the City of El Cajon.

5. Donation of a Motorola XLT 5000 Portable Radio to Grossmont Academy

RECOMMENDATION:

That the City Council approve a request from the Grossmont College Department of Administrative Justice for the donation of a Motorola XTL 5000 portable radio to use for the training academy students.

6. Award of Bid No. 028-18, Street Light System Maintenance, Emergency Repairs, and Related Construction Services for the Cities of El Cajon, La Mesa, Lemon Grove, and Santee

RECOMMENDATION:

That the City Council adopts the next resolutions, in order, to:

1. Approve Plans and Specifications for the Street Light System Maintenance, Emergency Repairs, and Related Construction Services for the Cities of El Cajon, La Mesa, Lemon Grove, and Santee, Bid No. 028-18; and
2. Award the bid to the lowest responsive, responsible bidder, C.T.E., Inc. in the amount of \$239,657.50 for the base bid and the sole Additive Alternate No. 1. The City of El Cajon's portion of the award is \$119,555.

7. Award of Bid No. 035-18, Networking Equipment Re-Bid

RECOMMENDATION:

That the City Council adopts the next resolution in order to:

1. Approve the acquisition of capital equipment in the subject bid; and
2. Award the bid to the lowest responsive, responsible bidder, VPLS Solutions, Inc. in the amount of \$119,251.04.

8. Award of Bid No. 004-19, Traffic Signal Upgrades 2018

RECOMMENDATION:

That the City Council adopts the next resolutions in order to:

1. Approve Plans and Specifications for the Traffic Signal Upgrades 2018 (PW3616), Bid No. 004-19; and
2. Award the bid to the lowest responsive, responsible bidder, Siemens Industry, Inc., in the amount of \$89,995.

9. Award of Bid No. 003-19, Publication of Legal Notices

RECOMMENDATION:

That the City Council adopts the next resolution in order awarding the bid for Publication of Legal Notices to the lowest responsive, responsible bidder, East County Gazette, in the estimated amount of \$7,200.

10. Award of Bid No. 002-19, Vehicle Outfitting Services

RECOMMENDATION:

That the City Council adopts the next resolution in order awarding the bid to the sole responsive, responsible bidder, AEP-California, LLC, in the amount of \$148,500 for the initial one-year term, with four optional one-year terms.

11. Accept ADA Pedestrian Curb Ramps and Sidewalks 2017 Re-Bid, PW3575, Bid No. 018-18

RECOMMENDATION:

That the City Council:

1. Accepts the ADA Pedestrian Curb Ramps and Sidewalk 2017 Re-Bid, PW3575, Bid No. 018-18; and
2. Authorizes the City Clerk to record a Notice of Completion and release the bonds in accordance with the contract terms.

12. Annual Report from Downtown El Cajon Business Partners, Inc. for the El Cajon Property and Business Improvement District (PBID)

RECOMMENDATION:

That the City Council accept and approve the Annual Report prepared by the Downtown El Cajon Business Partners, Inc. (DECBP)

13. General Municipal Election (November 6, 2018)

RECOMMENDATION:

That the City Council adopts the next Resolutions, in order, in connection with the November 6, 2018, General Municipal Election:

1. A Resolution Calling and Giving notice of the November 6, 2018, General Municipal Election for the election of Mayor, and one Member of the City Council of the City of El Cajon, for full four-year terms to expire December 2022;
2. A Resolution requesting the Board of Supervisors to consolidate the General Municipal Election with the Statewide General Election on November 6, 2018;
3. A Resolution adopting regulations for candidates calling for prepayment for a 200 word Candidate's Statement; and
4. A Resolution adopting regulations to resolve a tie vote for the City Council Election by lot.

WRITTEN COMMUNICATIONS:

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.

PUBLIC HEARINGS:

14. Delinquent Refuse Collection Charges

RECOMMENDATION:

That the City Council:

1. Opens the Public Hearing and considers public testimony;
2. Closes the Public Hearing;
3. Adopts the next RESOLUTIONS in order confirming the list of property owners as delinquent in the payment of their mandatory trash service bills; and
4. Authorizes the City Clerk to record the amount owed as a lien on the property and forward a list to the County Tax Assessor for billing on the next property tax bill.

15. Delinquent Sewer Service Charges

RECOMMENDATION:

That the City Council:

1. Opens the Public Hearing and considers public testimony;
2. Closes the Public Hearing;
3. Adopts the next RESOLUTION in order confirming the charges and levying the assessments on the next regular tax bill; and
4. Authorizes the City Clerk to place a lien on delinquent properties and to forward a list to the County Tax Assessor for billing on the next property tax bill.

16. Public Hearing for Consideration of a Fee Adjustment for the Transportation Uniform Mitigation Fee Program

RECOMMENDATION:

That the City Council:

1. Opens the Public Hearing and receives testimony;
2. Closes the Public Hearing; and
3. Adopts the next RESOLUTION in order, approving an adjustment to the Regional Transportation Congestion Improvement Program Fee to the new amount of \$2,483.48, for each newly-constructed residential unit. The new fee amount will take effect on July 1, 2018.

17. Public Hearing for Underground Utility District #28 – North Magnolia Avenue

RECOMMENDATION:

That the City Council adopts the next RESOLUTION, in order, to consider a new Underground Utility District ("UUD") #28 on North Magnolia Avenue from Fletcher Parkway to Vernon Way.

18. Amendment of Schedule of Miscellaneous Fees

RECOMMENDATION:

That the City Council:

1. Opens the Continued Public Hearing and receives testimony;
2. Closes the Public Hearing; and
3. Adopts the next RESOLUTION, in order, to modify certain existing fees, add or delete certain fees, and amend the City's Schedule of Miscellaneous Fees.

ADMINISTRATIVE REPORTS:

19. Award of RFP No. 005-19, Street Sweeping Services for the Cities of El Cajon and La Mesa

RECOMMENDATION:

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

1. Approve Plans and Specifications for Street Sweeping Services for the Cities of El Cajon and La Mesa, RFP No. 005-19; and
2. Award the contract to Cannon Pacific Services, Inc. dba Pacific Sweeping in the amount of \$240,000.

20. Solid Waste Franchise Agreement

RECOMMENDATION:

That the City Council considers commencing a solicitation process for a franchise agreement for solid waste and recycling services and include the lease option for the City-owned property at 1001 West Bradley.

COMMISSION REPORTS:

ACTIVITIES REPORTS/COMMENTS OF MAYOR WELLS:

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

21. Council Activity Report
22. Legislative Report

ACTIVITIES REPORTS/COMMENTS OF COUNCILMEMBERS:

24. **MAYOR PRO TEM GARY KENDRICK**
Heartland Communications JPA; Heartland Fire Training JPA.
25. **COUNCILMEMBER BOB MCCLELLAN**
MTS (Metropolitan Transit System Board); Harry Griffen Park Joint Steering Committee; Heartland Communications JPA – Alternate.
26. **COUNCILMEMBER BEN KALASHO**
East County Economic Development Council – Alternate; METRO Commission/Wastewater JPA; Indian Gaming Local Community Benefit Committee – Alternate.

27. **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.

JOINT COUNCILMEMBER REPORTS:

GENERAL INFORMATION ITEMS FOR DISCUSSION:

ORDINANCES: FIRST READING

ORDINANCES: SECOND READING AND ADOPTION

CLOSED SESSIONS:

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

Mike Murphy and Joshua Pittsley, et al. v. City of El Cajon, et al.
United States District Court Southern District of California Case No. 18CV0698 JM NLS

RECOMMENDATION:

That the City Council/Housing Authority/Successor Agency to the El Cajon Redevelopment Agency adjourns to Closed Session.

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 12th day of June 2018, is adjourned to Tuesday, June 12, 2018, at 7:00 p.m.



CITY COUNCIL
HOUSING AUTHORITY
SUCCESSOR AGENCY
TO THE
REDEVELOPMENT AGENCY

Council Chamber
200 Civic Center Way
El Cajon, CA 92020

Agenda

JUNE 12, 2018, 7:00 p.m.

Bill Wells, Mayor
Gary Kendrick, Mayor Pro Tem
Steve Goble, Councilmember
Ben Kalasho, Councilmember
Bob McClellan, Councilmember

Graham Mitchell, City Manager
Morgan Foley, City Attorney
Angela Aguirre, City Clerk

CALL TO ORDER: Mayor Bill Wells

ROLL CALL: City Clerk Angela Aguirre

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.

PUBLIC HEARINGS:

100. Interviews for the Appointment to Mission Trails Regional Park Citizen Advisory Committee

RECOMMENDATION:

That the City Council conducts an interview for one vacancy on the Mission Trails Regional Park Citizen Advisory Committee, and consider appointment for the vacancy.

Applicant: Richard Gadler (Incumbent)

101. Bostonia Greens – Common interest development of seven new residences

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 & Mitigation, Monitoring and Reporting Program;
4. Moves to ADOPT the next RESOLUTION in order APPROVING General Plan Amendment No. 2016-02;
5. Moves to INTRODUCE the next ORDINANCE in order APPROVING Zone Reclassification No. 2324;
6. Moves to ADOPT the next RESOLUTION in order APPROVING Planned Unit Development No. 346; and
7. Moves to ADOPT the next RESOLUTION in order APPROVING Tentative Subdivision Map No. 667.

102. Appeal of Planning Commission Denial of Appeal of an Adult Day Health Care Center

RECOMMENDATION:

That the City Council:

1. Opens the public hearing and receives testimony;
2. Closes the public hearing; and
3. Moves to ADOPT the next RESOLUTION in order that either GRANTS or DENIES the APPEAL

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 12th day of June 2018, is adjourned to Tuesday, June 26, 2018, at 3:00 p.m.



City Council
Agenda Report

Agenda Item 1.

DATE: June 12, 2018

TO: Honorable Mayor and City Councilmembers

FROM: Angela Aguirre, City Clerk

SUBJECT: Minutes of the 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 May 22, 2018 Meeting of the El Cajon City Council/Housing Authority/Successor Agency to the El Cajon Redevelopment Agency.

Attachments

Draft 05-22-18 Minutes

DRAFT MINUTES

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



MINUTES

CITY OF EL CAJON EL CAJON, CALIFORNIA

May 22, 2018

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, May 22, 2018, 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 McClellan
Council/Agencymembers absent: None
Mayor Pro Tem/Vice Chair present: Kendrick
Mayor/Chair present: Wells
Other Officers present: Aguirre, City Clerk/Secretary
Foley, City Attorney/General Counsel
Mitchell, Assistant City Manager
Williford, City Manager/Executive Director

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 May 8, 2018, meetings and the Agenda of the May 22, 2018, meeting in accordance with State Law and Council/Authority/Successor Agency to the Redevelopment Agency Policy.

PRESENTATIONS:

Presentation: America on Main Street - Sponsor Recognition

Presentation: America on Main Street - Poster Contest Winner

Proclamation: National Public Works Week

Proclamation: Building Safety Month - May 2018

Commendation: Retirement of City Manager Douglas Williford

*Recess called at 4:17 p.m.
Meeting called back to order at 4:59 p.m.*

AGENDA CHANGES: None

CONSENT ITEMS: (1 – 14)

1. Minutes of City Council/Housing Authority/Successor Agency to the El Cajon Redevelopment Agency

Approve Minutes of the May 8, 2018 Meeting of the El Cajon City Council/Housing Authority/Successor Agency to the El Cajon Redevelopment Agency.

2. Warrants

Approve payment of Warrants as submitted by the Finance Department.

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.

4. Acceptance of Installation of Exhaust Recovery Systems at Fire Stations 8 and 9, PS0070

Accepts the Installation of Exhaust Recovery Systems at Fire Stations 8 and 9 project, PS0070, and authorizes the City Clerk to record a Notice of Completion and release the bonds in accordance with the contract terms.

CONSENT ITEMS: (Continued)

5. Award of Bid No. 001-19, Car Wash Services

Adopts Resolution No. 041-18 awarding the bid to the lowest responsive, responsible bidders, Happy Investments, LP dba Happy Car Wash & Oil Change in the annual amount of not-to-exceed \$15,000 and Crystal Clean Car Wash in the annual amount of not-to-exceed \$15,000.

6. Second Amendment to the Heartland Communications Facility Authority's Joint Exercise of Powers Agreement Adding Viejas Band of the Kumeyaay Nation as a JPA Member Agency

Approves the attached Second Amendment to the Heartland Communications Facility Authority's Joint Exercise of Powers Agreement adding Viejas Band of the Kumeyaay Nation as a JPA member agency and authorizes the City Manager or designee to execute said Amendment.

7. Acceptance of Public Improvements, Tentative Subdivision Map (TSM) 655, 1300 Lorna Avenue (Everly Subdivision), APN: 493-391-10, Engineering Job No. 3445

Accepts the improvements and authorizes the City Clerk to release the security guaranteeing the improvements in accordance with the Subdivision Agreement and requires the developer to maintain insurance in force until the release of all bonds for the project.

8. Hazard Mitigation Plan

Adopts Resolution No. 042-18 for the Multi-Jurisdictional Hazard Mitigation Plan.

9. 2017 State Homeland Security Grant Program Funding

1. Authorizes the City Manager or designee to accept the FY 2017 State Homeland Security Grant funds in the amount of \$78,392 and to execute any grant documents and agreements necessary for the receipt and use of these funds; and

2. Appropriates the State Homeland Security Grant Program funds in the amount of \$78,392.

CONSENT ITEMS: (Continued)

10. Time Extension of Tentative Subdivision Map (TSM) 665; 411 Emerald Avenue, Engineering Job No. 3572

Grants a one-year time extension for TSM 665 (411 Emerald Avenue) and sets the new expiration date to be October 18, 2019, in accordance with Municipal Code Section 16.12.110.

11. Subdivision Agreement and Final Map Approval for Tentative Subdivision Map (TSM) 669, 585 Ballantyne Street, Engineering Job No. 3600

Approves the Subdivision Agreement and Final Map for Tentative Subdivision Map (TSM) 669, 585 Ballantyne Street, City of El Cajon, PUD 348, Engineering Job No. 3600.

12. PULLED FOR DISCUSSION:

13. Revisions to the Fiscal Year 2017-18 Budget Appropriation for the use of Low and Moderate Income Housing Asset Funds (LMIHAF)

Adopts revisions to the Fiscal Year 2017-18 budget appropriation for the use of Low and Moderate Income Housing Asset Funds (LMIHAF) for rapid re-housing activities, and authorizes the City Manager or designee to execute all affiliated documents.

14. Donation of an Automated External Defibrillator (AED) from San Diego Project Heartbeat

Authorizes the City Manager to accept the donation of an AED to the City of El Cajon Police Department from San Diego Project Heartbeat.

DISCUSSION

Loralee Olejnik, representing San Diego Project HeartBeat, spoke of the importance of having AED equipment in every police vehicle. She shared information on the cost, and possible training opportunities for staff.

MOTION BY KENDRICK SECOND BY McCLELLAN, to APPROVE Consent Items 1 to 11, and 13 to 14, pulling item 1.12, as requested by Councilmember McClellan.

MOTION CARRIED BY UNANIMOUS VOTE.

CONSENT ITEMS: (Continued)

- 12. License Agreement with Tesla, Inc. for Use of City Public Parking Lot for Electrical Vehicle Charging Station.

RECOMMENDATION:

That the City Council adopts the next resolution in order authorizing a License Agreement for electrical vehicle charging station installation and use in a City public parking lot with Tesla Motor.

DISCUSSION

Councilmember McClellan stated that although Tesla is a great vehicle, it is a limited market at the time, and perhaps universal chargers should be installed in the City instead.

Discussion ensued among Council and staff regarding:

- Demographics for Tesla customers are upscale apartment dwellers, and the City is trying to promote construction of such apartment units;
- Concern for manufacturing problems with the Tesla product;
- Tesla is a growing market, and the proposed charging stations may be well utilized in the near future;
- Concern that the local dealerships were not approached for their opinion.

MOTION BY GOBLE SECOND BY McCLELLAN, to DIRECT Staff to provide more information to Council, including discussions with local dealerships.

**MOTION CARRIED BY 3 – 2 VOTE,
(Kalasho, Wells – NO).**

PUBLIC COMMENT:

Jayne Pla, Villa Novia resident, spoke in support of rent control, as seniors are not able to pay their rent on their limited income.

Jim Cirigliano invited Mayor and Council to their next meeting on, Saturday June 16, 2018. He stated that an initiative will be on the November Ballot to protect renters.

Sunshine Horton welcomed Graham Mitchell as the new City Manager. She spoke about her upcoming birthday party, where she will raise funds for Rady’s Children Hospital.

Brenda Hammond spoke about people using bug spray as a drug.

2. WRITTEN COMMUNICATIONS: None

3. PUBLIC HEARINGS:

1. Adoption of New Fees; Modification and Elimination of Existing Fees; and Amendment of Schedule of Miscellaneous Fees

RECOMMENDATION:

That the City Council:

- Opens the Public Hearing and receives testimony;
- Closes the Public Hearing; and
- Adopts the next Resolution, in order, to modify certain existing fees, add or delete certain fees, and amend the City's Schedule of Miscellaneous Fees.

DISCUSSION

City Attorney Foley provided a summary of the Item.

Discussion among Council and staff regarding:

- Increase amount not showing, only the current fees;
- Request to show increases by line item, rather than by department;
- Concern that if Item is not approved, it will affect the adoption of the budget;
- It is recommended that track changes are shown in the future, with the date of the last adjustment.

MOTION BY McClellan to APPROVE the Adoption of New Fees, failed by lack of a Second.

MOTION BY WELLS, SECOND BY GOBLE, to CONTINUE the Public Hearing to request staff to prepare a comprehensive report to show current and proposed fees for the Schedule of Miscellaneous Fees.

MOTION CARRIED BY UNANIMOUS VOTE.

2. Continuation of a Public Hearing for: Consideration of a Fee Adjustment for the Regional Transportation Congestion Improvement Program (RTCIP)

RECOMMENDATION:

The Public Hearing for Consideration of a Fee Adjustment for the Regional Transportation Congestion Improvement Program (RTCIP), has been postponed to the June 12, 2018 Meeting, at 3:00 p.m.

PUBLIC HEARINGS: (Item 2 – Continued)

MOTION BY WELLS, SECOND BY KENDRICK, to CONTINUE the Public Hearing for Consideration of a Fee Adjustment for the Regional Transportation Improvement Program.

MOTION CARRIED BY UNANIMOUS VOTE.

4. ADMINISTRATIVE REPORTS:

1. Award of RFP No. 027-18, Construction Manager at Risk (CMAR) East County Performing Arts Center (ECPAC) Improvements

RECOMMENDATION:

That the City Council adopts the next resolution in order to:

1. Award a contract for Construction Manager at Risk ("CMAR") services for the East County Performing Arts Center ("ECPAC") Improvements project to Wieland Corporation in the not-to-exceed amount of \$245,786.00 plus five percent (5%) of actual construction costs; and
2. Authorize the City Manager to approve the final plans and specifications for ECPAC construction contracts for improvements; and
3. Authorize the City Manager to approve all ECPAC construction contracts for improvements, up to a total amount of not-to-exceed \$4.8 million.

Director of Public Works, Dirk Epperson provided a summary of the Item, and introduced Project Manager for Wieland Corporation, Jason Buchleitner.

In answer to a question by Councilmember McClellan, Mr. Buchleitner stated that Wieland Corporation had not previously worked with Live Nation but they have experience with other public venues.

MOTION BY KENDRICK, SECOND BY McCLELLAN, to ADOPT Resolution No. 043-18 to Award a contract for Construction Manager at Risk ("CMAR") services for the East County Performing Arts Center ("ECPAC") Improvements project to Wieland Corporation in the not-to-exceed amount of \$245,786.00 plus five percent (5%) of actual construction costs; and Authorize the City Manager to approve all ECPAC construction contracts for improvements, up to a total amount of not-to-exceed \$4.8 million.

MOTION CARRIED BY UNANIMOUS VOTE.

ADMINISTRATIVE REPORTS: (Continued)

- 2. City Council Meeting Schedule

RECOMMENDATION:

That the City Council considers cancelling one of its mid-summer meetings, as it has in past years. Staff recommends that the City Council discuss and consider canceling the August 28, 2018 meeting.

Assistant City Manager Mitchell provided a summary of the Item.

MOTION BY WELLS, SECOND BY KENDRICK, to CANCEL the August 28, 2018 meeting.

MOTION CARRIED BY UNANIMOUS VOTE.

- 5. **COMMISSION REPORTS: None**

6. ACTIVITIES REPORTS OF MAYOR WELLS/COMMENTS

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

- 6.1 Council Activities Report/Comments

REPORT AS STATED.

- 6.2 LEGISLATIVE REPORT – No Report

7. ACTIVITIES REPORTS OF COUNCILMEMBERS

MAYOR PRO TEM GARY KENDRICK

Heartland Communications JPA; Heartland Fire Training JPA.

- 7.1 Council Activities Report/Comments

REPORT AS STATED.

ACTIVITIES REPORTS OF COUNCILMEMBERS: (Continued)

COUNCILMEMBER BOB MCCLELLAN

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

7.2 Council Activities Report/Comments

REPORT AS STATED.

COUNCILMEMBER BEN KALASHO

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

7.3 Council Activities Report/Comments

In addition to the submitted report, Councilmember Kalasho suggested reinstating the word 'Comment' to the agenda for Councilmembers reports. Councilmember Kalasho added that clarification needed to be made regarding the security contract as brought forward on the previous Council meeting, he stated the money allocated was not for street fairs and car shows, as suggested. Councilmember Kalasho stated that a fire broke out at the old Police Station, he asked for an explanation of why the building was unsecured.

Assistant City Manager Mitchell stated that the contract for security services was cancelled as it was expected that escrow would close for the sale of the property, sooner than it did. He added that the City is currently utilizing the Public Works Department to keep the building secured. He also stated the approved funds were used to cover services previously rendered, and for the America on Main Street event.

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.

7.4 Council Activities Report/Comments

REPORT AS STATED.

- 8. **JOINT COUNCILMEMBER REPORTS: None**
- 9. **GENERAL INFORMATION ITEMS FOR DISCUSSION: None**
- 10. **ORDINANCES: FIRST READING: None**
- 11. **ORDINANCES: SECOND READING AND ADOPTION**

- 1. Transit District Specific Plan

RECOMMENDATION: That Mayor Wells requests the City Clerk to recite the title.

The **City Clerk** recited the title of the ordinance for a second reading.

An Ordinance Rezoning Property located in the Southwest Area of the City to implement the Planned Land Use in the Transit District Specific Plan.

MOTION BY WELLS, SECOND BY McCLELLAN, to Adopt Ordinance No. 5073.

MOTION CARRIED BY UNANIMOUS VOTE.

12. CLOSED SESSIONS

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

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

Name of Case: Mike Murphy and Joshua Pittsley, et al.
v.
City of El Cajon, et al.

United States District Court
Southern District of California
Case No. 18CV0698 JM NLS

MOTION BY WELLS, SECOND BY KENDRICK, to ADJOURN to Closed Session at 5:56 p.m.

MOTION CARRIED BY UNANIMOUS VOTE.

13. RECONVENE TO OPEN SESSION AT 6:12 P.M.

City Attorney Foley reported the following actions:

1. City Council received the report and gave direction to legal Counsel.

Adjournment: Mayor Wells adjourned the Adjourned Regular Joint Meeting of the City Council/Housing Authority/Successor Agency to the Redevelopment Agency held this 22nd day of May 2018, at 6:13 p.m. to Tuesday, June 12, 2018, at 3:00 p.m.

Angela Aguirre
City Clerk/Secretary

DRAFT



City Council
Agenda Report

DATE: June 12, 2018
TO: Honorable Mayor and City Councilmembers
FROM: Dirk Epperson, Director of Public Works
SUBJECT: Reimbursement of Sewer Improvement Costs to the City of La Mesa

RECOMMENDATION:

That the City Council authorizes reimbursement of \$850,000 to the City of La Mesa for sewer improvement construction costs for facilities that convey sewer flows from the City of El Cajon.

BACKGROUND:

The City of El Cajon relies on City of La Mesa sewer lines to convey wastewater from El Cajon to San Diego for treatment. Historically, El Cajon and La Mesa have relied on a wastewater transportation agreement to govern the use of the shared lines. This agreement, in part, indicated that the City would reimburse La Mesa for a portion of costs associated with sewer line upgrades. This agreement has since expired and both parties are currently negotiating a new agreement.

In the meantime, the City of La Mesa completed a project that conveys portions of El Cajon's wastewater flow. The La Mesa project replaced 2,057 linear feet of 20-inch diameter sewer pipe that had reached its useful life. The total project cost was \$3,970,381. Public Works staff from both cities analyzed the proportional cost share based on the capacity of the new pipeline. El Cajon has capacity rights for up to two million gallons per day of sewer flow, which, resulted in El Cajon's share of construction costs in the amount of \$850,000. Attached is a copy of the letter sent to the City of La Mesa outlining staff's calculations for the City of El Cajon's portion and a copy of reimbursement request invoice.

FISCAL IMPACT:

Adequate funding is available in Wastewater Disposal Account (650710-8534) to reimburse the City of La Mesa for these sewer improvements.

Prepared By: Yazmin Arellano, Deputy Director of Public Works/City Engineer

Reviewed By: Dirk Epperson, Director of Public Works

Approved By: Graham Mitchell, City Manager

Attachments

La Mesa Sewer Reimbursement 2018
Invoice



Public Works

May 9, 2018

Mr. Richard B. Leja
Director of Public Works/City Engineer
City of La Mesa
8130 Allison Avenue
La Mesa, CA 91942

Subject: Alvarado Trunk Sewer Phase 2 Construction Cost Reimbursement Request

Dear Mr. Leja,

In response to the December 27, 2017, letter sent by the City of La Mesa (La Mesa) regarding the Alvarado Trunk Sewer Phase 2 Construction cost reimbursement request, the City of El Cajon (El Cajon) respectfully requests that La Mesa submit an invoice in the amount of \$850,000 to cover El Cajon's share of the sewer pipeline replacement project construction costs. El Cajon greatly appreciates La Mesa's offer to delay invoicing to Fiscal Year 2019, but will remit the full payment upon receiving this invoice via an electronic funds transfer.

El Cajon respectfully requested that the proportional share of cost be based on a similar methodology as agreed to with the Phase 1 reimbursement. As such, El Cajon proposed to reimburse La Mesa based on El Cajon being allotted a maximum capacity of two (2) Million Gallons per Day (MGD) in each of upsized Segments CS-1, CS-2, CS-3, and CS-4 (all now 20" diameter pipelines with an approximate inner diameter of 18"), with an estimated pipeline capacity of 6.82 MGD (per previous agreement). These calculations depend on the ultimate flows in each pipe, so that the costs for any increases in capacity are born by the user of the capacity; calculation spreadsheet attached as Exhibit A.

Moving forward, El Cajon does not wish to hold this methodology as a standard for future projects and would prefer to enter into an updated agreement with La Mesa for the annual sewer transportation costs and cost-reimbursement methodology for future wastewater capital projects.

El Cajon staff appreciates the willingness and availability of the La Mesa staff to discuss items pertaining to both agencies.

Please feel free to contact me at (619) 441-1653.

Sincerely,

A handwritten signature in black ink, appearing to read 'Dirk Epperson', with a long horizontal flourish extending to the right.

Dirk Epperson, P.E.

Director of Public Works

Enclosure

Exhibit A

Flow Volume Calculations (Based on 2MGD Capacity Rights)		
Meter (MH#)	Total Flow (mgd)	MGD Capacity
LM4	0.171	1.349564943
EDU-1	0.052205	0.412011917
EDU-2	0.03021	0.23842314
Total	0.253415	2.000

Segment Pipe Construction
CS-1 20" HDPE >8' Deep (*18" ID)
CS-2 Jack & Bore 20" HDPE (*18" ID)
CS-3, CS-4 Pipe Burst 20" HDPE (*18" ID)

EDU-1 based upon 197 EDUs at 265 gpd/EDU
 EDU-2 based upon 114 EDUs at 265 gpd/EDU

Alternative Calculation Method #1 El Cajon Cost Share (Based on 2MGD Capacity Rights)										
Cost Share (CS) Segment	Downstream MH	Upstream MH	EC Capacity (MGD)	Cost Share				Total	Pipe Diameter (in)	Pipe Capacity (MGD)
				El Cajon	Share (%)	La Mesa	Share (%)			
CS-1*	A0040.01	A0039.50	2.00000000	\$ 299,079.18	29.33%	\$ 720,780.82	70.67%	\$1,019,860.00	18*	6.82
CS-2*	A0039.50	New MH	1.76157686	\$ 359,069.81	25.83%	\$ 1,031,080.19	74.17%	\$1,390,150.00	18*	6.82
CS-3*	New MH	A0040.00	1.76157686	\$ 47,432.41	25.83%	\$ 136,203.65	74.17%	\$ 183,636.06	18*	6.82
CS-4*	A0040.00	A0041.00	1.76157686	\$ 34,557.11	25.83%	\$ 99,231.83	74.17%	\$ 133,788.94	18*	6.82
LMC-1	A0039.50	A0039.01	0.23842314	-	0.00%	\$ 60,620.00	100.00%	\$ 60,620.00	10	
LMC-2	A0041.00	A0001.00	0	-	0.00%	\$ 274,830.00	100.00%	\$ 274,830.00	10	
				\$ 740,138.51	24.16%	\$ 2,322,746.49	75.84%	\$ 3,062,885.00		

*Costs Based on 2MGD Capacity Rights as % of Full Pipe Capacity

Additional Costs					
Category	El Cajon	Share (%)	La Mesa	Share (%)	Total
Environmental Clearance	\$ 7,183.18	24.16%	\$ 22,542.69	75.84%	\$ 29,725.87
Design Costs	\$ 60,485.72	24.16%	\$ 189,819.87	75.84%	\$ 250,305.59
Monitoring/Investigation	\$ 2,138.58	24.16%	\$ 6,711.42	75.84%	\$ 8,850.00
NOI / Advertising	\$ 317.52	24.16%	\$ 996.48	75.84%	\$ 1,314.00
Change Orders / Claims	\$ 96,424.75	24.16%	\$ 302,605.84	75.84%	\$ 399,030.59
Construction Management	\$ 52,744.40	24.16%	\$ 165,525.60	75.84%	\$ 218,270.00
Subtotal	\$ 219,294.15	24.16%	\$ 688,201.90	75.84%	\$ 907,496.05
Method #1 El Cajon Cost Share	\$ 959,432.66		\$ 3,010,948.39		\$ 3,970,381.05
Proposed Upsizing Reduction	\$ 109,432.66				
Agreed El Cajon Cost Share	\$ 850,000.00				

CITY OF LA MESA
8130 ALLISON AVENUE
LA MESA, CA 91942

PHONE: 619-667-1117x
FAX: 619-667-1131x

Customer Number: CITYOFECPW

CITY OF EL CAJON PUBLIC WORKS
DIRK EPPERSON, DIRECTOR OF PUBLIC WORKS
200 CIVIC CENTER WAY
EL CAJON, CA 92020-3916

INVOICE: 20013
Date: May 25, 2018

Page 1
of 1

Service: MISC BILLING
Customer PO:
Customer Ph: (619) 441-1653
Terms: NET 30 DAYS

Due Date: Jun 24, 2018

Service Address:

CITY OF EL CAJON PUBLIC WORKS
200 CIVIC CENTER WAY
EL CAJON, CA 92020-3916

Description	Qty	Unit Price	Total Price	Tax
ALVARADO TRUNK SEWER PHASE 2 CONSTRUCTION COST REIMBURSEMENT REQUEST.	1.00	850,000.00	850,000.00	N

CIP # 301190SF

FIN CODE: 301-4699

Total Charges:	850,000.00
Total Tax:	0.00
Total Invoice:	850,000.00
Payments:	0.00
Adjustments:	0.00
Total Due:	850,000.00



City Council
Agenda Report

DATE: June 12, 2018
TO: Honorable Mayor and City Councilmembers
FROM: Jeff Davis, Chief of Police
SUBJECT: Donation of a Motorola XLT 5000 Portable Radio to Grossmont Academy

RECOMMENDATION:

That the City Council approve a request from the Grossmont College Department of Administrative Justice for the donation of a Motorola XTL 5000 portable radio to use for the training academy students.

BACKGROUND:

Grossmont College Department of Administrative Justice has requested the donation of (1) Motorola XTL 5000 portable radio to use for training academy students. One radio has been deprogrammed and set aside in anticipation of this request being granted. If approved, this donation will help facilitate the Grossmont Police Academy in preparing students for a future in law enforcement. This could benefit our Department in a number of ways, the most beneficial being the opportunity for our Department to possibly recruit new officers for full-time employment and for our growing reserve program.

FISCAL IMPACT:

There is no fiscal impact. This radio is no longer compatible with the current Regional Communications System and has been phased out of use. The City would not have received any financial benefit from it.

Prepared By: Rob Ransweiler
Reviewed By: Jeff Davis, Police Chief
Approved By: Graham Mitchell, City Manager

Attachments

Donation to Grossmont Academy

CITY OF EL CAJON



POLICE DEPARTMENT

MEMORANDUM

DATE: MAY 17, 2018

TO: ROB RANSWEILER
OPERATIONS CAPTAIN

FROM: STEPHEN KIRK
LIEUTENANT, METRO DIVISION

SUBJECT: DONATION TO GROSSMONT ACADEMY

Grossmont College Department of Administrative Justice has requested the donation of (1) Motorola XTL 5000 portable radio to use in training academy students. Sara Diaz currently has one of the radios deprogrammed and set aside in anticipation of the request being granted.

I am recommending this request be granted to help facilitate the Grossmont Police Academy in preparing students for a future in law enforcement. This could benefit our Department in a number of ways, the most beneficial being the opportunity for our Department to possibly recruit new officers for full-time employment and for our growing reserve program.

This donation would require approval from the City Council.

APPROVED  5/22/18

CITY OF EL CAJON



POLICE DEPARTMENT

MEMORANDUM

DATE: MAY 2, 2018

TO: CHIEF DAVIS
VIA CHAIN OF COMMAND

FROM: SGT. K MAXWELL 
TRAFFIC DIVISION

SUBJECT: RADIO DONATION REQUEST

I am in receipt of a letter from the Grossmont College Police Academy requesting the donation of (1) Motorola radio to be used for training purposes. I have decommissioned several radios that would meet their needs. The radios, Motorola XTL 5000, have been replaced by new radios and are currently in the possession of Information Services, waiting to be donated to an organization per their policy. I believe the donation of the radio to the college would be of great help to them, and would not be of any cost to the department or city. All radios have been cleared of any ECPD related programming. The radio was not purchased with grant funds. I would therefore recommend the donation of (1) radio to Grossmont College. This transaction must first be approved by the Chief of Police and then approved by City Council.

G R O S S M O N T
C O L L E G E



*Administration of Justice
Public Safety and Security Programs*

May 2, 2018

Chief Jeff Davis
El Cajon Police Department
100 Civic Center Way
El Cajon, California 92020

Dear Chief Davis:

The Grossmont College Police Academy is in need of useable radios for our recruits to use during various training sessions.

We are respectfully requesting one (1) Motorola XTL 5000 series vehicle radio for which you no longer have a need. We understand that this would be a donation. The radios will become academy equipment used to provide a more realistic training environment for our trainees.

The City of El Cajon and the El Cajon Police Department would not incur any liability related to the use of the radios after delivery to the police academy.

Thank you in advance for your consideration in this matter.

Respectfully,

A handwritten signature in black ink, which appears to read 'Tina Young'.

Tina Young
Administration of Justice Dept. Coordinator
tina.young@gccd.edu
619-644-7837



INVENTORY TRANSACTION RECORD

This form is to be utilized whenever an item of inventory is transferred or deleted. A deletion requires signature of transferring department only. A transfer transaction requires signatures of both the transferring and receiving activities.

DEPARTMENT NAME Police ACTIVITY NUMBER _____

E. C. PROPERTY # 006281 DESCRIPTION: MOBILE RADIO

MAKE MOTOROLA MODEL XTL5000 SERIAL # 500640713

REASON FOR CHANGE:

- DELETION: Trade-in on P.O. # _____ Salvageable; Send to Auction
- Lost / Stolen (attach letter of explanation) Not Salvageable; For Disposal

* DONATION *

TRANSFER: From: _____ to: _____
Activity and/or Location Activity and/or Location

Signature of Dept. Director (Transferring) Date Signature of Dept. Director (Receiving) Date



City Council
Agenda Report

DATE: June 12, 2018
TO: Honorable Mayor and City Councilmembers
FROM: Nahid Razi, Purchasing Agent
SUBJECT: Award of Bid No. 028-18, Street Light System Maintenance, Emergency Repairs, and Related Construction Services for the Cities of El Cajon, La Mesa, Lemon Grove, and Santee

RECOMMENDATION:

That the City Council adopts the next resolutions, in order, to:

1. Approve Plans and Specifications for the Street Light System Maintenance, Emergency Repairs, and Related Construction Services for the Cities of El Cajon, La Mesa, Lemon Grove, and Santee, Bid No. 028-18; and
2. Award the bid to the lowest responsive, responsible bidder, C.T.E., Inc. in the amount of \$239,657.50 for the base bid and the sole Additive Alternate No. 1. The City of El Cajon's portion of the award is \$119,555.

BACKGROUND:

The City of El Cajon is the lead agency for a multi-city contract that provides street light system maintenance, emergency repair, and related construction services for the cities of El Cajon, La Mesa, Lemon Grove, and Santee. The cities have been using a cooperative arrangement over the past 20 years in order to receive competitive unit bid prices for this work. The operation of street lighting systems is dependent on routine maintenance, which is vital to the safety and movement of people and goods throughout the City. This project was advertised on March 22, 2018. Five responses were received and opened at 2:00 p.m. on April 24, 2018.

The California Public Contract Code allows the City to specify which award method will be utilized to determine the lowest bid. In accordance with the bid specifications, the lowest bid shall be determined by the lowest total of the bid prices on the total base bid schedule and the sum of any combination of additive alternates. This language does not preclude the City from adding or deducting any additive items after the lowest responsible bidder has been determined. After examining the bid, Additive Alternate No. 1 – Install City Furnished Luminaire shall be included in the award.

The bid includes an option to renew the contract for four optional one-year terms. Funds for the renewal terms will be in accordance with the approved budget for each fiscal year. Each participating agency is responsible for its own contractual agreement and payment.

The Purchasing Division, in concurrence with the Director of Public Works and his counterparts in the other participating cities, recommends award of the bid to the lowest responsive, responsible bidder, C.T.E., Inc., in the total amount of \$239,657.50 (base bid of \$227,657.50 and Additive Alternate No. 1 of \$12,000). The summary of bids is attached and complete proposals are on file in the Purchasing Division.

FISCAL IMPACT:

The City of El Cajon’s initial fiscal impact of this project is \$119,555 and subsequent 4-year costs are estimated to total \$542,000. Sufficient funds are included in the proposed Fiscal Year 2018-19 Public Works – Traffic Engineering (152310) budget, contingent upon City Council approval.

Bid Summary - Bid No. 028-18

Bidder	Base Bid	Add. Alt. 1
C.T.E., Inc.	\$227,657.50	\$12,000
Southwest Traffic Signal Service, Inc.	\$249,030	\$22,500
Select Electric, Inc.	\$262,420	\$22,500
M. Brey Electric, Inc.	\$284,252	\$32,400
Siemens Industry, Inc.	\$300,140	\$19,500

Engineer's Estimate: \$288,775

City of El Cajon's Portion: \$119,555

Prepared By: Nahid Razi, Purchasing Agent
Reviewed By: Dirk Epperson, Director of Public Works
Approved By: Graham Mitchell, City Manager

Attachments

Resolution - Plans & Specs
 Resolution - Award

RESOLUTION NO. -18

RESOLUTION APPROVING
PLANS AND SPECIFICATIONS FOR
STREET LIGHT SYSTEM MAINTENANCE,
EMERGENCY REPAIRS, AND RELATED
CONSTRUCTION SERVICES FOR THE CITIES OF
EL CAJON, LA MESA, LEMON GROVE, AND SANTEE
(Bid No. 028-18)

WHEREAS, the Director of Public Works has submitted plans and specifications for the maintenance, emergency repairs, and related construction services of street light systems to be performed for the City of El Cajon, in cooperation with work on behalf of the Cities of La Mesa, Lemon Grove and Santee (the "Project"); and

WHEREAS, it appears to be in the best interests of the City of El Cajon that the plans and specifications for said Project should be approved.

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

1. That the plans and specifications submitted for the Project by the Director of Public Works are hereby approved and adopted as the official plans and specifications for said Project.
2. Said plans and specifications are directed to be filed in the office of the Director of Public Works of the City of El Cajon.

RESOLUTION NO. -18

RESOLUTION AWARDING BID FOR
STREET LIGHT SYSTEM MAINTENANCE,
EMERGENCY REPAIRS, AND RELATED
CONSTRUCTION SERVICES FOR THE CITIES OF
EL CAJON, LA MESA, LEMON GROVE, AND SANTEE
(Bid No. 028-18)

WHEREAS, the City of El Cajon (the "City") is the lead agency for a multi-city contract that provides street light system maintenance, emergency repair, and related construction services for the cities of El Cajon, La Mesa, Lemon Grove, and Santee, and the cities have participated in cooperative agreements over the past 20 years in order to receive competitive unit bid prices for this work; and

WHEREAS, the operation of street lighting systems is dependent on routine maintenance, which is vital to the safety and movement of people and goods throughout the City; and

WHEREAS, each participating entity is responsible for its own contractual arrangement and payment; and

WHEREAS, the initial contract period is for a one-year term with the option to renew for four (4) additional one-year periods, and funds for the renewal terms will be in accordance with the approved budget for each fiscal year; and

WHEREAS, an Invitation to Bid for the Street Light System Maintenance, Emergency Repairs, and Related Construction Services for the Cities of El Cajon, La Mesa, Lemon Grove, and Santee (the "Project") was advertised on March 22, 2018, and five (5) responses were received and opened at 2:00 p.m. on April 24, 2018; and

WHEREAS, the California Public Contract Code allows the City to specify which award method will be utilized to determine the lowest bid, and in accordance with the bid specifications, the lowest bid shall for this project is determined by the lowest total of the bid prices on the total base bid schedule together with the sum of all additive alternates; and

WHEREAS, this language does not preclude the City from adding or deducting any additive items after the lowest responsible bidder has been determined, and after examination of the bid, Additive Alternate No. 1 – Install City Furnished Luminaire shall be included in the award; and

WHEREAS, the Purchasing Division, in concurrence with the Director of Public Works and his counterparts in the other participating cities, recommends award of the bid to the lowest responsive, responsible bidder, C.T.E., Inc., in the total amount of \$239,657.50 (which included a base bid amount of \$227,657.50 and Additive Alternate No. 1 amount of \$12,000.00); and

WHEREAS, the City of El Cajon's portion of the award is \$119,555.00; and

WHEREAS, Purchasing, in concurrence with the Director of Public Works and participating cities, recommends award of the bid to the lowest responsive, responsible bidder; and

WHEREAS, the City Council believes it to be in the best interests of the City to award the contract to the lowest responsive, responsible bidder.

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

1. The City Council hereby finds the foregoing recitals to be true and correct, and the findings of the City Council.

2. The City Council does hereby reject all other bids and proposals except that herein mentioned, and awards the bid for the Street Light System Maintenance, Emergency Repairs, and Related Construction Services for the City of El Cajon, in cooperation with work on behalf of the Cities of La Mesa, Lemon Grove and Santee, to:

C.T.E., Inc.

in the total not-to-exceed amount of \$239,647.50 (for the base bid amount of \$227,657.50 and Additive Alternate No. 1 amount of \$12,000.00) for the combined work for the cities of El Cajon, La Mesa, Lemon Grove and Santee, with the City of El Cajon's portion of said award to be \$119,555.00 for the initial one-year term.

3. The Mayor and City Clerk are authorized and directed to execute a contract for said project on behalf of the City of El Cajon.

06/12/18 CC Agenda

Bid 028-18 – Street Lt Sys Maint & Emerg Repairs etc w-LM-LG-Santee award (CTE) 060418



City Council
Agenda Report

DATE: June 12, 2018
TO: Honorable Mayor and City Councilmembers
FROM: Nahid Razi, Purchasing Agent
SUBJECT: Award of Bid No. 035-18, Networking Equipment Re-Bid

RECOMMENDATION:

That the City Council adopts the next resolution in order to:

1. Approve the acquisition of capital equipment in the subject bid; and
2. Award the bid to the lowest responsive, responsible bidder, VPLS Solutions, Inc. in the amount of \$119,251.04.

BACKGROUND:

On May 8, 2018, the City Council authorized the rejection and re-bid of network equipment due to ambiguity in the bid specifications. The revised solicitation required bidders to submit proof they are authorized by the manufacturer (Cisco) to sell new equipment, licensing, and services as a Cisco Channel Partner. The City is standardizing the usage of Cisco brand networking equipment throughout City facilities and requires an authorized reseller to provide factory-authorized warranty service and for compatibility with existing equipment.

The advertisement date of the re-bid was May 14, 2018. Five responses were received and opened at 2:00 p.m. on May 24, 2018.

The bid included two optional line items for a 36-month extended warranty. Upon review by City staff, it was determined it would be a better value to award the bid without the optional line items and proceed with the standard 12-month warranty.

The City Council authorized \$90,400 for networking equipment as part of the Fiscal Year 2017-18 budget. Due to the bid amount of the lowest, responsive and responsible bidder, City staff is requesting approval of the acquisition of capital equipment at the revised bid amount.

The Purchasing Division, in concurrence with the City Manager, recommends award of the bid to the lowest responsive, responsible bidder, VPLS Solutions, Inc., in the amount of \$119,251.04. This amount is approximately 22% less than the lowest responsive, responsible bidder from the originally rejected bid. The summary of bids is below and complete proposals are on file in the Purchasing Division.

FISCAL IMPACT:

The fiscal impact of this project is \$119,251.04. Sufficient funds are available in Citywide IT Services (615110).

REPORT:

Bid Summary - Bid No. 035-18

Bidder	Bid Amount with Sales Tax
VPLS Solutions, Inc. (Orange, CA)	\$119,251.04
AAA Solar Electric, Inc. (Buena Park, CA)	\$120,491.34
Netxperts, Inc. (San Ramon, CA)	\$127,472.17
Mvation Worldwide, Inc. (Glen Cove, NY)	\$127,483.61
Newton Softed, Inc. (Irvine, CA)	\$163,285.07

Prepared By: Nahid Razi, Purchasing Agent

Reviewed By: N/A

Approved By: Graham Mitchell, City Manager

Attachments

Resolution

RESOLUTION NO. -18

RESOLUTION AWARDING BID FOR
NETWORKING EQUIPMENT RE-BID
(Bid No. 035-18)

WHEREAS, on May 8, 2018, the City Council rejected all bids and authorized the re-bid for networking equipment for use in City facilities (the "Project") due to ambiguity in the bid specifications; and

WHEREAS, the City of El Cajon (the "City") is standardizing the usage of networking equipment manufactured by Cisco ("Cisco") throughout City facilities and requires an authorized reseller to provide factory-authorized warranty service and for compatibility with existing equipment; and

WHEREAS, the revised solicitation required bidders to submit proof they are authorized by Cisco to sell new equipment, licensing, and services as a Cisco Channel Partner; and

WHEREAS, an Invitation to Bid for the Project was advertised on PlanetBids on May 14, 2018, and five (5) responses were received and opened at 2:00 p.m. on May 24, 2018; and

WHEREAS, the bid included two (2) optional line items for extended warranties; however, upon review by City staff, it was determined it would be a better value to award the bid without the optional line items and proceed with the standard warranties; and

WHEREAS, the City Council authorized \$90,400.00 for networking equipment as part of the Fiscal Year 2017-18 budget, and due to the bid amount of the lowest, responsive and responsible bidder, City staff is requesting approval of the acquisition of capital equipment at the revised bid amount; and

WHEREAS, the Purchasing Division, in concurrence with the City Manager, recommends award the bid to the lowest responsive, responsible bidder; and

WHEREAS, the City Council believes it to be in the best interest of the City to award the bid to the lowest responsive, responsible bidder as recommended by the Purchasing Division.

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 does hereby reject all other bids and proposals except that herein mentioned, and awards the bid for the Project to:

VPLS Solutions, Inc.

in the amount of \$119,251.04, for the acquisition of the networking equipment as described in the bid for the Project.

3. The Mayor and City Clerk are authorized and directed to execute a contract for said Project on behalf of the City of El Cajon.

06/12/18 CC Agenda

Bid 035-18 – Networking Equipment (VPLS Solutions) award 060418



City Council
Agenda Report

DATE: June 12, 2018
TO: Honorable Mayor and City Councilmembers
FROM: Nahid Razi, Purchasing Agent
SUBJECT: Award of Bid No. 004-19, Traffic Signal Upgrades 2018

RECOMMENDATION:

That the City Council adopts the next resolutions in order to:

1. Approve Plans and Specifications for the Traffic Signal Upgrades 2018 (PW3616), Bid No. 004-19; and
2. Award the bid to the lowest responsive, responsible bidder, Siemens Industry, Inc., in the amount of \$89,995.

BACKGROUND:

The Traffic Signal Upgrades 2018 project’s scope of work includes the replacement of a traffic pole shaft, installation of type III service cabinet, installation of video image detection systems, replacement of video detection cameras, installation of 2070 controllers and installation of CCTV cameras. This project is needed to replace and maintain outdated equipment throughout the City. This project was advertised on April 12, 2018. Four responses were received and opened at 2:00 p.m. on May 8, 2018.

The Purchasing Division, in concurrence with the Director of Public Works, recommends award of the bid to the lowest responsive, responsible bidder, Siemens Industry, Inc., in the amount of \$89,995. The summary of bids is attached and complete proposals are on file in the Purchasing Division.

FISCAL IMPACT:

The fiscal impact of this project is \$89,995. This project will be funded with TransNet funds. Sufficient funds are available for this project in Traffic Signal Upgrades 2018 (PW3616).

Bid Summary - Bid No. 004-19

Bidder	Total Bid Amount
Siemens Industry, Inc. (Riverside, CA)	\$89,995
DBX, Inc. (Temecula, CA)	\$104,736
T&M Electric, Inc. dba Perry Electric (Santee, CA)	\$107,250
Lekos Electric, Inc. (El Cajon, CA)	\$120,800
<i>Engineer's Estimate</i>	<i>\$75,000</i>

Prepared By: Nahid Razi, Purchasing Agent

Reviewed By: Dirk Epperson, Director of Public Works

Approved By: Graham Mitchell, City Manager

Attachments

Resolution - Plns & Specs

Resolution - Award

RESOLUTION NO. -18

RESOLUTION APPROVING
PLANS AND SPECIFICATIONS FOR
TRAFFIC SIGNAL UPGRADES 2018
(Bid No. 004-19 / Job No. PW3616)

WHEREAS, the Director of Public Works has submitted plans and specifications for the Traffic Signal Upgrades 2018 project (the "Project") for replacement of a traffic pole shaft and video detection cameras and installation of type III service cabinet, video image detection systems, controllers, and closed circuit television cameras; and

WHEREAS, it appears to be in the best interests of the City of El Cajon that the plans and specifications for said Project should be approved.

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

1. That the plans and specifications submitted for the Project by the Director of Public Works are hereby approved and adopted as the official plans and specifications for said Project.

2. Said plans and specifications are directed to be filed in the office of the Director of Public Works of the City of El Cajon.

RESOLUTION NO. -18

RESOLUTION AWARDING BID FOR
TRAFFIC SIGNAL UPGRADES 2018
(Bid No. 004-19 / Job No. PW3616)

WHEREAS, the Traffic Signal Upgrades 2018 project (the "Project") for replacement of a traffic pole shaft and video detection cameras and installation of type III service cabinet, video image detection systems, controllers, and closed circuit television cameras was advertised on PlanetBids on April 12, 2018; and

WHEREAS, four (4) responses were received and opened at 2:00 p.m. on May 8, 2018; and

WHEREAS, the Purchasing Division, in concurrence with the Director of Public Works, recommends award of the bid to the lowest responsive, responsible bidder; and

WHEREAS, the City Council believes it to be in the best interests of the City to award the contract to the lowest responsive, responsible bidder as recommended by the Purchasing Division.

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

1. The City Council hereby finds the foregoing recitals to be true and correct, and are the findings of the City Council.

2. The City Council does hereby reject all other bids and proposals except that herein mentioned, and awards the bid for the Project to:

Siemens Industry, Inc.

in the amount of \$89,995.00.

3. The Mayor and City Clerk are authorized and directed to execute a contract for said Project on behalf of the City of El Cajon.



**City Council
Agenda Report**

DATE: June 12, 2018
TO: Honorable Mayor and City Councilmembers
FROM: Nahid Razi, Purchasing Agent
SUBJECT: Award of Bid No. 003-19, Publication of Legal Notices

RECOMMENDATION:

That the City Council adopts the next resolution in order awarding the bid for Publication of Legal Notices to the lowest responsive, responsible bidder, East County Gazette, in the estimated amount of \$7,200.

BACKGROUND:

In accordance with Public Contract Code section 20169, the City shall publish a notice inviting bids for the publication of legal notices on an annual basis. The intent of this bid is to furnish City legal notice publications and other public printing for various City departments in accordance with the Public Contract Code and the Government Code. This solicitation was advertised on April 12, 2018. Two responses were received and opened at 2:00 p.m. on May 10, 2018.

Pricing is based upon column-inches of advertising, and the bid is based upon an estimated aggregate of 1,200 inches of advertising. Actual inches of advertising may fluctuate as needs dictate.

The Purchasing Division, in concurrence with the City Clerk, recommends award of the bid to the lowest responsive, responsible bidder, East County Gazette, in the amount of \$7,200. The summary of bids is below and complete proposals are on file in the Purchasing Division.

FISCAL IMPACT:

The fiscal impact of this service is \$7,200. Sufficient funds are included in the proposed Fiscal Year 2018-19 budget requests of the respective departments that advertise, contingent upon City Council approval.

Bid Summary - Bid No. 003-19

Bidder	Total Bid Amount
East County Gazette (El Cajon, CA)	\$7,200
California Newspaper Services Bureau (Los Angeles, CA)	\$9,900

Prepared By: Nahid Razi, Purchasing Agent
Reviewed By: Angela Aguirre, City Clerk
Approved By: Graham Mitchell, City Manager

Attachments

Resolution

RESOLUTION NO. -18

RESOLUTION AWARDING BID FOR
PUBLICATION OF LEGAL NOTICES
(Bid No. 003-19)

WHEREAS, California Public Contract Code section 20169 provides that annually, before the beginning of each fiscal year, in cities where there is more than one newspaper of general circulation printed and published, the legislative body must publish a notice inviting bids and contract for the publication of legal notices required to be published in such a newspaper; and

WHEREAS, there is more than one newspaper of general circulation printed and published in the City of El Cajon; and

WHEREAS, in compliance with Public Contract Code section 20169, the City Council did cause a notice inviting bids and contract for the publication of legal notices required to be published in newspapers of general circulation printed and published in the City of El Cajon for two (2) consecutive weeks; and

WHEREAS, the Invitation to Bid for Publication of Legal Notices was posted on the City's website on April 12, 2018, and two (2) responses were received and publicly opened at 2:00 p.m. on May 10, 2018; and

WHEREAS, pricing is based upon column-inches of advertising, and the bid is based upon an estimated aggregate of 1,200 inches of advertising, but more or fewer inches of advertising may be used as needs dictate; and

WHEREAS, the bids submitted for the annual contract for publication of legal notices as required by various City departments met the necessary requirements; and

WHEREAS, Purchasing, in concurrence with the City Clerk, recommends award of the bid to the lowest responsive, responsible bidder; and

WHEREAS, the City Council believes it to be in the best interests of the City to award the contract to the lowest responsive, responsible bidder.

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

1. The City Council does hereby reject any other bids and proposals except that herein mentioned, and awards the bid for the Publication of Legal Notices to:

East County Gazette

in the estimated amount of \$7,200.00.

2. The Mayor and City Clerk are authorized and directed to execute a contract for said project on behalf of the City of El Cajon.

06/12/18 CC Agenda

Bid 003-19 - Publication of Legal Notices award (East County Gazette) 060418



City Council
Agenda Report

DATE: June 12, 2018
TO: Honorable Mayor and City Councilmembers
FROM: Nahid Razi, Purchasing Agent
SUBJECT: Award of Bid No. 002-19, Vehicle Outfitting Services

RECOMMENDATION:

That the City Council adopts the next resolution in order awarding the bid to the sole responsive, responsible bidder, AEP-California, LLC, in the amount of \$148,500 for the initial one-year term, with four optional one-year terms.

BACKGROUND:

The intent of this bid is to provide an annual contract for the purchase of equipment and installation services for light bars, sirens, push bumpers, and other accessories to outfit City fleet vehicles as needed. The procurement of vehicle outfitting services was advertised on April 30, 2018. One response was received and opened at 2:00 p.m. on May 21, 2018.

The bid was evaluated based on unit pricing for equipment and hourly labor rates on six sample vehicles. The actual quantities and items will vary throughout the term of the contract as needs dictate. The bid includes an option to renew the contract for four optional one-year terms. Funds for the renewal terms will be in accordance with the approved budget for each fiscal year.

The Purchasing Division, in concurrence with the Director of Public Works, recommends award of the bid to the sole responsive, responsible bidder, AEP-California, LLC, in the amount of \$148,500. The complete proposal is on file in the Purchasing Division.

FISCAL IMPACT:

The initial fiscal impact of this purchase is \$148,500 and subsequent 4-year costs are estimated to total \$800,000. Sufficient funds are included in the proposed Fiscal Year 2018-19 Vehicle Equipment and Replacement Fund (605000) budget, contingent upon City Council approval.

Prepared By: Nahid Razi, Purchasing Agent
Reviewed By: Dirk Epperson, Director of Public Works
Approved By: Graham Mitchell, City Manager

Attachments

Resolution

RESOLUTION NO. -18

RESOLUTION AWARDING BID FOR
VEHICLE OUTFITTING SERVICES
(Bid No. 002-19)

WHEREAS, a bid for Vehicle Outfitting to purchase and install light bars, sirens, push bumpers, and other accessories to outfit City of El Cajon Fleet vehicles as needed Services (the "Project"), was advertised on PlanetBids on April 30, 2018; and

WHEREAS, the initial term of the contract is for one (1) year, and includes an option to renew the contract for four (4) additional one-year terms, and funds for the renewal terms will be in accordance with the approved budget for each fiscal year; and

WHEREAS, one (1) response was received and opened at 2:00 p.m. on May 21, 2018; and

WHEREAS, the bid was evaluated based on unit pricing for equipment and hourly labor rates on six (6) sample vehicles; the actual quantities and items will vary throughout the term of the contract as needs dictate; and

WHEREAS, the Purchasing Division, in concurrence with the Director of Public Works, recommends award of the bid to the sole responsive, responsible bidder; and

WHEREAS, the City Council believes it to be in the best interests of the City to award the bid to the sole responsive, responsible bidder as recommended by the Purchasing Division.

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

1. The City Council does hereby reject all other bids and proposals except that herein mentioned, and awards the bid for the Project to:

AEP-California, LLC

in the amount of \$148,500.00 for the initial one-year term, with the option to extend for four (4) additional one-year terms.

2. The Mayor and City Clerk are authorized and directed to execute a contract for said Project on behalf of the City of El Cajon.



City Council
Agenda Report

Agenda Item 11.

DATE: June 12, 2018
TO: Honorable Mayor and City Councilmembers
FROM: Dirk Epperson, Director of Public Works
SUBJECT: Accept ADA Pedestrian Curb Ramps and Sidewalks 2017 Re-Bid, PW3575, Bid No. 018-18

RECOMMENDATION:

That the City Council:

1. Accepts the ADA Pedestrian Curb Ramps and Sidewalk 2017 Re-Bid, PW3575, Bid No. 018-18; and
2. Authorizes the City Clerk to record a Notice of Completion and release the bonds in accordance with the contract terms.

BACKGROUND:

On December 12, 2017, the City Council awarded the contract for the ADA Pedestrian Curb Ramps and Sidewalks 2017 Re-Bid to Crest Equipment, Inc. The scope of this project included the installation of new pedestrian curb ramps, as well as sidewalk, curb and gutter in unimproved areas to provide a safe path of travel for pedestrians. The project locations were selected based on needs identified in the Community Development Block Grant (CDBG) eligible census tracts. The proposed improvements follow Americans with Disabilities Act (ADA) requirements and benefit the overall community.

This project was completed on April 27, 2018. Quantities and payments have been finalized and there are no pending claims.

FISCAL IMPACT:

This project was budgeted with CDBG (C0916) and TransNet (EL11) funding. The total construction contract expenditure on this project was \$238,558.71.

Prepared By: Yazmin Arellano, Deputy Director of Public Works/City Engineer

Reviewed By: Dirk Epperson, Director of Public Works

Approved By: Graham Mitchell, City Manager



City Council
Agenda Report

DATE: June 12, 2018
TO: Honorable Mayor and City Councilmembers
FROM: Clay Schoen, Finance Director
SUBJECT: Annual Report from Downtown El Cajon Business Partners, Inc. for the El Cajon Property and Business Improvement District (PBID)

RECOMMENDATION:

That the City Council accept and approve the Annual Report prepared by the Downtown El Cajon Business Partners, Inc. (DECBP)

BACKGROUND:

On December 13, 2011, the City Council authorized the City Manager to execute a management agreement with the DECBP effective January 1, 2012, for the operation and administration of the PBID established by the City Council on June 14, 2011. Approval of the Annual Report each year shall automatically renew the management agreement between the City and the DECBP.

FISCAL IMPACT:

The total annual operating budget for the PBID is \$548,793, which is funded by property assessments of its members. As a stakeholder in the PBID, the City of El Cajon will be assessed \$76,000 and the El Cajon Housing Authority \$3,500 for Fiscal Year 2018-19.

Prepared By: Clay Schoen, Director of Finance

Reviewed By: N/A

Approved By: Graham Mitchell, City Manager

Attachments

PBID Annual Report 2017-2018

Downtown El Cajon Business Partners Inc. dba;



Prepared by:

John Berg Operations Manager
164 E Main, El Cajon, California 92020
April 20, 2018

Introduction

Fiscal 2018/19 PBID Improvements and Activities Plan

El Cajon PBID Management District Plan

As determined by the Downtown El Cajon Business Partners Management Plan for the existing district, the top priorities for improvements and activities within the El Cajon PBID are Environmental and Economic Enhancements. Based upon this finding, the following improvements and activities were performed and provided in the current fiscal year.

All of the services and activities detailed below are provided only within the boundaries of the PBID and provide special benefit to the properties in the boundary area (see attachment A: PBID Boundary Map). All benefits derived from the assessments outlined in this Management District Plan go only for services directly benefiting the properties in the PBID to increase commerce and fulfill the goals and objectives of the PBID.

ENVIRONMENTAL ENHANCEMENTS

Clean and Safe: These services continue to be the top priority of the stakeholders. The Downtown El Cajon Business Partners has initiated an excellent program that provides a clean environment but also eliminates graffiti and manages the homeless and transient populations.

The 2018/19 Plan for Clean and Safe;

Deployment and Visibility of Staff

We have developed and deployed a four person team that cleans Monday through Friday throughout the district. The clean team has an ambassador that is also responsible for identifying homeless, graffiti and safety issues in that district and either responds directly or reports to the graffiti contractor or the police department for resolution of the issue.

District split into premium and standard zones will remain the same

The downtown core (the Premium Zone), those parcels fronting Main and Magnolia are receiving more intense and frequent service delivery where the demand is greater. The remaining parcels in the district (the Standard Zone) do not require the same level of service intensity and frequency as the downtown core. We have developed a "report card" to insure our delivery of service creates a *sparkling clean environment throughout the entire district.*

Deploy Security Ambassadors

The management plan recommended that Ambassadors should also act as security escorts for visitors and stakeholders. Due to the extent of the of the homeless issue that we encountered we found that interacting in a significant way with the El Cajon Police Department was the best way to provide the highest level of security to our district. This

program has resulted in a safer and more secure Downtown area and garnered a high level of cooperation and proactivity to the benefit of the district. We have also incorporated private security patrol seven nights a week from 10pm until 6am.

Promotion of Services – Equipment, shirts, vests and collateral material promote the Clean and Safe program currently. Our Clean and Safe team makes constant contact with our stakeholders. We will continue to send regular email communications to stakeholders promoting accomplishments and activities, once we have created a comprehensive email data base.

We have created an excellent and highly visible team that includes both an ambassador and technicians that through their uniforms and gear promote the district program.

Beautification: Through the Clean & Safe Program, Downtown El Cajon Business Partner has improved the aesthetics of the downtown area by reducing graffiti, cleaning streets, and working effectively with law enforcement to reduce the public nuisance. We have also installed stringer lights to improve the night time aesthetics of the Downtown area. During the holidays we install wreaths that hang from the light poles.

ECONOMIC ENHANCEMENTS

A comprehensive economic development program is included as a key component of the downtown PBID, to proactively work on filling office and retail vacancies with targeted businesses, combat the challenges associated with a prolonged economic downturn, compete with other commercial districts, and bring more visitors and shoppers to Downtown El Cajon.

Business Retention and Recruitment: The PBID will provide funds dedicated to business development, including business retention and recruitment programs which will provide a primary one-stop point of contact for all business prospects looking to locate and/or grow in downtown El Cajon. Comprehensive marketing information on downtown will be researched, packaged and maintained. Specialized research will identify specific target business groups and niches that are most likely to locate within downtown.

Image and Marketing: PBID funds will be used to build a strong marketing program as part of an overall effort to economically enhance Downtown El Cajon. Image and marketing efforts will aim to support business retention and recruitment efforts as well as encourage both locals and visitors to explore downtown.

Traditional and non-traditional marketing activities and products will be explored including an interactive website and electronic communications tools, stronger public and media relations efforts to communicate ongoing positive changes in the downtown marketplace, social media, and printed products including periodic market reports and updates, maps and brochures that provide users with information about the amenities downtown has to offer. In addition, programming and events to activate downtown will be developed as part of an overall image and marketing campaign.

Special Events: The Special Events budget is reserved for opportunities to continue providing existing events downtown, (e.g. the Cajon Classic Cruise or Dinner & a Concert, Holiday Lights on Main), or to contribute to additional events like HauntFest on Main, America on Main, Mother Goose Parade. These special events improve commerce by

drawing people downtown and introducing them to opportunities to dine, shop, or engage in commerce.

Leadership and Policy: The PBID will provide advocacy for Downtown business interests and will help the business community to speak with one clear voice. The PBID Management Plan offers flexibility to develop programs and policies to improve the overall quality of life and economic and cultural vitality of Downtown El Cajon.

MANAGEMENT

Management services include compensation for an events director and operations manager. We have hired promoter contractors for both the Cajon Classic Cruise and Concerts on the Promenade. We also use a contractor to administer the Clean and Safe program. Our managers spend a significant portion of their time producing events and also double as staff members not only managing the work but also creating, developing and monitoring the programs they manage. This minimizes administrative hours and ensures the lowest admin expense possible. The management team is responsible for providing the day-to-day operations of the PBID. PBID funds may be used to leverage additional monies from sponsorships, contracts, grants and earned income. Additional administrative costs will include; accounting and annual financial audit, insurance, program support costs including supplies, equipment and rent, County PBID assessment collection fee, estimated at 1% of assessments, and other administration costs associated with the overhead and administrative support of programs.

A 5% reserve fund is also budgeted to provide a contingency for unforeseen program needs and to provide a cushion for assessment delinquencies.

2017/ 18 Estimated Expenses

Services	Expense
Environmental Enhancements	\$ 160,000
Economic Enhancements	\$ 300,000
Management	\$ 186,165
TOTAL Expenses	\$ 646,165

2018/ 19 Budget

For fiscal 2018/ 19 we will increase the PBID assessment by 3% as allowed in the Downtown Management Plan. The services and allocations are outlined below.

Services	Budget
Environmental Enhancements	\$250,000
Economic Enhancements	\$148,793
Management	\$150,000
TOTAL BUDGET	\$548,793

Assessments: 2018/ 19 Annual assessments including a 3% increase are calculated based upon each property's special benefit received from the identified services and activities and their relative cost. The assessments are based on lot square footage plus building square footage and whether they are in the Premium or Standard Zone. Properties with residential or non-profit ownership and uses will pay an adjusted rate. These parcels benefit fully from the Environmental Enhancements but not from the Economic Enhancements. The assessment rates per foot for 2018/ 19 are as follows:

Annual Assessments:	Assmt per SQ Foot
<u>Premium Zone:</u>	
Commercial/Govt	\$0.084
Residential/Non-Profits	\$0.054
<u>Standard Zone:</u>	
Commercial/Govt	\$0.067
Residential/Non-Profits	\$0.043

Collection: Assessments appear as a separate line item on the annual County of San Diego Property Tax bills and either paid in one lump sum or in two equal installments. As part of the collection process, the County retains 1% of the assessment funds and the remaining 99% will be distributed to the PBID to provide services.

City Services: The City Council, by accepting this report, confirms its intention to ensure existing level of services in the district equivalent to the level that is being provided elsewhere in the City.

DOWNTOWN EL CAJON PBID
DATABASE FOR FY2018-19
Three Percent Increase Over Last Year

APN	Site Address	Assmt Code	Benefit Zone	Assessment
488 111 33 00		Govt	1	\$645.86
487 321 12 00		Govt	2	\$528.48
487 121 76 00	*no Site Address*	Utility	2	\$4680.93
488 233 47 00	*no Site Address*	Utility	2	\$4166.54
487 321 31 00	*no Site Address*	Comm	2	\$707.70
488 072 45 00	100 Civic Center Way	Govt	2	\$24899.84
488 152 45 00	100 W Douglas Ave	Res	2	\$126.24
487 121 50 00	1002 W Main St	Comm	2	\$1988.94
488 191 01 00	101 E Main St	NP	1	\$1036.09
487 301 25 00	101 Richfield Ave	Comm	2	\$883.54
488 152 38 00	102 W Douglas Ave	Res	2	\$126.60
488 083 26 00	102-110 E Main St	Comm	1	\$1031.22
487 281 32 00	1033 W Main St	Comm	2	\$620.75
487 281 33 00	1033 W Main St	Comm	2	\$283.75
487 301 30 00	104 Richardson Ave	Comm	2	\$758.04
488 152 44 00	104 W Douglas Ave	Res	2	\$121.69
488 152 37 00	106 W Douglas Ave	Res	2	\$121.69
488 152 43 00	108 W Douglas Ave	Res	2	\$121.69
488 200 45 00	109 E Lexington Ave	Comm	2	\$923.04
487 121 41 00	1090 W Main St	Comm	2	\$1543.46
488 083 02 00	109-111 Rea Ave	Comm	1	\$741.23
487 281 28 00	1099 W Main St	Comm	2	\$1047.40
487 192 56 00	110 N Magnolia Ave	Comm	1	\$2609.31
488 152 36 00	110 W Douglas Ave	Res	2	\$121.69
483 330 32 00	112 E Madison Ave	Comm	2	\$652.36
488 152 42 00	112 W Douglas Ave	Res	2	\$121.69
487 262 09 00	1133 W Main St	Govt	2	\$1246.09
488 152 35 00	114 W Douglas Ave	Res	2	\$121.69
488 083 03 00	115 Rea Ave	Govt	2	\$536.24
488 191 02 00	115-117 E Main St	Comm	1	\$1112.69
488 152 41 00	116 W Douglas Ave	Res	2	\$121.69
488 083 09 00	116-118 E Main St	Comm	1	\$884.63
488 152 34 00	118 W Douglas Ave	Res	2	\$121.69
488 083 01 00	119-123 N Magnolia Ave	Comm	1	\$922.54
488 172 20 00	119-137 W Lexington Ave	Comm	2	\$1271.23

488 083 08 00	120 E Main St	Comm	1	\$358.06
488 152 40 00	120 W Douglas Ave	Res	2	\$121.69
488 072 44 00	120-128 Rea Ave	Comm	2	\$173.63
488 162 13 00	120-180 W Lexington Ave	Comm	2	\$673.13
488 152 33 00	122 W Douglas Ave	Res	2	\$121.69
488 191 03 00	123 E Main St	Comm	1	\$507.86
488 083 11 00	124 E Main St	Comm	1	\$358.06
488 152 39 00	124 W Douglas Ave	Res	2	\$126.60
487 192 55 00	124 W Main St #240	Comm	1	\$3469.41
488 152 32 00	126 W Douglas Ave	Res	2	\$126.60
483 330 33 00	126-128 E Madison Ave	Comm	2	\$530.10
488 200 02 00	127 E Lexington Ave	Comm	2	\$765.66
487 331 04 00	127 Van Houten Ave	Comm	2	\$251.06
488 152 31 00	128 W Douglas Ave	Res	2	\$126.60
488 083 12 00	130 E Main St	Comm	1	\$716.13
488 112 25 00	130 Roanoke Rd	Res	2	\$390.82
488 152 24 00	130 W Douglas Ave	Res	2	\$124.84
488 232 28 00	131 Avocado Ave	NP	2	\$532.88
488 191 04 00	131 E Main St	Comm	1	\$4786.57
488 191 09 00	131 N Magnolia Ave	NP	1	\$439.88
488 083 05 00	131 Rea Ave	Comm	2	\$572.90
488 152 30 00	132 W Douglas Ave	Res	2	\$121.69
488 151 21 00	132-144 S Orange Ave	Comm	2	\$1106.30
488 152 47 00	133 W Main St	Comm	1	\$3432.42
488 152 23 00	134 W Douglas Ave	Res	2	\$121.69
488 152 29 00	136 W Douglas Ave	Res	2	\$121.69
488 152 22 00	138 W Douglas Ave	Res	2	\$121.74
488 083 13 00	140 E Main St	Comm	1	\$716.13
488 152 28 00	140 W Douglas Ave	Res	2	\$121.69
487 172 70 00	140 W Park Ave #152	Comm	2	\$1786.71
488 152 21 00	142 W Douglas Ave	Res	2	\$121.74
488 191 05 00	143 E Main St	Comm	1	\$1196.94
488 152 27 00	144 W Douglas Ave	Res	2	\$121.69
488 083 36 00	144-148 E Main St	Comm	1	\$648.72
488 200 01 00	145 E Lexington Ave	Comm	2	\$744.09
488 191 15 00	145 S Magnolia Ave	NP	1	\$97.80
488 191 06 00	145-155 E Main St	Comm	1	\$879.32
488 111 14 00	146 Ballantyne St	Comm	1	\$562.29
488 152 20 00	146 W Douglas Ave	Res	2	\$121.74
488 191 16 00	147 S Magnolia Ave	NP	1	\$665.37
488 072 43 00	148 Rea Ave	Comm	2	\$5578.29
488 151 14 00	148 S Orange Ave	Comm	2	\$842.50
488 152 26 00	148 W Douglas Ave	Res	2	\$121.69

488 083 27 00	149 Rea Ave	Govt	2	\$1467.97
488 152 19 00	150 W Douglas Ave	Res	2	\$121.74
482 301 05 00	150 W Madison Ave	Comm	2	\$2196.09
488 231 17 00	151 Claydelle Ave	Comm	2	\$2224.20
488 231 18 00	151 Claydelle Ave	Comm	2	\$1213.20
488 231 19 00	151 Claydelle Ave	Comm	2	\$1213.20
488 151 12 00	151 S Sunshine Ave	Comm	2	\$1382.78
487 331 05 00	151 Van Houten Ave	Comm	2	\$3402.08
488 152 25 00	152 W Douglas Ave	Res	2	\$126.56
488 152 18 00	154 W Douglas Ave	Res	2	\$126.63
488 152 48 00	155 Main St	Comm	1	\$360.51
488 083 15 00	156 E Main St	Govt	1	\$183.49
488 083 16 00	156 E Main St	Govt	1	\$183.49
488 083 17 00	158 E Main St	Comm	1	\$682.43
488 191 07 00	161 E Main St	Comm	1	\$1378.08
487 172 27 00	164-168 W Park Ave	Comm	2	\$1244.40
488 191 08 00	165-169 E Main St	Comm	1	\$1473.36
487 262 04 00	166 S Marshall Ave	Govt	2	\$3435.04
488 010 23 00	166 Wells Ave	Comm	2	\$603.50
488 083 18 00	168 E Main St	Comm	1	\$379.12
488 010 13 00	172 Wells Ave	Res	2	\$487.47
488 083 19 00	172-174 E Main St	Comm	1	\$633.56
488 172 01 00	175 W Lexington Ave	Comm	2	\$966.24
488 152 49 00	175 W Main St	Comm	1	\$812.08
488 083 20 00	176-178 E Main St	Comm	1	\$591.44
488 083 24 00	181 Rea Ave	Comm	2	\$1144.79
488 083 21 00	182 E Main St	Comm	1	\$1348.00
482 302 06 00	185 W Madison Ave	Comm	2	\$1351.43
488 083 22 00	188 E Main St	Comm	1	\$454.95
488 191 14 00	190 E Douglas Ave	NP	2	\$1877.54
487 192 48 00	190 N Magnolia Ave	Comm	1	\$2637.61
488 083 23 00	194 E Main St	Comm	1	\$655.04
487 192 54 00	194 W Main St	Comm	1	\$2458.84
487 192 47 00	198 W Main St	Comm	1	\$27274.49
488 162 17 00	200 Magnolia Ave	Govt	1	\$3389.71
487 331 19 00	200-210 Van Houten Ave	Comm	2	\$1638.57
488 192 08 00	201 E Douglas Ave	Govt	1	\$5211.29
488 211 21 00	201 E Main St	Govt	2	\$1027.58
488 231 10 00	205 Claydelle Ave	Comm	2	\$1060.97
488 151 05 00	205 W Main St	Comm	1	\$602.39
488 161 17 00	208 W Lexington Ave	NP	2	\$587.36
488 231 12 00	211 Claydelle Ave	NP	2	\$587.04
488 171 16 00	215 W Lexington Ave	Comm	2	\$915.29

488 231 24 00	220 Avocado Ave	Res	2	\$613.64
487 192 50 00	220 W Main St	Comm	1	\$2995.00
488 211 07 00	221-225 E Main St	Comm	1	\$1120.77
482 301 09 00	222 W Madison Ave	Comm	2	\$1605.19
488 151 16 00	224 W Douglas Ave	Comm	2	\$532.46
487 171 50 00	225 W Madison Ave	Comm	2	\$5689.09
488 231 25 00	226 Avocado Ave	Comm	2	\$871.48
488 161 02 00	227-231 W Douglas Ave	Comm	2	\$378.11
488 211 06 00	229 E Main St	Comm	1	\$535.07
488 211 22 00	230 Douglas St	Govt	2	\$1732.18
488 231 23 00	230-292 Avocado Ave	Comm	2	\$6045.50
488 151 20 00	231 W Main St	Comm	1	\$2121.16
488 151 18 00	231 W Main St	Comm	1	\$721.09
487 173 37 00	234 N Magnolia Ave	Comm	1	\$2070.61
488 222 01 00	235 E Lexington Ave	Comm	2	\$951.61
488 211 05 00	237 E Main St	Comm	1	\$1965.47
488 151 02 00	237 W Main St	Comm	1	\$593.96
488 162 18 00	240 S Magnolia Ave	Comm	1	\$1637.31
488 211 04 00	245 E Main St	Comm	1	\$1276.14
488 211 15 00	250 E Douglas Ave	Comm	2	\$760.34
488 211 03 00	251 E Main St	Comm	1	\$319.23
488 161 01 00	255 W Douglas Ave	Comm	2	\$567.04
488 151 15 00	260 W Douglas Ave	Comm	2	\$623.45
488 211 01 00	261 E Main St	Comm	1	\$2005.66
488 211 02 00	261 E Main St	Comm	1	\$592.95
488 162 16 00	266 S Magnolia Ave	Comm	1	\$1661.75
488 221 31 00	269 E Lexington Ave	Comm	2	\$917.78
488 211 20 00	270 E Douglas Ave	Comm	2	\$1620.16
488 212 17 07	275 E Douglas Ave #101	Comm	2	\$161.69
488 212 17 08	275 E Douglas Ave #102	Comm	2	\$145.52
488 212 17 09	275 E Douglas Ave #103	Comm	2	\$247.35
488 212 17 14	275 E Douglas Ave #104	Comm	2	\$118.15
488 212 17 13	275 E Douglas Ave #105	Comm	2	\$159.60
488 212 17 10	275 E Douglas Ave #106	Comm	2	\$136.89
488 212 17 11	275 E Douglas Ave #107	Comm	2	\$145.52
488 212 17 12	275 E Douglas Ave #108	Comm	2	\$214.73
488 212 17 01	275 E Douglas Ave #109	Comm	2	\$134.80
488 212 17 02	275 E Douglas Ave #110	Comm	2	\$145.52
488 212 17 03	275 E Douglas Ave #111	Comm	2	\$136.89
488 212 17 16	275 E Douglas Ave #112	Comm	2	\$159.60
488 212 17 15	275 E Douglas Ave #113	Comm	2	\$118.15
488 212 17 04	275 E Douglas Ave #114	Comm	2	\$247.35
488 212 17 05	275 E Douglas Ave #115	Comm	2	\$145.52

488 212 17 06	275 E Douglas Ave #116	Comm	2	\$156.23
482 283 05 00	275 W Madison Ave	Comm	2	\$1609.04
488 221 32 00	277 E Lexington Ave	Comm	2	\$579.64
488 211 18 00	290 E Douglas Ave	Comm	2	\$703.52
488 162 15 00	290 S Magnolia Ave	Comm	1	\$1525.50
488 221 33 00	291 E Lexington Ave	Comm	2	\$852.48
488 151 17 00	291 W Main St	Comm	1	\$698.86
487 341 04 00	300-350 W Douglas Ave	Comm	2	\$1321.58
488 040 08 00	301 N Magnolia Ave	Comm	1	\$4880.26
487 341 05 00	301-345 W Main St	Comm	1	\$4676.38
488 231 22 00	303-305 E Main St	Comm	1	\$1239.23
488 111 06 00	306-312 Ballantyne St	Comm	2	\$599.73
488 221 30 00	309 Prescott Ave	NP	2	\$1362.90
488 222 21 00	311 Highland Ave	NP	2	\$2643.64
487 192 52 00	312 W Main St	Comm	1	\$3414.23
488 172 18 00	314 S Magnolia Ave	Comm	2	\$364.29
488 040 11 00	315-327 N Magnolia Ave	Comm	2	\$8429.04
488 231 03 00	321 E Main St	Comm	1	\$669.28
487 331 09 00	321-325 Van Houten Ave	Comm	2	\$1733.33
488 231 04 00	323 E Main St	Comm	1	\$265.72
487 172 67 00	326 N Magnolia Ave	Govt	1	\$1489.96
488 231 05 00	327-333 E Main St	Comm	1	\$863.56
487 172 75 00	330-360 N Magnolia Ave	Comm	1	\$3276.82
487 351 13 00	333 W Lexington Ave	Comm	2	\$624.26
482 283 06 00	337 W Madison Ave	Comm	2	\$1235.71
487 351 18 00	338 W Lexington Ave #214b	Comm	2	\$1851.27
488 241 41 00	343 E Lexington Ave	Comm	2	\$1938.55
488 231 26 00	343 E Main St	Comm	1	\$1301.41
488 040 14 00	345 Wells Ave	NP	1	\$4022.78
487 331 01 00	351 W Main St	Comm	1	\$880.16
488 040 02 00	353 E Park Ave	Comm	2	\$1455.71
482 283 09 00	359 W Madison Ave	Comm	2	\$1363.24
487 331 08 00	360 W Lexington Ave	Comm	2	\$569.73
488 040 13 00	367-389 N Magnolia	NP	2	\$7097.30
487 172 22 00	374 N Magnolia Ave	Comm	1	\$2806.79
482 283 08 00	375 W Madison Ave	Comm	2	\$1036.67
488 111 24 00	388 E Main St	Comm	1	\$1110.83
487 192 53 00	390 W Main St	Comm	1	\$6251.17
487 331 02 00	393 W Main St	Comm	1	\$836.18
487 172 49 00	396 N Magnolia Ave	Comm	1	\$2693.73
487 273 06 00	398 S Marshall Ave	Govt	2	\$4873.62
488 040 07 00	399 N Magnolia Ave	Comm	1	\$3038.30
487 331 35 00	401 W Main St	Comm	1	\$3526.62

488 010 24 00	405 N Magnolia Ave	Comm	1	\$1578.85
482 282 03 00	407 W Madison Ave	Comm	2	\$308.35
488 112 67 00	410 E Main St	Comm	1	\$1285.23
487 171 38 00	414 N Magnolia Ave	NP	1	\$2621.26
488 232 31 00	421 E Main St	Comm	1	\$1204.77
488 112 19 00	422 E Main St	Comm	1	\$719.02
488 232 03 00	423-437 E Main St	Comm	1	\$1457.52
487 331 22 00	425 W Main St	Comm	1	\$3004.36
487 331 23 00	435 W Main St	Comm	1	\$854.37
487 331 30 00	437-447 W Douglas Ave	Comm	2	\$684.65
487 160 07 00	444 W Main St	Comm	1	\$3130.30
488 232 04 00	445 E Main St	Comm	1	\$737.86
487 331 29 00	449-469 W Douglas Ave	Comm	2	\$1301.22
487 331 25 00	450-482 W Douglas Ave	Comm	2	\$1585.05
488 010 25 00	451-455 N Magnolia Ave	Comm	1	\$3472.27
487 171 37 00	456 N Magnolia Ave	Comm	1	\$4077.28
487 171 47 00	460 N Magnolia Ave	Comm	1	\$2199.77
488 010 38 00	461 N Magnolia Ave	Comm	1	\$2283.35
488 010 27 00	463-467 N Magnolia Ave	Comm	1	\$2004.31
487 160 04 00	464 W Main St	Comm	1	\$4636.86
488 010 40 00	471 N Magnolia Ave	Comm	1	\$4098.60
488 010 36 00	475 N Magnolia Ave	Comm	1	\$2332.80
487 160 05 00	476 W Main St	Comm	1	\$1190.11
482 302 02 00	480 N Magnolia Ave	Comm	1	\$2207.68
488 112 20 00	484-490 E Main St	Comm	1	\$815.57
487 331 24 00	489 W Main St	Comm	1	\$1630.49
482 302 01 00	490 N Magnolia Ave	Comm	1	\$2508.71
488 112 21 00	502 E Main St	Comm	1	\$1825.59
483 330 31 00	515 N Magnolia Ave	Comm	1	\$1693.26
488 112 22 00	518-536 E Main St	Comm	1	\$3100.99
488 112 43 00	522 E Main St	Res	2	\$1299.74
488 233 01 00	525 E Main St	Comm	1	\$4471.82
483 330 34 00	531-565 N Magnolia Ave	Comm	1	\$2204.15
487 321 29 00	533 W Main St	Comm	2	\$761.62
488 233 02 00	533-545 E Main St	Comm	1	\$1541.78
487 321 30 00	537 W Main St	Comm	2	\$606.60
482 301 10 00	550 Montrose Ct	Comm	2	\$12013.70
488 112 23 00	550-554 E Main St	Comm	1	\$1519.13
487 321 11 00	553-557 W Main St	Comm	2	\$626.82
482 301 11 00	555 Montrose Ct	Comm	2	\$4996.77
488 233 03 00	555 W Main St	Comm	1	\$518.14
487 122 40 00	556 W Main St	Comm	2	\$10062.34
488 112 24 00	562-566 E Main St	Comm	1	\$975.99

488 233 04 00	575 E Main St	Comm	1	\$730.62
487 321 33 00	601-607 W Main St	Comm	2	\$2829.25
487 321 34 00	613 W Main St	Comm	2	\$3180.27
488 113 10 00	620 E Main St	Comm	1	\$1899.92
487 321 27 00	623 W Main St	Comm	2	\$3145.83
488 233 05 00	665-669 E Main St	Comm	1	\$686.64
488 233 06 00	677 E Main St	Comm	1	\$627.50
488 233 08 00	689 E Main St	Comm	1	\$605.75
487 122 49 00	698 W Main St	NP	2	\$4460.87
487 122 48 00	698 W Main St	NP	2	\$4323.15
487 302 29 00	701 W Main St	Comm	2	\$1592.05
487 302 31 00	737-747 W Main St	Comm	2	\$2628.47
487 301 27 00	813 W Main St	Comm	2	\$444.03
487 301 26 00	821 W Main St	Comm	2	\$612.66
487 282 33 00	905 W Main St	Comm	2	\$803.68
487 282 32 00	907 W Main St	Comm	2	\$314.09
487 282 29 00	925 W Main St	Comm	2	\$428.67
487 282 27 00	935 W Main St	Comm	2	\$404.26
487 282 31 00	939 W Main St	Comm	2	\$283.75
488 232 29 00	Avocado Ave	Res	2	\$212.91
488 111 34 00	Ballantyne St	Comm	1	\$2055.19
488 191 11 00	Douglas Ave	Comm	2	\$1072.33
488 191 12 00	Douglas Ave	Comm	2	\$536.17
488 191 13 00	Douglas Ave	Comm	2	\$536.17
488 212 20 00	Douglas Ave	Govt	2	\$469.77
487 331 26 00	Douglas St	Comm	2	\$1132.32
488 192 09 00	E Douglas St	Govt	1	\$14151.72
488 212 22 00	E Douglas St	Govt	2	\$2671.74
488 111 30 00	E Main St	Govt	1	\$19088.00
488 111 28 00	E Main St	Govt	1	\$8210.08
488 212 19 00	Lexington Ave	Govt	2	\$528.48
488 111 32 00	Magnolia Ave N	Govt	1	\$23123.16
488 111 31 00	Magnolia Ave N	Govt	1	\$10361.93
488 072 38 00	Magnolia Ave N	Govt	1	\$4051.58
482 301 03 00	Magnolia Ave N	Comm	1	\$2458.84
482 301 06 00	Magnolia Ave N	Comm	1	\$2201.95
483 330 22 00	Magnolia Ave N	Comm	1	\$2112.40
487 121 24 00	Main St	Utility	2	\$9388.41
487 121 92 00	Main St	Utility	2	\$4726.90
487 121 25 00	Main St	Utility	2	\$2378.14
487 341 01 00	Main St	Comm	1	\$626.49
488 233 53 00	Main St	Comm	2	\$381.62
488 233 07 00	Main St E	Comm	1	\$518.14

487 331 03 00	Main St W	Comm	1	\$823.45
487 282 28 00	Main St W	Res	2	\$184.43
488 083 04 00	Rea Ave	Comm	2	\$337.00
487 192 51 00	Sunshine Ave N	Comm	1	\$1513.13
487 342 06 00	Sunshine St S	Comm	2	\$2730.44
488 233 51 00	Taft Ave	Comm	2	\$2994.64
488 152 50 00	W Main St	Comm	1	\$1981.73
487 281 31 00	W Main St	Comm	2	\$327.56
Total				\$566,021.05



City Council
Agenda Report

DATE: June 12, 2018
TO: Honorable Mayor and City Councilmembers
FROM: Angela Aguirre, City Clerk
SUBJECT: General Municipal Election (November 6, 2018)

RECOMMENDATION:

That the City Council adopts the next Resolutions, in order, in connection with the November 6, 2018, General Municipal Election:

1. A Resolution Calling and Giving notice of the November 6, 2018, General Municipal Election for the election of Mayor, and one Member of the City Council of the City of El Cajon, for full four-year terms to expire December 2022;
2. A Resolution requesting the Board of Supervisors to consolidate the General Municipal Election with the Statewide General Election on November 6, 2018;
3. A Resolution adopting regulations for candidates calling for prepayment for a 200 word Candidate's Statement; and
4. A Resolution adopting regulations to resolve a tie vote for the City Council Election by lot.

BACKGROUND:

The Candidate Filing/Nomination Period for the General Municipal Election is:

Monday, July 16, 2018 - Friday, August 10, 2018, at 5:30 p.m.

If an incumbent does not file by the deadline, the filing period is extended to Wednesday, August 15, 2018, at 5:30 p.m., for other than incumbents.

Candidate packets with official filing documents and election information will be available at the City Clerk's Office, City Hall, 200 Civic Center Way, during the filing/nomination period, beginning on Monday, July 16, 2018 through Friday, August 10, 2018. Hours of operation for City Hall are: Monday through Thursday 7:30 a.m. to 5:30 p.m., and on alternate Fridays from 8:00 am. to 5:00 p.m. Potential candidates should schedule an appointment by calling the City Clerk's office at (619) 441-1763 to receive the packet and election information.

NOTE: During the Candidate Filing/Nomination Period, City Hall will be closed on Friday, July 27, 2018.

Prepaid Candidate's Statement:

Candidates may file a Candidate Statement for the Voter's Pamphlet. The City Council determines if the Statement is to be 200 or 400 words. Historically, the City Council has designated a 200-word statement, which is accommodated on one-half of a page at less cost to the candidate, whereas a 400 word statement is a full page.

The Federal Voting Rights Act requires that the San Diego County Area provides translated voters' pamphlets in Chinese, Spanish, Filipino and Vietnamese, thus the translation is a requirement for all candidates' statements.

For previous elections, the City Council has required candidates to pre-pay the estimated costs of the Candidate Statement at the time of Nominating Papers are submitted to the City Clerk. Staff is recommending candidates pre-pay a deposit of \$800, if they choose to file a 200-word Candidate Statement for this election.

Tie Vote (Council Discretion):

The City Council may adopt a procedure to resolve a tie vote "by lot" or by conducting a special run-off election involving only those candidates receiving the highest, and equal, number of votes. A special run-off election may only be held if the City Council adopts that procedure prior to the Election resulting in a tie vote. Staff estimates the cost of a run-off election to be significantly higher than the cost of a consolidated election. For the November 2018 consolidated election, staff estimates the cost to be approximately \$105,000.

Consolidated Election:

The cities, school districts, and special districts in San Diego County consolidate Municipal Elections with the County Registrar of Voters to print the sample ballot, set up precincts and polling places and count the votes. By consolidating, the costs are shared among the participating agencies and are less than a "stand-alone" election.

FISCAL IMPACT:

Election costs are projected to be \$105,000, and will be paid from City Clerk (107000) appropriations, as proposed in the FY 2018-19 Preliminary Annual Budget.

Prepared By: Angela Aguirre, City Clerk

Reviewed By: N/A

Approved By: Graham Mitchell, City Manager

Attachments

Resolution Calling and Giving Notice of Holding Election

Resolution Regulations for Candidates

Resolution Conduct and Consolidate with County

Resolution Procedure to Resolve Tie Votes

RESOLUTION NO. ___-18

A RESOLUTION OF THE CITY COUNCIL OF
THE CITY OF EL CAJON, CALIFORNIA,
CALLING AND GIVING NOTICE OF THE HOLDING OF
A GENERAL MUNICIPAL ELECTION TO BE HELD IN SAID CITY
ON TUESDAY, NOVEMBER 6, 2018, FOR THE ELECTION OF
THE OFFICE OF MAYOR AND ONE MEMBER OF THE CITY COUNCIL
OF SAID CITY AS REQUIRED BY THE PROVISIONS OF THE LAWS OF
THE STATE OF CALIFORNIA RELATING TO GENERAL LAW CITIES

WHEREAS, under the provisions of the laws relating to general law cities in the State of California, a general municipal election shall be held on November 6, 2018, for the election of a Mayor and one (1) Member of the El Cajon City Council to come from City Council District One, for full four (4) year terms to expire December 2022.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF EL CAJON, CALIFORNIA, DOES HEREBY RESOLVE, DECLARE, DETERMINE AND ORDER AS FOLLOWS:

SECTION 1. That pursuant to the requirements of the laws of the State of California relating to general law cities within said State, there shall be, and there is hereby called and ordered held in the City of El Cajon, California, on Tuesday, November 6, 2018, a general municipal election of the qualified electors of said City for the purpose of electing a Mayor and one (1) Member of the City Council of said City, who shall qualify for election from City Council District One in accordance with Chapter 1.18 of the El Cajon Municipal Code. Both the office of the Mayor and the office of the Member of the City Council from City Council District One shall serve for a full four (4) year term, both to expire December 2022.

SECTION 2. That the manner of voting to be used at said election shall be, both as to form and matter contained therein, such as may be required by law to be used thereat.

SECTION 3. That the City Clerk of said City is hereby authorized, instructed and directed to lawfully conduct said election.

SECTION 4. That the polls for said election shall be open at seven o'clock a.m. of the day of said election, and shall remain open continuously from said time until eight o'clock p.m. of the same day, when said polls shall be closed, except as provided in section 14401 of the Elections Code of the State of California.

SECTION 5. That in all particulars not recited in this Resolution, said election shall be held and conducted as provided by law for holding special municipal elections in said City.

SECTION 6. That notice of the time and place of holding said election is hereby given, and the City Clerk is hereby authorized, instructed and directed to give such further or additional notice of said special election in the time, form and manner as required by law.

06/12/18 CC Agenda

Election - Calling and Giving Notice of Holding Election 060518

RESOLUTION NO. ____-18

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF EL CAJON,
CALIFORNIA, ADOPTING REGULATIONS FOR CANDIDATES FOR
ELECTIVE OFFICE PERTAINING TO MATERIALS SUBMITTED TO THE
ELECTORATE AND THE COSTS THEREOF FOR THE GENERAL MUNICIPAL
ELECTION TO BE HELD IN SAID CITY ON TUESDAY, NOVEMBER 6, 2018

WHEREAS, section 13307 of the Elections Code of the State of California provides that the governing body of any local agency adopt regulations pertaining to materials prepared by any candidate for a municipal election, including the costs thereof.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF EL CAJON, CALIFORNIA, DOES HEREBY RESOLVE, DECLARE, DETERMINE AND ORDER AS FOLLOWS:

SECTION 1. GENERAL PROVISIONS: That pursuant to section 13307 of the Elections Code of the State of California, each candidate for non-partisan elective office to be voted for at the General Municipal Election to be held in the City of El Cajon on November 6, 2018, may prepare a candidate's statement on an appropriate form provided by the City Clerk.

Each statement may include the name, age, and occupation of the candidate, and a brief description of not more than 200 words of the candidate's education and qualifications expressed by the candidate. Such statement shall not include party affiliation of the candidate, nor membership or activity in partisan political organizations. Such statement shall be filed in the Office of the City Clerk at the time the candidate's nomination papers are filed. Such statement may be withdrawn, but not changed, during the period for filing nomination papers and until 5:00 o'clock p.m. of the next working day after the close of the nomination period.

SECTION 2. PAYMENT: The City Clerk has estimated the total cost of printing, handling, mailing and translating into Spanish, Filipino, Vietnamese and Chinese the candidates' statements filed pursuant to the Elections Code, and requires each candidate filing a statement to pay in advance his or her pro rata share as a condition of having his or her statement included in the voter's pamphlet. This amount is estimated to be \$800.00 and is payable upon filing of nomination papers. The City Clerk shall bill each candidate for any cost in excess of the deposit, and shall refund any unused portion of any deposit.

SECTION 3. The City Clerk shall provide each candidate, or the candidate's representative, a copy of this Resolution at the time nominating petitions are issued.

SECTION 4. The City Clerk shall certify to the passage and adoption of this Resolution, shall enter the same in the book of original Resolutions of said City, and shall make a minute of passage and adoption thereof in the records of the proceedings of the City Council of the City in the minutes of the meeting at which the same is passed and adopted.

RESOLUTION NO. ___-18

A RESOLUTION REQUESTING THE BOARD OF SUPERVISORS TO
CONDUCT THE GENERAL MUNICIPAL ELECTION OF THE
CITY OF EL CAJON ON TUESDAY, NOVEMBER 6, 2018, AND
TO CONSOLIDATE THAT ELECTION WITH ANY
OTHER ELECTIONS TO BE HELD ON THE SAME DAY

WHEREAS, the City of El Cajon has called a general municipal election to be held in this city on Tuesday, November 6, 2018; and

WHEREAS, section 439.1 of the Administrative Code of the County of San Diego authorizes the Registrar of Voters of the County of San Diego to render specified services relating to the conduct of an election to any city or district which has by resolution requested the Board of Supervisors to permit the Registrar to render the services, subject to requirements set forth in that section; and

WHEREAS, pursuant to Part 3 (commencing with §10400), Division 14 of the Elections Code, the Board of Supervisors has authority to consolidate public district, city, county, or other political subdivision elections with each other and with any statewide election to be held on the same day.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF EL CAJON that pursuant to the above-cited provisions, the Board of Supervisors of the County of San Diego is hereby requested to permit the Registrar of Voters to perform and render all services and proceedings incidental to and connected with the conduct of the subject municipal election of the City of El Cajon, with the cooperation and assistance of the City Clerk of El Cajon, such services to include, but not be limited to the following activities as are appropriate to the subject election:

1. Furnish a tabulation of the number of registered voters in each precinct.
2. Establish voting precincts, secure locations for polling places, secure the services of election officers for each precinct as required by law, and furnish a list of precincts, polling places, and election officers for filing in the office of the City Clerk of El Cajon.
3. Prepare and furnish to the election officer's necessary election supplies for the conduct of the election.
4. Cause the requisite number of sample ballots, official ballots, polling place slips, rosters, tally sheets, and other necessary forms to be printed.
5. Furnish and address the envelopes necessary to mail sample ballots to the registered voters of the City of El Cajon.
6. Insert the sample ballots and other printed matter into envelopes for mailing, and cause the same to be mailed, as required by law.

7. Assemble the election material and supplies and make necessary arrangements for their delivery to the various precincts.
8. Distribute absent voter ballots as required by law.
9. Receive the returns of the elections and supplies.
10. Sort and assemble the election materials and supplies in preparation for the canvassing of the returns of the election.
11. Canvas the returns of the election, including the absent voters' ballots.
12. Furnish a tabulation of the number of votes given in each precinct.
13. Make all arrangements and take the necessary steps to pay the members of the precinct boards, the polling place rentals, the persons returning the ballot materials, and to pay all other costs of the election incurred as the result of services performed for the City of El Cajon and pay for the election officials the amounts prescribed by the Board of Supervisors of the County of San Diego.

BE IT FURTHER RESOLVED that the exact forms of the offices to be voted upon to appear on the ballot and to be submitted to the voters is as follows:

**Mayor, voted at large, and One (1) Member of the City Council,
to come from City Council District One, for
terms to expire in December 2022**

BE IT FURTHER RESOLVED that the Board of Supervisors of the County of San Diego is hereby requested to consolidate this election with any other election to be held on the same day, in the same territory, or in territory that is in part the same.

BE IT FURTHER RESOLVED that if this consolidation is ordered, then pursuant to section 10411 of the Elections Code, (a) the election shall be held in all respects as if there were only one election; (b) only one form of ballot shall be used, and the Registrar of Voters of the County of San Diego shall canvass the returns of the subject election as part of the canvass of the returns of the election or elections consolidated thereby.

BE IT FURTHER RESOLVED that if this consolidation is ordered, then pursuant to section 10418 of the Elections Code, recounts conducted, election contests presented, and all other proceedings incidental to, and connected with the election shall be regulated and done in accordance with the provisions of law regulating the statewide election.

BE IT FURTHER RESOLVED that if this consolidation is ordered, then pursuant to section 10410 of the Elections Code, within the territories affected by the order of consolidation, the election precincts, polling places, voting booths and polling hours shall in every case be the same, and there shall be only one set of election officers in each of the precincts.

BE IT FURTHER RESOLVED that the County of San Diego shall be reimbursed in full for the services performed by the Registrar of Voters for the City of El Cajon upon presentation of a bill therefore, and that this City agrees to indemnify and save free and harmless the County, its officers, agents and employees from expense or liability, including reasonable attorneys' fees, as the result of an election contest arising after conduct of this special election, so long as the basis for any such claim arises from the conduct of the City or as a result of the reasonable reliance by County upon information provided by City.

BE IT FURTHER RESOLVED that County will hold the City, its officers, agents and employees free and harmless and will indemnify City, its officers, agents and employees from expense or liability, including reasonable attorneys' fees, as a result of County's negligence.

BE IT FURTHER RESOLVED AND ORDERED that the City Clerk of El Cajon is hereby directed to deliver forthwith certified copies of this Resolution to the Clerk of the Board of Supervisors of the County of San Diego, and to the Registrar of Voters of the County of San Diego.

06/12/18 CC Agenda

Election – Conduct on 11-6-18 & Consolidate with County 060518

RESOLUTION NO. -18

RESOLUTION ADOPTING PROCEDURE TO
RESOLVE TIE VOTES BY LOT

WHEREAS, pursuant to section 15651 of the Elections Code, the City Council may adopt a procedure to resolve a tie vote by lot or by conducting a special runoff election involving only those candidates who received an equal number of votes and the highest number of votes.

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

1. Pursuant to Elections Code section 15651, if at any election, two or more persons receive an equal and the highest number of votes for an office to be voted upon in the City of El Cajon, the tie shall be resolved by lot.

2. Upon a tie vote, the City Council shall forthwith summon the candidates who have received the tie votes, whether upon the canvass of the returns or upon a recount by a court, to appear before Council at such time and place as may be designated by Council. **The Council shall at that time and place determine the tie by lot.**

06/12/18 CC Agenda

Election – Procedure to Resolve Tie Votes by lot 060518



City Council
Agenda Report

DATE: June 12, 2018
TO: Honorable Mayor and City Councilmembers
FROM: Dirk Epperson, Director of Public Works
SUBJECT: Delinquent Refuse Collection Charges

RECOMMENDATION:

That the City Council:

1. Opens the Public Hearing and considers public testimony;
2. Closes the Public Hearing;
3. Adopts the next RESOLUTIONS in order confirming the list of property owners as delinquent in the payment of their mandatory trash service bills; and
4. Authorizes the City Clerk to record the amount owed as a lien on the property and forward a list to the County Tax Assessor for billing on the next property tax bill.

BACKGROUND:

On January 1, 1996, the City began mandatory trash service for all single-family residences. The City's agreement with the City's solid-waste hauler, Waste Management, allows Waste Management to bill for regular service with the City assuming responsibility for placing liens on delinquent accounts. This allows the City to use the enforcement power of a property lien, when necessary, to collect past due amounts. By utilizing a property lien rather than a collection agency or other recoupment procedure, not only is Waste Management paid for their service, but the City is able to collect the franchise fee associated with the delinquencies. Additionally, the lien process is a cost-effective way for the City to ensure payment of delivered services.

Every four months, Waste Management provides the City with a list of properties that are delinquent in their payments for refuse and recycling collection services. A customer is considered delinquent when their account is more than 120 days overdue with a minimum balance of \$40. In February, June, and November of each year, the City Council reviews the list of delinquencies and directs staff to record a lien on the delinquent properties. Residents have several opportunities prior to the lien process to reconcile their accounts, including advanced notice of the public hearing. Residents are able to pay their delinquent balance up to the day of the City Council Meeting. Per the requirements of California State Senate Bill #2 (SB2, 2017), these lien balances also now include an additional \$75 recording fee.

Furthermore, the El Cajon Municipal Code allows for exemption from the mandatory refuse service with sufficient proof of use of a City-approved refuse and recyclables collection alternative. Residents may take their refuse to their private business located within the City limits of El Cajon, or they may haul their refuse to the landfill and provide receipts for such service.

On May 3, 2018, 369 customers were sent a Final Notice of Delinquency, asking them to pay a combined total of \$89,233.03. As of May 31, 2018, 23 customers have paid, leaving a balance of 346 delinquent accounts for the City Council to consider totaling \$83,753.25. Each customer will also pay \$100 for the City's \$25 recording processing cost and the State of California's \$75 new recording fee pursuant to SB2.

FISCAL IMPACT:

As the City collects a 15% franchise fee for Waste Management services, the City's financial share of these delinquencies is approximately \$12,562.99. These funds are deposited into the General Fund.

Prepared By: Dennis Davies, Deputy Director of Public Works

Reviewed By: Dirk Epperson, Director of Public Works

Approved By: Graham Mitchell, City Manager

Attachments

Resolution - Delinquent Refuse

List of Delinquent Refuse Charges

RESOLUTION NO. ___-18

RESOLUTION APPROVING REPORT AND ACCOUNT OF
DELINQUENT REFUSE COLLECTION SERVICE FEES AND CHARGES;
AND CONFIRMING ASSESSMENTS AS LIENS PURSUANT TO
CHAPTER 8.24 OF THE EL CAJON MUNICIPAL CODE

WHEREAS, pursuant to the provisions of Chapter 8.24 of the El Cajon Municipal Code, a public hearing was held on June 12, 2018, for the purpose of hearing objections or protests to a report and account of delinquent refuse collection service fees and charges; and

WHEREAS, protests and objections of the owners of the properties liable to be assessed for said delinquent charges have been heard and considered by said City Council, and said accounts have been approved as submitted.

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

1. In accordance with the provisions of Title 4, Division 3, Chapter 10, section 38791 and Title 3, Division 2, Chapter 8, section 25831 of the Government Code of the State of California, and section 8.24.090 of Chapter 8.24 of the El Cajon Municipal Code, the report and account of delinquent refuse collection service fees and charges (Exhibit "A") considered at the hearing held on June 12, 2018, on file in the office of the City Clerk, is approved, and the unpaid amounts designated in said report and account shall be a charge to the owners of the properties on the next regular tax bill, and shall be liens upon the properties involved.

2. The sums herein assessed remaining unpaid after thirty (30) days from the date of this resolution shall bear interest at the rate of seven percent (7%) per annum, as set forth in section 8.24.100 of Chapter 8.24 of the El Cajon Municipal Code.

3. The designation of said parcels is shown by Assessor's parcel numbers, and the initial amounts plus interest to be assessed and imposed as liens are designated thereafter on Exhibit "A," on file in the Office of the City Clerk.

4. Said liens shall be of no further force or effect upon the confirmation of the Tax Collector that said assessments have been added to the tax rolls.

5. The City Clerk is hereby directed to record a certified copy of this resolution and Exhibit "A" in the office of the County Recorder of San Diego County.

6. The City Clerk is hereby authorized to discharge and release any such lien when the claim under said lien has been fully satisfied.

7. The decision in your matter is final on this date, and by this notice, you have 90 calendar days from the date of the mailing of this notice to seek judicial

review of this decision pursuant to California Code of Civil Procedure sections 1094.5 and 1094.6, and El Cajon Municipal Code Chapter 1.32.

06/12/18

Delinquent Refuse Liens (June 2018) 060418

**The list of Delinquent Refuse
Collection Accounts is available
for review in the City Clerk's
Office, 200 Civic Center Way, El
Cajon, CA 92020
619-441-1763**



City Council
Agenda Report

DATE: June 12, 2018
TO: Honorable Mayor and City Councilmembers
FROM: Dirk Epperson, Director of Public Works
SUBJECT: Delinquent Sewer Service Charges

RECOMMENDATION:

That the City Council:

1. Opens the Public Hearing and considers public testimony;
2. Closes the Public Hearing;
3. Adopts the next RESOLUTION in order confirming the charges and levying the assessments on the next regular tax bill; and
4. Authorizes the City Clerk to place a lien on delinquent properties and to forward a list to the County Tax Assessor for billing on the next property tax bill.

BACKGROUND:

In accordance with the requirements of Municipal Code Section 13.44, a public hearing has been requested for delinquent sewer service charges.

Typically, most of the sewer accounts are paid on time. However, the City experiences delinquent accounts ranging from 6 to 8 percent of the total sewer billing accounts each billing period. Each sewer bill includes a due date 28 days after the date of the bill. Any balance that remains one week after the due date has a 10 percent penalty added to it and a past due notice is sent to the customer and property owner. If the account remains delinquent for at least 30 days past the original due date, the City sends a Notice of Public Hearing (lien notice) to property owners. This lien notice gives no less than 30 days for the property owner to reconcile the delinquency before the debt is presented to the City Council to approve a lien against the property. The final lien balances in the updated list provided to the City Council include a 1.5 percent interest charge, as well as a standard \$100 administrative lien fee (this fee includes a new recording fee of \$75 as required by the State of California).

This is the final lien hearing of the standard tri-annual lien practices to be completed during the fiscal year. Near the end of each fiscal year, staff reviews all recorded liens for delinquent sewer charges and applies the remaining delinquent balances as an assessment against the corresponding properties. This balance is then included on and collected through property taxes.

By utilizing a property lien and assessment process rather than a collection agency or other recoupment procedure, the City is able to ensure the security of the wastewater funding for the operation and maintenance of our wastewater collection system, as well as costs associated with transportation, treatment, and disposal of our wastewater by the City of San Diego. Additionally, liens are a cost-effective way for the City to ensure payment of delinquent fees for services rendered.

On May 1, 2018, a total of 391 delinquency lien hearing notices were mailed with a "must pay" date of May 31, 2018. These delinquencies represent a total unpaid balance of \$102,668.17. The lien notices informed property owners of the corresponding public hearing during the June 12, 2018 City Council Meeting.

As of June 5, 2018, only 215 of the accounts remained delinquent, totaling \$63,126.50 in outstanding payments. A revised list of those accounts that remain delinquent as of June 12, 2018, will be provided to the City Council at the time of the hearing.

FISCAL IMPACT:

Failure to pay sewer charges impacts the City's ability to meet wastewater collection, treatment, and maintenance costs. There is no impact to the General Fund.

Prepared By: Yazmin Arellano, Deputy Director of Public Works/City Engineer

Reviewed By: Dirk Epperson, Director of Public Works

Approved By: Graham Mitchell, City Manager

Attachments

Resolution - Delinquent Sewer
List of Delinquent Sewer Charges

RESOLUTION NO. __-18

RESOLUTION APPROVING REPORT AND ACCOUNT OF
SEWER SERVICE CHARGE DELINQUENCIES; AND
CONFIRMING ASSESSMENTS AS LIENS PURSUANT TO
CHAPTER 13.44 OF THE EL CAJON MUNICIPAL CODE

WHEREAS, pursuant to the provisions of Chapter 13.44 of the El Cajon Municipal Code, a public hearing was held on June 12, 2018, for the purpose of hearing objections or protests to a report and account of delinquent sewer service charges; and

WHEREAS, protests and objections of the owners of the property liable to be assessed for said delinquent charges have been heard and considered by said City Council, and said account has been approved as submitted.

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

1. In accordance with the provisions of section 13.44.100 of Chapter 13.44 of the El Cajon Municipal Code, the report and account of delinquent sewer service charges (Exhibit "A") considered at the hearing held on June 12, 2018, on file in the office of the City Clerk, is approved, and the unpaid amounts designated in said report and account shall be a charge to the owners of the property on the next regular tax bill, and shall be a lien upon the property involved.

2. The sums herein assessed remaining unpaid after thirty (30) days from the date of this resolution shall bear interest as set forth in section 13.44.110 of Chapter 13.44 of the El Cajon Municipal Code.

3. The designation of said parcels is shown by Assessor's parcel numbers, and the initial amount plus interest to be assessed and imposed as a lien is designated thereafter on Exhibit "A" on file in the Office of the City Clerk.

4. Said liens shall be of no further force or effect upon the confirmation of the Tax Collector that said assessments have been added to the tax rolls.

5. The City Clerk is hereby directed to record a certified copy of this resolution and Exhibit "A" in the office of the County Recorder of San Diego County.

6. The City Clerk is hereby authorized to discharge and release any such lien when the claim under said lien has been fully satisfied.

7. The decision in your matter is final on this date, and by this notice, you have 90 calendar days from the date of the mailing of this notice to seek judicial review of this decision pursuant to California Code of Civil Procedure sections 1094.5 and 1094.6, and El Cajon Municipal Code Chapter 1.32.

**The list of Delinquent Sewer
Collection Accounts is available
for review in the City Clerk's
Office, 200 Civic Center Way, El
Cajon, CA 92020
619-441-1763**



City Council
Agenda Report

DATE: June 12, 2018
TO: Honorable Mayor and City Councilmembers
FROM: Dirk Epperson, Director of Public Works
SUBJECT: Public Hearing for Consideration of a Fee Adjustment for the Transportation Uniform Mitigation Fee Program

RECOMMENDATION:

That the City Council:

1. Opens the Public Hearing and receives testimony;
2. Closes the Public Hearing; and
3. Adopts the next RESOLUTION in order, approving an adjustment to the Regional Transportation Congestion Improvement Program Fee to the new amount of \$2,483.48, for each newly-constructed residential unit. The new fee amount will take effect on July 1, 2018.

BACKGROUND:

The Regional Transportation Congestion Improvement Program (RTCIP), an element of the TransNet Extension Ordinance, requires the eighteen member cities and the County of San Diego to collect an exaction fee from the private sector for each new housing unit constructed in each jurisdiction. New dwelling units constructed for low- and moderate-income and senior housing are exempted from this fee. The RTCIP has been implemented since July 1, 2008. The intent of the program is to provide a local funding source for improving major arterials that will help alleviate traffic congestion.

Cities are required to comply with the ordinance in order to receive TransNet funding for local streets and roads. This fee is collected by the City at the time of building permit issuance. Funds collected can only be used for future projects on El Cajon's major streets that are part of the Regional Arterial System (RAS). The RAS in El Cajon consists of major streets including Avocado Boulevard, Ballantyne Street, Fletcher Parkway, Navajo Road, Second Street, and Washington Avenue.

The TransNet extension ordinance requires the exaction fee to be annually adjusted by the current Engineering Construction Cost Index (CCI) published by the Engineering News Record (ENR). This index is based on prevailing costs in the construction industry and the annual adjustment shall be no less than 2 percent.

On February 23, 2018, the SANDAG Board of Directors approved a 3.3% fee increase that would raise the RTCIP fee to \$2,483.48 from the current fee of \$2,404.14 per dwelling unit. Staff recommends that the City Council adopt the new fee established by SANDAG by adopting the attached resolution.

FISCAL IMPACT:

This exaction fee is required to comply with the RTCIP and will fund future transportation improvements on the RAS within the City.

Prepared By: Mario Sanchez, City Traffic Engineer

Reviewed By: Dirk Epperson, Director of Public Works

Approved By: Graham Mitchell, City Manager

Attachments

RTCIP Fee Adjustment

RESOLUTION NO. -18

RESOLUTION APPROVING AN ADJUSTMENT TO THE
REGIONAL TRANSPORTATION CONGESTION IMPROVEMENT PROGRAM
(RTCIP) FEE FOR NEWLY-CONSTRUCTED RESIDENTIAL UNITS
ON THE SAN DIEGO REGIONAL TRANSPORTATION ARTERIAL SYSTEM

WHEREAS, the city is a member agency of the San Diego Association of Governments ("SANDAG"), a joint powers agency consisting of the city, the county of San Diego, and the seventeen other cities situated in San Diego County; and

WHEREAS, in November 2004, voters approved Proposition A (TransNet Ordinance) to extend the TransNet half-cent sales tax for transportation projects through 2048, and passage of Prop A resulted in the establishment of the Regional Transportation Congestion Improvement Program (the "RTCIP"), which created a development impact fee for new residential units, to pay for transportation improvements on the Regional Arterial System; and

WHEREAS, cities are required to comply with the ordinance in order to receive TransNet sales tax funding for local streets and roads, and this fee is collected by the City at the time of Building Permit issuance; and

WHEREAS, all funds collected can only be used for future projects on El Cajon's major streets that are part of the Regional Arterial System, and the intent of the program is to provide a local funding source for improving major arterials that will help alleviate traffic congestion; and

WHEREAS, SANDAG completed an RTCIP Nexus Study to satisfy the legal requirements governing development impact fees in California and the Nexus Study contains a minimum annual fee adjustment of 2%; on February 23, 2018, the SANDAG Board of Directors approved a 3.3% fee adjustment to the RTCIP fee; and

WHEREAS, it is recommended the current fee of \$2,404.14 should be adjusted by 3.3% and be set at \$2,483.48 per dwelling unit in order to comply with the TransNet Ordinance; and

WHEREAS, this fee is required to comply with the RTCIP and will fund future transportation improvements on the Regional Arterial System, which in El Cajon consists of major streets including Fletcher Parkway, Second Street, Avocado Boulevard, Ballantyne Street and Washington Avenue.

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

Section 1. *Findings.* The City Council hereby refers to and incorporates herein by this reference those findings set forth in section 2 of the Ordinance (section 15.13.020 of the El Cajon Municipal Code) as if set forth in full herein.

Section 2. *Calculation of Fees.* The methodology set forth in Table 11 of the Nexus Study has been used to establish the schedule of fees set forth in this resolution.

Section 3. *Schedule of Fees.* For the purpose of funding those certain improvements to the regional arterial system identified in the Nexus Study, and in accordance with the Ordinance, the following schedule of fees shall be applicable to each and every non-exempt and newly constructed residential unit in the City of El Cajon:

Regional Transportation Congestion Improvement Program fee = \$2,483.48

Section 4. *Effective Date.* This new fee amount of \$2,483.48 for each newly-constructed residential unit is approved and shall become effective on the July 1, 2018 (the "Effective Date").

06/12/18

RTCIP Fee Adjustment eff 07-01-18 060418



City Council Agenda Report

Agenda Item 17.

DATE: June 12, 2018
TO: Honorable Mayor and City Councilmembers
FROM: Dirk Epperson, Director of Public Works
SUBJECT: Public Hearing for Underground Utility District #28 – North Magnolia Avenue

RECOMMENDATION:

That the City Council adopts the next RESOLUTION, in order, to consider a new Underground Utility District ("UUD") #28 on North Magnolia Avenue from Fletcher Parkway to Vernon Way.

BACKGROUND:

Chapter 16.52 of the El Cajon Municipal Code establishes a procedure to create underground utility districts. The Code requires a public hearing to ascertain whether the public health, safety or welfare requires the removal of poles, overhead wires, associated overhead structures, and the underground installation of wires and facilities for supplying electric, communication, or similar associated service in any such district.

This proposed district will underground the existing overhead electrical utilities on North Magnolia Avenue from Fletcher Parkway to Vernon Way (approximately 2,400 feet). Staff recommends that underground utility funds be prioritized to the new district, UUD #28. Remaining funds would then be prioritized for UUD #26 (East Main Street between Broadway and the northern City Limits).

Design and construction for UUD #28 is approximately \$1.9 million. Currently, there are approximately \$3.4 million in San Diego Gas & Electric (SDG&E) under-grounding funds (Rule 20A) allocated for El Cajon projects (these funds are referred to as Rule 20A funds).

Rule 20A funds are collected and administered by SDG&E for underground conversion projects of residential and business properties along major arterial streets. Construction is typically the responsibility of SDG&E for these underground service conversion projects, which includes appropriate trench, conduit, secondary cable, and meter changes including the provision of joint trench/conduit for communications facilities. In some cases, local jurisdictions may choose to perform these tasks in order to help expedite the construction schedule.

CALIFORNIA ENVIRONMENTAL QUALITY ACT:

The proposed project is categorically exempt from the provisions of the California Environmental Quality Act ("CEQA") according to section 15032 (Class 2) (d) of the CEQA Guidelines. Class 2 consists of replacement or reconstruction of existing structures and facilities where the new structure will be located on the same site as the structure replaced and will have substantially the same purpose and capacity as the structure replaced, including but not limited to: (d) Conversion of overhead electric utility distribution system facilities to underground including connection to existing overhead electric utility distribution lines where the surface is restored to the condition existing prior to the undergrounding.

FISCAL IMPACT:

It is estimated that this project will require the expenditure of \$1.9 million of SDG&E Rule 20A funds, administered solely by SDG&E. However, if the City of El Cajon chooses to administer the contract for construction, appropriation of the \$1.9 million will be brought before City Council for consideration. Currently, the City has approximately \$3.4 million in Rule 20A funds that are allocated for undergrounding of existing overhead utilities.

Prepared By: Mario Sanchez, City Traffic Engineer

Reviewed By: Dirk Epperson, Director of Public Works

Approved By: Graham Mitchell, City Manager

Attachments

Resoltuion UUD 28

UUD28 Map

RESOLUTION NO. -18

RESOLUTION APPROVING
UNDERGROUND UTILITY DISTRICT #28 –
NORTH MAGNOLIA AVENUE FROM
FLETCHER PARKWAY TO VERNON WAY

WHEREAS, Chapter 16.52 of the El Cajon Municipal Code establishes a procedure for the creation of an underground utility district (“UUD”), and requires as the initial step in such procedure the holding of a public hearing to ascertain whether the public health, safety or welfare requires the removal of poles, overhead wires, associated overhead structures, and the underground installation of wires and facilities for supplying electric, communication, or similar associated service in any such district; and

WHEREAS, it is proposed that the City Council approve the following underground utility district as follows:

Underground Utility District #28 (“UUD #28”) on North Magnolia Avenue from Fletcher Parkway to Vernon Way (approximately 2,400 feet);

and

WHEREAS, proposed UUD #28 will underground the existing overhead electrical utilities, and the design and construction are estimated to cost approximately \$1,900,000; and

WHEREAS, currently, the City has approximately \$3,400,000 in San Diego Gas & Electric (“SDG&E”) Rule 20A funds that will be utilized for this purpose, with the remainder of said funds to be applied to the second priority project, UUD #26, which is temporarily on hold until sufficient funds are available; and

WHEREAS, Rule 20A funds are collected and administered by SDG&E for the underground conversion projects of residential and business properties along major arterial streets; and

WHEREAS, the proposed project is categorically exempt from the provisions of the California Environmental Quality Act (“CEQA”) according to section 15032 (Class 2)(d) of the CEQA Guidelines; Class 2 consists of replacement or reconstruction of existing structures and facilities where the new structure will be located on the same site as the structure replaced and will have substantially the same purpose and capacity as the structure replaced, including but not limited to: (d) Conversion of overhead electric utility distribution system facilities to underground including connection to existing overhead electric utility distribution lines where the surface is restored to the condition existing prior to the under-grounding.

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

1. The City Council hereby finds the foregoing recitals to be true and correct, and the findings of the City Council.

2. The City Council does hereby approve and establish City of El Cajon Underground Utility District (“UUD”) #28.

3. The City Council does hereby prioritize the use of its available 20A funds to, first, the work to be performed for undergrounding utilities in UUD #28 and, second, to the work to be performed for undergrounding utilities in UUD #26.

4. The City Council does hereby authorize staff to take such action, and authorizes the City Manager, or such person or persons designated by the City Manager, to execute such documents necessary, in order for the City to use Rule 20A funds at SDG&E to underground utilities in UUD #28.

06/12/18 CC Agenda

Underground Utility District #28 (N Magnolia from Fletcher to Vernon) 060718

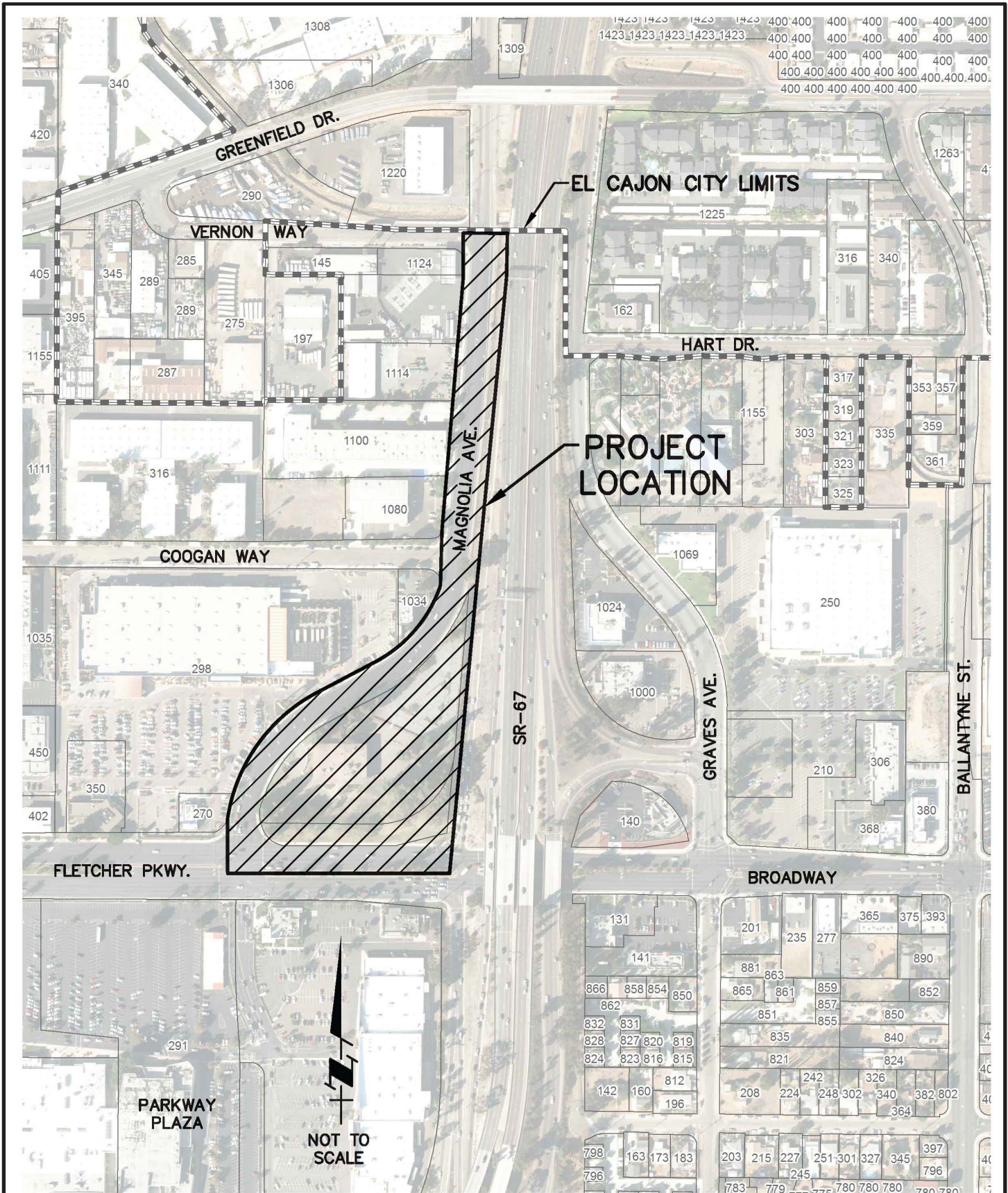


EXHIBIT "A"

CITY OF EL CAJON
DEPARTMENT OF PUBLIC WORKS
UNDERGROUND UTILITY DISTRICT #28
N. MAGNOLIA AVENUE FROM FLETCHER PARKWAY TO VERNON WAY



City Council
Agenda Report

DATE: June 12, 2018
TO: Honorable Mayor and City Councilmembers
FROM: Morgan Foley, City Attorney
SUBJECT: Amendment of Schedule of Miscellaneous Fees

RECOMMENDATION:

That the City Council:

1. Opens the Continued Public Hearing and receives testimony;
2. Closes the Public Hearing; and
3. Adopts the next RESOLUTION, in order, to modify certain existing fees, add or delete certain fees, and amend the City's Schedule of Miscellaneous Fees.

BACKGROUND:

On May 22, 2018, a public hearing was held to review proposed changes to the City's Schedule of Miscellaneous Fees. At that meeting, Councilmembers questioned why the changes are not easily identifiable in the proposed schedule and asked staff to return to this council meeting with attachments that clearly identify the changes.

Upon review it was discovered that the attachment, as submitted through the agenda approval process, did contain the changes (in "track changes" mode) but that in utilizing the newly implemented electronic agenda preparation software, the proposed changes were not evident in the report presented to City Council. The hearing was therefore continued to allow staff to prepare a comprehensive report to show current and proposed fees for the Schedule of Miscellaneous Fees.

Staff has discovered that the reason the changes were not included is that the new software is designed to convert the changes and remove track changes to attachments prepared as Word documents. This agenda report includes the same report, as a .pdf document, which reflects those changes to the fees being proposed by the staff.

Additionally, we have prepared a separate list of only the changes, with a fourth column that reflects the percentage of change, which is also attached to this report. In some cases the proposed fee is either new or replacing and providing a newly calculated fee due reorganization of departmental tasks.

City staff annually reviews existing fees and charges, and if needed, proposes changes based on the reasonable anticipation of actual costs to provide City services. The following generally describes changes in fees recommended by the Community Development Building & Fire Safety and Planning Divisions, and the Finance, Fire, Public Works, and Recreation Departments. Proposed Finance, Fire, Police and Recreation Department fee changes will take effect on July 1, 2018. Building & Fire Safety, Planning, and Public Works fee revisions will take effect sixty (60) days following adoption by the City Council, on August 11, 2018.

The Building and Fire Safety Division is seeking establishment of a set fee for the installation of PV systems and Electric Vehicle Charging Stations. This will add more uniformity in the permit process and allow contractors to factor in the cost of a permit more accurately. In addition, some Community Development fees will decrease due to improved processing efficiency, and those that would increase are a result of cost recovery of fully burdened rates.

Proposed fee increases for the Finance Department reflect current costs of processing and administering demand requests and to keep pace with fees charged by the County of San Diego and/or State of California, as well as the addition of fees related to the processing of special operations licenses.

The Fire Department has requested the revision of Emergency Medical Services ("EMS") fees for emergency medical services and ambulance transport to reflect the current fees agreed to with American Medical Response Ambulance Service, Inc. ("AMR"), with whom the City entered into an agreement effective April 15, 2016, due to staffing constraints of the City's Fire Department. These changes reflect the ambulance transport fees negotiated with AMR to provide these services.

The Public Works Department is proposing revisions to the fee schedule as a result of staff review and analysis of all departmental fees and the actual amount of staff time required to accomplish each activity. The amount of time spent by each personnel classification to accomplish the activity was multiplied by the fully burdened hourly rate for the classification. Furthermore, several fees have been consolidated to more accurately reflect the staff time needed to process the requested permit.

The Recreation Department is recommending the addition of open gym use fees.

FISCAL IMPACT:

These changes would modestly increase revenue and have a net result in approaching full cost recovery.

Attachments

Reso - Amend Misc Fee Schedule

Amend Misc Fee Schedule

RESOLUTION NO. 0---18

RESOLUTION OF THE EL CAJON CITY COUNCIL AMENDING
RESOLUTION NO. 71-93 PERTAINING TO FEES FOR CITY SERVICES

WHEREAS, at the City Council meetings on May 22, 2018 and June 12, 2018, staff recommended to the City Council that in an effort to achieve recovery of staff costs, it is necessary to update and revise some of the fees charged by the City of El Cajon to provide City services without adversely impacting the City's general fund; and

WHEREAS, in order to recover these costs, it is necessary to establish new fees and modify current fees by amending the Schedule of Miscellaneous Fees; and

WHEREAS, as required by Article XIII C of the California Constitution and California law, cities can only charge rates or fees that are equal to or less than the reasonably anticipated costs of providing the service, conferring a benefit, granting a privilege, performing regulatory duties, enforcing laws, or as a condition of property development; and

WHEREAS, in order to recover these costs, it is necessary to adopt new fees and modify current fees, and by amending the Schedule of Miscellaneous Fees; and

WHEREAS, the City Council has previously, by Resolution No. 71-93, and amended by numerous prior resolutions, the last of which was Resolution No. 055-16, adopted and maintained a Schedule of Miscellaneous Fees; and

WHEREAS, following a properly noticed public hearing at which oral and written testimony was received and considered, the City Council has determined that it is in the best interest of the City to adjust fees for City services.

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

1. The El Cajon City Council hereby approves adjustment of fees for City services pursuant to the Schedule of Miscellaneous Fees attached hereto as Exhibit "A" and made a part hereof by this reference.

2. The Schedule of Miscellaneous Fees, as initially established by Resolution No. 71-93 and amended as set forth in the recitals above, is hereby amended to include said fee adjustments. Except as otherwise provided herein, any fees described on the Schedule of Miscellaneous Fees in conflict with the fees established or increased by this Resolution shall be void and of no force and effect.

3. This Resolution shall take effect immediately upon its adoption, and the fee changes for the Finance, Fire, Police and Recreation Departments will take effect on July 1, 2018. However, Building & Fire Safety, Planning, and Public Works fee

revisions will take effect 60 days following adoption by the City Council, on August 11, 2018.

06/12/18 CC Agenda

2018 – Amend Misc Fee Schedule 060618

SCHEDULE OF MISCELLANEOUS FEES

Effective 07/01/18 = Finance, Fire, Police and Recreation Departments

Effective 08/11/18 = Building & Fire Safety, Planning and Public Works

(Amended by Resolution No. 0-18)**

<u>Department</u>	<u>Fee Description</u>	<u>Current Fee/Unit Basis</u>
CITY CLERK		
	Agenda packets	\$50.00
	Attestation fee	\$10.00
	Certification of documents	\$10.00
	Conformed copy of Recorded Document	County Recorder fee
	Copies (Standard size)	\$.04 per page (plus actual cost of employee's time to copy records)
	Copies of FPPC filings	\$.04 per page (plus actual cost of employee's time to copy records)
	+ retrieval fee for copies more than five (5) years old	\$5.00 per request
	Duplicate tapes (audio cassette)	\$10.00 each
	DVD /CD	\$15.00
	Municipal Code (CD ROM Version of Quarterly Supplements)	\$100.00
	Municipal Code (hard copy)	\$360.00
	Municipal Code supplements	\$50.00
	Public Hearing (including appeals)	\$500.00
	Recording fee	\$13.00 + County Recorder fees
	Request for appeal to City Council non-public hearing	\$50.00
	Public hearing item that is referred to Planning Commission/City Council for new public hearing	Varies (actual costs of legal advertising and notifying property owners)
COMMUNITY DEVELOPMENT		
Building & Fire Safety		
	<u>Copies:</u>	
	Building permits	\$2.00 first page
		\$1.00 each additional page
	Blueprint copies	\$2.00 setup
		\$5.00 each page
	Archive fee	
	Permit documents	\$4.00 (base fee)
	Plans	\$4.00 (base fee)
	Up to 8 ½ "x 14"	\$.50/sheet
	Over 8 ½ " x 14"	\$2.00/sheet
	CD copy of Plans or Permits	\$16.00
	<u>Housing Permit Fee:</u>	\$6.00/unit (<25)
		\$5.75/unit (26-50)

<u>Department</u>	<u>Fee Description</u>	<u>Current Fee/Unit Basis</u>
		\$5.50/unit (51-99)
		\$5.25/unit (100-199)
		\$5.00/unit (200 or more)
	Unsafe, substandard administrative fee to initiate proceeding	\$615.00
	Solicit bids to clear	\$1,690.00
	<u>Building Permit Fees:</u>	
	Valuation (based on the amended and adjusted 2016 Valuation Schedule as approved by the San Diego Chapter of ICC):	
	\$1.00 to \$500.00	\$27.09
	\$501.00 to \$2,000.00	\$27.09 for first \$500.00 + \$3.61 each add'l \$100.00 or fraction thereof to & including \$2,000.00
	\$2,001.00 to \$25,000.00	\$81.27 for first \$2,000.00 + \$16.25 each add'l \$1,000.00 or fraction thereof to & including \$25,000.00
	\$25,001.00 to \$50,000.00	\$455.11 for first \$25,000.00 + \$11.74 each add'l \$1,000.00 or fraction thereof to & including \$50,000.00
	\$50,001.00 to \$100,000.00	\$748.59 for first \$50,000.00 + \$8.13 each add'l \$1,000.00 or fraction thereof to & including \$100,000.00
	\$100,001.00 to \$500,000.00	\$1,154.94 for first \$100,000.00 + \$6.32 each add'l \$1,000.00 or fraction thereof to & including \$500,000.00
	\$500,001.00 to \$1,000,000.00	\$3,683.34 for first \$500,000.00 + \$5.42 each add'l \$1,000.00 or fraction thereof to & including \$1,000,000.00
	\$1,000,000.00 and up	\$6,392.34 for first \$1,000,000.00 + \$3.61 each add'l \$1,000.00 or fraction thereof
	<u>Plan Check Fee:</u>	
	65% of Building Permit Fee	
	Technology Maintenance Fee	\$25.00 surcharge on each permit processed
	<u>Allocated Fees:</u>	
	Building Permit General Plan	\$135.00/building permit
	Maintenance Fee Surcharge	
	<u>Building Permit Code Enforcement Surcharge</u>	
	<u>Valuation</u>	<u>Base Fee Amount</u>
		<u>Add'l Charge Per Unit</u>
	Up to \$500	\$11.65
	\$501 to \$2,000	\$11.65
	\$2,001 to \$25,000	\$34.95
	\$25,001 to \$50,000	\$195.70
	\$50,001 to \$100,000	\$321.89
		None
		\$1.55 per unit of 1,000
		\$6.99 per unit of 1,000
		\$5.05 per unit of 1,000
		\$3.50 per unit of 1,000

<u>Department</u>	<u>Fee Description</u>		<u>Current Fee/Unit Basis</u>
	\$100,001 to \$468,000	\$496.62	\$2.72 per unit of 1,000
	Over \$468,000	\$1,500.00	
	Building Permit Plan Check Fee		\$26.00/building permit
	Planning Division Surcharge		
	<u>Electrical Fees:</u>		
	Issuance Fee without Plans		\$36.00
	Issuance Fee with Plans		\$10.00
	New Residential by Square Foot		\$0.10
	Swimming Pool Electrical		\$70.00
	Temporary Power		\$33.00
	Miscellaneous Circuit		\$26.00
	Lighting Fixtures up to 20		\$2.00
	Lighting Fixtures over 20		\$1.00
	Switches, Outlets, Light Outlets up to 20		\$2.00
	Fixed Appliances		\$7.00
	Sign Electrical – 1 st circuit		\$34.00
	Additional Sign Circuit		\$7.00
	Meter Upgrade / Services to 200 Amp		\$43.00
	Meter Upgrade / Services 200 to 1000 Amp		\$88.00
	Meter Upgrade / Services over 1000 Amp		\$176.00
	Generators, Transformers, etc.		As per services of same amperage rating
	PV Systems 1.5 hours P.C. & 1.5 hours insp. time per 10,000 kilowatt or portion thereof		
	PV System (up to 50 modules)		\$250.00
	PV System (51 to 100 modules)		\$630.00
	PV System (each block of 100, or portion thereof, over 100)		\$135.00
	Energy Storage System (battery) with PV		\$115.00
	Energy Storage System (battery) without PV		\$230.00
	Commercial Charging Stations (up to 5)		\$230.00
	Commercial Charging Stations (6 and over)		\$430.00
	<u>Plumbing Fees:</u>		
	Issuance Fee without Plans		\$47.00
	Issuance Fee with Plans		\$23.00
	Fixture, Rainwater System		\$17.00
	Building Sewer		\$36.00
	Water Heater		\$17.00
	Gas Piping to Five Outlets		\$12.00
	Gas Piping Each Additional Outlet		\$2.00
	Interceptor		\$17.00

<u>Department</u>	<u>Fee Description</u>	<u>Current Fee/Unit Basis</u>			
	Water Pipe /Fill Line	\$17.00			
	Drains/Vents	\$17.00			
	Lawn Sprinkler System	\$17.00			
	Vacuum Breaker	\$12.00			
	Backflow Prevention Device /Vac. Breaker	\$17.00			
	<u>Mechanical Fees:</u>				
	Issuance Fee without Plan	\$36.00			
	Issuance Fee with Plan	\$10.00			
	Heater /FAU to 100,000 BTU	\$21.00			
	Heater / FAU over 100,000 BTU	\$26.00			
	Wall Heater/Unit Heater	\$21.00			
	Vent	\$10.00			
	Heat Pump	\$39.00			
	Air Conditioner/Compressor to 100,000 psi	\$39.00			
	Air Conditioner/Compressor over 100,000 psi	\$52.00			
	Mechanical Gas System	\$13.00			
	Alter Duct System	\$16.00			
	Exhaust Fans/Hoods/Ducts	\$16.00			
	Miscellaneous Mechanical	\$16.00			
	Variable Air Volume	\$22.00			
	Evaporative Cooler	\$16.00			
	Air Handling Unit	\$21.00			
	Ventilation Fan (Single Duct)	\$10.00			
	<u>Fire/Building Permit Fee Schedule</u>				
	<u>Description</u>	<u>PC/Admin</u>	<u>Permit Fee</u>	<u>Total</u>	<u>Contracted Services</u>
	Air/Vapor Separator	\$84.00	\$155.00	\$239.00	Actual cost +20%
	A.G. Tank Installation	\$84.00	\$118.00	\$202.00	Actual cost +20%
	A.G. Tank Removal	\$84.00	\$118.00	\$202.00	Actual cost +20%
	Business (General) Fire Insp.	\$0	\$155.00	\$155.00	Actual cost +20%
	Fire Alarm Sys. <25 devices	\$167.00	\$226.00	\$393.00	Actual cost +20%
	Fire Alarm Sys. 25-75 devices	\$207.00	\$226.00	\$433.00	Actual cost +20%
	Fire Alarm Sys. >75 devices	\$249.00	\$263.00	\$512.00	Actual cost +20%
	Fire Sprink.<25 heads New	\$167.00	\$226.00	\$393.00	Actual cost +20%
	Fire Sprink. 25-75 heads New	\$207.00	\$226.00	\$433.00	Actual cost +20%
	Fire Sprink. >75 heads New	\$249.00	\$263.00	\$512.00	Actual cost +20%

<u>Department</u>	<u>Fee Description</u>		<u>Current Fee/Unit Basis</u>		
	Fire Sprink. <25 heads TI	\$84.00	\$190.00	\$274.00	Actual cost +20%
	Fire Sprink. 25-75 heads TI	\$126.00	\$226.00	\$352.00	Actual cost +20%
	Fire Sprink. >75 heads TI	\$167.00	\$263.00	\$430.00	Actual cost +20%
	Fire Ext. System (hood)	\$84.00	\$118.00	\$202.00	Actual cost +20%
	Fire Ext. System (other)	\$84.00	\$118.00	\$202.00	Actual cost +20%
	Install. Compressed Gas Sys.	\$84.00	\$155.00	\$239.00	Actual cost +20%
	Miscellaneous Clearance	\$0	\$155.00	\$155.00	Actual cost +20%
	Miscellaneous Inspection	\$0	\$76.00	\$76.00	Actual cost +20%
	Miscellaneous Review	\$76.00	\$0	\$76.00	Actual cost +20%
	Standpipe/Riser/Fire Pump	\$84.00	\$155.00	\$239.00	Actual cost +20%
	Tent Additional	\$0	\$22.00	\$22.00	Actual cost +20%
	U.G. Tank Installation	N/A	\$190.00	\$190.00	Actual cost +20%
	U.G. Water Supply/Private Hydr.	\$84.00	\$118.00	\$202.00	Actual cost +20%
	<u>Fire Review and Final Fire Clearance of Building Permit Applications</u>				
	<u>Description</u>	<u>Plan Review</u>	<u>Fire Inspection</u>	<u>Total</u>	
	Residential	\$76.00	\$76.00	\$152.00	
	Multi-Family	\$114.00	\$114.00	\$228.00	
	TI	\$76.00	\$76.00	\$152.00	
	Commercial	\$114.00	\$114.00	\$228.00	
	Technical Report	\$76.00	\$76.00	\$152.00	
	Miscellaneous Review	\$76.00	\$76.00	\$152.00	
	Miscellaneous Clearance	\$76.00	\$76.00	\$152.00	
	<u>Permit to Operate under California Fire Code</u>				
	<u>Description</u>	<u>Fee</u>			
	Aerosol Products	\$146.00			
	Amusement Buildings	\$109.00			
	Aviation Facilities	\$146.00			
	Barbeque Pit or Operation (one-time use)	\$91.00			
	Block Party (one-time use)	\$18.00			
	Carnival & Fairs	\$146.00			
	Cellulose Nitrate Film	\$146.00			
	Combustible Dust-Producing Operations	\$146.00			
	Combustible Fibers	\$146.00			

<u>Department</u>	<u>Fee Description</u>	<u>Current Fee/Unit Basis</u>
	Combustible Storage, Miscellaneous	\$146.00
	Compressed Gases	\$146.00
	Covered Mall Buildings	\$600.00
	Cryogenic Fluids	\$146.00
	Cutting & Welding	\$146.00
	Dry Cleaning Plants	\$146.00
	Exhibit & Trade Shows	\$146.00
	Explosives	\$159.00
	Fire Clearance Pre-Inspection 25 or fewer people	\$50.00
	Fire Clearance Pre-Inspection 26 or more people	\$100.00
	Fire Final for Residential Care Facilities – Elderly	\$60.00
	Fireworks	\$159.00
	Flammable & Combustible Liquids	\$146.00
	Floor finishing >350 sq. ft. using Class I or II liquids	\$73.00
	Fruit & Crop Ripening	\$146.00
	Fumigation & Thermal Insecticides Fogging	\$73.00
	Hazardous Materials	\$291.00
	HPM Facilities	\$146.00
	High Piled Storage	\$146.00
	High-Rise (Over 75')	\$291.00
	Hot Work Operations	\$146.00
	Institutional 1-3 (Jails & Detention Centers)	\$146.00
	Industrial Ovens	\$146.00
	Large Family Day Care	\$73.00
	Liquefied Petroleum Gas	\$146.00
	Liquid or Gas Vehicles or Equipment in Assembly Building	\$146.00
	Live Audiences	\$109.00
	Lumber Yards & Wood Working Plants	\$146.00
	Magnesium	\$146.00
	Motor Fuel-Dispensing Facilities	\$109.00
	Open Burning	\$73.00
	Open Flames & Candles	\$73.00
	Open Flames & Torches	\$73.00
	Organic Coatings	\$146.00
	Place of Assembly A-1	\$182.00
	Place of Assembly A-2	\$109.00
	Place of Assembly A-3	\$146.00
	Place of Assembly A-4	\$182.00
	Place of Assembly A-5	\$109.00
	Production Facilities	\$146.00
	Pyrotechnic Special Effects Material	\$159.00
	Pyroxylin Plastics	\$146.00
	Refrigeration Equipment	\$146.00

<u>Department</u>	<u>Fee Description</u>	<u>Current Fee/Unit Basis</u>
	Repair Garages	\$109.00
	Rooftop Heliports	\$109.00
	Spraying or Dipping	\$146.00
	Storage of Scrap Tires & Tire Byproducts	\$109.00
	Temp. Membrane Structures, Tents & Canopies	\$128.00
	Tire-Rebuilding Plants	\$109.00
	Vehicles Indoors	\$146.00
	Waste Handling	\$146.00
	Wood Products	\$146.00
	<u>Operational Permit under Health & Safety Code</u>	
	<u>Description</u>	<u>Fee</u>
	Apartment, Hotel, Motel Inspections (1-14)	\$72.00
	Apartment, Hotel, Motel Inspections (15-50)	\$114.00
	Apartment, Hotel, Motel Inspections (51-100)	\$165.00
	Apartment, Hotel, Motel Inspections (101-150)	\$227.00
	Apartment, Hotel, Motel Inspections (151-200)	\$310.00
	Apartment, Hotel, Motel Inspections (201-250)	\$350.00
	Apartment, Hotel, Motel Inspections (251-300)	\$392.00
	Apartment, Hotel, Motel Inspections (301-350)	\$433.00
	Apartment, Hotel, Motel Inspections (351-400)	\$475.00
	Apartment, Hotel, Motel Inspections (>400)	\$516.00
	Care Facility Annual <25	\$146.00
	Care Facility Annual ≥25	\$219.00
	Care Facility Fire Clearance <25	\$146.00
	Care Facility Fire Clearance ≥25	\$219.00
	Care Facility Pre-Inspection <25 (by State law)	\$25.00
	Care Facility Pre-Inspection ≥25 (by State law)	\$50.00
	Daycare/In-home Care Licensing	\$146.00
	High Rise	\$291.00
	Institutional (I Occupancy)	\$146.00
	<u>Additional Fees:</u>	
	Expedited Plan Check Fee – when available, expedited plan check fee will be charged at the rate of the normal plan fee plus 50% to cover cost of overtime.	
	Condominium Conversion Fee	\$181.00/1 st unit \$90.00/additional units
	Demolition Permit Fee	\$142.00
	Relocation Permit Fee	\$179.00
	Inspections outside of normal business hours:	
	If extension of workday – minimum one hour at 1.5 times fully burdened hourly rate.	
	If not extension of workday, or on weekend – minimum two hours at 1.5 times fully burdened hourly rate.	

<u>Department</u>	<u>Fee Description</u>	<u>Current Fee/Unit Basis</u>
	Reinspection fees (normal business hours) – fully burdened hourly rate.	
	Additional plan review – minimum one hour at fully burdened hourly rate.	
	General Business Fire Inspection	\$30.00
COMMUNITY DEVELOPMENT		
Housing	Annual Participating Lender Fee	\$100.00
	Participating Lender Fee	\$250.00
	Reconveyance Fee	\$45.00
	Subordination Fee	\$200.00
	Subordination Fee Re-Check	\$50.00
COMMUNITY DEVELOPMENT		
Planning		
	Archive Fee:	
	Entitlement Permit Plans	\$4.00 Setup fee
	Up to 8½" x 14"	\$.50/sheet
	Over 8½" x 14"	\$2.00/sheet
	<u>Copies:</u>	
	General Plan	
	Text	\$10.00
	Map	\$15.00
	Zoning Map	\$15.00
	Zoning Ordinance (copy on CD)	\$10.00
	Zoning Ordinance (hard copy)	\$25.00
	Standard photocopies	\$.04 per page (plus actual cost of employee's time to copy records)
	Administrative Zoning Permit	\$210.00 <u>325.00</u> (Disabled person license/placard holders applying for shade structures are exempt)
	Adult entertainment	\$2,835.00 <u>3,025.00</u>
	Agreement Not to Convey Condominium Conversions	\$1,680.00
	Amending Zoning Ordinance Code	\$1,890.00 <u>2,375.00</u>
	Annexation	\$2,100.00 per acre
	Annual Alcohol Sales Regulatory Fee (Resolution 98-13)	\$0.00
	Appeal – Administrative	\$263.00
	Appeal – Public Hearing	\$945.00
	Certificate of Compliance	\$1,575.00 <u>1,150.00</u>
	Certificate of Modification	\$630.00 <u>1,125.00</u>
	Conditional Use Permit	\$5,250.00 <u>5,195.00</u>
	Conditional Use Permit (Minor)	\$1,575.00 <u>2,075.00</u>
	Development Agreement	\$Cost (\$10,000.00 deposit required)

<u>Department</u>	<u>Fee Description</u>	<u>Current Fee/Unit Basis</u>
	Environmental Impact Report	\$Cost (\$10,000.00 deposit required)
	Extension of Time	\$525.00
	Fish and Game Impact Fee	\$89.00 + pass-thru costs
	General Plan Amendment	\$3,475.00 <u>3,505.00</u>
	Historic Resource Designation	\$630.00 <u>1,105.00</u>
	Landscape Documentation Package Review	\$168.00 <u>375.00</u>
	Landscaping and Irrigation Plan Review	\$53.00 (up to two plan checks)
	Lot Line Adjustment	\$2,310.00 <u>1,425.00</u>
	Minor Amendment	\$1,050.00 <u>1,205.00</u>
	Minor Use Permit	\$1,050.00 <u>1,205.00</u>
	Mitigated Negative Declaration / Initial Study	\$4,882.00 <u>5,100.00</u> + \$263.00 for each required report (up to two reviews)
	Negative Declaration / Initial Study	\$4,882.00 <u>5,100.00</u> + \$263.00 for each required report (up to two reviews)
	Notice of Determination	\$89.00 + pass-thru costs
	Partial Release of Lien (duplicate)	\$34.00 + County Recorder fees
	Planned Residential Development	\$6,510.00 <u>6,760.00</u>
	Planned Unit Development	\$6,510.00 <u>6,760.00</u>
	Public Hearing Continuance	\$79.00
	Public Hearing item that is referred to the Planning Commission/City Council	Varies (actual costs of legal advertising and notifying property owners)
	Re-inspection Fee	Fully burdened hourly rate
	Sign Application	
	Director's Review	\$368.00 <u>560.00</u>
	Planning Commission Review	\$735.00 <u>1,105.00</u>
	Staff Review	\$84.00 <u>109.00</u>
	Site Development Plan	\$3,780.00 <u>3,900.00</u>
	Specific Plan	\$5,460.00 <u>5,960.00</u>
	Temporary Use Permit	\$121.00 <u>150.00</u>
	Tentative Parcel Map	\$4,200.00 <u>3,625.00</u> + \$26.00/lot
	Tentative Subdivision Map	\$6,300.00 <u>6,225.00</u> + \$74.00/lot
	Temporary Subdivision Sign Application	\$53.00 application fee + \$105.00 refundable deposit / sign
	Tobacco License Fee	\$709.00
	Variance	\$788.00 <u>1,025.00</u>
	Zoning Letter	\$126.00
	Zoning Reclassification	\$3,675.00 <u>4,125.00</u>
FINANCE		
	Administrative processing fee on delinquent sewer service accounts	\$10.00
	Escrow Demand Lien Release <u>processing</u> fee	\$30.00 <u>50.00</u>
	Returned check fee	\$20.00
	Sewer Lien <u>release processing</u> fee	\$25.00 <u>13.00</u> + County Recorder fee
	<u>Special Operations License application and investigation fees</u>	
	<u>Secondhand, Pawnbroker, Auto Dismantler</u>	<u>\$505.00</u>

<u>Department</u>	<u>Fee Description</u>	<u>Current Fee/Unit Basis</u>
	<u>All other special operation businesses/activities</u>	\$335.00
FIRE		
	Site Inspection — Requires On-Site Physical Inspection:	
	Fire Hydrant Installation	\$53.00
	<u>Weed Abatement:</u>	
	Administrative fee	\$95.00 per parcel
	Mowing	\$45.18 <u>73.92</u> per hour
	Tractor/Loader	\$45.18 <u>150.63</u> per hour
	Weedeater (City crew worker)	\$14.79 <u>73.67</u> per hour
	Weedeater (Summer Youth Program)	\$7.74 per hour
	Hauling – Dump truck	\$1.53 per mile
	Dumpster (hauled by City)	\$1.46 per yard
	Universal Dumpster – 25 yard	\$119.00 per load
	Universal Dumpster – 40 yard	\$154.00 per load
	<u>Emergency Medical Services (EMS):</u>	
	<u>Non-Transport:</u>	
	<u>Basic Life Support (BLS) Assessment</u>	<u>\$0.00</u>
	Advanced Life Support (ALS) Assessment	\$0.00
	<u>Transport:</u>	
	<u>Basic Life Support (BLS) Transport</u>	<u>\$1,178.40</u>
	Advanced Life Support (ALS) Transport	\$1,598.00 <u>2,148.76</u>
	Advanced Life Support (ALS) Transport (Level 2)	\$1,781.00 <u>2,378.31</u>
	Transport Mileage	\$32.87 <u>41.23</u> per mile
	Pre-Hospital Medical Supplies	Varies
	Insurance co-pay for City of El Cajon Residents	First \$100.00 waived
	<u>Records Requests:</u>	
	Public Records Request <u>to include (NFIRS), Patient Care Report and Fire Investigation Narrative</u>	\$.04 per page (plus actual cost of employee's time to copy records)
	Patient Care Report	\$.04 per page (plus actual cost of employee's time to copy records)
	Fire Investigation Narrative	\$.04 per page (plus actual cost of employee's time to copy records)
	Individual photographs (if available)	Actual cost
	Photographs on CD (if available)	\$10.00 per incident
	<u>Subpoenas:</u>	
	Civil Subpoena – Business Records	\$15.00
	Civil Subpoena – Employee Witness Fee	\$150.00 – FD Employee \$275.00 – Firefighter/Paramedic <u>All employees (per day)</u>

<u>Department</u>	<u>Fee Description</u>	<u>Current Fee/Unit Basis</u>
POLICE		
	Audio Reproduction Fee	\$45.00
	Civil Subpoena – Business Records	\$15.00
	Civil Subpoena – Employee Witness Fee	\$275.00 150.00 – PD Employee (per day) \$275.00 – Peace Officer (per day)
	Copies	\$.04 per page (plus actual cost of employee's time to copy records)
	Copy of Call for Service (CFS) Report	\$1.00
	Copy of Police Report	\$10.00
	Fingerprint Fee (Inked)	\$20.00
	Fingerprint (LIVESCAN Fee)	\$35.00
	Massage License Fee	\$300.00
	Private Property Towing Administration Fee	\$40.00
	Vehicle Impound Fee:	
	Release of Impounded Vehicles	\$135.00
	Release of Impounded Vehicles Unlicensed/Revoked/Suspended	\$150.00
	Vehicle Repossession Fee	\$15.00
	VIN Verification	\$5.00
	VISA/Clearance Letter Fee:	
	Formal Letter	\$15.00
	Formal Letter with Notarization	\$25.00
	<u>Photograph Reproduction:</u>	
	Administrative Fee Research photo files, obtain clearances, package and mail	\$25.00
	Per Unit Charges	
	Black & White and Color	
	4 x 5	\$5.00
	5 x 7	\$6.00
	8 x 10	\$8.00
	Polaroid – Black & White and Color	\$5.00
	Proofs/Contact Sheets – Black & White and Color	\$8.00
POLICE		
Animal Control		
	License Fees (Altered Animals)	
	(Not to exceed one-half of license fee):	
	Half-year	\$15.00
	One year	\$20.00
	Two years	\$25.00
	Three years	\$30.00
	License Fees (Unaltered Animals)	
	Half-year	\$30.00
	One year	\$40.00

<u>Department</u>	<u>Fee Description</u>	<u>Current Fee/Unit Basis</u>
	Two years	\$50.00
	Three years	\$60.00
	Late Fee	\$15.00
	Transfer fee (Change of Ownership/Address)	\$5.00
	Duplicate Tags	\$5.00
	Penalty for Delinquency	\$15.00
	Impound Fees (Altered/Unaltered):	
	First Impound	\$40.00
	Second Impound	\$60.00
	Third and Subsequent Impounds	\$80.00
	<u>Mandatory State Fines – Unaltered Dogs and Cats</u>	
	(Over and above impound fees)	
	First Impound	\$35.00
	Second Impound	\$50.00
	Third and Subsequent Impounds	\$100.00
	Home Quarantine Fee	\$20.00
	Boarding Fees	\$8.00 per day
	Requiring veterinary care	\$10.00 per day
	Rabies Vaccination Fee	\$6.00/each
	Other Vaccinations	\$20.00/each
	Microchip – for claimed only	\$24.00
	Relinquishment Fee	
	Inside Jurisdiction – Resident	\$45.00
	Outside Jurisdiction – Non-Resident	\$55.00
	Litter – Puppies or Kittens	\$45.00
	Field – Resident (non-resident not accepted)	\$45.00
	Disposal Fee	
	Inside Jurisdiction	\$10.00
	Outside Jurisdiction	\$15.00
	Other Agencies	\$85.00
	<u>Adoption Fees (Not including Spay/Neuter Fee):</u>	
	Dogs	\$80.00
	Cats	\$80.00
	Other Animals	Amount to be set by Chief of Police or designee on an individual basis
	Senior Pets 8+ years	\$30.00
	<u>Spay or Neuter Refundable Deposit</u> (if animal cannot be spayed/neutered at time of adoption)	
	Dog	\$40.00

<u>Department</u>	<u>Fee Description</u>	<u>Current Fee/Unit Basis</u>
	Cat	\$40.00
PUBLIC WORKS		
	1911 Act Petition (up to 5 parcels)	\$1,390.00 <u>1,460.00</u>
	1911 Act Petition (each additional parcel)	\$80.00 <u>95.00</u>
	Annexation – Planning	\$2,100.00 per acre
	BMP Facility Maintenance Agreement	\$520.00 <u>570.00</u>
	Building Permit Review – Estimated Value < \$80,000.00:	
	Single Family Residential	\$760.00 <u>800.00</u>
	Multi-Family, Commercial or Industrial	\$1,150.00 <u>1,180.00</u>
	Subdivision Master Building Permit	\$1,150.00 <u>1,180.00</u>
	Addition of 400-square feet or added plumbing fixtures	\$230.00 <u>320.00</u>
	Building Permit Review – Estimated Value > \$80,000.00:	
	Single Family Residential	\$760.00 <u>800.00</u>
	Multi-Family, Commercial or Industrial	\$1,150.00 <u>1,180.00</u>
	Subdivision Master Building Permit	\$1,150.00 <u>1,180.00</u>
	Building Permit Review – Storm Water Fees	
	Single Family Residential	\$210.00 <u>215.00</u>
	Multi-Family or Commercial	\$590.00 <u>600.00</u>
	Subdivision Master Building Permit	\$590.00 <u>600.00</u>
	Inspection Fees	\$90.00
	Certificate of Correction for Subdivision Maps	\$600.00 <u>670.00</u>
	Condo Conversions CC&Rs and/or SW Mtce/Ops Plan Review	\$300.00 <u>310.00</u>
	Condo Conversions Storm Water Site Plan and/or BMP Facilities Agreements Review	\$300.00 <u>310.00</u>
	Copies	
	Maps and Plans	\$5.00/sheet
	Documents	\$.04 per page (plus actual cost of employee's time to copy records)
	Deed/Easement Prep/Quitclaim/LLA Deed Review	\$1,020.00 <u>1,060.00</u>
	Drainage Study Review	\$1,620.00 <u>1,670.00</u>
	Dumpster Permit	\$110.00
	Encroachment Permit	
	Curb Cut – Standard	\$280.00
	<u>Level One</u>	<u>\$135.00</u>
	Curb Cut – Non-Standard	\$490.00
	<u>Level Two</u>	<u>\$450.00</u>
	Encroachment (Other)	\$390.00
	<u>Level Three</u>	<u>\$580.00</u>
	Encroachment (Plan Review Inspection – per hour)	\$100.00
	Erosion Sediment Control Plans >200 sq. ft. (Remodels, Pools, Additions, Walls)	\$100.00
	Erosion Sediment Control Plan Review	\$530.00 <u>535.00</u>

<u>Department</u>	<u>Fee Description</u>	<u>Current Fee/Unit Basis</u>
	when Grading/Drainage Plan is not required	
	Erosion Sediment Control Plan Review when Grading/Drainage Plan is required	\$800.00
	Erosion Sediment Control (per Inspection)	\$90.00
	Erosion Control Site Inspection for NPDES Compliance (includes 1-10 inspections)	\$500.00 + 0.5%
	Extension of Time for Tentative Subdivision and Parcel Maps – No Hearing	\$360.00 380.00
	Extension of Time for Tentative Subdivision and Parcel Maps – Hearing (includes Notice of Public Hearing cost)	\$1,050.00
	Final Parcel Map Check (up to four (4) lots)	\$4,660.00 5,100.00
	Final Subdivision Map Check (1 st five (5) lots)	\$6,200.00 6,710.00
	Final Subdivision Map Check (each additional lot)	\$170.00 190.00
	GIS Fees	Actual cost of employees' time
	Grading/Drainage Plan Review (including precise grading plans for new structures)	5% of 1 st \$50,000 of estimated site improvement costs + 3% of costs between \$50,000 and \$100,000, 2% of costs between \$100,000 and \$250,000, 1% of costs above \$250,000 (minimum of \$1,000)
	Grading/Drainage Construction Inspection: with Erosion Control Site Inspection	3.5% of the estimated cost of construction with a minimum of \$500 + (Erosion Control Site Inspection \$500 + 0.5% of estimated cost of construction)
	Hold Harmless Agreement (HHA) preparation	\$800.00
	Hydrology Study Limited	\$300.00 310.00
	Improvement Construction Inspection	3.5% of the estimated cost of construction (minimum \$500.00) (Soil Testing not included)
	Improvement Plan Check (including improvement plans for private sewer mains	6.5% of 1 st \$50,000 of estimated site improvement costs, 4% of costs between \$50,000 and \$100,000, 1.5% of costs between \$100,000 and \$250,000, and 1% of costs >\$250,000, with a \$1,000 minimum; 1% of estimate for each review after three (3)
	Inspection of restaurant Annual inspection required	\$130.00
	Inspection of Small or Medium High <100,000 sq. ft. Priority Commercial/Industrial Facilities Annual Inspection Required	\$280.00
	Inspection of Large High Priority >100,000 sq. ft. Commercial or Industrial Facilities Annual Inspection Required	\$500.00
	Lien Contract Preparation	\$800.00 820.00
	Lien Contract Release	\$30.00
	Outdoor Dining Permit – Annual Fee	\$310.00 340.00
	Oversize/Overload Permit (max as permitted by State)	
	Single fee	Set by State – currently \$16.00

<u>Department</u>	<u>Fee Description</u>	<u>Current Fee/Unit Basis</u>
	Annual fee	Set by State – currently \$90.00
	PRD – Engineering Fees	\$790.00 840.00
	PRD – Storm Water Fees	\$820.00 825.00
	Public Service Sign (Installation)	\$620.00
	Public Service Sign (Replacement)	\$360.00
	Reversion to Acreage	\$3,350.00 3,625.00
	Restaurant FOG Building Permit Fee	\$225.00
	Septic Tank Hauler's Discharge Fee	\$7.04 8.36/100 gallons
	Sewer Lateral Video Review	\$200.00
	Sewer Wet Tap Fee	\$670.00 720.00
	Special Event – Prepare Traffic Plan (Major)	\$1,180.00 1,260.00
	Special Event – Prepare Traffic Plan (Minor)	\$400.00 420.00
	Special Event – Traffic Control (per hour per crew)	\$250.00 480.00
	Special Event – Traffic Plan Review	\$380.00
	Street Light Inspection per Light (Amount includes est. \$90.00 energizing fee from SDG&E)	\$410.00 460.00
	Street or Public Service Easement Vacation	
	(with Public Hearing)	\$1,650.00 1,780.00
	(without Public Hearing)	\$600.00 650.00
	Standard Urban Storm Water Mitigation Plan (SUSMP) Project Plan Review (required if High Priority Project) (three (3) Plan Checks (min))	\$3,600.00 3,620.00
	Conceptual SUSMP Project Plan Review	\$1,800.00 1,830.00
	Priority Development Project (PDP) SUSMP Storm Water Mitigation Plan (SWMitP) Review	\$1,800.00 1,830.00
	Additional Plan Check	\$160.00 each
	SUSMP BMP Inspection	
	1-3 Features	\$250.00
	>3 Features	\$340.00
	SWPPP Review (>1 acre)	\$990.00
	Subdivision Agreement Preparation	\$1,480.00 1,600.00
	Traffic Control Plan Review	\$270.00 300.00
	Traffic Impact Study Review	\$950.00 970.00
	Trash Enclosure Building Permit Review	\$125.00 135.00
PUBLIC WORKS		
	Parks	
	Sale of wood	\$90.00/cord
RECREATION		
Recreation Center / Park / Field Fee Schedule		
I. Center / Park Basic Use Fees		
The following fee schedule shall in all instances apply to classifications 3, 4, 5, 6, 7 and 8. Gymnasium and swimming		

<u>Department</u>	<u>Fee Description</u>	<u>Current Fee/Unit Basis</u>
pool fees will apply to <u>all</u> classifications except Class 1.		
	a. Center Meeting Room	\$9.00 per hour or fraction thereof, minimum 3 hours.
	b. Center Kitchen	\$8.00 per use for potluck or light refreshment. \$23.00 per use for full meal.
	c. Center Gymnasium	\$24.00 per hour or fraction thereof, minimum 2 hours. Use must be compatible with normal gymnasium use.
	d. Fletcher Hills Center Backyard	\$9.00 per hour or fraction thereof, minimum 3 hours.
	e. Fletcher Hills Swimming Pool	\$80.00 per hour or fraction thereof, minimum 2 hours, plus Extra City Staff Services fee. Minimum of two City certified lifeguards on deck at all times. (Private use fee does not apply.)
	f. Kennedy Skatepark	\$22.00 per hour or fraction thereof, minimum 2 hours, plus Extra City Staff Services fee. Minimum of two staff required. Light use an additional \$16.00 per hour.
	g. Wells Center Back Lawn	\$9.00 per hour or fraction thereof, minimum 3 hours.
II. Special Use Fees		
In addition to the basic rental fees as set forth in the fee schedule, additional fees will be charged for the following activities or services regardless of usage classifications.		
	a. Dog shows (AKC sanction or practice, but not to include business meetings where dogs are not present)	\$120.00 per event.
	b. Large Events: More than 50 people	\$120.00 per event.
	c. Extra City Staff Services (Applies to Classifications 2, 3, 4, 5, 6, 7 and 8)	\$18.00 per hour or part thereof per staff member required.
	d. Private Parties/Uses (Class 7)	\$8.00 per hour, in addition to Basic Use Fee.
	e. Commercial Uses (Class 8)	\$25.00 per hour, \$100.00 minimum, in addition to Basic Use Fee.
	f. Cancellation/Damage/Cleaning Deposits	
	Recreation Centers/Parks	\$35.00/100 users, minimum \$65.00.
	g. Concession Stand	\$100.00 per month.
III. Field Basic Use Fees		
Applies to Classes 2, 3, 4, 5, 6, 7 and 8 for fields controlled by the Recreation Department.		
	a. Day reservation (baseball, softball, football, soccer)	\$8.00 per hour or fraction thereof, minimum 2 hours.
	Supported Youth League *	No fee.
	b. Night reservation (baseball, softball, football, soccer)	\$23.00 per hour or fraction thereof, minimum 2 hours.
	Supported Youth League *	\$15.00 per hour.
	c. Field preparation (dragging, wetting down and marking)	\$35.00 per prep.
	d. Ball field bases fee	\$15.00 flat fee.
* Supported Youth League, a league having met the criteria established by City Council as qualifying for the Youth League Utility Support Program. Refer to City Council Policy E-8, Youth Sports League Utility Support Program.		

<u>Department</u>	<u>Fee Description</u>	<u>Current Fee/Unit Basis</u>
IV. <u>Open Play Gym Fees</u> (Existing fees since 1995, but never listed on Schedule.)		
	a. <u>Adult Open Play</u> (basketball, volleyball, pickleball)	\$13.00 for annual pass. \$10.00 resident discount fee.
	b. <u>Adult Open Play – Seniors age 55+</u> (basketball, volleyball, pickleball)	\$8.00 for annual pass. \$5.00 resident discount fee.
	c. <u>Teen Open Play</u> (basketball, volleyball)	\$5.00 for annual pass.
	d. <u>Replacement for any Open Play Card</u>	\$5.00 for remainder of annual pass.

Leasable Park Spaces Fee Schedule
(Judson Park / Renette Plaza / Kennedy Park North Lawn / Hillside Upper Park / Wells Park Multipurpose Field)

I. Basic Use Fees		
	a. Weddings (ceremony only; no food)	\$40.00 per event.
	b. Ceremonies, Town Hall Meetings, Public Presentations (refreshments only)	\$40.00 per event.
	c. Receptions (food allowed)	
	1. Small (50 or fewer people)	\$80.00 per event.
	2. Large (more than 50 people)	\$215.00 per event.
	d. Musical Presentations	
	1. Single event (1 to 2 dates)	\$160.00 flat fee.
	2. Series (3 to 20 dates)	\$265.00 flat fee.
	e. Festivals or Community Events	
	1. Small (500 or fewer people per day)	\$140.00 per event.
	2. Large (more than 500 people per day)	\$250.00 per event.

II. Special Use Fees

All Special Use Fees are in addition to Basic Use Fees.

	a. Cancellation/Damage/Cleaning Deposit	\$50.00/100 people. \$100.00 minimum - \$500.00 maximum.
	b. Private Party (excludes general public)	\$15.00 per hour additional.
	c. Commercial Use	\$25.00 per hour additional. \$200.00 minimum per permit (plus other applicable fees).
	d. Extra City Staff Services	\$18.00 per hour or part thereof per staff member.
	e. Security Personnel (per security person)	See Current Schedule

Centennial Plaza / Prescott Promenade Fee Schedule

I. Basic Use Fees		
	a. Weddings	
	1. Small (50 or fewer people, ceremony only, no food)	\$40.00 per event.
	2. Large (more than 50 people, ceremony only, no food)	\$80.00 per event.
	b. Ceremonies, Town Hall Meetings, Public Presentations	
	1. Small (50 or fewer people, refreshments only)	\$40.00 per event.

<u>Department</u>	<u>Fee Description</u>	<u>Current Fee/Unit Basis</u>
	2. Large (more than 50 people, refreshments only)	\$80.00 per event.
	c. Receptions	
	1. Small (100 or fewer people, food allowed)	\$100.00 per event.
	2. Large (more than 100 people, food allowed)	\$240.00 per event.
	d. Musical Presentations	
	1. Single event (1 to 2 dates)	\$160.00 per event.
	2. Series (3 to 20 dates)	\$265.00 per series.
	e. Festivals or Community Events	
	1. Small (500 or fewer people)	\$200.00 per event.
	2. Large (more than 500 people)	\$400.00 per event.
	f. Festivals or Community Event Series – 4 to 12 event dates / weekly or monthly / non-consecutive days	
	1. Small (500 or fewer people per day)	\$400.00 per series.
	2. Large (more than 500 people per day)	\$800.00 per series.

II. Special Use Fees

All Special Use Fees are in addition to Basic Use Fees.

	a. Alcohol at the Civic Center Plaza/Centennial Plaza (ABC license, security, and certificate of insurance required)	\$20.00 per hour / 4 hour minimum.
	b. Private Party (excludes general public)	\$15.00 per hour additional.
	c. Commercial use	\$25.00 per hour additional. \$200.00 minimum per permit (plus other applicable fees).
	d. Extra City Staff Services	\$18.00 per hour or part thereof per staff member.
	e. Alley Closure "Simple"	\$75.00 per event.
	f. Cancellation/Damage/Cleaning Deposit	\$50.00/100 people. \$100.00 minimum - \$500 maximum.
	g. Steam Cleaning Deposit *	
	1. Spot cleaning	\$250.00 per event.
	2. Full site cleaning	\$850.00 per event.

* Steam Cleaning Deposit – User will be charged or credited per actual invoice.

Ronald Reagan Community Center Fee Schedule

All "per hour" fees are charged per hour or fraction thereof.

I. Basic Use Fees

	a. Full auditorium; includes two (2) patios (4 hours minimum use)	\$69.00 per hour.
	b. East auditorium; includes one (1) patio (2 hours minimum use)	\$45.00 per hour.
	c. West auditorium; includes one (1) patio (2 hours minimum use)	\$28.00 per hour.
	d. Kitchen	\$69.00 per use.

II. Set-up Fees

<u>Department</u>	<u>Fee Description</u>	<u>Current Fee/Unit Basis</u>
All set-up and take-down must be done by Ronald Reagan Community Center staff. Equipment includes P.A. system, podiums, tables and chairs.		
	a. Full auditorium	\$69.00.
	b. East room	\$42.00.
	c. West room	\$28.00.
III. Special Use Fees		
	a. Extra City Staff Services (per staff person)	\$18.00 per hour.
	b. Alcohol use (ABC license may be required)	\$21.00 per hour.
	c. Private use	\$21.00 per hour.
	d. Weekend/Holiday use (5:00 PM Friday through 2:00 AM Monday and all official holidays)	\$38.00 per hour.
	e. Commercial use (with a minimum of \$175.00)	\$32.00 per hour.
	f. Non-resident fee (Class 6 and 7 users)	\$27.00 per hour.
	g. Security personnel (per security person)	See current schedule.
	h. Coffee service	See current schedule.
IV. Special Equipment Use		
	a. Bar	\$23.00 each.
	b. Piano	\$40.00.
	c. Stage/Backdrops (6 ft. x 8 ft. – includes drapes)	\$11.00 per section.
	d. Dance floor	\$68.00.
	e. Audio-visual equipment	\$15.00 per system.
	f. LCD Projector	\$50.00.
V. Cleaning/Security/Reservation Deposit		
	a. Non-alcohol use	\$150.00.
	b. Alcohol use	\$300.00.
VI. Administrative Fee		
		\$75.00 for \$150.00 deposit. \$150.00 for \$300.00 deposit.

SUMMARY OF PROPOSED CHANGES TO SCHEDULE OF MISCELLANEOUS FEES

Effective 07/01/18 = Finance, Fire, Police and Recreation Departments
 Effective 08/11/18 = Building & Fire Safety, Planning and Public Works
 (Amended by Resolution No. 0**-18)

<u>Department</u>	<u>Fee Description</u>	<u>Current Fee/ Unit Basis</u>	<u>% of Change (rounded)</u>
COMMUNITY DEVELOPMENT			
Building & Fire Safety			
	Technology Maintenance Fee	\$25.00 surcharge on each permit processed	New
	PV System (up to 50 modules)	\$250.00	Readjusted
	PV System (51 to 100 modules)	\$630.00	Readjusted
	PV System (each block of 100, or portion thereof, over 100)	\$135.00	Readjusted
	Energy Storage System (battery) with PV	\$115.00	Readjusted
	Energy Storage System (battery) without PV	\$230.00	Readjusted
	Commercial Charging Stations (up to 5)	\$230.00	Readjusted
	Commercial Charging Stations (6 and over)	\$430.00	Readjusted
COMMUNITY DEVELOPMENT			
Planning			
	Administrative Zoning Permit	\$210.00 325.00 (Disabled person license/ placard holders applying for shade structures are exempt)	+55.0
	Adult entertainment	\$2,835.00 3,025.00	+6.7
	Amending Zoning Ordinance Code	\$1,890.00 2,375.00	+25.7
	Certificate of Compliance	\$1,575.00 1,150.00	-27.0
	Certificate of Modification	\$630.00 1,125.00	+78.6
	Conditional Use Permit	\$5,250.00 5,195.00	-1.1
	Conditional Use Permit (Minor)	\$1,575.00 2,075.00	+31.7
	General Plan Amendment	\$3,475.00 3,505.00	+0.8
	Historic Resource Designation	\$630.00 1,105.00	+75.4
	Landscape Documentation Package Review	\$168.00 375.00	+123.2
	Lot Line Adjustment	\$2,310.00 1,425.00	-38.3
	Minor Amendment	\$1,050.00 1,205.00	+14.8
	Minor Use Permit	\$1,050.00 1,205.00	+14.8
	Mitigated Negative Declaration / Initial Study	\$4,882.00 5,100.00 + \$263.00 for each required report (up to two reviews)	+4.5
	Negative Declaration / Initial Study	\$4,882.00 5,100.00 + \$263.00 for each required report (up to two reviews)	+4.5
	Planned Residential Development	\$6,510.00 6,760.00	+3.8

<u>Department</u>	<u>Fee Description</u>	<u>Current Fee/ Unit Basis</u>	<u>% of Change (rounded)</u>
	Planned Unit Development	\$6,510.00 <u>6,760.00</u>	+3.8
	Sign Application		
	Director's Review	\$368.00 <u>560.00</u>	+52.2
	Planning Commission Review	\$735.00 <u>1,105.00</u>	+50.3
	Staff Review	\$84.00 <u>109.00</u>	+29.8
	Site Development Plan	\$3,780.00 <u>3,900.00</u>	+3.2
	Specific Plan	\$5,460.00 <u>5,960.00</u>	+9.2
	Temporary Use Permit	\$121.00 <u>150.00</u>	+24.0
	Tentative Parcel Map	\$4,200.00 <u>3,625.00</u> + \$26.00/lot	-13.7
	Tentative Subdivision Map	\$6,300.00 <u>6,225.00</u> + \$74.00/lot	-1.2
	Variance	\$788.00 <u>1,025.00</u>	+30.0
	Zoning Reclassification	\$3,675.00 <u>4,125.00</u>	+12.2
FINANCE			
	Administrative processing fee on delinquent sewer service accounts	\$10.00	
	Escrow Demand Lien Release <u>processing</u> fee	\$30.00 <u>50.00</u>	+66.7
	Sewer Lien <u>release processing</u> fee	\$25.00 <u>13.00</u> + County Recorder fee	-48.0 (+fee)
	<u>Special Operations License application and investigation fees</u>		
	<u>Secondhand, Pawnbroker, Auto Dismantler</u>	<u>\$505.00</u>	New
	<u>All other special operation businesses/activities</u>	<u>\$335.00</u>	New
FIRE			
	Site Inspection — Requires On-Site Physical Inspection:		
	Fire Hydrant Installation	\$53.00	
	<u>Weed Abatement:</u>		
	Mowing	\$45.18 <u>73.92</u> per hour	+63.6
	Tractor/Loader	\$45.18 <u>150.63</u> per hour	+233.4
	Weedeater (City crew worker)	\$14.79 <u>73.67</u> per hour	+398.0
	Weedeater (Summer Youth Program)	\$7.74 per hour	
	<u>Emergency Medical Services (EMS):</u>		
	<u>Non-Transport:</u>		
	<u>Basic Life Support (BLS) Assessment</u>	<u>\$0.00</u>	
	<u>Transport:</u>		
	<u>Basic Life Support (BLS) Transport</u>	<u>\$1,178.40</u>	
	Advanced Life Support (ALS) Transport	\$1,598.00 <u>2,148.76</u>	+34.5
	Advanced Life Support (ALS) Transport (Level 2)	\$1,781.00 <u>2,378.31</u>	+33.5
	Transport Mileage	\$32.87 <u>41.23</u> per mile	+25.4
	<u>Records Requests:</u>		
	Public Records Request <u>to include (NFIRS), Patient Care Report and Fire Investigation Narrative</u>	\$0.04 per page (plus actual cost of employee's time to copy records)	

<u>Department</u>	<u>Fee Description</u>	<u>Current Fee/ Unit Basis</u>	<u>% of Change (rounded)</u>
	Patient Care Report	\$.04 per page (plus actual cost of employee's time to copy records)	
	Fire Investigation Narrative	\$.04 per page (plus actual cost of employee's time to copy records)	
	<u>Subpoenas:</u>		
	Civil Subpoena – Employee Witness Fee	\$150.00 – FD Employee \$275.00 – Firefighter/Paramedic All employees (per day)	Statutory
POLICE			
	Civil Subpoena – Employee Witness Fee	\$275.00 150.00 – PD Employee (per day) \$275.00 – Peace Officer (per day)	Statutory
PUBLIC WORKS			
	1911 Act Petition (up to 5 parcels)	\$1,390.00 <u>1,460.00</u>	+5.0
	1911 Act Petition (each additional parcel)	\$80.00 <u>95.00</u>	+18.8
	BMP Facility Maintenance Agreement	\$520.00 <u>570.00</u>	+9.6
	Building Permit Review – Estimated Value < \$80,000.00:		
	Single Family Residential	\$760.00 <u>800.00</u>	+5.3
	Multi-Family, Commercial or Industrial	\$1,150.00 <u>1,180.00</u>	+2.6
	Subdivision Master Building Permit	\$1,150.00 <u>1,180.00</u>	+2.6
	Addition of 400-square feet or added plumbing fixtures	\$230.00 <u>320.00</u>	+39.1
	Building Permit Review – Estimated Value > \$80,000.00:		
	Single Family Residential	\$760.00 <u>800.00</u>	+5.3
	Multi-Family, Commercial or Industrial	\$1,150.00 <u>1,180.00</u>	+2.6
	Subdivision Master Building Permit	\$1,150.00 <u>1,180.00</u>	+2.6
	Building Permit Review – Storm Water Fees		
	Single Family Residential	\$210.00 <u>215.00</u>	+2.4
	Multi-Family or Commercial	\$590.00 <u>600.00</u>	+1.7
	Subdivision Master Building Permit	\$590.00 <u>600.00</u>	+1.7
	Certificate of Correction for Subdivision Maps	\$600.00 <u>670.00</u>	+11.7
	Condo Conversions CC&Rs and/or SW Mtce/Ops Plan Review	\$300.00 <u>310.00</u>	+3.3
	Condo Conversions Storm Water Site Plan and/or BMP Facilities Agreements Review	\$300.00 <u>310.00</u>	+3.3
	Deed/Easement Prep/Quitclaim/LLA Deed Review	\$1,020.00 <u>1,060.00</u>	+3.9
	Drainage Study Review	\$1,620.00 <u>1,670.00</u>	+3.0
	Dumpster Permit	\$110.00	
	Encroachment Permit		
	Curb Cut – Standard	\$280.00	
	<u>Level One</u>	<u>\$135.00</u>	Redesignated

<u>Department</u>	<u>Fee Description</u>	<u>Current Fee/ Unit Basis</u>	<u>% of Change (rounded)</u>
	Curb Cut – Non-Standard	\$490.00	
	<u>Level Two</u>	<u>\$450.00</u>	Redesignated
	Encroachment (Other)	\$390.00	
	<u>Level Three</u>	<u>\$580.00</u>	Redesignated
	Erosion Sediment Control Plan Review when Grading/Drainage Plan is not required	\$530.00 <u>535.00</u>	+0.9
	<u>Erosion Control Site Inspection for NPDES Compliance (includes 1-10 inspections)</u>	<u>\$500.00 + 0.5%</u>	New
	Extension of Time for Tentative Subdivision and Parcel Maps – No Hearing	\$360.00 <u>380.00</u>	+5.6
	Final Parcel Map Check (up to four (4) lots)	\$4,660.00 <u>5,100.00</u>	+9.4
	Final Subdivision Map Check (1 st five (5) lots)	\$6,200.00 <u>6,710.00</u>	+8.2
	Final Subdivision Map Check (each additional lot)	\$170.00 <u>190.00</u>	+11.8
	Hydrology Study Limited	\$300.00 <u>310.00</u>	+3.3
	Lien Contract Preparation	\$800.00 <u>820.00</u>	+2.5
	Outdoor Dining Permit – Annual Fee	\$340.00 <u>340.00</u>	+9.7
	PRD – Engineering Fees	\$790.00 <u>840.00</u>	+6.3
	PRD – Storm Water Fees	\$820.00 <u>825.00</u>	+0.6
	Reversion to Acreage	\$3,350.00 <u>3,625.00</u>	+8.2
	Septic Tank Hauler's Discharge Fee	\$7.04 <u>8.36</u> /100 gallons	+18.8
	<u>Sewer Lateral Video Review</u>	<u>\$200.00</u>	New
	Sewer Wet Tap Fee	\$670.00 <u>720.00</u>	+7.5
	Special Event – Prepare Traffic Plan (Major)	\$1,180.00 <u>1,260.00</u>	+6.8
	Special Event – Prepare Traffic Plan (Minor)	\$400.00 <u>420.00</u>	+5.0
	Special Event – Traffic Control (per hour per crew)	\$250.00 <u>480.00</u>	+92.0
	Street Light Inspection per Light (Amount includes est. \$90.00 energizing fee from SDG&E)	\$410.00 <u>460.00</u>	+12.2
	Street or Public Service Easement Vacation		
	(with Public Hearing)	\$1,650.00 <u>1,780.00</u>	+7.9
	(without Public Hearing)	\$600.00 <u>650.00</u>	+8.3
	Standard Urban Storm Water Mitigation Plan (SUSMP) Project Plan Review (required if High Priority Project) (three (3) Plan Checks (min))	\$3,600.00 <u>3,620.00</u>	+0.6
	Conceptual SUSMP Project Plan Review	\$1,800.00 <u>1,830.00</u>	+1.7
	Priority Development Project (PDP) SUSMP Storm Water Mitigation Plan (SWMitP) Review	\$1,800.00 <u>1,830.00</u>	+1.7
	Subdivision Agreement Preparation	\$1,480.00 <u>1,600.00</u>	+8.1
	Traffic Control Plan Review	\$270.00 <u>300.00</u>	+11.1
	Traffic Impact Study Review	\$950.00 <u>970.00</u>	+2.1
	Trash Enclosure Building Permit Review	\$125.00 <u>135.00</u>	+8.0
RECREATION			
Recreation Center / Park / Field Fee Schedule			
<u>IV. Open Play Gym Fees (Existing fees since 1995, but never listed on Schedule.)</u>			
	<u>a. Adult Open Play (basketball, volleyball, pickleball)</u>	<u>\$13.00 for annual pass. \$10.00 resident discount fee.</u>	New

<u>Department</u>	<u>Fee Description</u>	<u>Current Fee/ Unit Basis</u>	<u>% of Change (rounded)</u>
	b. Adult Open Play – Seniors age 55+ (basketball, volleyball, pickleball)	\$8.00 for annual pass. \$5.00 resident discount fee.	New
	c. Teen Open Play (basketball, volleyball)	\$5.00 for annual pass.	New
	d. Replacement for any Open Play Card	\$5.00 for remainder of annual pass.	New



City Council
Agenda Report

DATE: June 12, 2018
TO: Honorable Mayor and City Councilmembers
FROM: Dirk Epperson, Director of Public Works
SUBJECT: Award of RFP No. 005-19, Street Sweeping Services for the Cities of El Cajon and La Mesa

RECOMMENDATION:

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

1. Approve Plans and Specifications for Street Sweeping Services for the Cities of El Cajon and La Mesa, RFP No. 005-19; and
2. Award the contract to Cannon Pacific Services, Inc. dba Pacific Sweeping in the amount of \$240,000.

BACKGROUND:

The Public Works Department has been analyzing the City's current street sweeping services to determine the value of maintaining the operation in-house or whether to contract out this service. Several factors considered in this analysis included cost, effectiveness, useful life of the City's existing sweepers, and the ability to absorb current equipment operators to other positions in Public Works.

Staff determined that the City would generate significant savings by contracting out street sweeping services. Also, staff believes that street sweeping quality will not diminish and the affected employees will not be adversely impacted. As the City explored procurement options to secure a private sector street sweeping company, the City invited the City of La Mesa to join the procurement process. The intent of the partnership is to learn from La Mesa's contracting experience and to ultimately secure a more competitive bid.

On April 19, 2018, the City of El Cajon issued a Request for Proposals (RFP) for interested and qualified firms to provide street sweeping services for the Cities of El Cajon and La Mesa. On May 15, 2018 at 5:00 p.m., bids were opened and two responses received--bids from Cannon Pacific Services and CleanStreet.

The proposals were analyzed by an evaluation committee consisting of staff from both cities and they concluded that both proposals met the minimum requirements. After thorough evaluation of the proposals, the selection committee recommends that Cannon Pacific Services, Inc., dba Pacific Sweeping, be awarded the contract. They received the highest rank score based on fiscal responsibility, experience/technical competence, quality of equipment, customer service, and overall cost of service. The attached memorandum details the evaluation process.

The RFP includes an option to renew the contract for four optional one-year terms. Funds for the renewal terms will be in accordance with the approved budget for each fiscal year. The City of La Mesa is responsible for its own contractual agreement and payment.

FISCAL IMPACT:

Based on the proposal from Cannon Pacific Services, Inc., dba Pacific Sweeping, the City's annual sweeping cost will be approximately \$240,000. Exercising all renewals and options would total \$1.4 million over the five year period. Using an average of the last three years, the City has experienced an annual cost in excess of \$550,000. Although there will be additional staff time to manage the street sweeping contract, the annual savings is significant. Additionally, the City will avoid the capital cost of replacing and repairing existing sweepers (a replacement cost of approximately \$250,000 per sweeper). Funding is included in the proposed Fiscal Year 2018-19 Annual Budget in Sweeping Operations (650740).

Prepared By: Nahid Razi, Purchasing Agent

Reviewed By: Dirk Epperson, Director of Public Works

Approved By: Graham Mitchell, City Manager

Attachments

Memorandum

Resolution

CITY OF EL CAJON



MEMORANDUM

DATE: May 30, 2018
TO: Nahid Razi, Purchasing Agent
FROM: Dennis Davies, Deputy Director of Public Works
SUBJECT: RECOMMENDATION TO AWARD – CONTRACT STREET SWEEPING
RFP No. 005-19

A total of two proposals were received on May 12, 2018, for the above-referenced services. The selection committee, comprised of personnel from the Cities of El Cajon and La Mesa, independently scored each proposal on the evaluation form that was included in RFP No. 005-19. This RFP was jointly solicited by the Cities of El Cajon and La Mesa. The proposal evaluation form is based on a weighted scale with criteria including: 1) Fiscal Responsibility, 2) Experience/Technical Competence, 3) Quality of Equipment, 4) Customer Service, and 5) Overall Cost of Service with a total possible score of 300 points or (100 points per each evaluator).

The weighted scores from the selection committee resulted in the following rankings:

<u>Contractor</u>	<u>Weighted Score</u>
Pacific Sweeping	270.00
CleanStreet	225.50

Recommendation

The selection committee concluded that the contract be should awarded to the highest ranked contractor: Cannon Pacific, Inc. dba Pacific Sweeping. Pacific Sweeping currently provides sweeping services for the following local Agencies: City of Poway, City of San Marcos, City of Escondido, City of Carlsbad, City of Lemon Grove, and City of Chula Vista. The estimated annual sweeping cost for the City of El Cajon is \$240,000 for Fiscal Year18/19. Sufficient funding has been budgeted for FY18/19 in Account 650740-8395. The contract will include 4 -1 year options to extend the contract. If all options are utilized the five year cost would be approximately \$1,400,000. It is recommended that the contract for Street Sweeping be awarded to Pacific Sweeping at the City Council Meeting on June 12, 2018.

Submitted by,



Dennis Davies

DEPUTY DIRECTOR OF PUBLIC WORKS

RESOLUTION NO. -18

RESOLUTION AWARDING BID FOR
STREET SWEEPING SERVICES
(Bid No. 005-19)

WHEREAS, on April 19, 2018, on behalf of the City of El Cajon (the “City”) and the City of La Mesa (“La Mesa”), the City issued a Request for Proposals (the “RFP”) for interested and qualified firms to provide street sweeping services for the City and La Mesa; and

WHEREAS, the initial term of the RFP is for one (1) year, and includes an option to renew the contract for four (4) additional one-year terms, and funds for the renewal terms will be in accordance with the approved budget for each fiscal year; and

WHEREAS, La Mesa is responsible for its own contractual agreement and payment; and

WHEREAS, two (2) responses were received and opened on May 15, 2018; and

WHEREAS, the proposals were evaluated by an evaluation committee consisting of staff from both cities to ensure all minimum requirements specified in the RFP were met, and after thorough evaluation, it was determined that Cannon Pacific, Inc., dba Pacific Sweeping met the City’s requirements for street sweeping services; and

WHEREAS, the Purchasing Division, in concurrence with the Director of Public Works, recommends award of the RFP to Cannon Pacific, Inc., dba Pacific Sweeping; and

WHEREAS, the City Council believes it to be in the best interests of the City to award the RFP to Cannon Pacific, Inc., dba Pacific Sweeping as recommended by the Purchasing Division.

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

1. The City Council hereby finds the foregoing recitals to be true and correct, and the findings of the City Council.

2. The City Council does hereby reject all other bids and proposals except that herein mentioned, and awards the RFP to:

Cannon Pacific, Inc., dba Pacific Sweeping

in the amount of \$240,000.00 for the initial one-year term, with the option to extend for four (4) additional one-year terms.

3. The Mayor and City Clerk are authorized and directed to execute a contract for said Project on behalf of the City of El Cajon.

06/12/18 CC Agenda

Bid 005-19 – Street Sweeping Svcs w-LM award (Cannon Pacific dba Pacific Sweeping) 060418



City Council
Agenda Report

DATE: June 12, 2018
TO: Honorable Mayor and City Councilmembers
FROM: Dirk Epperson, Director of Public Works
SUBJECT: Solid Waste Franchise Agreement

RECOMMENDATION:

That the City Council considers commencing a solicitation process for a franchise agreement for solid waste and recycling services and include the lease option for the City-owned property at 1001 West Bradley.

BACKGROUND:

The City of El Cajon entered into an exclusive franchise agreement with Waste Management in 1994 for the collection, transportation, recycling, processing, and disposal of solid waste, and other related services. The franchise agreement has been amended and restated over the years to extend its term and is set to expire on December 31, 2020. In addition, the City and Waste Management are parties to a Transfer Station Lease Agreement for 1001 West Bradley that terminates on the same date as the franchise agreement.

Staff recommends commencing a solicitation process that will result in a new solid waste services franchise agreement and lease options for the City-owned property at 1001 West Bradley. Although the franchise agreement does not expire for another two years, it is necessary to inform the City's current solid waste hauler of the City's intent so they know how to invest in the Bradley property.

If the City Council directs staff to commence the solicitation process, staff recommends the following tentative schedule:

- | | |
|--|---------------|
| ● Begin preparing solicitation for Solid Waste Franchisee* | July 2018 |
| ● Advertise solicitation for Solid Waste Franchisee | October 2019 |
| ● Receive solicitations for Solid Waste Franchisee | January 2020 |
| ● Final Selection of Solid Waste Franchisee | February 2020 |
| ● City Council Award Contract for Solid Waste Franchisee | March 2020 |

*Staff will explore options of whether to utilize in-house staff or a solid waste consultant to prepare the solicitation.

FISCAL IMPACT:

None at this time.

Prepared By: Yazmin Arellano, Deputy Director of Public Works/City Engineer

Reviewed By: Dirk Epperson, Director of Public Works

Approved By: Graham Mitchell, City Manager



City Council
Agenda Report

DATE: June 12, 2018
TO: Honorable Mayor and City Councilmembers
FROM: Mayor Wells
SUBJECT: Council Activity 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:

May 29 - Press Conference in Santa Ana regarding AB 2943
May 30 - Meeting w/ Hammond Construction - Homeless
May 30 - Interviews w/ KGB Radio and KNSD about the new El Cajon Animal Shelter
May 31 - Speaker at Jamacha Elementary School
June 4 - San Diego LAFCO Meeting
June 7 - Speaker for EJE Elementary School 3rd Grade Tour at City Hall
June 8 - SANDAG Board of Directors Meeting
June 8 - SANDAG Executive Committee Meeting
June 8 - Habitat for Humanity Home Builders Blitz Home Dedication
June 12 - City Council Meeting(s)

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

Submitted By: Bill Wells, Mayor



City Council
Agenda Report

Agenda Item 22.

DATE: June 12, 2018
TO: Honorable Mayor and City Councilmembers
FROM:
SUBJECT: Legislative Report

RECOMMENDATION:

Attachments

Legislative Report 6-12-18



LEGISLATIVE REPORT 2017-2018

BILL NO.	SPONSOR	SUBJECT	COUNCIL DATE	POSITION	COMMITTEE	BILL STATUS / LAST ACTION DATE
SB 827	Wiener	Planning and zoning: transit-rich housing bonus. (Amended 3/1/18). It takes away local land use authority on housing projects near transit centers.	2/27/2018	Oppose	Senate	4/17/2018 – FAILED in Committee on Transportation & Housing.
SB 946	Lara	Sidewalk Vendors: Would prohibit cities from enforcing rules that regulate or prohibit sidewalk vendors. (Introduced: 1/29/2018)	2/27/2018	Oppose	Senate	5/10/2018 – after passing in Senate, referred to the Assembly's Committee on Local Government.
AB 3119	Gonzalez Fletcher	AB-3119 San Diego Unified Port District consolidation. (Amended 3/22/18)	4/10/2018	Opposition Rescinded Based on Amendments	Assembly	4/2/2018 – Passed in Assembly, referred to Senate for consideration.



The Legislative Report tracks bills for the 2017-2018 Session of the California Legislature that the El Cajon City Council/Housing Authority/Successor Agency to the Redevelopment Agency has voted to monitor/watch, support or oppose.



City Council
Agenda Report

Agenda Item 24.

DATE: June 12, 2018
TO: Honorable Mayor and City Councilmembers
FROM: Mayor Pro Tem Kendrick
SUBJECT: MAYOR PRO TEM GARY KENDRICK
Heartland Communications JPA; Heartland Fire Training JPA.

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:

May 25 - Meeting w/ City Manager
May 28 - Memorial Day Service - Mt. Soledad
June 2 - Animal Shelter Grand Opening
June 8 - Meeting w/ City Manager
June 12 - City Council Meeting(s)

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

Submitted By: Gary Kendrick, Mayor Pro Tem



City Council
Agenda Report

DATE: June 12, 2018
TO: Honorable Mayor and City Councilmembers
FROM: Councilmember Kalasho
SUBJECT: COUNCILMEMBER BEN KALASHO
East County Economic Development Council – Alternate; METRO
Commission/Wastewater JPA; Indian Gaming Local Community Benefit
Committee – Alternate.

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:

May 28 - Mt. Soledad Memorial
May 30 - Meeting w/ John Dadian
June 2 - Animal Shelter Grand Opening
June 5 - Joel Scalzitti Code Enforcement Meeting
June 11 - County Board of Supervisors Meeting
June 12 - HomeStreet Bank Grand Opening

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

Submitted By: Ben Kalasho, Councilmember



City Council
Agenda Report

Agenda Item 25.

DATE: June 12, 2018
TO: Honorable Mayor and City Councilmembers
FROM: Councilmember McClellan
SUBJECT: COUNCILMEMBER BOB MCCLELLAN
MTS (Metropolitan Transit System Board); Harry Griffen Park Joint Steering Committee; Heartland Communications JPA – Alternate.

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:

June 2 - Grand Opening - New El Cajon Animal Shelter
June 12 - City Council Meeting(s)

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

Submitted By: Bob McClellan, Councilmember



City Council Agenda Report

Agenda Item 27.

DATE: June 12, 2018

TO: Honorable Mayor and City Councilmembers

FROM: Councilmember Goble

SUBJECT: 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.

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:

May 24 - Meeting w/ El Cajon Firefighters Local 4603
May 27 - Installation of Greg Hendricks at Rock Church
May 30 - Ribbon Cutting at Dunn-Edwards Paints
May 31 - Ribbon Cutting at Emerald Court Homes
June 1 - East County Chamber Breakfast
June 2 - Animal Shelter Grand Opening
June 3 - Speaker at Granite Hills Baccalaureate
June 4 - Habitat for Humanity Building Blitz
June 5 - San Diego Leadership Forum Breakfast
June 6 - Attend El Cajon Valley High School Graduation
June 7 - Attend Granite Hills High School Graduation
June 8 - Habitat for Humanity Building Blitz Home Dedication
June 11 - Meeting w/ City Manager
June 12 - City Council Meeting(s)
June 12 - Ribbon Cutting - HomeStreet Bank

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

Submitted By: Steve Goble, Councilmember



City Council
Agenda Report

DATE: June 12, 2018
TO: Honorable Mayor and City Councilmembers
FROM: Morgan Foley, City Attorney
SUBJECT: CONFERENCE WITH LEGAL COUNSEL – EXISTING LITIGATION –
pursuant to paragraph (1) of subdivision (d) of Government Code Section
54956.9:

Mike Murphy and Joshua Pittsley, et al. v. City of El Cajon, et al.
United States District Court Southern District of California Case No.
18CV0698 JM NLS

RECOMMENDATION:

That the City Council/Housing Authority/Successor Agency to the El Cajon Redevelopment Agency adjourns to Closed Session.



City Council
Agenda Report

DATE: June 12, 2018
TO: Honorable Mayor and City Councilmembers
FROM: Angela Aguirre, City Clerk
SUBJECT: Interviews for the Appointment to Mission Trails Regional Park Citizen Advisory Committee

RECOMMENDATION:

That the City Council conducts an interview for one vacancy on the Mission Trails Regional Park Citizen Advisory Committee, and consider appointment for the vacancy.

Applicant: Richard Gadler (Incumbent)

BACKGROUND:

The Mission Trails Regional Park is under the jurisdiction of the City of San Diego. There are nine affected major community planning areas bordering the park, including the City of El Cajon. The Mission Trails Regional Park Citizen Advisory Committee was established to allow representation by each of these agencies as a means for arriving at consensus recommendations impacting the park and the surrounding agencies. The appointee will serve a two-year term to expire in 2020.

Prepared By: Angela Aguirre, City Clerk

Reviewed By: Anthony Shute, Director of Community Development

Approved By: Graham Mitchell, City Manager

Attachments

List of Applicants

Applications may be viewed in the City Clerk's Office during regular office hours: Monday – Thursday, 7:30 a.m. to 5:30 p.m., and alternate Friday, 8:00 a.m. to 5:00 p.m.

City Clerk's Office
City Hall
200 Civic Center Way
El Cajon, CA 92020

(619) 441-1763



City Council
Agenda Report

DATE: June 12, 2018
TO: Honorable Mayor and City Councilmembers
FROM: Anthony Shute, Director of Community Development
SUBJECT: Bostonia Greens – Common interest development of seven new residences

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 & Mitigation, Monitoring and Reporting Program;
4. Moves to ADOPT the next RESOLUTION in order APPROVING General Plan Amendment No. 2016-02;
5. Moves to INTRODUCE the next ORDINANCE in order APPROVING Zone Reclassification No. 2324;
6. Moves to ADOPT the next RESOLUTION in order APPROVING Planned Unit Development No. 346; and
7. Moves to ADOPT the next RESOLUTION in order APPROVING Tentative Subdivision Map No. 667.

PROJECT DESCRIPTION:

This project proposes a common interest development of seven single-family detached residences intended for home ownership on a .59-acre site currently developed with one-single family residence at 999 Bostonia Street, north of Broadway. The proposal includes a General Plan Amendment, Zone Reclassification, Planned Unit Development, and Tentative Subdivision Map. A Mitigated Negative Declaration and Mitigation, Monitoring, and Reporting Program was prepared in compliance with the California Environmental Quality Act ("CEQA").

BACKGROUND:

General Plan:	General Commercial (GC)
Specific Plan:	None
Zone:	Residential, Single-Family, 6,000 sq. ft. (RS-6)
Other City Plan(s):	N/A
Regional and State Plan(s):	N/A
Notable State Law(s):	Subdivision Map Act

Applicant:

Greg Brown, Jr., Bostonian Redevelopment Ventures

Project Chronology

The project was submitted to the City of El Cajon on July 21, 2016 and subsequently deemed incomplete on August 19, 2016. Staff and the applicant worked closely and held several meetings in order to achieve a complete submittal on October 25, 2017. The effective processing time of the project from deemed complete to public hearing was less than seven months. A typical processing time for a project of this type is six to nine months.

Project Site & Constraints

The subject property is 25,881 square feet (.59-acres) and located on the east side of Bostonia Street between Broadway and Coker Way. The site is developed with one single-family residence, a detached garage, associated landscaping and driveway, which are proposed for demolition. The house was built in approximately 1914 in the Craftsmen bungalow style and has been extensively altered since that time. A historical evaluation was completed and determined the house lacks integrity or the qualities to qualify as a significant historical resource.

Surrounding Context

The property surrounding the project site are developed and zoned as follows:

<u>Direction</u>	<u>Zones</u>	<u>Land Uses</u>
North	RM-2500	Residential multi-family
South	RS-6 & C-G	Roofing and Auto Repair Businesses
East	RS-6 & C-G	Extermination Business & School
West	C-G	Banquet Hall

General Plan

The subject property is designated General Commercial (GC) on the General Plan Map. This land use designation is intended for general retail and office uses. The site is identified in the 2013 Housing Element on the sites inventory map and was planned to accommodate housing units. The proposed General Plan amendment would change the land use designation on the property from General Commercial to Low Medium Density Residential (LMR), which allows 10-18 dwelling units per acre. This is compatible with the land use immediately north of the site.

Goal 5 of the General Plan calls for a broad range of housing types to be made available to meet the housing needs of various age and income groups. The Housing Element identifies the need to accommodate residential units at all income levels. The proposed project will include market rate for sale housing units that will contribute to meeting the goal of fulfilling regional housing needs. Objective 5-6 promotes new housing that is compatible with the surrounding environment.

Municipal Code/Zoning Code

The subject property is zoned RS-6 (Residential Single-Family, 6,000 square feet minimum lot size), which is inconsistent with its current General Plan designation. The existing zoning would allow for one single-family residence on the one existing lot. The proposed Zone Reclassification would change the zone to RM-2200 (Multi-Family Residential, 2,200 square feet per unit), which is consistent with the proposed LMR land use designation. This would

allow up to eleven units at the subject site. However, only seven residential units are proposed with this project.

The Planned Unit Development ("PUD") ordinance allows for comprehensively planned development and provides flexibility in order to encourage imaginative design and planning. Specific development standards apply to PUD developments and include parking, common recreation and landscaped areas, building construction, utility systems, trash collection and Covenants, Conditions and Restrictions ("CC&Rs").

Subdivision Ordinance/ Subdivision Map Act

A tentative subdivision map is proposed to create real property. The eight-lot subdivision proposes one common lot and seven residential lots. 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

Land Use

The existing General Commercial land use is inconsistent with the RS-6 zoning. As a lot without frontage on a primary commercial street, commercial uses may not be feasible or desirable at this location. The property has historically been used for residential purposes similar to the surrounding properties to the north and west. The proposed detached residential use is in character with the neighborhood and will provide additional for-sale housing units. The proposed project consisting of seven two-story single-family detached residences will result in a density of approximately eleven dwelling units per acre ("du/acre"), which is at the low end of the proposed Low Medium Density (10-18 du/acre) land use designation. Other similar planned residential projects on Bostonia Street range from approximately eight to ten dwelling units per acre and consist of single-family detached or duplex units.

Site Design

The seven single-family residences front on a private street that will be paved with enhanced permeable and decorative pavers. Each residence will have a two-car garage, visitor parking within the private driveway, and a private back yard. Recreational and open space requirements will be met with private back yards and front yard landscaping. In addition, the project is within 200 feet of the Bostonia Park and Recreation Center. Trash and recycling will be provided in individual containers stored behind privacy fences on each lot. A common interest residential project, such as a PUD, requires the formation of a homeowners' association ("HOA") with CC&Rs to ensure the maintenance of common areas. An eighth common lot will be owned and maintained by the HOA which will be responsible for ongoing maintenance of the private street, front yard landscaping, bio retention areas, visitor parking spaces, and driveways.

The individual lots range from 2,502 to 2,792 sq. ft. Each home is situated on the lot with a 20-foot setback from the private street to provide driveway adequate to accommodate visitor parking. Side yard setbacks range from four to five feet and rear yard setbacks range from five to ten feet. Each house is two stories at approximately 23.5 feet in height. In instances in which the house is set closer to the property line, small windows on the second story are proposed to ensure privacy for neighbors.

The property to the north is a multi-family property and contains garages and multi-family units set close to the property line, and the property to the south is in commercial use. The proposed six-foot decorative project boundary wall will provide privacy and security for the ground level.

The project is designed as a small lot subdivision similar to other projects in El Cajon including the 10-unit PUD on Wendell Cutting Court (across the street) and the 11-unit Bostonia Residential project on Bostonia Street currently under construction and located just north of this project, which features lot sizes ranging from 2,600 square feet to 4,500 square feet. These small lot subdivisions represent a more compact infill project design that allows for single-family home ownership on underutilized sites.

Design and Architecture

The residences are inspired by the Craftsmen style and include architectural elements indicative of the style including mullion windows, corbels, and stone veneer. Two plan styles are proposed to provide variety and two color schemes with a third accent color variation provide variety within the plan types. The applicant is proposing a neutral color palette with warm earth tones and darker brown accents. Each residence will be approximately 1,500 square feet with three bedrooms and two and one half baths, which would be attractive to families and first time homebuyers.

Development Standards

Development Standard	PUD (RM-2200)	Proposed Project
Lot Requirements	Sublots determined by PUD	2,502 to 2,792 sq. ft.
Density	1 unit per 2,200 sq. ft.	1 unit per 3,697 sq. f.t
Setbacks	Front building – 10 ft. Garage – 20 ft. Other setbacks determined by PUD	Front Building – 10 ft. Garage – 20 ft. Rear – 5 ft. Side – 4 to 5 ft.
Lot Coverage	Maximum 55% 100% of buildings and driveways and 50% of private street counted	48.2%
Building Height	Maximum 35 ft.	23.5 ft.
Covered Parking	2 spaces per unit = 14	2-car garage per unit = 14 spaces
Visitor Parking	1 space per unit=7	1 space in each driveway=7 spaces
Supplemental Parking	.5 space per unit=4	4 spaces
Waste Collection	Individual or Common	Individual
Walls and Fencing	Project Boundary Wall	6 ft. decorative masonry wall

Open Space, recreational areas and landscaping	400 sq. ft. per unit	476 to 981 sq. ft. per unit
Streets and driveways	24 ft. wide	24 ft. wide
Sidewalk	Concrete sidewalks	Enhanced paving provides pedestrian access
Lighting	Lighting plan required	Condition of approval

PLANNING COMMISSION RECOMMENDATION:

On May 15, 2018, the Planning Commission held a public hearing to consider the project. The project representative spoke in favor of the project. The Planning Commission requested shutters or other architectural features to the side and rear facades. The applicant agreed to update the elevations in accordance with the request. After public testimony, the public hearing was closed, and the Commission discussed the item and voted 4-0-1 (Commissioner Mroz recused due to a financial conflict) to adopt Resolution Nos. 10950 through 10954 recommending City Council approval.

FINDINGS:

General Plan Amendment No. 2016-02

- A. *The City has complied with applicable California Government Code sections regarding amendments to the Land Use Element of the General Plan.*

The proposed amendment to the General Plan Land Use Element to change the general plan designation on the subject properties is in conformance with Government Code sections 65352.3 and 65358(b), requiring the City to notify and consult with local Native American Tribes for the purpose of protecting, and/or mitigating impacts to cultural places when a local government is considering a proposal to adopt or amend a general plan and/or a specific plan; and the City has complied with all noticing procedures.

- B. *The proposed General Plan amendment will not be detrimental to the public health, safety, or welfare, and is in the public interest.*

The General Plan amendment will re-designate the subject site to Low Medium Density Residential. This land use is consistent with the properties immediately north of the subject property and recognizes the historical use of the property for residential uses. The change in land use designation from General Commercial to Low Medium Density Residential complements the established residential character of the area. Furthermore, it will create needed housing opportunities, which is supported by Goal 5 of the General Plan that calls for a broad range of housing types made available to meet the housing needs of various age and income groups.

- C. *The proposed General Plan amendment is internally consistent with the remainder of the General Plan, as required by Government Code section 65300.5.*

Amending the General Plan Land Use designation to Low Medium Density Residential will result in an increase in residential units. Furthermore, it will improve the quality of the existing residential neighborhood with well-designed single-family residences that meet an important need for housing. Therefore, the amendment does not conflict with adopted governing plans, and it is internally consistent with the remainder of the General Plan.

Zone Reclassification No. 2324

- 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 of the property is consistent with the Low Medium Density Residential as indicated in the General Plan Zoning Consistency Chart. Furthermore, the proposed zone 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. *The proposed zoning amendment is consistent with any applicable specific plan governing development of the subject property.*

There are no 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 additional residential units to create more housing opportunities, which will also assist the City in meeting its share of regional housing needs.

Planned Unit Development No. 346

- A. *The density of the proposed PUD is consistent with the general Plan.*

The proposed project density is consistent with the pending Low Medium Density Residential designation of the General Plan. Furthermore, the project would facilitate the development of the site with residential uses in conformance with Housing Element policies to increase the number of housing units.

- B. *The approval of any alternative development standards for the proposed PUD is in the public interest.*

The project proposes to accommodate pedestrian access through the private street, which will be designed with enhanced permeable pavers. A separate concrete sidewalk is not necessary to serve the seven residences. In addition, the reduced rear and side yard setbacks allow for a reasonable size 1,500 square foot residence. Small windows are proposed where setbacks are reduced to maintain privacy for adjacent properties and residences.

- C. *The proposed PUD is compatible with surrounding development.*

The proposed PUD is similar to other common interest development projects in the area and provides for home ownership opportunities on modest lots. Therefore, the proposed project is compatible with surrounding development.

- D. *The location of structures, private streets, driveways, and parking spaces on the proposed PUD site plan will not result in unauthorized parking which would block or hamper vehicular movement or unnecessarily affect visibility on the private street or driveway.*

The design of the proposed project provides sufficient parking with adequate space for vehicle back-up and maneuvering. Proposed structures and other elements of the project would not have a negative effect on visibility.

Tentative Subdivision Map No. 667

Section 66474 of the Subdivision Map Act and section 16.12.080 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 as proposed to be amended and the General Plan goals related to housing that seek to provide a variety of residential development opportunities in the City.

- 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 a common interest 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 project site has no habitat value and is located in an urbanized area. Furthermore, the subject property is in a disturbed condition, surrounded by urban development, not environmentally sensitive, and there are no fish or wildlife populations that would be harmed by the existing residential development of the subject property. Existing trees will be evaluated for nesting birds in accordance with the Migratory Bird Treaty Act in accordance with the Mitigation, Monitoring and Reporting Program.

- 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 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 because the map will establish new easements for public utilities, private road access, the private storm drain, and landscape maintenance.

CALIFORNIA ENVIRONMENTAL QUALITY ACT:

In accordance with CEQA, an Initial Study and Mitigated Negative Declaration (MND) was prepared for the project. The MND evaluated potential environmental impacts of the project and determined that there were potential impacts to nesting migratory birds and risk of construction on expansive soils. Mitigation measures are proposed for avoidance of construction during bird nesting season and adherence to construction methods outlined in the geotechnical report and with the California Building Code. The mitigation measures were included in a Mitigation, Monitoring, and Reporting Program (MMRP) to ensure that potential impacts were reduced to a level of less than significance. A Notice of Intent to adopt the draft MND was published on March 8, 2018, and the MND was circulated for public review and comment from March 13 – April 11, 2018. No comment letters were received.

PUBLIC NOTICE & INPUT:

Notice of this public hearing was published in the East County Gazette and mailed on April 26, 2018, 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:

Staff recommends approval of the project. The proposed seven residences increase home ownership in El Cajon in conformance with Housing Element policies to increase the number of housing units available to all income levels. The project is well designed and will add value to the neighborhood.

Prepared By: Melissa Devine, Senior Planner

Reviewed By: Anthony Shute, Director of Community Development

Approved By: Graham Mitchell, City Manager

Attachments

Public Hearing Notice/Location Map

Proposed Resolution APPROVING the Mitigated Negatived Declaration and Mitigation, Monitoring and Reporting Program

Exhibit A: Mitigated Negative Declaration and Mitigation, Monitoring, and Reporting Program

Proposed Resolution APPROVING General Plan Amendment No. 2016-02

Proposed Ordinance APPROVING Zone Reclassification No. 2324

Proposed Resolution APPROVING Planned Unit Development No. 346

Proposed Resolution APPROVING Tentative Subdivision Map No. 667

Planning Commission Draft Excerpt Minutes dated May 15, 2018

Planning Commission Resolutions Nos. 10950 through 10954

Application & Disclosure Statement

Site Plan

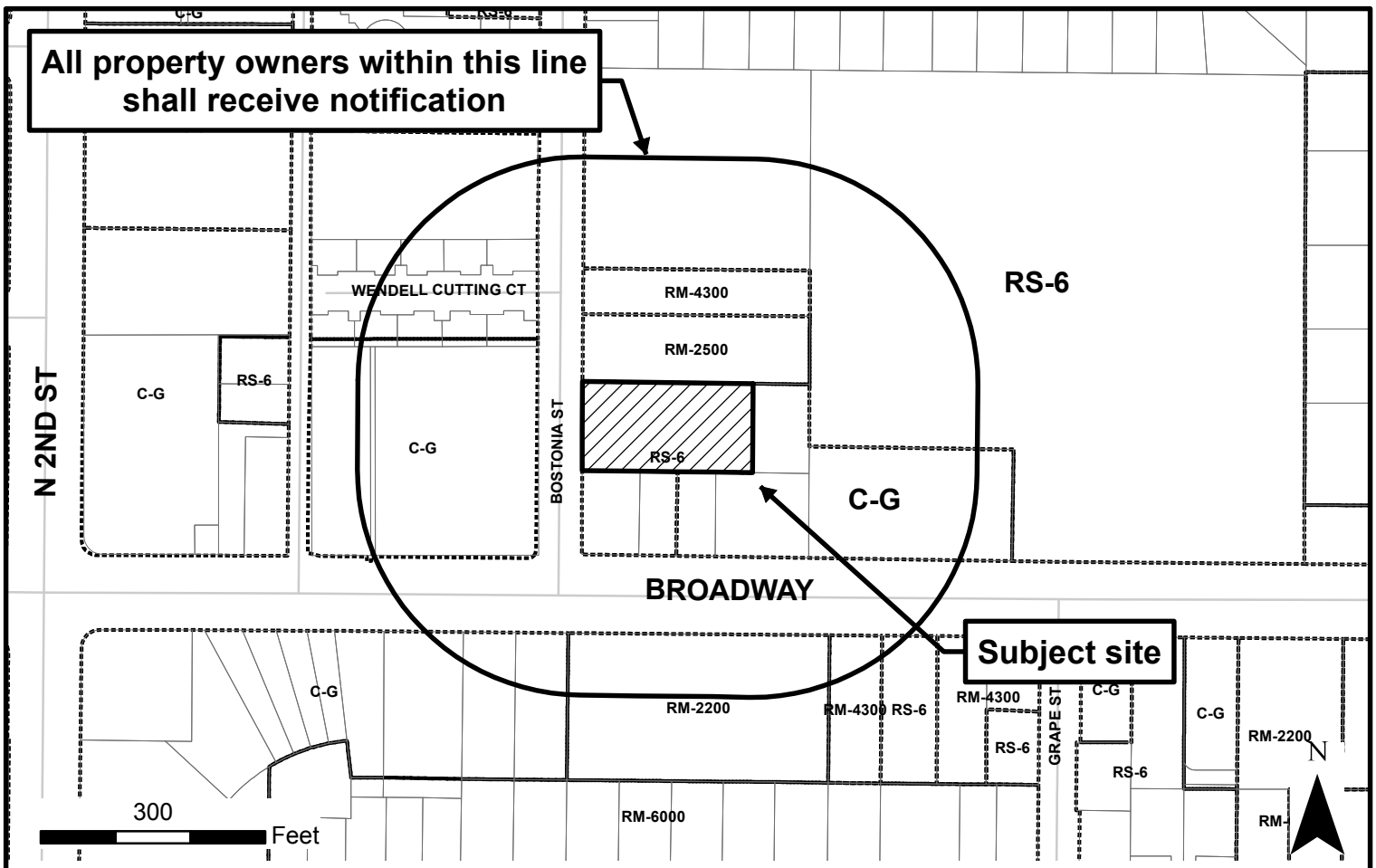
Tentative Subdivision Map

Reduced Floor Plans and Exterior Elevations

Reduced Landscape Plans

Colors and Materials Board

Backyard Swale Diagram



**NOTICE OF PROPOSED
GENERAL PLAN AMENDMENT, ZONE RECLASSIFICATION, PLANNED UNIT DEVELOPMENT
AND TENTATIVE SUBDIVISION MAP FOR
BOSTONIA GREENS**

NOTICE IS HEREBY GIVEN that the El Cajon Planning Commission will hold a public hearing at **7:00 p.m., Tuesday, May 15, 2018**, and the El Cajon City Council will hold a public hearing at **7:00 p.m., Tuesday, June 12, 2018**, in the City Council Chambers, 200 Civic Center Way, El Cajon, CA, to consider:

GENERAL PLAN AMENDMENT NO. 2017-01, ZONE RECLASSIFICATION NO. 2324, PLANNED UNIT DEVELOPMENT NO. 346 AND TENTATIVE SUBDIVISION MAP NO. 667, as submitted by Bostonian Redevelopment Ventures LP, requesting a 7-unit planned unit development. The subject property is addressed as 999 Bostonia Street. 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 **MELISSA DEVINE** at 619.441.1773 or via email at mdevine@cityofelcajon.us and reference "Bostonia Greens" in the subject line.

RESOLUTION NO. -18

A RESOLUTION ADOPTING A MITIGATED NEGATIVE DECLARATION AND MITIGATION MONITORING AND REPORTING PROGRAM FOR THE BOSTONIA GREENS PROJECT, SEVEN-UNIT SINGLE-FAMILY COMMON INTEREST RESIDENTIAL DEVELOPMENT ON THE EAST SIDE OF BOSTONIA STREET BETWEEN BROADWAY AND COKER WAY, APN: 484-240-19, IN THE PENDING GENERAL PLAN DESIGNATION: LMR (LOW MEDIUM DENSITY RESIDENTIAL), AND PENDING RM-2200 (RESIDENTIAL, MULTI-FAMILY, 2,200 SQ. FT.) ZONE

WHEREAS, the City prepared a Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program for the project in accordance with California Environmental Quality Act guidelines (Title 14 California Code of Regulations section 15000 et seq.), which is based upon evidence collected and reviewed by the City supporting a finding which indicates that the potential environmental effects of the proposed project would be less than significant with proposed mitigation measures; and

WHEREAS, pursuant to section 21082.1 of the Public Resources Code, the draft Mitigated Negative Declaration was circulated for public review from March 13, 2018 to April 11, 2018 and the evidence supporting the draft Negative Declaration was made available for public review; and

WHEREAS, no comments were received during the public review period; and

WHEREAS, prior to making a recommendation to the City Council on the proposed project, the Planning Commission reviewed and considered the information contained in the proposed draft Mitigated Negative Declaration as presented at the May 15, 2018 meeting and adopted Resolution No. 10950 recommending City Council approval; and

WHEREAS, the City Council held a duly advertised public hearing on June 12, 2018, to consider the Mitigated Negative Declaration and Mitigation, Monitoring and Reporting Program for the project and received evidence through public testimony and comment, in the form of verbal and written communications and reports; and

WHEREAS, the draft Mitigated Negative Declaration and Mitigation, Monitoring and Reporting Program reflects the City's independent judgment as required by section 21082.1 of the California Public Resources Code; and

WHEREAS, the City Council reviewed and considered the proposed Mitigated Negative Declaration and Mitigation, Monitoring and Reporting Program for the project in accordance with the CEQA Guidelines, which indicates that the potential environmental effects of the proposed project would be less than significant with mitigation measures incorporated; and

WHEREAS, in accordance with CEQA Guidelines section 15074(c), the custodian

of the Mitigated Negative Declaration and Mitigation, Monitoring and Reporting Program is the Community Development Department (the "Department"), and all supporting documentation is in the General Plan Amendment No. 2016-02 file.

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

A. The City Council finds that:

1. The foregoing recitals are true and correct, and are findings of fact of the City Council in regard to the Mitigated Negative Declaration and Mitigation, Monitoring and Reporting Program.
2. The City Council has exercised its independent judgment in consideration of the approval of the Mitigated Negative Declaration and Mitigation, Monitoring and Reporting Program.

B. The City Council hereby ADOPTS the Mitigated Negative Declaration and Mitigation, Monitoring and Reporting Program for the project.

**BOSTONIA STREET
PLANNED UNIT DEVELOPMENT 342
ENVIRONMENTAL INITIAL STUDY**

Prepared for:

City of El Cajon
200 Civic Way
El Cajon, CA 92020

Prepared by:

Hannah Gbeh
Senior Environmental Science Project Manager



Consultants, Inc.

2442 Second Avenue
San Diego, California 92101
(619) 232-9200

May 2018

1. **Project Title:** Bostonia Street Residential Development
2. **Lead Agency Name and Address:** City of El Cajon
200 Civic Center Way
El Cajon, CA 92020
3. **Contact Person and Phone Number:** Greg Brown Jr.
(619) 441-1463
4. **Project Location:** 999 Bostonia Street
El Cajon, CA 92021
5. **Project Applicant:** Gregory M. Brown Jr.
Bostonian Redevelopment Ventures LP.
A California Corporation
565 N. Magnolia Ave
El Cajon, CA 92020
6. **Existing General Plan Designation:** General Commercial (GC)
7. **Existing Zoning Designation:** Residential, Single-Family (RS-6), 6,000 sf

8. Project Description:

The project would construct seven dwelling units on eight subdivided lots, with one lot as a homeowners association (HOA) maintained lot in the City of El Cajon, in San Diego County (Figures 1 and 2). The project is located on the east side of Bostonia Street and north of Broadway (Figure 3). The Assessor's Parcel Number (APN) for the site is 484-240-19. The project site is approximately 25,881 square feet (sf) or 0.59 acre with each lot ranging from 2,502 sf to 2,805 sf (Figure 4). Each lot contains private landscape areas, a private yard and a garage. A total of 28 parking spaces would be provided including 14 covered spaces, 10 visitor spaces, and four supplemental spaces. The project would include a General Plan Amendment (GPA) which would alter the General Plan land use designation from General Commercial (GC) to Low Medium Density Residential (LMR) and allows ten to eighteen units per acre. A rezone is proposed to alter the zoning designation from Residential Single-Family (RS-6; 6,000 sf) to Residential Multi-Family (RM-2200; 2,200 sf). The proposed rezone would allow for the development of 11 units onsite. However, the project proposes to subdivide eight lots and construct seven residences which is below the allowable RM-2200 density. No grading is proposed as part of the project. In addition to the development of the seven residences, approximately 5,000 sf of landscaping, off-street parking, driveways and a street would be constructed. Other proposed improvements include water, sewer pipes and vegetated drainage features.

9. Setting and Surrounding Land Uses:

Currently, the site consists of a single home with a garage, fencing, an unpaved driveway, several trees, and disturbed vegetation around the property. All existing structures onsite are to be removed

as part of the project. The project site is located in the northerly portion of the City of El Cajon (City), approximately 0.36 mile north of Interstate 8 (I-8) and approximately 1.64 miles east of State Route 67 (SR-67). Surrounding the site to the north are primarily single- and multi-family residences along with the Bostonia Park and Recreation Center. Directly east of the site is Bostonia Elementary School. South of the project site are commercial operations and an apartment complex further south of Broadway, along with a banquet hall directly west.

10. Approvals Required: General Plan Amendment from General Commercial to Low Medium Density Residential, rezone from RS-6 to RM-2200, and Tentative Subdivision Map No. 667.

11. Other Public Agencies Whose Approvals are Required (e.g., permits, financing approval, or participation agreement):

Environmental Factors Potentially Affected:

Based upon the initial evaluation presenting in the following Initial Study/ Environmental Checklist, it is concluded that the project would result in the following potentially significant adverse environmental impacts to the following resource areas:

- | | | |
|--|--|---|
| <input type="checkbox"/> Aesthetics | <input type="checkbox"/> Agricultural and Forestry Resources | <input type="checkbox"/> Air Quality |
| <input checked="" type="checkbox"/> Biological Resources | <input type="checkbox"/> Cultural Resources | <input checked="" type="checkbox"/> Geology/ Soils |
| <input type="checkbox"/> Greenhouse Gas Emissions | <input type="checkbox"/> Hazards/Hazardous Materials | <input type="checkbox"/> Hydrology/ Water Quality |
| <input type="checkbox"/> Land Use & Planning | <input type="checkbox"/> Mineral Resources | <input type="checkbox"/> Noise |
| <input type="checkbox"/> Population & Housing | <input type="checkbox"/> Public Services | <input type="checkbox"/> Recreation |
| <input type="checkbox"/> Transportation/Traffic | <input type="checkbox"/> Tribal Cultural Resources | <input type="checkbox"/> Utilities /Service Systems |
| <input checked="" type="checkbox"/> Mandatory Findings of Significance | | |

Determination:

On the basis of this initial evaluation:

I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.

I find that although the proposed project could have a significant effect of 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 proposed project MAY have a “potentially significant impact” or “potentially significant unless mitigated” impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures

based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.

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

Signature: *Melissa Denne*

Date: 2.28.2018

Environmental Evaluation:

1. A brief explanation is required for all answers except “No Impact” answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A “No Impact” answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A “No Impact” answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
2. All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
3. Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. “Potentially Significant Impact” is appropriate if there is substantial evidence that an effect may be significant. If there are one or more “Potentially Significant Impact” entries when the determination is made, an EIR is required.
4. “Negative Declaration: Less Than Significant With Mitigation Incorporated” applies where the incorporation of mitigation measures has reduced an effect from “Potentially Significant Impact” to a “Less Than Significant Impact.” The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from “Earlier Analyses,” as described in (5) below, may be cross-referenced).
5. Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). In this case, a brief discussion should identify the following:
 - a. Earlier Analysis Used. Identify and state where they are available for review.
 - b. Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
 - c. Mitigation Measures. For effects that are “Less than Significant with Mitigation Measures Incorporated,” describe the mitigation measures which 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 significance.

Impact Terminology

This section evaluates the potential environmental effects of the proposed project using the environmental checklist from the State CEQA Guidelines as amended. The definitions of the response column headings include:

- 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 ***potentially significant unless mitigated*** 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.

1. AESTHETICS

	Potentially Significant Impact	Potentially Significant Unless Mit.	Less than Significant Impact	No Impact
Would the project:				
a. Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Substantially damage scenic resources, including, but not limited to trees, rock outcroppings, and historic buildings within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Substantially degrade the existing visual character or quality of the site and its surroundings?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

a. Have a substantial adverse effect on a scenic vista? *No Impact.*

The project site exists within a developed area surrounded by primarily residential and commercial developments. There are no designated scenic roads or vistas in the vicinity. Due to the location and scale of the project, it is not anticipated that the project would block views of a dedicated scenic vista off-site. Therefore, the project would not have a substantial adverse effect on a scenic vista. No impact would occur.

b. Substantially damage scenic resources, including, but not limited to trees, rock outcroppings, and historic buildings within a state scenic highway? *No Impact.*

Interstate 8 (I-8) is located approximately 0.36 mile directly south of the project site and State Route 67 (SR-67) is located approximately 1.67 miles west of the site. Neither SR-67 nor I-8 is designated as state scenic highways according to the California Department of Transportation (Caltrans) list of Officially Designated State Scenic Highways. However, I-8 is designated as an Eligible State Scenic Highway but does not contain an official designation. No scenic resources including trees, rock outcroppings, or historic buildings are anticipated to be present on the project site. Therefore, the project would not substantially damage scenic resources including trees, rock outcroppings, and historic buildings within a state scenic highway. No impact would occur as a result.

c. Substantially degrade the existing visual character or quality of the site and its surroundings? *No Impact.*

The existing site consists of a single dwelling unit with fencing, a garage and front yard vegetation. Surrounding the project site are other single- and multi-family homes as well as a park and recreation center and adjacent commercial operations. Overall, the project would be of similar size and scale as the residential structures within the vicinity of the project and would not degrade the existing visual character or the quality of the site and its surroundings. The project proposes seven single-family residences containing a visually similar density to those in the vicinity. The proposed site layout which includes each residence along a common street with landscaping and individual driveways is similar to the design of several of the surrounding developments. The project would be compatible with the surrounding single-

and multi-family residential developments and would not degrade the existing visual character or quality of the site or its surroundings. Therefore, no impact would occur.

- d. *Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area? **Less Than Significant Impact.***

Additional lighting would be generated by the development of the project and would be consistent with the lighting standards included in the City’s Zoning Ordinance (Section 17.165.180). All outdoor lighting would be shielded properly in order to avoid glare spillover into neighboring homes and all fixture illumination would be directed downward. Compliance with the Zoning Ordinance would prevent any potential impacts regarding new sources of substantial light or glare as a result of the project. Impacts would be less than significant.

2. AGRICULTURAL RESOURCES

	Potentially Significant Impact	Potentially Significant Unless Mit.	Less than Significant Impact	No Impact
In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state’s inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. Would the project:				
a. 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Conflict with existing zoning for agricultural use, or a Williamson Act Contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code Section 12220(g)), timberland (as defined by Public Resources Code Section 4526), or timberland zoned Timberland Production (as defined by Government Code Section 51104(g))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

- 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? **No Impact.***

The project site is located in an urbanized area with no agricultural or forest resources located within the vicinity. The site has been previously developed and includes a single home onsite. No agricultural or forest uses are designated onsite. The project site is not associated with a Williamson Act Contract. The project would not convert prime, unique, or farmland of statewide importance to non-agricultural uses, nor would the project conflict with agricultural or forest zoning designations. The project would have no impact to agricultural resources.

- b. *Conflict with existing zoning for agricultural use, or a Williamson Act Contract? **No Impact.***

The project site is located in an urbanized area with no agricultural or forest resources located within the vicinity. The site has been previously developed and includes a single home onsite. No agricultural or forest uses are designated onsite. The project site is not associated with a Williamson Act Contract. The project would not convert prime, unique, or farmland of statewide importance to non-agricultural uses, nor would the project conflict with agricultural or forest zoning designations. The project would not impact agricultural resources.

- c. *Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code Section 12220(g)), timberland (as defined by Public Resources Code Section 4526), or timberland zoned Timberland Production (as defined by Government Code Section 51104(g))? **No Impact.***

The project site is located in an urbanized area with no agricultural or forest resources located within the vicinity. The site has been previously developed and includes a single home onsite. No agricultural or forest uses are designated onsite. The project site is not associated with a Williamson Act Contract. The project would not convert prime, unique, or farmland of statewide importance to non-agricultural uses, nor would the project conflict with agricultural or forest zoning designations. The project would not impact agricultural resources.

- d. *Result in the loss of forest land or conversion of forest land to non-forest use? **No Impact.***

The project site is located in an urbanized area with no agricultural or forest resources located within the vicinity. The site has been previously developed and includes a single home onsite. No agricultural or forest uses are designated onsite. The project site is not associated with a Williamson Act Contract. The project would not convert prime, unique, or farmland of statewide importance to non-agricultural uses, nor would the project conflict with agricultural or forest zoning designations. The project would not impact agricultural resources.

- 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? **No Impact.***

The project site is located in an urbanized area with no agricultural or forest resources located within the vicinity. The site has been previously developed and includes a single home onsite. No agricultural or forest uses are designated onsite. The project site is not associated with a Williamson Act Contract. The project would not convert prime, unique, or farmland of statewide importance to non-agricultural uses, nor would the project conflict with agricultural or forest zoning designations. The project would not impact agricultural resources.

3. AIR QUALITY

	Potentially Significant Impact	Potentially Significant Unless Mit.	Less than Significant Impact	No Impact
Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:				
a. Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Violate an air quality standard or contribute to an existing or projected air quality violation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is nonattainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

a. *Conflict with or obstruct implementation of the applicable air quality plan? **Less Than Significant Impact.***

The project site is located within the San Diego Air Basin, which is monitored and regulated by the San Diego Air Pollution Control District (SDAPCD). The District’s air quality plans include the San Diego Regional Air Quality Strategy (RAQS), addressing state requirements, and the San Diego portion of the California State Implementation Plan (SIP), addressing federal requirements. Both the RAQS and the SIP are based on the San Diego Association of Government’s (SANDAG) population projections included in local general plans. Projects that propose development that is consistent with the growth anticipated by SANDAG’s growth projections would not conflict with the RAQS.

The project would develop seven dwelling units on a 0.59-acre site. A General Plan Amendment (GP A) would be required as part of the project in order to change the existing land use designation from General Commercial to Low Medium Density Residential (10 to 18 units per acre). A rezone from Residential Single-Family (6,000 sf) to Residential Multi-Family (2,200 sf) would also be required. Although the project would change the existing General Plan land use and zoning designations, the project would be anticipated to contain similar growth projections as those previously established.

Due to the fact that the project proposes to construct a residential development with seven units, it is not anticipated that the population and vehicle trends would be substantially greater than those produced by the current residence onsite. The GPA and rezone would result in a minor increase in residential units over and above the growth projections anticipated by SANDAG. Therefore, the project would not negatively impact the goals of an applicable air quality plan nor would the project conflict with or obstruct the implementation of the RAQS and SIP. Impacts would be less than significant.

b. *Violate an air quality standard or contribute to an existing or projected air quality violation? **Less Than Significant Impact.***

The project would result in both construction emissions and operational emissions associated with the residential development. Localized, short-term air quality impacts may occur during grading and construction of the project. However, the project would be subject to state and local laws and policies regarding dust control measures and other air quality standards. As stated above, a GPA and a rezone are proposed as part of the project. Although the project would alter the existing land use and zoning designations of the site, it is anticipated that the project would not substantially conflict with the established growth projections established by the General Plan or by SANDAG. Therefore, the project would not violate an air quality standard or contribute to an existing or projected air quality violation. Impacts would be less than significant.

- c. *Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is nonattainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?* **Less Than Significant Impact.**

The SDAPCD is the regional governmental agency that monitors and regulates air pollution within the San Diego Air Basin. A “nonattainment” area refers to an area that does not meet the National Ambient Air Quality Standards (NAAQS) or California Ambient Air Quality Standards (CAAQS) for a given pollutant. The San Diego Air Basin has a federal nonattainment designation for ozone and has a state nonattainment designation for particulate matter 10 microns or less in diameter (PM₁₀) and particulate matter 2.5 microns or less in diameter (PM_{2.5}). Project construction emissions would be short-term and would cease after completion.

Seven dwelling units would be constructed with the development of the project where a single-family home currently exists. A General Plan Amendment (GPA) and rezone are proposed to alter the land use and zoning designations to Low Medium Density Residential and RM-2200 (Residential Multi-Family). The project would not conflict with the RAQS as the project would not substantially increase population growth that would be inconsistent with growth projections established by SANDAG and the City’s General Plan. Due to the size and scale of the proposed project, it is not anticipated for the project to result in a cumulatively considerable net increase of any criteria pollutant for which the project region is nonattainment under applicable federal and state ambient air quality standard. Therefore, a less than significant impact would occur.

- d. *Expose sensitive receptors to substantial pollutant concentrations?* **Less Than Significant Impact.**

Sensitive receptors in the vicinity of the project site include the adjacent single-family homes, along with Bostonia Language Academy, Greenfield Middle School, Taproot Montessori School, the First Baptist Church Bostonia and Kurdish Community Islamic Center. The nearest home is located approximately 20 feet north of the project site boundary. Bostonia Language Academy is situated 0.13 mile northeast, Greenfield Middle School is located 0.30 mile northeast, and Taproot Montessori School is approximately 0.20 mile southeast of the project site. The First Baptist Church Bostonia is approximately 0.12 mile northwest and the Kurdish Community Islamic Center is located 0.07 mile southwest of the project site.

Emissions associated with the project would be limited to vehicle emissions from cars and trucks visiting the site and is not anticipated to generate a substantial concentration of pollutants that would adversely affect sensitive receptors. Grading and construction of the project could generate fugitive dust emissions

from the use of construction and grading equipment. However, these emissions are not anticipated to reach a level of significance, are temporary, and would not generate an ongoing, substantial source of emissions that could adversely affect surrounding sensitive receptors.

Further, the project would comply with the SDAPCD rules applicable to the project including: Rule 50, regulating the discharge of visible emissions, which is referred to as any air contaminant other than uncombined water vapor; Rule 51, prohibiting the discharge of air contaminants which may cause injury, detriment, nuisance or annoyance to a considerable number of people, to the public, or to a business or property; Rule 52, applying to the discharge of all sources of particulate matter into the atmosphere; Rule 54, prohibiting the discharge into the atmosphere from any source dust or fumes, which includes lead and lead components; Rule 55, prohibiting the discharge of fugitive dust emissions from commercial construction or demolition activities into the atmosphere; and Rule 67, regulating the limit of Volatile Organic Compounds (VOC) content of architectural coatings for those who manufacture, sell, supply, or solicit the application of any architectural coatings for use within San Diego County. The construction contractor would be responsible for the project's adherence to the applicable SDAPCD rules. Based on the size and scale of the proposed development, the project is not anticipated to generate substantial pollutant concentrations during construction or operational phases of the project. Additionally, the project's compliance with existing SDAPCD rules would further reduce any potential for substantial pollutant concentrations to be released during project construction. Impacts related to the exposure of substantial pollutant concentrations to sensitive receptors would be less than significant.

e. *Create objectionable odors affecting a substantial number of people? **Less Than Significant Impact.***

During construction of the project, odors produced would be attributable to concentrations of diesel fumes from construction equipment, along with odors from paving and painting. Such odors would be temporary and generally would occur at magnitudes that would not affect a substantial number of people. The long-term operation of the project would not create objectionable odors nor is it anticipated to generate odors affecting a substantial number of people. Therefore, impacts would be less than significant.

4. BIOLOGICAL RESOURCES

	Potentially Significant Impact	Potentially Significant Unless Mit.	Less than Significant Impact	No Impact
Would the project:				
a. Have a substantial adverse effect, 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 or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	Potentially Significant Impact	Potentially Significant Unless Mit.	Less than Significant Impact	No Impact
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Conflict with any local policies or ordinances protecting biological resources, such as tree preservation policy/ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

- a. *Have a substantial adverse effect, 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 or U.S. Fish and Wildlife Service? **Potentially Significant Unless Mitigated.***

The project is located within a developed area with adjacent single- and multi-family residences and neighboring commercial uses. Currently, the site consists of a single home with a garage, fencing, an unpaved driveway, several trees, and disturbed vegetation around the property. Due to the existing conditions of the site, it is not anticipated that neither the project site nor the adjacent lands would offer habitat of significant value for sensitive wildlife species. It is anticipated that no species identified as candidate, sensitive, or special status 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) would occur onsite due to the existing conditions and use of the site. However, due to the presence of large trees onsite the potential exists for nesting and migratory birds, including raptors, to be present onsite. Active raptor nests are protected under the California Fish and Game Code Section 3503.5 and nesting migratory birds are protected by the Migratory Bird Treaty Act (MBTA). The project has the potential to result in direct impacts to migratory birds and nesting raptors if tree removal were to occur during the bird breeding season which is January 15 to September 15 (Impact BIO-1). In order to mitigate for potentially significant impacts to nesting and migratory birds the project would implement the following mitigation measure.

MM-BIO-1: Prior to the issuance of any construction permit or any earth-moving activities, the following shall be noted on the plans:

Potential impacts to nesting raptors shall be mitigated through either (1) the avoidance of vegetation clearing during the bird breeding season (January 15 to September 15), or (2) the completion of a preconstruction survey by a qualified biologist to identify active nests and, if needed, nest avoidance measures, If an active nest is located, the biologist shall determine the appropriate nest avoidance measures, which may include a construction buffer and/or temporary fencing until the young have fledged. Nest avoidance measures shall be consistent with the Migratory Bird Treaty Act and California Department of Fish and Wildlife code requirements.

With implementation of mitigation measure MM-BIO-1, impacts to nesting raptors and migratory bird species would be less than significant.

- b. *Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service? **No Impact.***

As discussed above, the project is located in an area of surrounding residential and commercial developments. The site would remain as a residential development where the project proposes to construct seven dwelling units. The existing vegetation onsite would be considered disturbed as the site has been previously graded, and contains a single-family home and an unpaved driveway. The site is not anticipated to contain any riparian habitat or other sensitive natural community as identified in local or regional plans, policies, or regulations by the CDFW or USFWS. Therefore, no impact would occur.

- 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? **No Impact.***

The project site has been previously developed and contains an existing single-family home, an unpaved driveway, and disturbed vegetation. No wetland resources are anticipated to occur onsite. Therefore, the project would not have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act through direct removal, filling, hydrological interruption, or other means. No impact would occur.

- 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? **No Impact.***

The project site is located in a developed area that contains residential and commercial developments in the vicinity. Due to the existing use of the site and the lack of adjacent open space or wildlife corridors, the site is not anticipated to result in significant impacts to any wildlife corridors or linkages. The development of a site already surrounded by development is unlikely to incur significant impacts to nearby habitats. Therefore, implementation of the project would not 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. No impact would occur.

- e. *Conflict with any local policies or ordinances protecting biological resources, such as tree preservation policy/ordinance? **No Impact.***

Several trees and disturbed vegetation currently exist onsite along with a single-family home. Due to the location of the site and its previous development, the project is not anticipated to conflict with any local policy or ordinance protecting biological resources. No impact would occur.

- 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? **Less Than Significant Impact.***

The project site is not located within a Habitat Conservation Plan (HCP). Due to the location of the project site which is in an urban area and contains disturbed vegetation, it is not anticipated that the project would conflict with the provisions of a Natural Community Conservation Plan (NCCP) or any other approved local, regional, or state habitat conservation plan. A less than significant impact would occur.

5. CULTURAL RESOURCES

	Potentially Significant Impact	Potentially Significant Unless Mit.	Less than Significant Impact	No Impact
Would the project:				
a. Cause a substantial adverse change in the significance of a historical resource as defined in Section 15064.5 of CEQA?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5 of CEQA?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

- a. *Cause a substantial adverse change in the significance of a historical resource as defined in Section 15064.5 of CEQA?*
Less Than Significant Impact.

Currently, the site consists of a single home with a garage, fencing, an unpaved driveway, several trees, and disturbed vegetation around the property. A Historical Evaluation Report was conducted by Laguna Mountain Environmental, Inc. in December 2017 (see Appendix A). According to the report, the existing home is estimated to have been built in 1914 with the addition of the detached garage in 1956 and pool in 1959. The existing single family residential structure is described as Minimal Traditional in style. It is not known to have any important associations with persons or events important in history and the structure is a poor example of Minimal Traditional style due to the remaining elements of earlier style. As determined, in the Historical Evaluation Report, the residence lacks the integrity and/or qualities as a significant historical resource under the City of El Cajon Guidelines. Therefore, the project would not cause a substantial adverse change in the significance of a historical resource.

The Historic Preservation Inventory for El Cajon, California (Revised November 1985) contains a list of historic structures within the City. According to the inventory, two historic homes on Bostonia Street are located within 0.20 mile of the site. However, due to the distance from the site and the scale of the project, it is not anticipated that the project would cause a substantial adverse change in the significance of the listed historical resources. The project would have a less than significant impact on historical resources.

- b. *Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5 of CEQA?*
Less Than Significant Impact.

The project site has been altered with the development of a single-family home and detached garage onsite. It is anticipated that due to the previous disturbance of the site and the fact that the development would be an infill project, it is not anticipated archaeological resources would be found onsite. Additionally, no grading is proposed onsite and earthwork is not anticipated to reach depths greater than three feet below ground. Impacts to archaeological resources would be less than significant.

c. *Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature? **Less Than Significant Impact.***

According to the California Geologic Survey Geologic map of the El Cajon 7.5-minute Quadrangle, the site contains Late Pleistocene alluvial deposits. These deposits, which are part of the larger Later Quaternary Alluvium deposits, are considered by Deméré and Walsh (Deméré and Walsh 1994) to have low paleontological resource sensitivity. Due to the scale of the project and the low potential for paleontological resources, the project would have a less than significant impact to paleontological resources.

d. *Disturb any human remains, including those interred outside of formal cemeteries? **Less Than Significant Impact.***

Due to the fact that the project involves ground disturbance, construction activities may have the potential to disturb human remains, including those located outside of formal cemeteries. If human remains are encountered during grading or excavation, the project is required to comply with existing laws related to human remains, including California Health and Safety Code (CHSC) Section 7050.5 and CEQA Guidelines Section 15064.5(e). Section 7050.5 of the CHSC outlines protocol for the inadvertent discovery of human remains, while Sections 7051 and 7052 identify the legal repercussions of removing remains from internment and their improper treatment. Section 7054 of the CHSC exempts the reburial of Native American remains pursuant to Section 5097.94 from the definition of a misdemeanor. Section 7050.5(b) of the CHSC specifies protocol when human remains are discovered. CEQA Guidelines Section 15064.5(e) requires that excavation activities be stopped whenever human remains are uncovered and that a coroner be called in to assess the remains. Compliance with these regulations would ensure impacts related to disturbing any human remains would be less than significant.

6. GEOLOGY AND SOILS

	Potentially Significant Impact	Potentially Significant Unless Mit.	Less than Significant Impact	No Impact
Would the project:				
a. Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area, or based on other substantial evidence of a known fault (Refer to DM&G Pub. 42)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(ii) Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

	Potentially Significant Impact	Potentially Significant Unless Mit.	Less than Significant Impact	No Impact
(iii) Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(iv) Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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-site or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. Be located on expansive soil, as defined in Table 18- 1-B of the 1994 Uniform Building Code, creating substantial risks to life or property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e. Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

- i. *Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area, or based on other substantial evidence of a known fault (Refer to DM&G Pub. 42)? **Less Than Significant Impact.***

According to the Multi-Jurisdictional Hazard Mitigation Plan for San Diego County, several major active faults exist including: Rose Canyon, La Nacion, Elsinore, San Jacinto, Coronado Bank and San Clemente Fault Zones. As depicted in the Earthquake Map of the Multi-Jurisdictional Hazard Mitigation Plan, the City of El Cajon lies within the La Nacion Fault Zone. The La Nacion Fault Zone has the lowest probabilistic peak ground acceleration (PGA) of 0-0.15 acceleration due to gravity (g).

As a requirement, the project would conform to the regulations presented in the California Building Code (CBC), which includes design standards given in Title 24, in order to reduce the potential damage that may occur from these major fault zones. Additionally, the project would adhere to requirements specified in the Alquist-Priolo Act, the Uniform Building Code, and all development regulations of the City. Impacts would be less than significant.

- ii. *Strong seismic ground shaking? **Less Than Significant Impact.***

As stated above, the project site lies within the La Nacion Fault Zone, which has the lowest probability of peak ground acceleration. The Multi-Jurisdictional Hazard Mitigation Plan states that all buildings that have been built in recent decades must adhere to building codes that require them to be able to withstand earthquake magnitudes that create a PGA of 0.4 or greater.

The project would comply with this standard as well as Title 24 of the CBC, all requirements specified in the Alquist-Priolo Act, the Uniform Building Code and all other development regulations of the City. By complying with these regulations, the project is not anticipated to

have potentially significant impacts relating to strong seismic ground shaking. Impacts would therefore be less than significant.

*iii. Seismic-related ground failure, including liquefaction? **Less Than Significant Impact.***

According to the Multi-Jurisdictional Hazard Mitigation Plan, liquefaction is not known to have occurred historically in San Diego County. Although San Diego County contains seismically active regions, ground failure or damage to structures has not occurred as a consequence of liquefaction. As displayed in the Liquefaction Map of the Multi-Jurisdictional Hazard Mitigation Plan, the project site is located in an area of low liquefaction risk.

The potential for liquefaction onsite is negligible as determined in the Soil Investigation Report prepared by Alpine Engineering (Appendix B). No groundwater was encountered in the test borings at depths of 15 feet and the soils below the groundwater level are dense. Additionally, there are no faults known to cross the site.

As stated above, the project would comply with Title 24 of the CBC, all requirements specified in the Alquist-Priolo Act, the Uniform Building Code and all other development regulations of the City. By complying with these regulations, the project is not anticipated to have potentially significant impacts relating to seismic-related ground failure including liquefaction. Impacts would therefore be less than significant.

*iv. Landslides? **Less Than Significant Impact.***

According to the Soil Investigation Report no evidence of potential landslide or other soil hazards were detected onsite. Additionally, the project site is not located on steep slopes and therefore, is anticipated to be at a lower risk for landslides.

The project would comply with Title 24 of the CBC, all requirements specified in the Alquist-Priolo Act, the Uniform Building Code and all other development regulations of the City. By complying with these regulations, the project is not anticipated to have potentially significant impacts relating to landslides. Impacts would therefore be less than significant.

*b. Result in substantial soil erosion or the loss of topsoil? **Less Than Significant Impact.***

An existing single-family home is located on the project site. Due to scale of the project and the existing disturbance of the site, it is not anticipated that the project would result in substantial soil erosion or the loss of topsoil. Additionally, the project would comply with Title 24 of the CBC, all requirements specified in the Alquist-Priolo Act, the Uniform Building Code and all other development regulations of the City. By complying with these regulations, the project is not anticipated to have potentially significant impacts relating to soil erosion or the loss of topsoil. Impacts would therefore be less than significant.

*c. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on-site or off-site landslide, lateral spreading, subsidence, liquefaction or collapse? **Less Than Significant Impact.***

As discussed in section 6a above, the project is not anticipated to be susceptible to geologic hazards such as landslides, lateral spreading, subsidence, liquefaction or collapse as determined in the Soil Investigation Report. The site has been deemed stable by a registered civil engineer and would be suitable for its intended use. Further, the project would comply with Title 24 of the CBC, all requirements specified in the Alquist-Priolo Act, the Uniform Building Code and all other development regulations of the City. By complying with these regulations and the recommendations set forth in the Soil Investigation Report, the project is not anticipated to result in landslides, lateral spreading, subsidence, liquefaction or collapse. Impacts would be less than significant.

- d. *Be located on expansive soil, as defined in Table 18- 1-B of the 1994 Uniform Building Code, creating substantial risks to life or property? **Potentially Significant Unless Mitigated.***

As determined in the Soil Investigation prepared by Alpine Engineering, the site has an expansion index of 30 at 144.7 psf. According to the Uniform Building Code Section 2904, design consideration is required for structure foundations located at or within three feet of soils with an expansion index greater than 20 (Impact GEO-1). The project would incorporate the following mitigation measure in order to reduce potentially significant impacts related to expansive soil to less than significant levels.

MM-GEO-1: The Construction Contractor shall ensure that construction of the project complies with the recommendations identified in the project specific Soil Investigation Report, prepared by Alpine Engineering (2016).

Additionally, the project would comply with Title 24 of the CBC, all requirements specified in the Alquist-Priolo Act, the Uniform Building Code and all other development regulations of the City. By complying with these regulations and the recommendations set forth in the Soils Investigation Report, the project would have less than significant impacts related to locating structures on expansive soil.

- e. *Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water? **No Impact.***

The existing single-family home onsite is currently served by the City’s wastewater system and the project does not propose the use of septic tanks. Therefore, the site is not anticipated to have impacts related to soils being incapable of supporting the use of septic systems. No impact would occur.

7. GREENHOUSE GAS EMISSIONS

	Potentially Significant Impact	Potentially Significant Unless Mit.	Less than Significant Impact	No Impact
Would the project:				
a. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

- a. *Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment? **Less Than Significant Impact.***

The California Environmental Quality Act (CEQA) requires public agencies to review the environmental impacts of proposed projects and consider feasible alternatives and mitigation measures to reduce significant adverse environmental effects. The California Air Pollution Control Officers Association (CAPCOA) published screening thresholds for determining the need for additional analysis and mitigation for greenhouse gas (GHG) related impacts under CEQA. The annual 900 metric ton carbon dioxide equivalent (MT CO₂e) screening level referenced in the CAPCOA white paper is used by the County of San Diego and the City of El Cajon as a conservative criterion for determining the size of projects that would require further analysis and mitigation with regard to climate change. According to these guidelines, for single-family residential projects a project containing 50 units or more and apartments/condominiums containing 70 units or more, would produce 900 MT CO₂e or more per year, further requiring additional analysis and mitigation. For the purpose of this analysis, it was determined that new development projects emitting less than 900 MT CO₂e annual GHG would not contribute considerably to cumulative climate change impacts. The project proposes to develop seven dwelling units and therefore would be anticipated to produce less than the 900 MT CO₂e per year for both construction and operational phases of the project.

Although the project would not produce GHG emissions above the County significance threshold, potential sources of GHG emissions generated by the project would be from short-term construction activities and long-term operational activities.

Construction Emissions

GHG emissions generated by construction activities would be temporary in nature and would cease upon completion of the construction phase. GHG emissions are typically generated during the construction phase by the combustion of diesel and gasoline fuels in the motors of construction equipment used onsite or in the commute to and from a project site. The project would develop seven dwelling units and is anticipated to produce less than the 900 MT CO₂e per year, for both construction and operation of the project, according to these guidelines which are utilized by the City to determine significance of potential GHG-related impacts.

Operational Emissions

Over the long-term operation of the project, typical GHG-generating activities would include combustion of fuel in vehicles, generation of electricity, natural gas consumption, water use, and transportation and disposal of solid waste. As stated above, the project is anticipated to produce below the 900 MT CO₂e per year screening level, which includes the construction and operation phases of the project.

GHG emissions are projected to be less than the 900 MT CO₂e screening level. Because of this, the project's contribution of GHG emissions to cumulative statewide emissions would be less than cumulatively considerable. Therefore, the project's direct and indirect GHG emissions would have a less than 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? Less Than Significant Impact.*

The Global Warming Solutions Act of 2006, also known as Assembly Bill 32 (AB 32) is a California Law that requires the reduction of GHG emissions to 1990 levels by the year 2020. In addition, Senate Bill 32 (SB 32) arranges a 2030 GHG emissions reduction target of 40 percent below 1990 levels and is accompanied by AB 197 which gives the Legislature greater authority over the California Air Resources Board (CARB). As discussed above, the project’s GHG emissions were analyzed using the City of El Cajon guidelines which follow the recommendations of the CAPCOA report “CEQA and Climate Change” (January 2008) that recommends a screening criterion of 900 MT CO₂e. Using the CAPCOA guidelines and their determination of project sizes that would typically require climate change analysis, the project would be below the project size equivalency of 50 units or more for single-family residential developments and 70 units or more for apartment/condominium developments. The project would develop seven dwelling units and would be anticipated to produce GHG emissions below the 900 MT CO₂e screening threshold. Therefore, the project would be consistent with AB 32, SB 32, County and City CAPCOA guidelines, as well as other statewide mandates adopted for reducing GHG emissions. The project would not conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases. A less than significant impact would occur.

8. HAZARDS AND HAZARDOUS MATERIALS

	Potentially Significant Impact	Potentially Significant Unless Mit.	Less than Significant Impact	No Impact
Would the project:				
a. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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 safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	Potentially Significant Impact	Potentially Significant Unless Mit.	Less than Significant Impact	No Impact
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

- a. *Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials? **Less Than Significant Impact.***

No special status hazardous materials are proposed for use as part of the project. The project consists of the development of seven dwelling units within an area that has existing residential developments. Any potentially hazardous materials used on the site would be those restricted to standard household cleaning and landscape care products, other household products, building materials such as paint, concrete, and asphalt, and other similar substances. When used and disposed of in accordance with the manufacturer’s instructions and applicable laws and regulations, these materials do not present a hazard to the environment. Therefore, the project would not create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials. Impacts would be less than significant.

- 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? **Less Than Significant Impact.***

No special status hazardous materials are proposed for use as part of the project. The project consists of the development of seven dwelling units within an area that has existing residential developments. As part of the environmental review for the project, a review of hazardous materials databases, compiled pursuant to Government Code Section 65962.5 was conducted as part of the Cortese List Verification (Appendix C). The results of the database review conclude that the project site is not included on any of the following lists of hazardous materials sites:

- List of Hazardous Waste and Substances sites from Department of Toxic Substances Control (DTSC) EnviroStor database
- List of Leaking Underground Storage Tank Sites by County and Fiscal Year from Water Board GeoTracker database
- List of solid waste disposal sites identified by Water Board with waste constituents above hazardous waste levels outside the waste management unit
- List of “active” CDO and CAO from Water Board
- List of hazardous waste facilities subject to corrective action pursuant to Section 25187.5 of the Health and Safety Code, identified by DTSC

Any potentially hazardous materials used on the site would be those restricted to standard household cleaning and landscape care products, other household products, building materials such as paint, concrete, and asphalt, and other similar substances. When used and disposed of in accordance with the manufacturer’s instructions and applicable laws and regulations, these materials do not present a hazard to the environment. Therefore, the project would not 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. A less than significant impact would occur.

- c. *Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school? **Less Than Significant Impact.***

No hazardous materials or acutely hazardous materials are proposed to be used as part of the project. The closest school to the project site is Bostonia Elementary School which is located approximately 300 feet east of the project site. The project would not emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school. A less than significant impact would occur.

- 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? **No Impact.***

As part of the environmental review for the project, a review of hazardous materials databases, compiled pursuant to Government Code Section 65962.5 was conducted. The following sources were reviewed to determine if the project site was listed on any of these databases:

- List of Hazardous Waste and Substances sites from Department of Toxic Substances Control (DTSC) EnviroStor database
- List of Leaking Underground Storage Tank Sites by County and Fiscal Year from Water Board GeoTracker database
- List of solid waste disposal sites identified by Water Board with waste constituents above hazardous waste levels outside the waste management unit
- List of “active” CDO and CAO from Water Board
- List of hazardous waste facilities subject to corrective action pursuant to Section 25187.5 of the Health and Safety Code, identified by DTSC

The results of the database review conclude that the project site is not included on any of the lists of hazardous materials sites compiled pursuant to Government Code Section 65962.5. No impact would occur.

- 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 safety hazard for people residing or working in the project area? **Less Than Significant Impact.***

The project is located approximately 2.6 miles southeast of the Gillespie Field airport, and is located within the Airport Influence Area (Review Area 2) as displayed in the Gillespie Field Airport Land Use Compatibility Plan (ALUCP) Exhibit III-5. These areas define the airport’s impact area for land use compatibility. However, the project site is not located within a safety zone according to the Compatibility Policy Map: Safety (Exhibit III-2) within the ALUCP. Therefore, the project would not result in a safety hazard for the people residing or working in the project area. Impacts would be less than significant.

- f. *For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area? **No Impact.***

The project is not located within the vicinity of a known private airstrip. The closest airport is Gillespie Field which is located approximately 2.6 miles northwest of the project site. Therefore, the project would not result in a safety hazard for people residing or working in the project area. No impact would occur.

- g. *Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?* **No Impact.**

The City of El Cajon is a member of the Unified San Diego County Emergency Services Organization and a fire and seismic response program is already part of the City’s emergency planning operation. The project does not propose zoning uses which would be incompatible nor would impair the implementation of an emergency response plan or conflict with any of the Multi-Jurisdictional Hazardous Mitigation Plan’s. Further, the project would be reviewed and approved by the Heartland Fire and Rescue prior to the issuance of a building permit. Therefore, the project would not impair implementation or interfere with an adopted emergency response plan.

The Safety Element of the City’s General Plan states that there are possible emergency evacuation routes in all directions within the City including I-8 (east-west movement), SR-67 (northerly route), Jamacha Road and Avocado Avenue (southerly routes) along with other principal roads into and out of El Cajon Valley. As stated, it is more than likely that adequate escape routes would remain open should mass evacuation become necessary. Due to the size of the project and because the development would be an infill project, it is not anticipated that the project would impair implementation of or interfere with an emergency evacuation plan. Additionally, the project does not propose any changes to the City’s existing circulation network. No impact would occur as a result.

- b. *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?* **No Impact.**

According to the Very High Fire Hazard Severity Zones in the Local Responsibility Area (LRA) map (June 2009), as recommended by the California Department of Forestry and Fire Protection (Cal Fire), the project site is not included within this zone. Therefore, the project would not expose people or structures to a significant risk of loss, injury or death involving wildland fires, include where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands. No impact would occur.

9. HYDROLOGY AND WATER QUALITY

	Potentially Significant Impact	Potentially Significant Unless Mit.	Less than Significant Impact	No Impact
Would the project:				
a. Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

	Potentially Significant Impact	Potentially Significant Unless Mit.	Less than Significant Impact	No Impact
b. Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f. Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h. Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
j. Inundation by seiche, tsunami, or mudflow?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

a. *Violate any water quality standards or waste discharge requirements? **Less Than Significant Impact.***

Construction activities associated with the project such as demolition, clearing and grading, trenching, excavation, stockpiling of soils and materials, concrete pouring, painting, and asphalt surfacing would introduce sources of pollutants that could be captured in site runoff and thus, result in the degradation of downstream surface and groundwater quality. Upon completion of construction, the project would include the following uses that could also contribute water quality pollutants to the environment: rooftops and hardscape, general use and trash storage areas, roads and driveways and landscaped areas. Anticipated pollutants for these uses include sediment, nutrients, heavy metals, organic compounds, trash and debris, oxygen demanding substances, oil and grease, bacteria and viruses and pesticides. Therefore, implementation of the project has the potential to violate a water quality standard or waste discharge requirement as a result.

All project operations would be in compliance with the City's Jurisdictional Urban Runoff Management Plan (JURMP), Sections 4.0 and 7.0, and the standard Urban Storm Water Mitigation Plan Requirements (SUSMP), in order to minimize or eliminate pollutant discharge to the storm drain system by using

appropriate best management practices (BMPs). A California Registered Professional Engineer at Alpine Engineering has reviewed the project storm water design and incorporated BMPs as they relate to current site soil conditions and permeability. Upon review, the project design was determined to be feasible. Therefore, the project is not anticipated to violate any water quality standard or waste discharge requirement. A less than significant impact would occur as a result.

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

The project does not propose the use of local groundwater supplies or the construction of groundwater wells. Water is currently and would continue to be provided by Helix Water District. Although the project would increase impervious surfaces, this increase would not be substantial enough to affect groundwater recharge. Therefore, the project would not substantially deplete groundwater supplies or interfere substantially with groundwater recharge. Impacts would be less than significant.

- 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? **Less Than Significant Impact***

There are no existing streams or rivers onsite or in the vicinity of the project site. The project is not anticipated to alter the existing drainage pattern of the site in a manner which would result in substantial erosion or siltation. As stated in the Drainage Study prepared by Landovian Drafting and Design (Appendix D), post development flow would not alter the existing drainage patterns other than to enter the existing storm drain system directly, without flowing onto the existing street. A minimal amount of increase in run-off is expected and would be directed directly into the existing storm drain system. No negative impacts are anticipated downstream from the development.

Additionally, all applicable temporary construction erosion and sediment control BMPs shall be implemented for all portions of the project area where applicable. All onsite drainage pathways that convey concentrated flows shall be stabilized to prevent erosion. Further, the project's storm water design and incorporated BMPs as they relate to current site soil conditions and permeability were reviewed by Alpine Engineering and were determined to have a feasible design. Impacts would be less than significant.

- 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? **No Impact.***

As there are no existing streams or rivers onsite or in the vicinity of the site, implementation of the project would not substantially alter the existing drainage pattern of the site which would result in flooding. No impact would occur.

- e. *Create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff? **Less Than Significant Impact.***

The project storm water design and incorporated BMPs were reviewed by Alpine Engineering, and were determined to be feasible. The project is not anticipated to create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff. A less than significant impact would occur.

f. *Otherwise substantially degrade water quality? **Less Than Significant Impact.***

As discussed in section 9a above, construction activities associated with the project such as demolition, clearing and grading, trenching, excavation, stockpiling of soils and materials, concrete pouring, painting, and asphalt surfacing would introduce sources of pollutants that could be captured in site runoff and thus, result in the degradation of downstream surface and groundwater quality. Upon completion of construction, the project would include the following uses that could also contribute water quality pollutants to the environment: rooftops and hardscape, general use and trash storage areas, roads and driveways and landscaped areas. Anticipated pollutants for these uses include sediment, nutrients, heavy metals, organic compounds, trash and debris, oxygen demanding substances, oil and grease, bacteria and viruses and pesticides. Although new sources of pollutants are anticipated to be generated onsite, the project would comply with the City of El Cajon BMP requirements and incorporate all applicable temporary construction and storm water BMPs in order to reduce impacts to water quality to less than significant levels.

Alpine Engineering has reviewed the project storm water design and incorporated BMPs as they relate to current site soil conditions and permeability. Upon review, the design was determined to be feasible. Therefore, the project is not anticipated to substantially degrade water quality. A less than significant impact would occur.

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? **No Impact.***

The project is located within an area of minimal flood hazard, as mapped by the FEMA National Flood Hazard Map. The site is not located within a regulatory or special floodway hazard zone. Therefore, the project would not place housing within a 100-year flood hazard area. No impact would occur as a result.

h. *Place within a 100-year flood hazard area structures which would impede or redirect flood flows? **No Impact.***

The project would not place structures within a 100-year flood hazard area. Therefore, the project would not impede or redirect flood flows. No impact would occur.

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? **Less Than Significant Impact.***

As outlined above, the project would not be subject to flooding hazards. No levees or dams are located within the immediate vicinity of the project site. The nearest dam is Lake Jennings which is located approximately 4.26 miles northeast of the project site. Therefore, the project is not anticipated to expose people or structures to a significant risk involving flooding as a result of the failure of a levee or dam. Impacts would be less than significant.

j. *Inundation by seiche, tsunami, or mudflow? **Less Than Significant Impact.***

Due to the fact that the project site is not located within close proximity to a water body, and is approximately 19 miles east of the Pacific Ocean, impacts related to seiche or tsunami would not be anticipated to occur. Mudflow risks are not anticipated as the site is located in a relatively flat area and is not downslope from a hillside. A less than significant impact would occur.

10. LAND USE AND PLANNING

	Potentially Significant Impact	Potentially Significant Unless Mit.	Less than Significant Impact	No Impact
Would the project:				
a. Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the General Plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Conflict with any applicable habitat conservation plan or natural community conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

a. *Physically divide an established community? **No Impact.***

The project site contains an existing home that is located within a developed area of the City of El Cajon. Surrounding the project site are primarily commercial, single- and multi-family residential developments. A General Plan Amendment (GPA) and rezone are also proposed as part of the development of the project. The project proposes to change the land use designation from General Commercial to Low Medium Density Residential and a change in zoning from Residential Single-Family (RS-6) to Residential Multi-Family (RM-2200). Due to the fact that the project is adjacent to other residences, and the small scale of the development, the project would not be anticipated to divide an established community. Therefore, no impact would occur as a result of the project.

b. *Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the General Plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect? **Less Than Significant Impact.***

According to the City of El Cajon Zoning District Map, the project site is designated as General Commercial with a zoning designation as Residential Single-Family (RS-6). The project proposes to develop seven residential homes on eight lots, with Lot eight being designated as an HOA maintained lot. As a result, the project applicant proposes to process a rezone, with the intent of rezoning the property from RS-6 (6,000 sf) to RM-2200 (2,200 sf), along with a General Plan Amendment to alter the land use designation from General Commercial to Low Medium Density Residential (10 to 18 units per acre). The rezone would allow the development to construct a maximum of one unit to be developed per 2,200 sf of

lot area. Although the project proposes to alter the existing land use and zoning designations of the site, the proposed designations would be compatible with areas zoned for medium density residences located north and northwest of the site. . The removal of one single-family residence and the addition of seven new single-family residences is not anticipated to substantially alter the existing character of the site or its surroundings. Additionally, the project would comply with the development standards for RM-2200 residential developments.

Further, in the City’s 2013-2021 Housing Element, the project site was identified as part of the Housing Overlay Zone. These properties are recognized as being vacant and/or underutilized, are primarily along commercial corridors, and due to their neighboring uses may be appropriate to recycle to higher density residential uses. The Housing Overlay Zone would allow property owners and developers to redevelop these sites into higher residential uses as an option. The project, including the GPA and rezone, would complement the City’s Housing Element Rezoning Program. A less than significant impact would occur.

- c. *Conflict with any applicable habitat conservation plan or natural community conservation plan? **Less Than Significant Impact.***

The project site is not located within a Habitat Conservation Plan (HCP). Due to the location of the project site which is in an urban area and contains disturbed vegetation, it is not anticipated that the project would conflict with the provisions of a Natural Community Conservation Plan (NCCP) or any other approved local, regional, or state habitat conservation plan. A less than significant impact would occur.

11. MINERAL RESOURCES

	Potentially Significant Impact	Potentially Significant Unless Mit.	Less than Significant Impact	No Impact
Would the project:				
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

- 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? **No Impact.***

According to the Conservation Element of the City’s General Plan, no known mineral resources of regional or state value are located within the City of El Cajon. The project site has previously been developed with a single-family home. Due to the existing disturbance of the site and the location, it is not anticipated that the project would result in the loss of availability of known mineral resource that would be of value to the region and the residents of the state. No impact would occur.

- 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? **No Impact.**

As discussed above, the Conservation Element of the City of El Cajon General Plan states that no commercial deposits of ores or minerals are located within the City. Due to the location and previous development on the site, the project is not anticipated to result in the loss of availability of a locally-important mineral resource recovery site. No impact would occur.

12. NOISE

	Potentially Significant Impact	Potentially Significant Unless Mit.	Less than Significant Impact	No Impact
Would the project result in:				
a. Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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 project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

- a. Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies? **Less Than Significant Impact.**

Both the Noise Element of the City's General Plan and the City's Noise Ordinance set goals and policies aiming to maintain adequate noise levels and encourage land use planning and development to consider the effects of noise on the environment.

Construction Noise

Section 17.115.130.C. of the El Cajon Municipal Code states:

It is unlawful for any person within any residential zone, or within a radius of 500 feet from any residential zone, to operate equipment or perform any outside construction, maintenance or repair work on buildings, structures, landscapes or related facilities, or to operate any pile driver, power shovel, pneumatic hammer, power hoist, leaf blower, mower, or any other mechanical device

between the hours of 7 p.m. of one day and 7 a.m. of the next day in such a manner that a reasonable person of normal sensitivities residing in the area is caused discomfort or annoyance.

Major construction noise emission generators expected within the project boundary would consist predominately of diesel-powered earthwork equipment required for remedial grading, underground work, and surface paving. Potential noise impacts generated from construction activities would comply with the City's Noise Ordinance and would abide by the established time limits. Additionally, construction noise would be short-term, would cease upon completion, and would consist of periodic increases in noise levels. Such activities have the potential to affect the adjacent land uses. The length of time or the level of increases in noise would vary based on the type of construction equipment and the distance between the source of the noise and the receiver. Potential sensitive receptors surrounding the project site include: the neighboring residences and businesses, the First Baptist Church Bostonia, the Kurdish Community Islamic Center, Taproot Montessori School, the Bostonia Park and Recreation Center.

Operational Noise

The project would construct seven residences in an area consisting primarily of residential and commercial developments. The City's Noise Ordinance contains one-hour average sound level decibels (dB) which regulates noise levels within all residentially zoned properties. These limitations are 60 dB between the hours of 7 a.m. and 7 p.m., 55 dB between 7 p.m. and 10 p.m. and 50 dB between 10 p.m. and 7 a.m. Operational noise generated from the project is anticipated to result from vehicle trips to and from the project site along with noise that is typical of a residential development such as children playing, pets, and mechanical equipment. Noise from residential stationary sources would primarily occur during the daytime activity hours. Although the project would create new sources of noise as compared to the single home onsite, the noise levels would be similar if not below the noise levels generated from the adjacent residences and commercial developments.

Therefore, by complying with the City's noise standards, the project would not expose people to noise levels in excess of standards established in the City's General Plan and Noise Ordinance. A less than significant impact would occur.

- b. *Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels? **Less Than Significant Impact.***

The project is not anticipated to result in any excessive groundborne vibration, although minor localized vibration may occur during grading and underground work. All construction activities would comply with the City of El Cajon Noise Ordinance which prohibits construction activities between the hours of 7 p.m. and 7 a.m. Further, construction activities would be temporary and would cease upon completion of the project. The project would not expose people to or generation of excessive groundborne vibration or groundborne noise levels. A less than significant impact would occur.

- c. *A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project? **Less Than Significant Impact.***

Currently, the site consists of a single home with a garage, fencing, and an unpaved driveway. The zoning designations surrounding the project site are single- and multi-family residences and commercial areas. Due to the size and location of the project, it is not anticipated that a substantial permanent increase in

ambient noise levels in the project vicinity above levels existing without the project would occur. Additionally, noise generated from project construction would be temporary, would cease upon completion, and would comply with the City’s noise standards. A less than significant impact would occur.

- d. *A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?* **Less Than Significant Impact.**

Noise associated with grading and construction activities for the project would result in short-term noise increases for the adjacent residences and businesses such as the First Baptist Church Bostonia, the Kurdish Community Islamic Center, Taproot Montessori School and the Bostonia Park and Recreation Center. Construction noise would be regulated by the City’s Noise Ordinance which prohibits construction noise from the hours of 7 p.m. of one day and 7 a.m. of the next day. By complying with the City standards for noise regulations, the project would not result in a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project. Therefore, a less than significant impact would occur.

- 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 project area to excessive noise levels?* **Less Than Significant Impact.**

The project is located approximately 2.6 miles southeast of the Gillespie Field airport, and is located within the Airport Influence Area (Review Area 2) as displayed in the Gillespie Field Airport Land Use Compatibility Plan (ALUCP) Exhibit III-5. However, the project site is not located within a noise exposure range as displayed in Exhibit III-1 of the Gillespie Field Airport Land Use Compatibility Plan (ALUCP). Therefore, the project would not expose people residing of working in the project area to excessive noise levels. A less than significant impact would occur.

- f. *For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?* **No Impact.**

The project site is located within an urban and largely developed area. No known private airstrips are located within the vicinity of the project, and would not expose people residing or working in the project area to excessive noise levels. No impact would occur.

13. POPULATION & HOUSING

	Potentially Significant Impact	Potentially Significant Unless Mit.	Less than Significant Impact	No Impact
Would the project:				
a. Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

	Potentially Significant Impact	Potentially Significant Unless Mit.	Less than Significant Impact	No Impact
b. Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

- 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)? **Less Than Significant Impact.***

The project proposes to develop a total of eight lots with seven dwelling units and one HOA maintained lot. The existing dwelling unit onsite would be removed as part of the project. Although the project would induce population growth in the area as a result of the seven-lot residential project, no substantial increase would occur due to the fact that the project is an infill development project and would be considered a small scale development. Additionally, the project applicant shall process a rezone, changing the existing zoning of RS-6 to RM-2200 and a General Plan Amendment (GPA), changing the land use designation from General Commercial to Low Medium Density Residential. The rezone would allow a maximum of one unit to be developed on 2,200 sf and the GPA would allow ten to eighteen dwelling units per acre. Additionally, with the GPA and rezone the site would be consistent with the designation of the adjacent residential developments. The project would not be anticipated to induce substantial population growth in an area, either directly or indirectly.

- b. *Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere? **Less Than Significant Impact.***

An existing dwelling unit is located on the site and would be removed during project construction. Although the project would remove the existing vacant home, it would not displace a substantial number of existing housing and would not necessitate the construction of replacement housing elsewhere. Therefore, a less than significant impact would occur.

- c. *Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere? **Less Than Significant Impact.***

The project site contains an existing vacant single-family home that would be removed during project construction. Although the project would remove the existing home onsite, it is currently vacant and would not displace a substantial number of people which would necessitate the construction of replacement housing elsewhere. Impacts would be less than significant.

14. PUBLIC SERVICES

	Potentially Significant Impact	Potentially Significant Unless Mit.	Less than Significant Impact	No Impact
Would the project 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:				
a. Fire Protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Police Protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. Other Public Facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

*a. Fire Protection? **Less Than Significant Impact.***

The project would be served by Heartland Fire and Rescue, which provides services to the cities of El Cajon, La Mesa and Lemon Grove. The closest fire station is the El Cajon Fire Department Station 8 which is located approximately 0.60 mile southeast of the project site. As part of the approval process the plans would be submitted to Heartland Fire and Rescue – El Cajon for plan check review and approval. The project is located within an urban area that is highly developed, and the site contains an existing single-family home. Fire protection services currently service the project site. Due to the size and location of the project, it is not anticipated that the project would require new fire facilities or the expansion of facilities in order to serve the project. Therefore, impacts associated with the provision of fire protection services would be less than significant.

*b. Police Protection? **Less Than Significant Impact.***

Police protection services would be provided by the El Cajon Police Department. A single-family home exists onsite, and is currently being serviced by the El Cajon Police Department. The addition of the seven residential lots is not anticipated to result in the need for the construction of new police facilities or the expansion of facilities in order to serve the project. Therefore, impacts associated with the provision of police protection services would be less than significant.

*c. Schools? **Less Than Significant Impact.***

The project would consist of seven residential lots. The occupants of these homes are anticipated to have children that would attend schools within the City of El Cajon. Students living onsite would attend schools within the Cajon Valley School District. Based on the 2015-2016 Attendance Area Street Guide, the students living within the proposed development would attend W.D. Hall Elementary School and Greenfield Middle School. Due to the location and scale of the project, it is not anticipated that the

construction or expansion of a new school would be necessary in order to serve the project. However, the project would participate in the payment of school facility fees prior to the issuance of any building permit. Therefore, impacts would be less than significant.

d. *Parks? **Less Than Significant Impact.***

The Bostonia Park and Recreation Center is located approximately 0.05 mile north of the project site which offers a playground and playfield, a gymnasium, game room, and meeting and activity rooms. Van Zanten Park is located 0.25 mile northeast of the project site and contains sport fields and open grass areas. The project does not propose the development of recreational facilities; however each lot would contain a private yard and landscape areas. Although the project would likely result in an increased use of the City’s public parks, due to the size and scale of the proposed development, it is not anticipated that the construction or expansion of new facilities would be necessary. Impacts would be less than significant.

e. *Other Public Facilities? **Less Than Significant Impact.***

The project site is located in an urbanized area and currently contains a single-family home. Water, sewer, storm drains, streets and other public utilities are currently being provided to the site. Due to the existing development and the scale of the project, it is not anticipated that significant impacts to other public facilities would occur as a result of the project. A less than significant impact would occur.

15. RECREATION

	Potentially Significant Impact	Potentially Significant Unless Mit.	Less than Significant Impact	No Impact
Would the project:				
a. Would the project increase the use of existing neighborhood and regional parks or other recreational facilities, such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Does the project include recreational facilities or require the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

a. *Would the project increase the use of existing neighborhood and regional parks or other recreational facilities, such that substantial physical deterioration of the facility would occur or be accelerated? **Less Than Significant Impact.***

The project would likely result in an increase in use of the existing neighborhood and regional parks or other recreational facilities due to an increase in residents in the vicinity. The project includes the development of seven dwelling units in an area consisting of other residential and commercial uses. Each lot would include a private yard along with landscape areas. Although the increase in use of the existing parks and facilities would occur, no increase would occur such that substantial physical deterioration of the facilities would be accelerated.

- b. Does the project include recreational facilities or require the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment? **Less Than Significant Impact.**

Each lot containing a residential unit would include a private yard and landscape areas. The project does not include the development of recreational facilities, nor is it anticipated to require the construction or expansion of such facilities that would have an adverse physical effect on the environment. Although the project would increase the number of people residing in the area, the need for the construction or expansion of existing facilities is not anticipated. A less than significant impact would occur.

16. TRANSPORTATION/TRAFFIC

	Potentially Significant Impact	Potentially Significant Unless Mit.	Less than Significant Impact	No Impact
Would the project:				
a. Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

- 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? **Less Than Significant Impact.**

A goal for the City of El Cajon is to create a circulation system including all modes of transportation organized to ensure the safe, efficient movement of people and goods, as stated in the Circulation Element of the City's General Plan. The site does not currently contain a road, however a driveway is proposed as part of the project in order to allow access from the project entrance at Bostonia Street to each of the residential lots. Sidewalks are present along both sides of Bostonia Street and Broadway that allow for pedestrian access. No bike lanes are present on Bostonia Street however Broadway contains Class II bike lanes. According to the City of El Cajon Bicycle Master Plan, a Class III bicycle lane is proposed for Bostonia Street between Greenfield Drive and Broadway. The nearest bus stop is located at

Broadway and Bostonia Street, approximately 230 feet southwest of the site, which is provided by the Metropolitan Transit System (MTS).

As a result of the project, seven residential units would be developed. The project also proposes a General Plan Amendment (GPA) in order to alter the existing land use from General Commercial to Low Medium Density Residential, along with a rezone from Residential Single-Family (RS-6) to Residential Multi-Family (RM-2200). With the project, vehicle trips would increase compared to the existing conditions of the site which contains a single vacant home. However, the increase in vehicle trips to and from the site is not anticipated to create a substantial adverse impact to the surrounding roadways. Additionally, it would be anticipated that the number of trips generated by the proposed housing development would be less than that of a commercial development, as anticipated by the current General Plan designation. Due to the scale and location of the infill project, it is not expected that the development would conflict with the Circulation Element of the City of El Cajon’s General Plan, the Bicycle Master, or other applicable plan. Therefore, impacts would be less than significant.

- 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? **Less Than Significant Impact.***

As part of the project, seven residential lots would be developed and the current land use and zoning designations would be amended along with the project. The project applicant proposes to change the General Plan land use designation from General Commercial to Low Medium Density Residential and the existing zoning from Residential Single-Family (RS-6) to Residential Multi-Family (RM-2200). The change in land use and zoning designations would be consistent with the surrounding residential developments. With the development of the project, vehicle trips to and from the site would increase compared to the existing conditions which contains a single vacant home onsite. However, due to the location of the site and the scale of the project, it is not anticipated that the project would create a substantial increase in vehicle trips to and from the site, or other existing roadways in the area. Using the SANDAG *Brief Guide of Vehicular Traffic Generation Rates for the San Diego Region* (Appendix E), the project which consists of seven dwelling units would generate approximately 56 weekday vehicle trips (see Table 1 below). However, if the site were to remain as a general commercial land use, the amount of daily trips generated would be greater than that of the project. Table 2 below displays the trips generated by several commercial land uses.

Table 1 – Trips Generated by 7-Lot Development

Land Use	Size	Units	Rate	Total Trips
Residential - Any Multi-Family 6-20 DU/Acre	7	DU	8 Trips/DU	56
Source: SANDAG Brief Guide to Vehicular Traffic Generation Rates for the San Diego Region, 2002				

Table 2 – Trips Generated by Commercial Land Uses

Land Use	Size	Units	Rate	Units	Total Trips
Specialty Retail/Strip Commercial	0.59	Acre	400	Trips/Acre	236
Drugstore	25,700	SF	0.09	Trips/SF	2,313
Convenience Market Chain (Open 24 Hours)	25,700	SF	0.7	Trips/SF	17,990
Lumber Store	0.59	Acre	150	Trips/Acre	89
Hardware/Paint Store	0.59	Acre	600	Trips/Acre	354

Source: SANDAG Brief Guide to Vehicular Traffic Generation Rates for the San Diego Region, 2002

As stated above, it would be expected that the number of trips generated by the proposed housing development would be less than that of a commercial development, as anticipated by the current General Plan designation. Therefore, the project is not anticipated to conflict with an applicable congestion management program or standard. A less than significant impact would occur.

- 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?* **No Impact.**

The project is located approximately 2.6 miles southeast of the Gillespie Field Airport, and is located within the Airport Influence Area (Review Area 2) as displayed in the Gillespie Field Airport Land Use Compatibility Plan (ALUCP) Exhibit III-5. Review Area 2 consists of locations that are within the airspace and/or overflight notification areas but do necessitate limitations on the types of land use actions. Due to the distance from the Gillespie Field Airport and the nature of the proposed use, the project is not anticipated to result in a change in air traffic patterns that would result in a substantial safety risk. No impact would occur.

- d. *Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?* **Less Than Significant Impact.**

The project proposes to develop a private street onsite from the project entrance at Bostonia Street in order to provide access to each of the residential lots. Seven residential units would be developed as part of the project, which would be located on a site that is surrounded by other single- and multi-family residences. The project does not anticipate the use of hazardous design features. Additionally, the GPA would allow the existing and proposed uses of the site to be compatible with the surrounding uses. Therefore, the project would not be anticipated to substantially increase hazards due to a design feature or incompatible uses. A less than significant impact would occur.

- e. *Result in inadequate emergency access?* **Less Than Significant Impact.**

The project would provide adequate access for emergency vehicles and service personnel. A fire turn around area would be provided on Lot 8. As part of the project approval process, the Building and Fire Safety Department of El Cajon would review the project plans to ensure adequate emergency access is provided. Compliance with the Building and Fire Safety Department would result in a less than significant impact.

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? **Less Than Significant Impact.***

The project site is served by the Metropolitan Transit System, with the closest bus stop located at the corner of Bostonia Street and Broadway. The City of El Cajon Bicycle Master Plan shows that a Class III bicycle lane is proposed for Bostonia Street between Greenfield Drive and Broadway. The project would comply with the following circulation goals, objectives and policies within the City’s General Plan:

- **Goal 6**
To create a circulation system including all modes of transportation organized to ensure the safe, efficient movement of people and goods.
- **Objective**
6-7. – All facilities for transportation should be interrelated to one another and to the land uses.
- **Policies**
6-7.2. – Residential development standards should include provisions for bikeways as separate from sidewalks and vehicular traffic and they should be provided in conjunction with the construction of such residential development.

6-7.3. – Pedestrian and bicycle routes separated from auto traffic should be provided wherever possible. It is particularly desirable that adequate provision be made for pedestrian or bicycle movement at freeway grade separations and interchanges affecting the local street system. Bicycle and pedestrian facilities should be considered as alternative modes of transportation, not just recreational features. The City should take positive action in this area.

6-7.5. – The City should support efforts to provide for a regional transportation system in the County. Also, El Cajon should work toward being served by that regional system and should continue efforts to provide supplemental transportation facilities.

Implementation of the project would not result in any conflicts to these plans. The project would not conflict with any adopted policies, plans, or programs relating to public transit, bicycle, or pedestrian facilities. Impacts would be less than significant.

17. TRIBAL CULTURAL RESOURCES

	Potentially Significant Impact	Potentially Significant Unless Mit.	Less than Significant Impact	No Impact
Would the project: Cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code Section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe and that is:				
a. Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code Section 5020.1(k), or	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

	Potentially Significant Impact	Potentially Significant Unless Mit.	Less than Significant Impact	No Impact
b. A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resources Code Section 5025.1, the lead agency shall consider the significance of the resource to a California Native American tribe.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

- a. *Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k)? **Less Than Significant Impact.***

A Historical Evaluation Report was conducted by Laguna Mountain Environmental, Inc. in December 2017 (see Appendix A). As determined in the report, the existing single family residential structure is not known to have any important associations with persons or events important in history and the structure is a poor example of Minimal Traditional style due to the remaining elements of earlier style. The residence lacks the integrity and/or qualities to qualify as a significant historical resource under the City of El Cajon Guidelines. The project would have a less than significant impact on historical resources.

- b. *A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resources Code Section 5025.1, the lead agency shall consider the significance of the resource to a California Native American tribe? **Less Than Significant Impact.***

It is anticipated that the City of El Cajon will initiate the Tribal Consultation process in compliance with AB 52. On October 18, 2017 the City of El Cajon mailed the AB 52 notices to the California Native American tribes which are traditionally and culturally affiliated with the geographic area within the City jurisdiction, notifying them of the proposed project. The notifications included a description of the project and its location, lead agency contact information and a notification that the California Native American tribe had 30 days to request consultation. No requests for consultation were received within the 30-day period.

18. UTILITIES AND SERVICE SYSTEMS

	Potentially Significant Impact	Potentially Significant Unless Mit.	Less than Significant Impact	No Impact
Would the project:				
a. Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

	Potentially Significant Impact	Potentially Significant Unless Mit.	Less than Significant Impact	No Impact
e. Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f. Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g. Comply with federal, state, and local statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

a. *Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board? **Less Than Significant Impact.***

Wastewater services are provided by the City of El Cajon. Wastewater is then transported to the City of San Diego's Point Loma treatment plant. The City of El Cajon and the areas surrounding the project site are urbanized and highly developed. A single vacant home is present onsite and currently has access to wastewater infrastructure provided by the City. Although wastewater production would be greater than that produced by the existing single home, it is not anticipated that wastewater treatment requirements would be exceeded. Due to the size of the project and the fact that it would be an infill development, the project would not be anticipated to exceed the wastewater treatment requirements of the Regional Water Quality Control Board. Impacts would therefore be less than significant.

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? **Less Than Significant Impact.***

Water and wastewater services are currently provided to the site, which contains a single vacant home. Water is provided by Helix Water District while the City provides wastewater transport to the City of San Diego's Point Loma treatment plant. Due to the increase in people residing onsite compared to current conditions, water and wastewater use and production are likely to increase. As part of the conditions of approval of the project, the applicant must complete a Sewer Capacity Study to determine whether existing wastewater facilities are adequate to serve the project. However, due to the scale of the project and the fact that the project is an infill development, it is not anticipated that the project would require the construction or expansion of new water or wastewater treatment facilities. Impacts would be less than significant.

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? **Less Than Significant Impact.***

The project is located in an urbanized and developed area which currently has access to storm water infrastructure. The project would result in a greater demand for storm water treatment facilities compared to the existing conditions. Due to the scale of the proposed project it is anticipated that the incremental increase in storm water runoff would not result in the need for new or expanded facilities. As part of the project design, onsite storm water BMPs would be constructed and include bio-basins located on the north- and southwestern boundaries of the site. The environmental effects of the construction of all

onsite BMPs have been evaluated within this Environmental Initial Study. Therefore, a less than significant impact would occur.

- d. *Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed? **Less Than Significant Impact.***

Access to water is currently provided onsite by Helix Water District. The project would develop seven dwelling units. Although the project would result in a greater demand for water compared to the existing conditions, it is anticipated that the incremental increase in demand in water would not result in the need for new or expanded entitlements. A less than significant impact would occur.

- e. *Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments? **Less Than Significant Impact.***

As part of the environmental review of the project, the City of El Cajon Sewer and Waste Water Department would review the project and would determine whether wastewater treatment capacity exists to serve the project. As part of the conditions of approval of the project, the applicant must complete a Sewer Capacity Study to determine whether existing wastewater facilities are adequate to serve the project. Impacts would be less than significant.

- f. *Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs? **Less Than Significant Impact.***

The California Public Resources Code requires each city in the state to divert at least 50 percent of its solid waste from landfill disposal through source reduction, recycling, composting, and transformation. The City of El Cajon has added a Source Reduction and Recycling Element (SRRE) to the General Plan in order to reduce the generation of solid waste that is disposed of in landfills.

Solid waste services in the City are provided by Waste Management Inc. who then disposes the generated waste at the Sycamore Landfill. The Sycamore Landfill capacity is 71,233,171 cubic yards and has a remaining capacity of 39,608,998 cubic yards. Its expected cease operation date is December 31, 2042. Existing waste management services and landfill capacity would be anticipated to adequately to serve the project site due to the scale of the project and the fact that this is an infill project surrounded by existing single- and multi-family residences. Therefore, the project would be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs. Impacts would be less than significant.

- g. *Comply with federal, state, and local statutes and regulations related to solid waste? **Less Than Significant Impact.***

Based on the determination above, the project would be served by the Sycamore Landfill which is anticipated to contain sufficient capacity to accommodate the solid waste disposal needs of the site. Additionally, the project would comply with all applicable federal, state, and local statutes and regulations related to solid waste. Therefore, impacts would be less than significant.

19.MANDATORY FINDINGS OF SIGNIFICANCE

	Potentially Significant Impact	Potentially Significant Unless Mit.	Less than Significant Impact	No Impact
Would the project:				
a. Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to decrease 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 major periods of California history or prehistory?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Does the project have impacts which are individually limited, but cumulatively considerable (“Cumulatively considerable” means the project’s incremental effects are considerable when compared to the past, present, and future effects of other projects)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Does the project have environmental effects which will have substantial adverse effects on human beings, directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

- a. *Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to decrease 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 major periods of California history or prehistory? **Potentially Significant Unless Mitigated.***

The project would not result in any impacts to or eliminate important examples of major periods of California history or prehistory. Implementation of the project may have a potentially significant impact to nesting and migratory birds including raptors onsite if tree removal were to occur during the breeding season from January 15 to September 15 (Impact BIO-1). The project would require the incorporation of mitigation measure MM-BIO-1 which would reduce potentially significant impacts to a less than significant level.

- b. *Does the project have impacts which are individually limited, but cumulatively considerable (“Cumulatively considerable” means the project’s incremental effects are considerable when compared to the past, present, and future effects of other projects)? **Less Than Significant Impact.***

The project is located within an urbanized area with surrounding residential and commercial uses. All cumulative projects in the vicinity of the site would be required to undergo CEQA or NEPA review, in addition to abiding by applicable regulations that prevent environmental degradation.

As discussed in section 3c, Air Quality, project construction emissions would be short-term and would cease after completion. Although the project would change the existing General Plan land use and zoning designations, the project would be anticipated to contain similar growth projections as those previously established. Due to the fact that the site is adjacent to other residential developments and the small scale of the project, it is likely that the project would remain consistent with the growth projections anticipated by SANDAG and is not anticipated for the project to result in a cumulatively considerable net increase of

any criteria pollutant for which the project region is nonattainment under applicable federal and state ambient air quality standard.

As described within this Environmental Initial Study Checklist, the project would not result in any significant and unavoidable impacts. Cumulative projects would not result in a significant cumulative impact due to compliance with existing regulations and the project would not contribute to a significant cumulative impact.

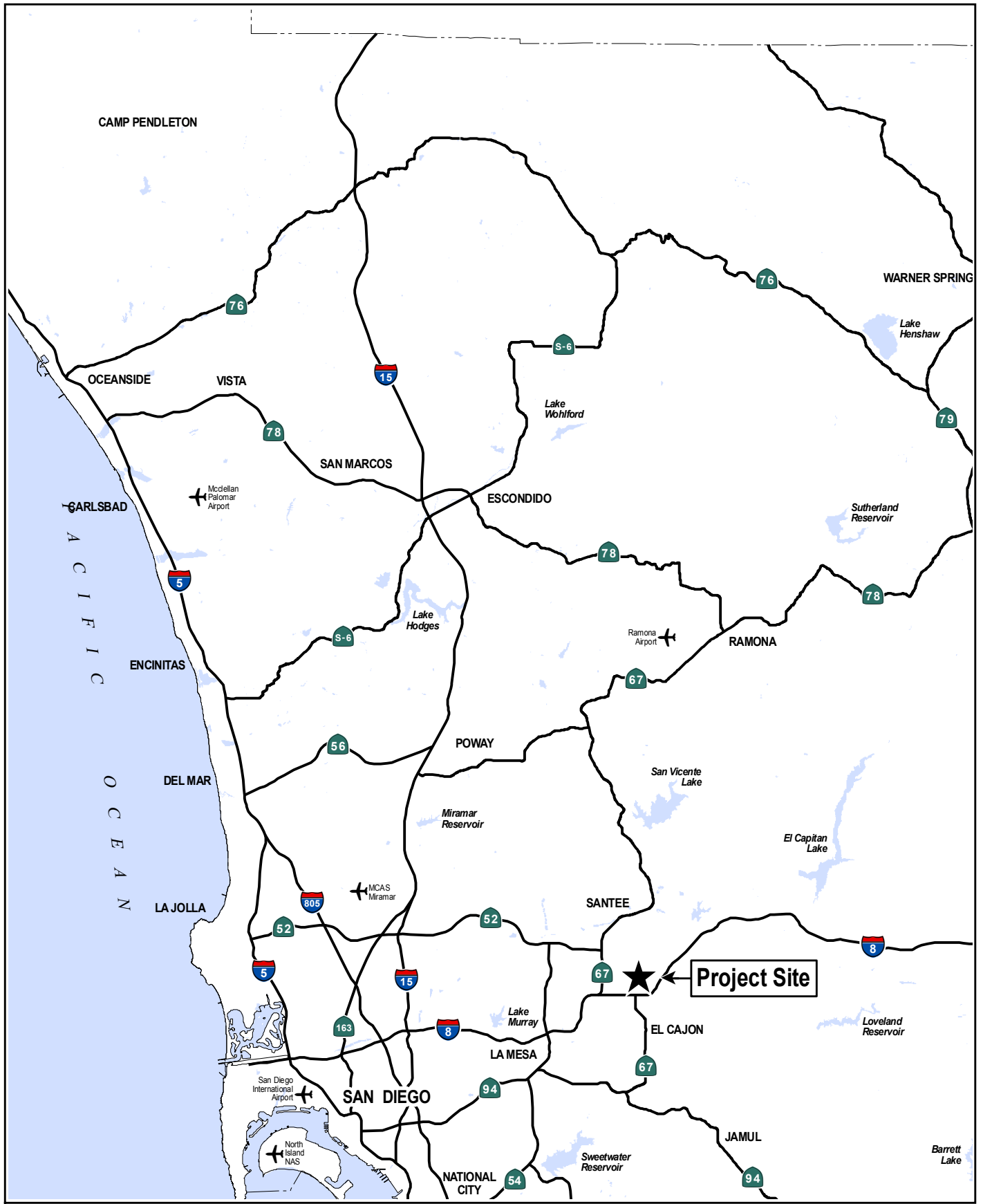
c. *Does the project have environmental effects which will have substantial adverse effects on human beings, directly or indirectly?*

Less Than Significant Impact.

As described within this Environmental Initial Study Checklist, the proposed project would not result in any significant and unmitigable impacts that would result in an adverse effect on human beings, either directly or indirectly.

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REC Regional Location

Consultants, Inc. | BOSTONIA STREET PROJECT

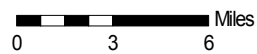
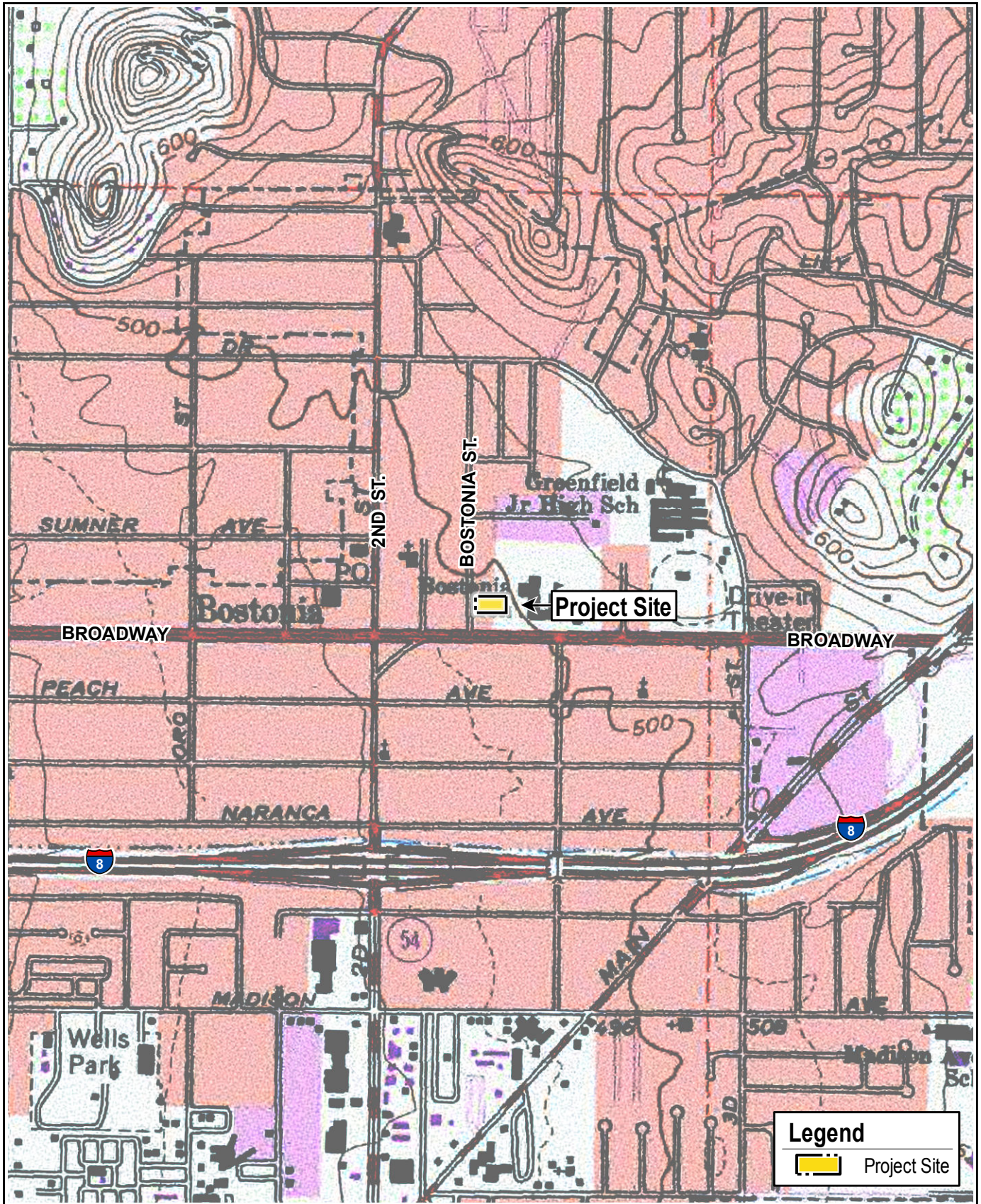


FIGURE 1

Source: County of San Diego SanGIS Database, 2016.

February 2018

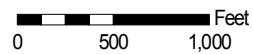


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Vicinity Map

Consultants, Inc. | BOSTONIA STREET PROJECT



Source: CASIL Quadrangle Mosaics, 2013.

FIGURE 2

February 2018



Legend
--- Project Boundary

PLANNED UNIT DEVELOPMENT 346

HOA MAINTENANCE NOTES

ALL PROPOSED LANDSCAPING WITHIN THE PUBLIC RIGHT-OF-WAY, OR WITHIN THE FRONT YARD AREAS, AND ALL PERVIOUS PAVERS (DRIVEWAYS, COMMON DRIVEWAYS AND SIDEWALKS) SHALL BE HOA MAINTAINED.

OWNER / APPLICANT:

GREGORY M. BROWN JR. - PRESIDENT DATE
 BOSTONIAN REDEVELOPMENT VENTURES LP.
 A CALIFORNIA CORPORATION
 565 N. MAGNOLIA AVE.
 EL CAJON, CA 92020

PLANNED UNIT DEVELOPMENT

LEGAL DESCRIPTION: A PORTION OF LOT 14, BLOCK 15 IN THE SUBDIVISION OF THE "S" TRACT OF RANCHO EL CAJON, IN THE CITY OF EL CAJON, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 355

ASSESSOR'S PARCEL NO: 484-240-19

EXISTING ZONING: RS-6

SITE ADDRESS: 999 BOSTONIA STREET, EL CAJON CA 92021

PROJECT AREA: 25,881 SQFT (0.59 AC)

PARKING REQUIRED / PARKING PROVIDED:
 14 SPACES COVERED, 10 SPACES VISITOR,
 4 SPACES SUPPLEMENTAL (28 TOTAL)

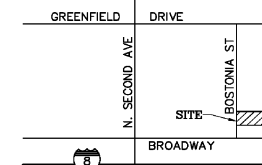
LOT COVERAGE:
 BUILDINGS (100%) 7,239
 DRIVEWAYS (100%) 3,083
 COMMON DRIVEWAY (50%) 2,162
 25,881 SQFT / 12,484 SQFT = 48.2% < 50%
 (25,881 SQFT / 7,239 SQFT {IMPERVIOUS} = 28.0% < 50%)

NO. OF DWELLING UNITS: 7
 LANDSCAPE PROVIDED: SEE LANDSCAPE PLAN

LOT	PRIVATE LANDSCAPE AREA	LOT	PRIVATE LANDSCAPE AREA
1	501 SF	5	766
2	790 SF	6	625
3	981 SF	7	476
4	970 SF		

LOT	GROSS AREA = NET AREA	PLAN TYPE	FF ELEVATION
1	2,765 SF	1	496.5
2	2,783 SF	1	498.5
3	2,763 SF	2	499.5
4	2,764 SF	2R	499.5
5	2,685 SF	1R	498.5
6	2,502 SF	1	497.1
7	2,797 SF	1R	496.5
A	6,822 SF COMMON AREA		
TOTAL	25,881 SF		

LOT	LOT AREA	IMPERVIOUS AREA	PERVIOUS AREA	% IMPERVIOUS
1	2,765 SF	1,078	1,687	38.4%
2	2,783 SF	1,078	1,705	38.7%
3	2,763 SF	1,076	1,687	38.9%
4	2,764 SF	1,087	1,677	39.3%
5	2,685 SF	1,078	1,607	40.1%
6	2,502 SF	1,078	1,424	43.1%
7	2,797 SF	1,078	1,719	38.5%
A	6,822 SF	780	6,042	11.5%
TOTAL	7553	17548		4.2%



VICINITY MAP
 NO SCALE
 THOMAS BROS MAP NO. 1251-J3

PREPARED BY:

JERRY L. MICHAL RCE 42590 DATE
LANDOVIAN DRAFTING AND DESIGN
 15835 SPRING OAKS RD - EL CAJON, CA 92021 - 619-512-5147



SHEET 1 CITY OF EL CAJON 1 SHEET

PLANNED UNIT DEVELOPMENT 346

APPLICANT: BOSTONIAN REDEVELOPMENT VENTURES LP.
 GREGORY BROWN JR. - PRESIDENT

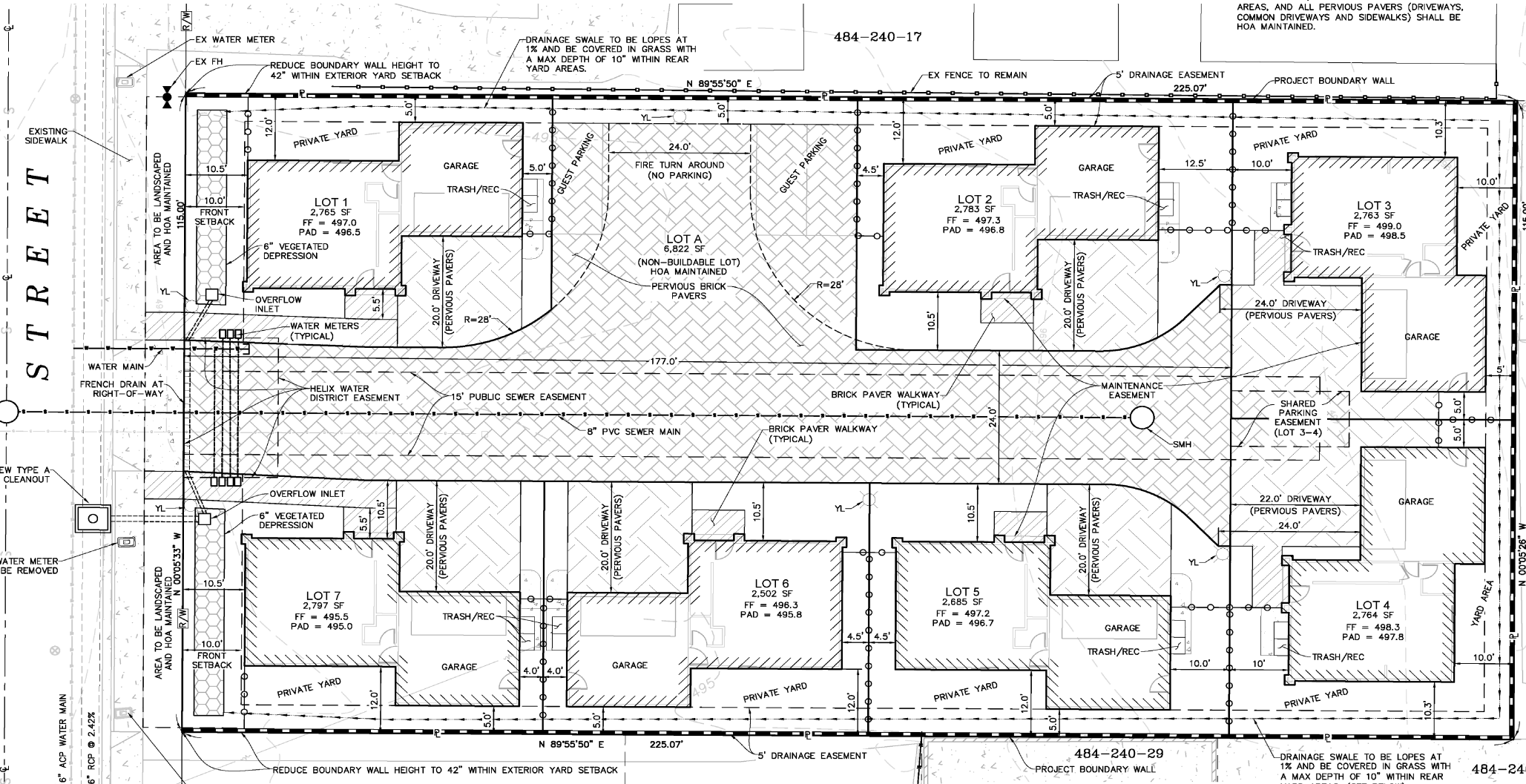
ASSESSOR PARCEL NO(S): 484-240-19

REQUEST: 7-UNIT / 8 LOT SUBDIVISION

7 LOTS CONTAINING DWELLING UNITS + 1 COMMON AREA LOT

DRAWN BY: LANDOVIAN DRAFTING AND DESIGN
 ADDRESS: 15935 SPRING OAKS ROAD
 EL CAJON, CA 92021
 PHONE: 619-312-5147

APPROVED BY:
 DATE:

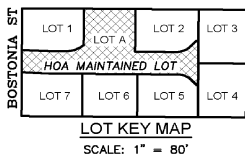
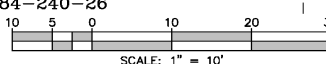


NOTES:

- AN EXCLUSIVE USE YARD AREA WILL BE DESIGNATED FOR EACH UNIT. THESE YARD AREAS WILL BE DESIGNATED IN THE CONDITIONS OF COVENANTS AND RESTRICTION, AND SHALL REMAIN AS LONG AS THE SUBJECT PROJECT EXISTS.
- CITY OF EL CAJON FIRE DEPARTMENT REQUIRES: "ADDRESS MONUMENT WITH 5 INCH NUMBERS AT STREET AND VISIBLE FROM BOTH DIRECTIONS."
- ALL GARAGES SHALL REMAIN AVAILABLE FOR PARKING AT ALL TIMES, AND NO GARAGE CONVERSIONS WILL BE PERMITTED.
- VISITOR PARKING SPACES DESIGNATED ON LOTS 1 TO 7 SHALL BE USED FOR THE PURPOSE OF PARKING ONE VEHICLE.
- SUPPLEMENTAL PARKING SPACES DESIGNATED SHALL BE USED FOR THE PURPOSE OF PARKING ONE VEHICLE, SHALL REMAIN AVAILABLE FOR PARKING AT ALL TIMES.
- ALL OPERATIONS SHALL BE IN COMPLIANCE WITH THE CITY'S JURISDICTIONAL URBAN RUNOFF MANAGEMENT PLAN (JURMP), SECTIONS 4.0 (COMMERCIAL) AND 7.0 (CONSTRUCTION) AND THE STANDARD URBAN STORM WATER MITIGATION PLAN REQUIREMENTS (SUSMP) TO MINIMIZE OR ELIMINATE POLLUTANT DISCHARGE TO THE STORM DRAIN SYSTEM USING APPROPRIATE BEST MANAGEMENT PRACTICES.
- EXPOSED OR ERODIBLE SOILS WILL REQUIRE MEASURES TO ENSURE THAT SOIL AND SEDIMENT EROSION AND DISCHARGE WILL BE ELIMINATED OR REDUCED TO THE MAXIMUM EXTENT PRACTICABLE AND WILL NOT CAUSE USE OR CONTRIBUTE TO AN EXCEEDANCE OF RECEIVING WATER QUALITY OBJECTIVES THROUGHOUT THE LIFE OF THE PROJECT.
- ALL ROOFS TO BE TILE OR CONCRETE
- PARKING IS PROHIBITED ON PRIVATE STREETS AT ALL TIMES
- INDIVIDUAL TRASH COLLECTION, CANS SHALL BE STORED WITHIN PRIVATE REAR YARD
- GROSS BUILDING AREA = 7,239 SqFt ~ TOTAL LANDSCAPE AREA = 7,367 SqFt

NOTES CONTINUED:

- 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.
- ALL DRIVEWAYS, ROOF DRAINS, PARKING AREAS, SIDEWALKS AND OTHER IMPERVIOUS SURFACES SHALL DRAIN TO LANDSCAPE AREAS.
- THE COMMON ACCESS DRIVEWAY AND ALL PRIVATE DRIVEWAYS SHALL BE CONSTRUCTED OF PERVIOUS PAVERS.



T:\Project_Data\BostoniaStreet_1328\Final_Maps\BostoniaStreet_Fig-04_TentativeMap_111017.mxd

Mitigation Monitoring Reporting Program

Project Name: Bostonia Street Planned Unit Development 342

Project Location: 999 Bostonia Street, El Cajon, CA 92021

Project Description: The subdivision and construction of seven two-story detached single-family residences.

Approval Body: City Council

City Contact: Melissa Devine

Phone Number: 619-441-1773

Impact	Mitigation Measure	Responsible for Mitigation	Responsible for Verification	Method of Verification	Timing of Verification	Verification Date	Comments
<p>Impact BIO-1: The project has the potential result in direct impacts to migratory birds and nesting raptors.</p>	<p>MM-BIO-1: Prior to the issuance of any construction permit or any earth-moving activities, the following shall be noted on the plans:</p> <p>Potential impacts to nesting raptors shall be mitigated through either (1) the avoidance of vegetation clearing during the bird breeding season (January 15 to September 15), or (2) the completion of a preconstruction survey by a qualified biologist to identify active nests and, if needed, nest avoidance measures, If an active nest is located, the biologist shall determine the appropriate nest avoidance measures, which may include a construction buffer and/or</p>	<p>Applicant</p>	<p>City</p>	<p>Grading Plan Check</p>	<p>Prior to the issuance of a Grading Permit</p>		

	temporary fencing until the young have fledged. Nest avoidance measures shall be consistent with the Migratory Bird Treaty Act and California Department of Fish and Wildlife code requirements.						
Impact GEO-1: The project has the potential to be located on expansive soil.	MM-GEO-1: The Construction Contractor shall ensure that construction of the project complies with the recommendations identified in the project specific Soil Investigation Report, prepared by Alpine Engineering (2016).	Applicant/ Construction Contractor	City	Review and approval of Soil Investigation Report Issuance of Grading Permit site inspections	Prior to the issuance of a Grading Permit During construction		

Appendix A
Historical Evaluation Report



Laguna Mountain Environmental, Inc.

December 21, 2017

Mr. Christopher Clark
New West Investment Group
3511 Camino Del Rio South
San Diego, CA 92108

RE: Historical Evaluation Report of Structures at 999 Bostonia Street (APN 484-240-19-00), City of El Cajon

The proposed project includes redevelopment of a parcel in the City of El Cajon (El Cajon). The project area includes a residential structure and garage at 999 Bostonia Street, located in the north eastern portion of El Cajon (APN 484-240-19-00).

The approximately 0.6-acre project area is located in the central portion of San Diego County (Figure 1). It is located north of Interstate 8 and east of SR-67. The parcel is located on the north side of Bostonia Street. The project is in an unsectioned portion of Rancho El Cajon grant lands within Township 16 South, Range 1 West, as shown on the El Cajon USGS Quadrangle (Figure 2). The proposed project involves the demolition of the existing residential structure.

Cultural resource work was conducted in accordance with the California Environmental Quality Act (CEQA) and the City of El Cajon guidelines. The City of El Cajon will serve as lead agency for the project and CEQA compliance.

A single residential structure is present within the project area. The structure will be impacted by the current project plans. The structure and its history is described in greater detail below.

7969 Engineer Road, Suite 208 ♦ San Diego, CA 92111
Phone: (858) 505-8164 ♦ Fax: (858) 505-9658
E-Mail: LagunaEnv@aol.com



Laguna Mountain Environmental, Inc.

Description and Construction History

The parcel at 999 Bostonia Street includes a single residential structure built in 1914 (Redfin.com 2017a). The legal description of Assessor's Parcel 484-240-19-00 is the west 225 feet of the north 115 feet of the south 240 feet of Lot 14, Block 15 in the subdivision of the "s" tract of Rancho El Cajon, in the City of El Cajon, County of San Diego, State of California, according to map thereof No. 355, filed in the office of the County Recorder of San Diego County, July 24, 1886. Excepting therefrom the west 30 feet.

The architectural style of the structure was probably California Bungalow originally, but what appears to have been extensive remodeling work between 1933 and 1956 has altered the original style to much more of a Minimal Traditional Style. Although the structure is of historic age, it was not covered in the previous El Cajon historic inventory (Brandes 1985) probably due to the extensive alterations.

The current structure has two bedrooms and one bathroom with a total of 1,018 square feet on a 0.6 acre parcel (Redfin.com 2017a). The current building is somewhat rectangular with several extensions (Figure 3). The original building footprint was almost entirely rectangular with a single extension. It is standard wood frame construction. The foundation was probably originally post and piers, but now is reinforced concrete. The siding is 3/8-inch by 6-inch wood clapboard. Windows are casement. The structure has a medium pitch gabled roof. Roof covering is composition shingle. Wide eaves are present and most gables have lath covered vents at the top of the gable. An open porch on the west side front is incorporated into the main gable of the roof. The entrance includes a short series of concrete front steps leading to the porch. These include decorative rock consistent with the rest of the remodel.

The Residential Building Record indicates that the property was first visited for a garage addition in 1956 (County Assessor 2017a). The garage is 24 by 22 feet in size and architecturally consistent with the house. A pool was added in 1959 but is no longer present.

The 1929 Sanborn map shows a single residential structure on the parcel. The structure was single story and roughly rectangular in outline (Figure 4). A small extension on the northern front side matched a porch along the rest of the front of the house. A porch extension is present on the northeast side of the structure in the rear. The roof throughout the structure is shingle. A marking of "T.C." denotes that the structure had a Terra Cotta chimney.

The Sanborn map updated through 1933 shows the structure as essentially unchanged (Figure 5). The structure footprint is about half the size of the current structure.

The 1953 aerial photograph of the area shows the current floorplan of the structure indicating that the remodel took place sometime between 1933 and 1953 (NETR 1953). The remodel appears to have replaced the rear porch with a longer room extension. A second gabled roof extension was also added to the southeast side of the house. It is likely that original siding was replaced by the current siding. The style of the remodel and use of casement windows in the addition suggests that it occurred in the late 1930s or the early 1940s.

Ownership and Occupancy

The earliest owners appear to be Roy and Mary B. Gavin. The 1930 Census shows Roy and Mary Gavin living off site at 139 Main Street in El Cajon (Census 1930). Roy Gavin was working as a butcher in his own butcher shop (Census 1930).

Roy and Mary Gavin sold the property to Clyde A. Changnon on November 15, 1937 (County of San Diego Assessors Records). The 1930 census shows Clyde Changnon living with his siblings and mother on Albatross Street in San Diego (Census 1930). The 1937 City Directory shows Clyde A. Changnon living at 1922 Granada Avenue in San Diego (City Directory 1937). The 1940 California Voter Registration listing shows Clyde A. Changnon and Mrs. Olive S. Changnon living on Bostonia Avenue with a mailing address of P. O. Box 292 Lakeside (California Voter Registration 1900-1968). His occupation is listed as bank clerk and her occupation is housewife (California Voter Registration 1900-1968).

The 1940 census shows Clyde A. Changnon living in Bostonia in El Cajon (Census 1940). He is listed as a 33 year old single head of household who owns the house. He was born in Idaho and has a 4 year high school education. He is working as an assistant cashier at a bank. He is living in the house with his mother Olive Changnon who is a 51 year old widow born in Oregon. She also has a 4 year high school education, but no formal occupation is listed (Census 1940).

The 1942 and 1944 California Voter Registration listing show conditions unchanged since 1940 (California Voter Registration 1900-1968).

The building was owned and occupied by Clyde A. and Olive S Changnon (joint tenants) in 1956 when part of a larger parcel was split to form the current parcel (County of San Diego Assessors Records). Their mailing address at the time was Box 231 Bostonia, Calif. (County of San Diego Assessors Records).

On May 3, 1960 title of the house was changed to Clyde A. Changnon due to the death of his mother on February 19, 1959. His mailing address was still listed as Box 231 Bostonia, Calif. (County of San Diego Assessors Records).

In 1962, title to the house is still listed as Clyde A. Changnon, but his mailing address changed to 999 Bostonia Street, El Cajon (County of San Diego Assessors Records).

The 1963 City Directory lists Clyde A. Changnon at 999 Bostonia in El Cajon (City Directory 1963). He apparently sold the property that year. On February 21, 1963, ownership transferred to Southland Savings & Loan Association, and on March 21, 1963 Don W. Clark and Carol D. Clark were listed as joint tenant owners with an address of 999 Bostonia Street, El Cajon (County of San Diego Assessors Records).

By 1965 their address changed to 1354 East Broadway, El Cajon, suggesting that they were renting out the house at 999 Bostonia Street from that time forward. The 1971 City Directory shows Don W and Carol B. Clark of El Cajon Roofing Co with a residence at 11258 Lorena Lane, El Cajon (City Directory 1971).

Mr. Christopher Clark
December 21, 2017
Page Four

On July 11, 2005, the property changed hands from Donald W. Clark to the Donald W. & S. H. Clark Trust. This may have been the son of Donald W. Clark (with the same name) and his wife Sharon H. Clark (County of San Diego Assessors Records).

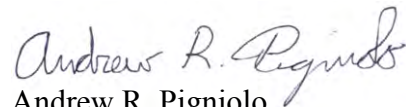
The property again transferred hands in 2015, first to the New West Investment Group and then to the Bostonian Redevelopment Ventures L.P. (County of San Diego Assessors Records).

Resource Importance

The building located at 999 Bostonia Street is a single family residential structure that is Minimal Traditional in style. It originally dates to 1914, but most of the present structure appears to represent an extensive remodel and addition from the late 1930s or the 1940s. It is not known to have any important associations with persons or events important in history. The structure is a poor example of Minimal Traditional style due to the remaining elements of earlier style. The 999 Bostonia Street residence lacks the integrity and/or qualities to qualify as a significant historical resource under City of El Cajon Guidelines.

If you have any questions, please contact me at your earliest convenience.

Sincerely,



Andrew R. Pigniolo
Principal Archaeologist

Attachments:

Figure 1 – Regional Location Map
Figure 2 – Project Location Map
Figure 3 – Views of Structure at 999 Bostonia Street
Figure 4 – Structure in the Project Area in 1929
Figure 5 – Structure in the Project Area in 1933
Site Form for 999 Bostonia Street
Residential Building Record for 999 Bostonia Street

Mr. Ted Koros
May 10, 2017
Page Five

References Cited

California Voter Registration

1900-1968 Great Registers Database. Sacramento, California.

County Assessor, San Diego

2017 Residential Building Record for 999 Bostonia Street. Unpublished document on file at the County of San Diego.

Redfin.com

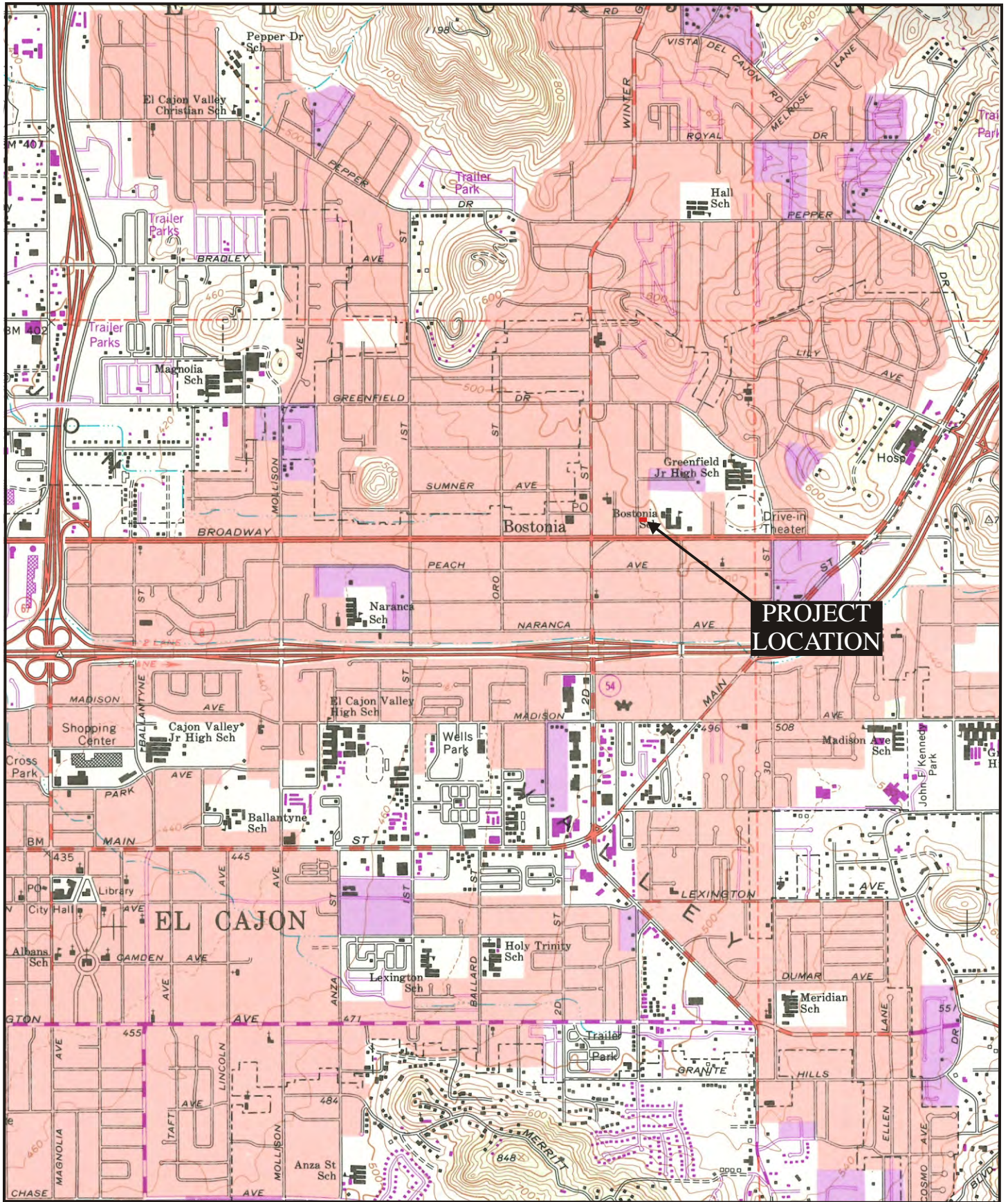
2017 999 Bostonia Street, El Cajon, CA 91921 Search Results.
Available at:www.redfin.com/CA/ElCajon/999-Bostonia-St-92021/home

San Diego City and County Directory

1930-1971 San Diego City and County Directories. San Diego Directory Co., Publishers.

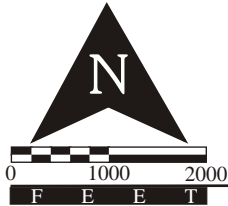
U.S. Census Bureau (USCB)

1930-1940 Population Schedule Records. Department of Commerce, Bureau of the Census, Washington D.C.



Source: USGS 7.5' El Cajon Quadrangle

Figure 2
Project Location



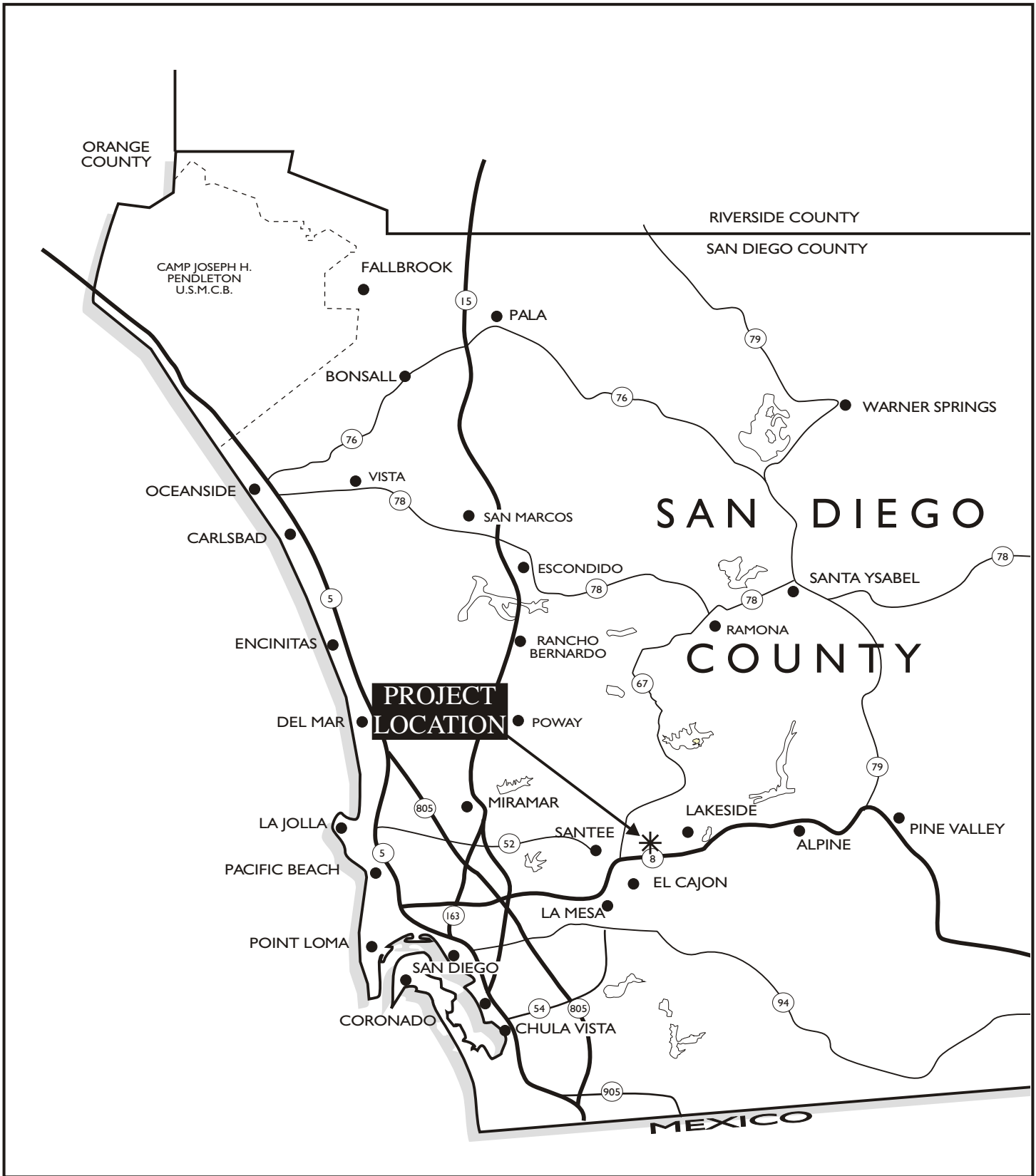


Figure 1
Regional Location Map





a. View of House, Looking East (PR-006139-002)



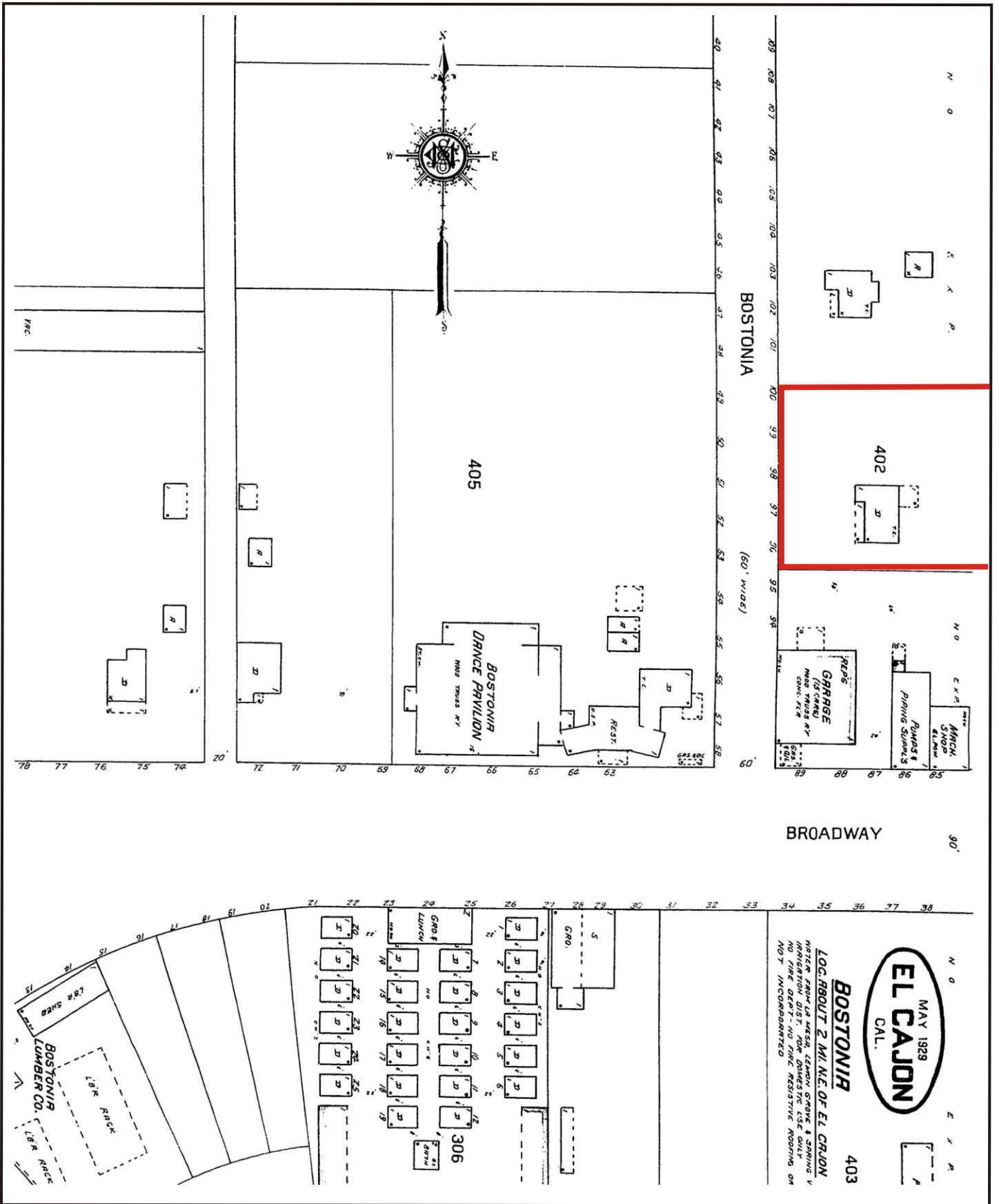
b. View of House, Looking Southwest (PR-06139-007)



c. View of House, Looking West (PR-06139-011)

Figure 3
Views of Structure at 999 Bostonia Street

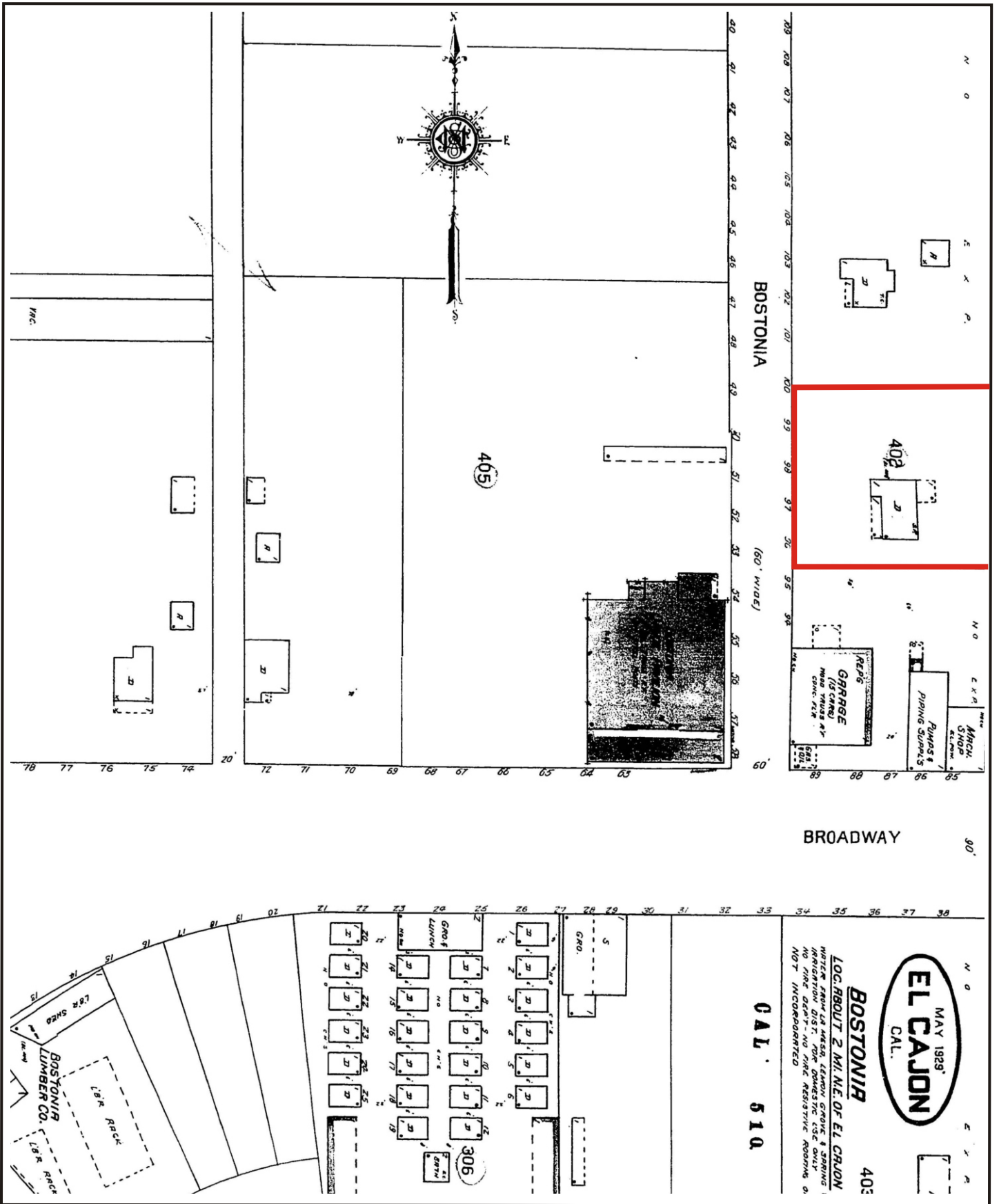




Source: Sanborn Fire Insurance Map, 1929 Edition (page 13)

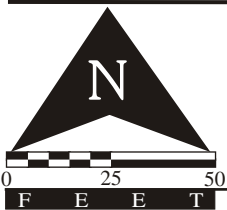
Figure 4
Structures in the Project Area in 1929





Source: Sanborn Fire Insurance Map, 1929 Edition, Corrected 1933 (page 13)

Figure 5
Structures in the Project Area in 1933



Site Form for 999 Bostonia Street

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code

Other Listings
Review Code

Reviewer

Date

Page 1 of 2

Resource Name or #: 999 Bostonia St.

P1. Other Identifier:

P2. Location: Not for Publication Unrestricted

a. County: San Diego

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad: El Cajon **Date:** 1967; Revised 1975 **T16S;R1W unsectioned; S.B. BM**

c. Address: 999 Bostonia St. **City:** El Cajon **Zip:** 91921

d. UTM: Zone: 11; NAD83; 498062mE/ 3625540mN

e. Other Locational Data: The project area is located in the City of El Cajon, located north of I-8 and east of SR-67, on the north side of Broadway, east of N. 2nd St. and west of Coleen Ct.. The 0.6 acre parcel (APN 484-240-19) is at approximately 490 ft. elevation.

P3a. Description: The 1,018 square ft. residence was probably a Craftsman bungalow style originally (1914), but extensive remodeling work between 1933 and 1956 has altered the original style to much more of a Minimal Traditional Style. The structure contains two bedrooms and one bathroom, situated on a 0.6-acre lot – Lot 14, Block 15 in the subdivision of the "S" tract of Rancho El Cajon. A 24 by 22 ft. garage was added in 1956.

The building located at 999 Bostonia Street is a single family residential structure that is Minimal Traditional in style. It originally dates to 1914, but most of the present structure appears to represent an extensive remodel and addition from the late 1930s or the 1940s. It is not known to have any important associations with persons or events important in history. The structure is a poor example of Minimal Traditional style due to the remaining elements of earlier style. The 999 Bostonia Street residence lacks the integrity and/or qualities to qualify as a significant historical resource under City of El Cajon Guidelines.

P3b. Resource Attributes: HP2; Single family property

P4. Resources Present: Building Structure Object Site District Element of District Other (Isolates, etc.)



P5b. Description of Photo: Looking southwest at structure; 12/21/17; PR-06139-007

P6. Date Constructed/Age and Sources:
 Historic Prehistoric Both

P7. Owner and Address:

Mr. Christopher Clark
New West Investment Group
3511 Camino Del Rio South
San Diego, CA 92108

P8. Recorded by:

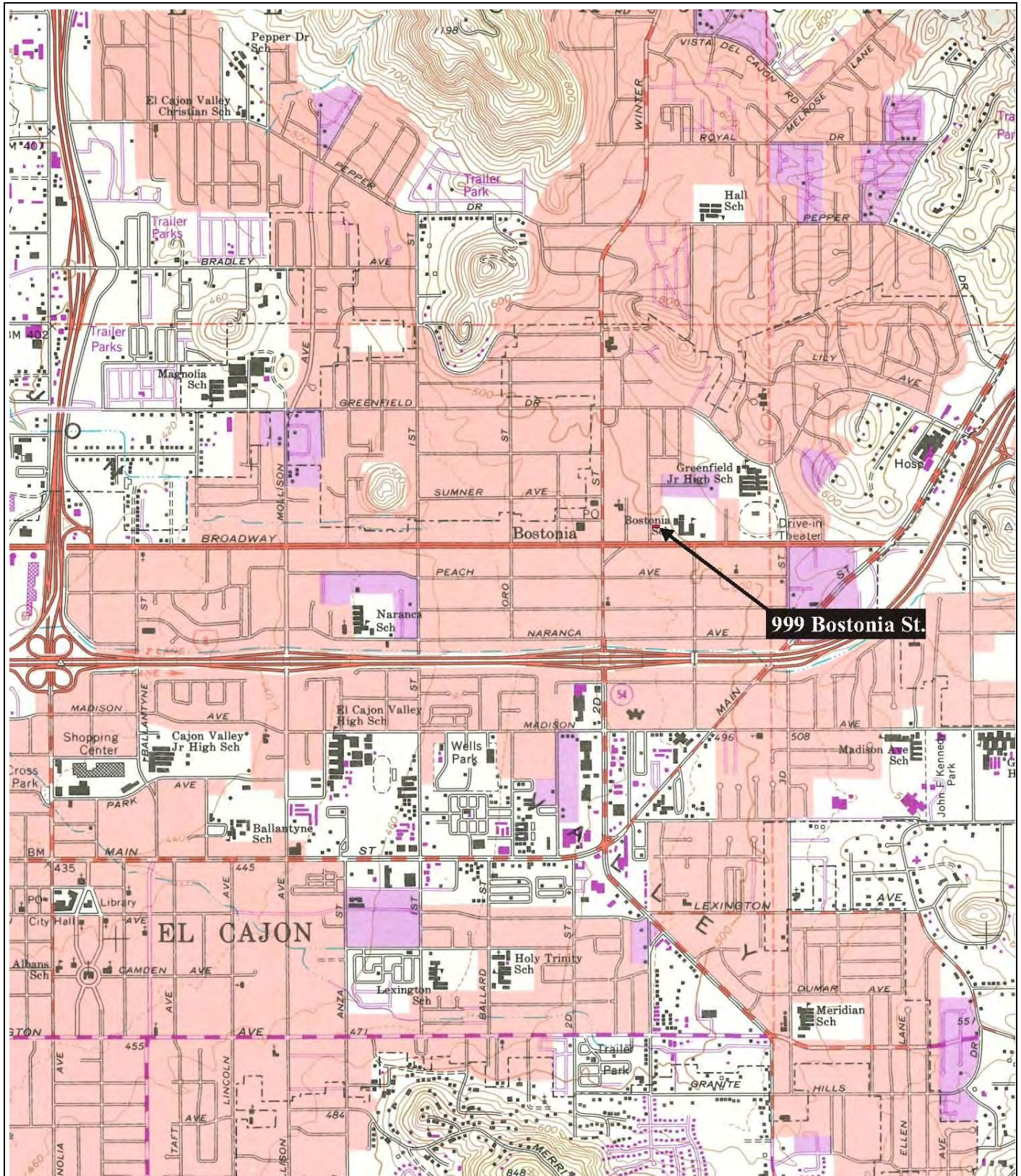
Andrew Pignolo
Laguna Mountain Environmental
7969 Engineer Road, Suite 208
San Diego, CA 92111

P9. Date Recorded: 12/21/17

P10. Project Type: Historic evaluation

P11. Report Citation: Andrew Pignolo. 2017. *Historical Evaluation Report of Structures at 999 Bostonia Street (APN 484-240-19-00), City of El Cajon.*

Attachments: NONE Location Map Sketch Map Continuation Sheet Building, Structure, and Object Record
 Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record
 Artifact Record Photograph Record Other (List):



Residential Building Record for 999 Bostonia Street

DESCRIPTION OF BUILDING

CLASS & SHAPE	CONSTRUCTION	STRUCTURAL	EXTERIOR	ROOF	LIGHTING	AIR CONDITION	ROOM AND FINISH DETAIL									
							ROOMS	FLOORS	FLOOR FINISH	TRIM	INTERIOR FINISH					
								B	I	2	Material	Grade		Walls	Ceilings	
D-4 SF 4 3.2 B-2	Light Sub-Standard	X Frame 2" x 4" - 16"	Stucco on	Flat Pitch Gable 1/2 A	Wiring K.T. Conduit	X Heating Forced	Cooling Clean'g									
ARCHITECTURE	X Standard	Sheathing	X Siding 3/8" x 1 1/2"	Hip 1/4	B.X. X Cable	Gravity	Humid.	All	X		Plastic	A	OP	DRY WALL	Ceiling	
1 Stories	Special	Concrete Block		Shed 1/4	FIXTURES	Wall Unit										
TYPE		B.&B. T.&G.		Cut Up	X Few	X Cheap		Ent.Hall								
Use Design	FOUNDATION	Brick	Shingle	Dormers	Avg. Med.	X Floor Unit	TRAP	Living	1							
X Single	X Concrete	Y Floor Joist	Shake	X Rafter 2" x 4"	Many	Special		Dining	7							
Double	X Reinforced	X 1 1/2" x 4" x 4"	B.&B. T.&G.	Gutters				Bed	2							
Duplex	Brick	2" x 4" x 4"	Brick	Shingle	Poor	X Std.	Spa	Bed								
Apartment	Wood	Sub-Floor	Stone	Shake				FAMILY Rm	1		VI T1			W.D. Plate		
Flat-Court	Piers	Concrete Floor	WINDOWS	Tile	X Sink											
Motel			D.H. X Casement	Tile Trim	X Laundry		M-B.T.U.									
Units	Light Heavy	Insulated Walls	Screens	X Compo. Shingle	X Water Htr. -Auto.		Fireplace	Kitchen	1		LINO					
					Water-Softner			Drain Bd.			Material: LINO		Lght: 10 Ft.	Splash: 10"		

CONSTRUCTION RECORD				EFFEC. APPR. NORMAL % GOOD				RATING (E, G, A, F, P)						BATH DETAIL												
Permit No.	For	Amount	Date	YEAR	YEAR	Age	Remaining Life	Table	%	Cond.	Arch. Attr.	Func. Plan	Con-form	Storage Cupb'd	Space Closet	Work-minshp	Fl. No.	FINISH		FIXTURES		SHOWER				
																		Floors	Walls	Wc. Lo.	Tub	Type	Grade	St. Q.T.G.D.	Finish	
14289	GAR	-	2-28-52	1914	1959	43	18	KJS	47	A	A	A	A	EA	EA	A	1	1	LINO	DRY WALL	1	1	1	F		
30214	Pool - 3500	(See Sheets)	4-2-59	1914	1960	44	17	RSS	46	A	A	A	A	A	A	A	G	1/2	conc	wal	1	1	M	A		
				1914	1965	51	17	R60	41	A	A	A	A			A										
				1914	1919	55	15	R60	39	F						A										

SPECIAL FEATURES

Book Cases	Built in Rerriq.	Venetian Blinds
Shutters	" " Oven & Plate	
X Vent fan	" " Dishwasher	

COMPUTATION

Appraiser & Date	Unit	Area	Unit Cost	Cost	Unit Cost	Cost	Unit Cost	Cost	Unit Cost	Cost	Unit Cost	Cost	Unit Cost	Cost	Unit Cost	Cost
Kerrigan 10-30 Kellison 10-10-59 Schmitt 9/19/68	RES	1018	530	5395	7.00	7126	630	6413	7.70	7330						
	GAR	528	2.48	1767	3.70	1954	3.00	1584		1584						
	Pool	150	2.60	390	3.40	510	2.50	375		375						
	A.C.			140		140		140		140						
	FRANCE CL	565	1.50	847	1.50	847	1.40	791		791	4.50	2542				
TOTAL				8039		10577		9303		10220						
NORMAL % GOOD				47		46		41		38						
R.G.L.N.D				3778		4865		3814		3884						

MISCELLANEOUS STRUCTURES

Structure	Found	Cons.	Ext.	Roof	Floor	Int.	Size, etc.
Gal. 6 FENCE	conc	2x10	7/8" x 3/8" x 24" x 100 3/8" x 24" x 100	comp 24" x 100 BOARD	lime	400F	2 1/2" x 10" x 24" 360' lin

COMPUTATIONS

G- AREA
24 x 24 = 576

B.F 630'
46 @ 1 4
527

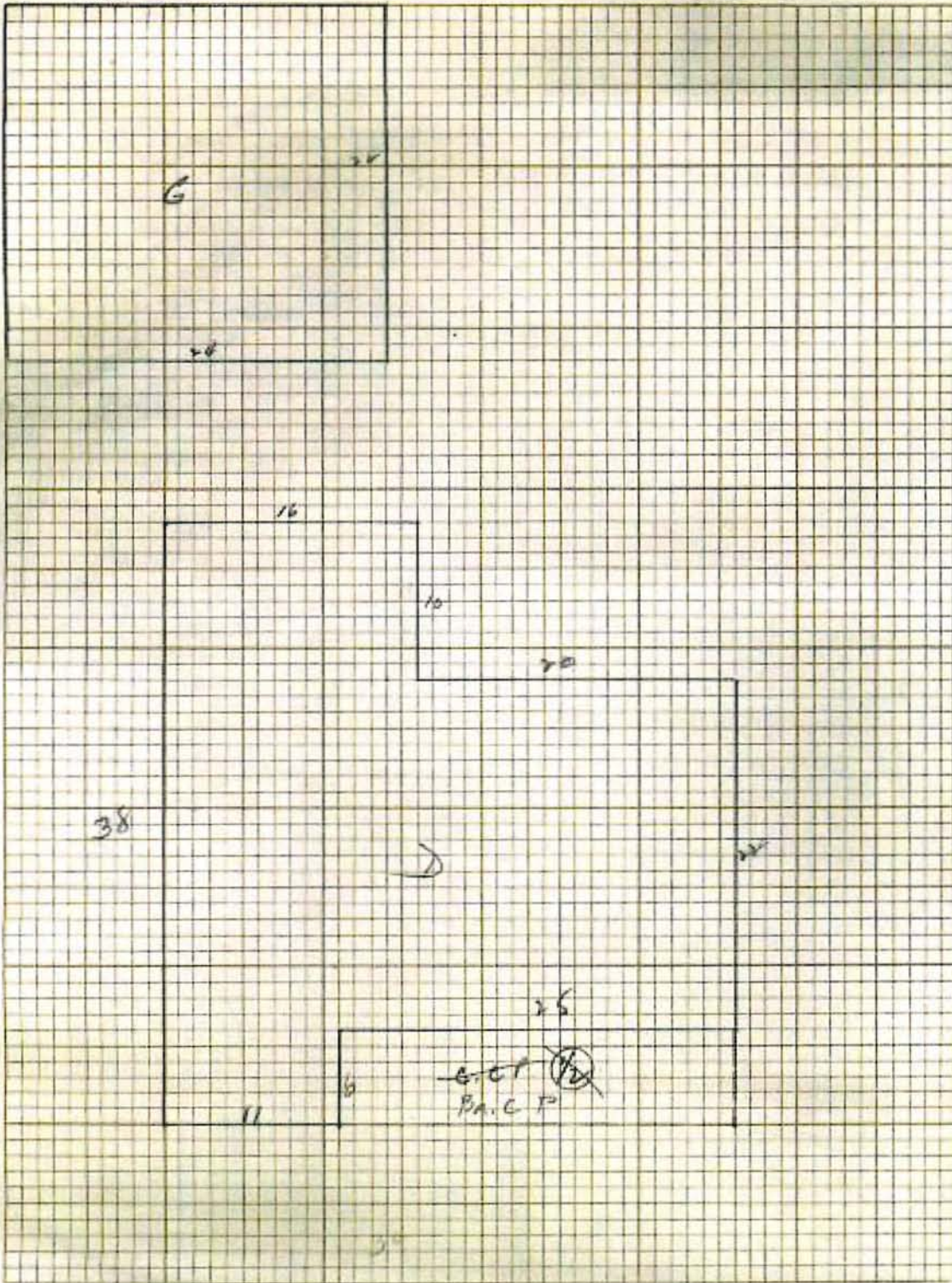
C- FACTORY
2.70
.43 PLMG
2.63

Res
11 x 6 = 66
36 x 24 = 792
16 x 10 = 160
1018 ✓

B.F
+ 46 @ 1 1/2
699

Per: 149 ✓

Remarks: Gal. contains 12 BATH 12 x 10 - BR
① AGENTS FOR 95 MO APR 5-14-68 MENTAT
② N. ENTRY 9/11/68



MISCELLANEOUS BUILDING RECORD

ADDRESS 999 BOSTONIA RD.

PARCEL 29-43 M-115
484-240-19
SHEET 2 OF 2 SHEET

DESCRIPTION OF BUILDINGS

Bldg. No.	Structure	Size	Found.	Wall & Exterior	Roof		Floor & Interior Detail	2nd Story or Loft	Year Built	Effec Year	Table
					Type	Cover					
1	Swim Pool	IRREG 34x18	CONC	Pool-Tile TRIM-UNDERWATER	196T	HEAT + FILTER	(Catalina Pools)		1959	1959	R 30
2	6' wd Fence	APPROX 125LF							1959	1959	R 30
3	FLAGSTONE IN CONC. FLAT	APPROX		700 Φ					Av. 1956	1956	PK 35

COMPUTATION

Appraiser - Date		Inland 5-19-64								Schmitt 7/19/68				BCC 78			
Bldg. No.	Area	Unit Cost	Cost	% Good	R.C.N. L.N.D.	Unit Cost	Cost	% Good	R.C.N. L.N.D.	Unit Cost	Cost	% Good	R.C.N. L.N.D.	Unit Cost	Cost	% Good	R.C.N. L.N.D.
1	34x18	-	3500	101	3535	3000	3000	79	2370	3000	6000	64	1900	6000	6000		
2	125LF	2.80	350	101	353	2.50	312	79	246	312	512	64	200	4.10	512		
3	700Φ	1.50	1050	97	1018	1.00	700	93	581	220	1400	72	500	2.00	1400		
Total			4900	97	4906		4012	81	3197		4012	72	2624		7912		

Appraiser - Date		dbl																
Bldg. No.	Area	Unit Cost	Cost	% Good	R.C.N. L.N.D.	Unit Cost	Cost	% Good	R.C.N. L.N.D.	Unit Cost	Cost	% Good	R.C.N. L.N.D.	Unit Cost	Cost	% Good	R.C.N. L.N.D.	
Total																		

GRANT DEED

Ray Gavin and Kary B. Gavin, husband and wife,

For and in consideration of Ten (\$10.00) DOLLARS, Do hereby grant to Clyde A. Changnon, a single man, all that Real Property situated in the County of San Diego, State of California, bounded and described as follows:

East One Hundred Twenty-five (125) feet of North One Hundred Fifteen (115) feet of South Two Hundred Forty (240) feet of Lot Fourteen in Block Fifteen (15) in the Subdivision of "S" Tract of the El Cajon Rancho, in the County of San Diego, State of California, according to Map thereof No. 355, filed in the office of the County Recorder of said San Diego County, July 24, 1886.

Witness our hands this 15th day of November, 1937

CANCELLED

Signed and executed in

Ray Gavin
Kary B. Gavin

O.K. Stope, Recorder, San Diego Co.
2 Dollars 50 Cents

STATE OF CALIFORNIA,)
County of San Diego,) SS.

On this 16th day of November, 1937 before me, George H. Langworthy a Notary Public in and for said County and State, residing therein, duly commissioned and sworn, personally appeared Ray Gavin and Kary B. Gavin known to me to be the persons described in and whose names are subscribed to the within instrument and acknowledged to me that they executed the same.

In Witness Whereof, I have hereunto set my hand and affixed my Official Seal, at my office, in said County of San Diego, State of California, the day and year in this certificate above written.

George H.
Langworthy

George H. Langworthy
Notary Public in and for the County of San Diego,
State of California.
My Commission Expires Sept. 20, 1938.

RECORDED AT REQUEST OF Lakeside Commercial and Savings Bank Nov 17 1937 5 Min past 9 A.M.
Fee \$1.00 - 4
66162

O.K. STOPE, County Recorder
By Deputy H. Zervas

00000000000000000000

MORTGAGE

THIS MORTGAGE, Made the 10th day of November A.D. Nineteen Hundred and Thirty-seven by Lila Williams, a single woman Mortgagee To George S. Vandenburg and Minnie E. Vandenburg, husband and wife, as joint tenants, Mortgagees

Witnesseth: That the said Mortgagee mortgages to the said Mortgagees all those certain pieces or parcels of land situate in the City of National City, County of San Diego, State of California, bounded and described as follows, to-wit:

Lots Three (3), Four (4) and Five (5) in Block One (1), of the Subdivision of Twenty acre Lot Four (4) in Quarter Section One Hundred Thirty-one (131) of the Rancho de la Nación, in the City of National City, County of San Diego, State of California, according to Map thereof No. 615, filed in the office of the Recorder of said San Diego County, October 7, 1886.

as security for the payment of the principal, interest and attorney's fees specified and provided for in a certain Promissory Note of date November 10th 1937, in words and figures following, to-wit:

\$1500. San Diego, California, November 10, 1937

On or before three years after date, without Grace, for value received I promise to pay to the Order of George S. Vandenburg and Minnie E. Vandenburg, husband and wife, as joint tenants, at National City, California Fifteen hundred and no/100 (\$1500.) DOLLARS, with interest at the rate of seven per cent. per annum from date until paid, interest payable quarterly and if not so paid to bear the same rate of interest as the principal; and should the interest not be paid then due the whole sum of principal and interest shall become immediately due and payable at the option of the holder of this Note. Principal and interest payable in Gold Coin of the United States. Should suit be commenced, or an attorney employed to enforce the payment of this Note, I agree to pay an additional sum of ten per cent. on principal and accrued interest, as attorney's fees in such suit.

Lila Williams

No.--
And it is hereby covenanted that the mortgagee shall pay all taxes and assessments upon said premises, and shall keep fully insured against loss by fire in an amount not

FOR INSTRUMENT AFFECTING THIS. *Mtpe.*
SEE BOOK 1965 PAGE 112 OFF. REC. FILED 10-9-1M 5.

Appendix B
Soil Investigation Report

ALPINE ENGINEERING

P.O. Box 2155 Alpine,
California 91903

CIVIL ENGINEERING
SOIL TESTING
Surveying
Subdivisions

Technical Assistance (619) 445-2024 AlpineEngineering@cox.net

California Civil Engineer RCE 27697

Greg Brown JR. President
Bostonian Redevelopment Ventures LP.
565 Magnolia Avenue
El Cajon, Ca. 92020

Subject: Report of Soil Investigation
999 Bostonia Street
El Cajon
A.P.N. 484-240-19

Dear Mr. Brown:

Pursuant to your request, we have completed a soil investigation at the subject address. The findings and recommendations of our investigation are presented in the attached report.

From a soil engineering standpoint, we find the site suitable for the intended improvements, provided the project is designed and developed in strict accord, with the recommendations of the attached report.

If you should have any questions after reviewing the report, please do not hesitate to call. We appreciate this opportunity to provide our professional services.

Sincerely,



Wallace M. Beron
Civil Engineer
R.C.E. 27697



July 12, 2016

REPORT
SOIL INVESTIGATION
RESIDENTIAL DEVELOPMENT

999 Bostonia Street Property

City of El Cajon, California

Introduction:

Presented herein are the results of our soil investigation completed at the subject location. The purpose of the investigation was to classify and analyze the bearing soils, identify potential soil hazards, determine site suitability, and develop recommendations for site preparation and grading, design of seismic response, design of foundations, and finish grading of the project.

Site Description:

The site is a subdivision Lot located on the Easterly side Bostonia Street in the City of El Cajon. The property consists of an almost flat building site with an existing dwelling on the site, with no alley access to the rear. All Vegetation and structures on the site is to be removed.

Project Description:

The existing vegetation and debris are to be removed and the site is to be prepared and graded for construction of seven new two story residential building, appurtenant off-street parking and landscaping. Development of the parcel will require soil excavation of onsite soil and recompaction of surface soils along with leveling for the building site, a Street, driveways and parking areas.

Scope of Investigation:

This investigation consisted of surface inspection, subsurface explorations, field Laboratory testing, and analysis of field and laboratory data.

Scope of Investigation Continued:

The maximum depth of influence of the proposed development was judged to be 10 feet. Subsurface exploration therefore, consisted of one ten-foot and two five-foot borings and five penetrometer tests for in-situ bearing capacity. Test results and analyses are presented in Engineering Properties below.

Site Soils:

The soils encountered on the site consist of a Light Reddish Brown, Clayey Fine to Medium Sand. (See Soil Profile-Figure No. 2)

Engineering Properties:

Tests and analyses of the prevailing foundation soils indicate the following engineering properties:

Soil Engineering Property

Maximum Dry Density	128.0 pcf
Optimum Moisture	8.9%
Expansion Index	30 @ 144.7 psf
Unified Classification	(SM)
Coefficient of Friction-Soil/Concrete	0.35 X Dead Load
Phi Angle, Angle of Internal Friction	35°
Cohesion	200 psf

Soil Hazards:

No evidence of potential landslide, subsidence, faulting, liquefaction, or other soil hazard was detected on the site.

Liquefaction:

The liquefaction of saturated sands during earthquakes can result in major damage to buildings. Liquefaction is the process in which soils are transformed into a fluid that will flow as a liquid when unconfined. This occurs when loose, saturated silts and sands are shaken by an earthquake of great magnitude.

Using information gathered from our investigation of the site, laboratory test results, and published information of local seismic history. We have found that loose silts and sands can be liquefied in ground water conditions within 25 feet of the ground surface during seismic shaking that may be produced by nearby faults.

No groundwater was encountered in the test borings at depths of 15 feet. The soils below the groundwater level are dense, and the potential for liquefaction is negligible. There are no faults known to cross the site, and the potential for tsunamis to affect the property is also negligible.

Site Suitability:

The site is stable and, with strict adherence to the recommendations, which conclude this report, will be suitable for its intended use

RECOMMENDATIONS

Site Preparation and grading:

Prepare and grade the site. After the remnants of existing Structures, landscaping, pool and patio are to be removed, and the site cleared of all trash and debris, surface soils under the proposed buildings, street and parking areas should be excavated to a minimum depth of 3 feet brought to near optimum moisture and compacted to above 90 percent of maximum dry density. Surfaces exposed in the excavations should be scarified and moisture conditioned prior to re-compaction operations.

Seismic requirements set forth in CBC 2007, per Chapter 12.8 of ASCE 7 2005, Equivalent Lateral Force Procedure, and will be safe for use in the design of structures on this project.

Location: 92021, El Cajon
Lat. = 32.80834 Long = -116.93347
Occupancy Category: II
Is = 1.0
Seismic Design Category: D
Site Class: D
Ss = 0.869
S1 = 0.336
R = 6.5 – Wood Shear Walls
Seismic Base Shear $V = S D_s * I / R * W$

Passive Pressure:

The passive pressure for the prevailing soil conditions may be considered to be 325 psf per foot of depth. This pressure may be increased by 1/3 for seismic loading. The coefficient of friction between concrete and the underlying material may be assumed to be 0.35. When combining frictional and passive resistance, friction should be reduced by 1/3. The upper 12 inches of soil should not be, considered when calculating passive pressures for exterior walls.

Active Pressure:

The active soil pressure for the design of unrestrained earth retaining structures with level backfills may be assumed to be equivalent to the pressure of a fluid weighing 35 pounds pcf. For restrained walls, an equivalent fluid pressure of 55 pcf may be assumed. An additional 15 pcf should be added to said values for a 2: 1 (2 feet horizontal : 1 feet vertical) sloping backfill behind the wall. These pressures do not included any other surcharge loads. The retaining wall backfill must be well drained and granular type material.

Foundation and Slab Design:

The foundation system should extend a minimum 18 inches below the lowest adjacent grade with a minimum width of 15 inches, for a two story structure. Each should be reinforced with a minimum of two No. 5 bars near the bottom and two near the top.

Design of foundations should incorporate a maximum soil bearing pressure of 1500 psf as determined by proving ring penetrometer tests performed on undisturbed site bearing soils.

On grade concrete structure slabs should be a minimum of 4 inches thick, cast over 4 inches of clean soil with a moisture barrier and reinforced with No. 3 bars at 18 inches on center in each direction.

Finish grade the site, after structures and other improvements are installed, such that surface waters are directed away from building foundations a distance of three feet. Thence, via surface swales and/or underground drains, toward and into approved drainage ways.

The foundation and slab design may change depending on the soil type of the imported material. A review of the foundation and slab design will be done after the grading is completed and will be addressed in the compaction report.

Lateral Loading

To resist lateral loads, it is recommended the pressure exerted by an Equivalent fluid weight of 350 pcf per foot of depth for Footings or shear keys poured neat against competent natural or compacted fill soils. The upper 12 inches of material in areas not protected by floor slabs or pavements should not be included in the design for passive resistance. This value assumes that the horizontal distance of soil mass extends at least 10 feet or three times the height of the surface generating the passive pressure, whichever is greater.

Plan Review

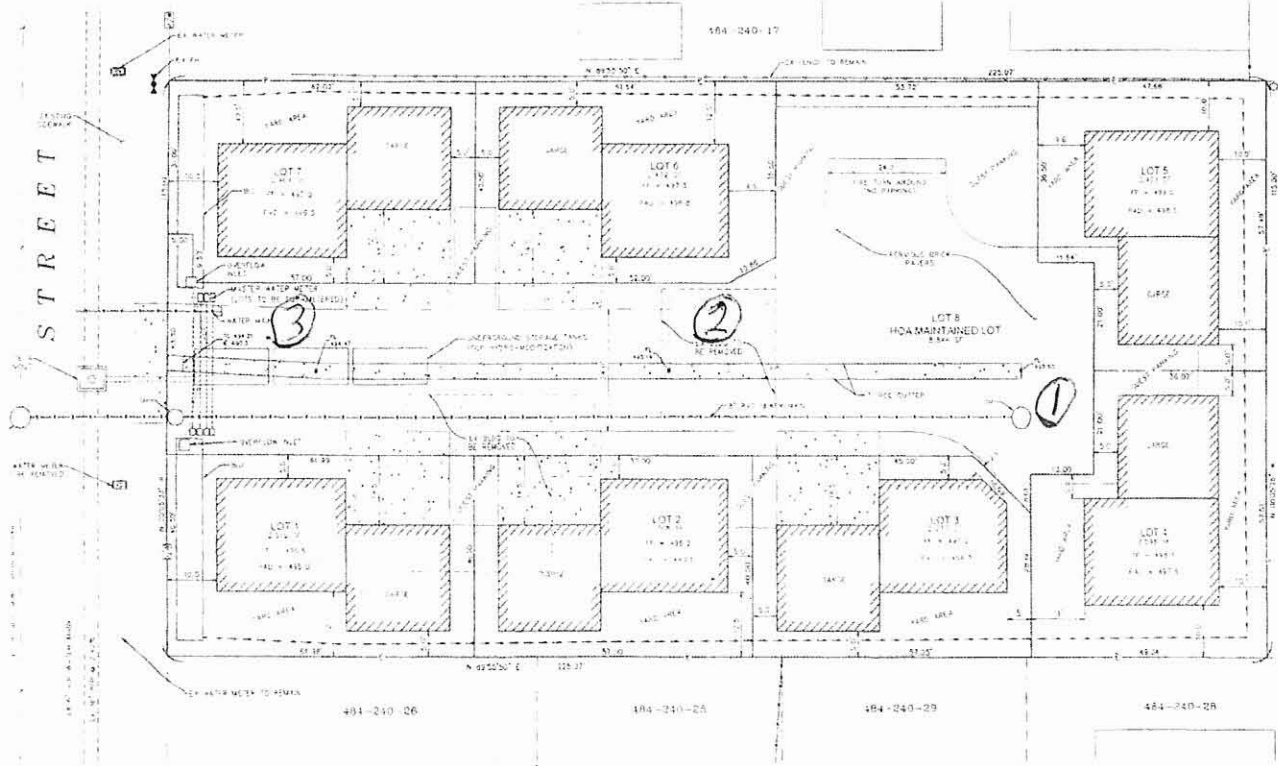
Soil Engineer shall provide a letter stating that the Foundation Plan, Grading Plan and Specifications. I have determined that the recommendations in the soils report, are properly incorporated into the construction documents.

Construction Inspection

During footing excavation a representative of Alpine Engineering shall be present to inspect the footing soil. A footing certification letter is required prior to the placement of concrete.

Field Technician Report

PLANNED UNIT DEVELOPMENT



① = TEST LOCATION



Alpine Engineering
Field/Laboratory-Testing/Analyses
P. O. Box 2155, Alpine, CA. 91903

DATE: 7/12/16
Figure No. 1

Figure No. 1

Log of Underground Exploration

TP-1295

Depth In Feet	Graphic Log	Soil Description (Unified Soil Classification)	Maximum Dry Density	Moisture % Dry Weight	In Place Density	Penetrometer (PSF)
2		Light Reddish Brown, Clayey Fine to Medium Sand. Dry Low Density				
4		Light Reddish Brown, Clayey Fine to Medium Sand. Very Dense				
6						
8						
10						
12						
14						
16						



Alpine Engineering
Field/Laboratory-Testing/Analyses
P. O. BOX 2155, Alpine, CA. 91903

DATE

7/12/16
Figure No. 2

UNIFIED SOIL CLASSIFICATION CHART

SOIL DESCRIPTION

COARSE-GRAINED

More than half of material is larger than a No. 200 sieve

GRAVELS, CLEAN GRAVELS

More than half of coarse fraction is larger than No. 4 sieve size, but smaller than 3"

GW Well-graded gravels, gravel and sand mixtures, little or no fines.

GP Poorly graded gravels, gravel and sand mixtures, little or no fines.

GRAVELS WITH FINES (appreciable amount)

GM Silty gravels, poorly graded gravel-sand-silt mixtures.

GC Clay gravels, poorly graded gravel-sand-silt mixtures.

SANDS, CLEAN SANDS

More than half of coarse fraction is smaller than a No. 4 sieve.

SW Well-graded sand, gravelly sands, little or no fines.

SP Poorly graded sands, gravelly sands, little or no fines.

SANDS WITH FINES (appreciable amount)

SM Silty sands, poorly graded sand and silty mixtures.

SC Clayey sands, poorly graded sand and clay mixtures.

FINE-GRAINED

More than half of material is smaller than a No. 200 sieve

SILTS AND CLAYS

ML Inorganic silts and very fine sands, rock flour, sandy silt and clayey-silt sand mixtures with a slight plasticity.

Liquid Limit Less Than 50

CL Inorganic clays of low to medium plasticity, gravelly clays, sandy clays, silty clays, clean clays.

OL Organic silts and organic silty clays of low plasticity.

MH Inorganic silts, micaceous or diatomaceous fine sandy or silty soils, elastic silts.

Liquid Limit Greater Than 50

CH Inorganic clays of high plasticity, fat clays.

OH Organic clays of medium to high plasticity.

HIGHLY ORGANIC SOILS

PT Peat and other highly organic soils



Alpine Engineering
Field/Laboratory-Testing/Analyses
P. O. BOX 2155, Alpine, CA. 91903

DATE 7/12/16
Figure No. 3



Alpine Engineering
 Field/Laboratory-Testing/Analyses
 P. O. Box 2155, Alpine, CA. 91931

AASHO SOIL CLASSIFICATION

General Classification	Granular (35% or less passing No. 200)				Silt-Clay Materials (More than 35% passing No. 200)				
Usual Types of Significant Constituent Materials	Stone Fragments Gravel and Sand	Silty or Clayey Gravel and Sand		Fine Sand	Silty Soils		Clayey Soils		
Textural Classification General Grading	Uniformly graded; coarse-fine, excellent binder	Poor grading; poor binder	Poor grading; inferior binder	Coarse material only; no binder	Fine sand cohesionless silt and friable clay	Micaceous and diatomaceous	Deflocculated cohesive clays	Drainable flocculate clays	Peat and Muck
Group Classification	A-1	A-2		A-3	A-4	A-5	A-6	A-7	A-8
		Friable	Plastic					A-7-5	A-7-6
	A-1-a A-1-b	A-2-4 A-2-5	A-2-6 A-2-7						
General Stability Properties	Highly stable at all times	Stable when dry; may ravel	Good stable material	Ideal support when confined	Satisfactory when dry; loss of stability when wet or by frost action	Difficult to compact; stability doubtful	Good stability when properly compacted	Good stability when properly compacted	Incapable of support
General Rating as Subgrade	Excellent to Fair				Fair to Poor				

DATE: 7/12/10
 Figure No. 4

Seismic Parameters

USGS Design Maps Detailed Report

ASCE 41-13 Retrofit Standard, BSE-2N (32.80834°N, 116.93347°W)

Site Class D – “Stiff Soil”

Section 2.4.1 – General Procedure for Hazard Due to Ground Shaking

From Section 2.4.1.1

$$S_{S,BSE-2N} = 0.869 \text{ g}$$

From Section 2.4.1.1

$$S_{1,BSE-2N} = 0.336 \text{ g}$$

Section 2.4.1.6 – Adjustment for Site Class

The authority having jurisdiction (not the USGS), site-specific geotechnical data, and/or the default has classified the site as Site Class D, based on the site soil properties in accordance with Section 2.4.1.6.1.

SITE CLASS	SOIL PROFILE NAME	Soil shear wave velocity, \bar{v}_s (ft/s)	Standard penetration resistance, \bar{N}	Soil undrained shear strength, \bar{s}_u (psf)
A	Hard rock	$\bar{v}_s > 5,000$	N/A	N/A
B	Rock	$2,500 < \bar{v}_s \leq 5,000$	N/A	N/A
C	Very dense soil and soft rock	$1,200 < \bar{v}_s \leq 2,500$	$\bar{N} > 50$	$> 2,000$ psf
D	Stiff soil profile	$600 \leq \bar{v}_s < 1,200$	$15 \leq \bar{N} \leq 50$	1,000 to 2,000 psf
E	Stiff soil profile	$\bar{v}_s < 600$	$\bar{N} < 15$	$< 1,000$ psf
E	—	Any profile with more than 10 ft of soil having the characteristics: <ol style="list-style-type: none"> 1. Plasticity index $PI > 20$, 2. Moisture content $w \geq 40\%$, and 3. Undrained shear strength $\bar{s}_u < 500$ psf 		
F	—	Any profile containing soils having one or more of the following characteristics: <ol style="list-style-type: none"> 1. Soils vulnerable to potential failure or collapse under seismic loading such as liquefiable soils, quick and highly sensitive clays, collapsible weakly cemented soils. 2. Peats and/or highly organic clays ($H > 10$ feet of peat and/or highly organic clay where H = thickness of soil) 3. Very high plasticity clays ($H > 25$ feet with plasticity index $PI > 75$) 4. Very thick soft/medium stiff clays ($H > 120$ feet) 		

For SI: 1ft/s = 0.3048 m/s 1lb/ft² = 0.0479 kN/m²

Table 2-3. Values of F_a as a Function of Site Class and Mapped Short-Period Spectral Response Acceleration S_s .

Site Class	Mapped Spectral Acceleration at Short-Period S_s				
	$S_s \leq 0.25$	$S_s = 0.50$	$S_s = 0.75$	$S_s = 1.00$	$S_s \geq 1.25$
A	0.8	0.8	0.8	0.8	0.8
B	1.0	1.0	1.0	1.0	1.0
C	1.2	1.2	1.1	1.0	1.0
D	1.6	1.4	1.2	1.1	1.0
E	2.5	1.7	1.2	0.9	0.9
F	Site-specific geotechnical and dynamic site response analyses shall be performed				

Note: Use straight-line interpolation for intermediate values of S_s

For Site Class = D and $S_s = 0.869$ g, $F_a = 1.152$

Table 2-4. Values of F_a as a Function of Site Class and Mapped Spectral Response Acceleration at 1 s Period S_1 .

Site Class	Mapped Spectral Acceleration at 1 s Period S_1				
	$S_1 \leq 0.10$	$S_1 = 0.20$	$S_1 = 0.30$	$S_1 = 0.40$	$S_1 \geq 0.50$
A	0.8	0.8	0.8	0.8	0.8
B	1.0	1.0	1.0	1.0	1.0
C	1.7	1.6	1.5	1.4	1.3
D	2.4	2.0	1.8	1.6	1.5
E	3.5	3.2	2.8	2.4	2.4
F	Site-specific geotechnical and dynamic site response analyses shall be performed				

Note: Use straight-line interpolation for intermediate values of S_1

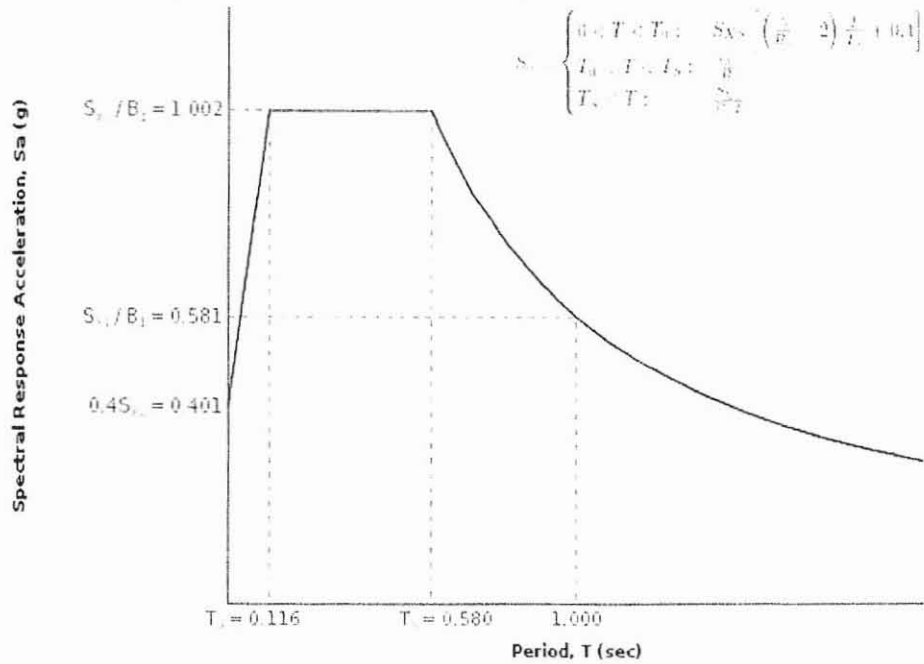
For Site Class = D and $S_1 = 0.336$ g, $F_a = 1.728$

Equation (2-4): $S_{XS,BSE,2N} = F_a S_{S,BSE,2N} = 1.152 \times 0.869 \text{ g} = 1.002 \text{ g}$

Equation (2-5): $S_{Y1,BSE,2N} = F_v S_{1,BSE,2N} = 1.728 \times 0.336 \text{ g} = 0.581 \text{ g}$

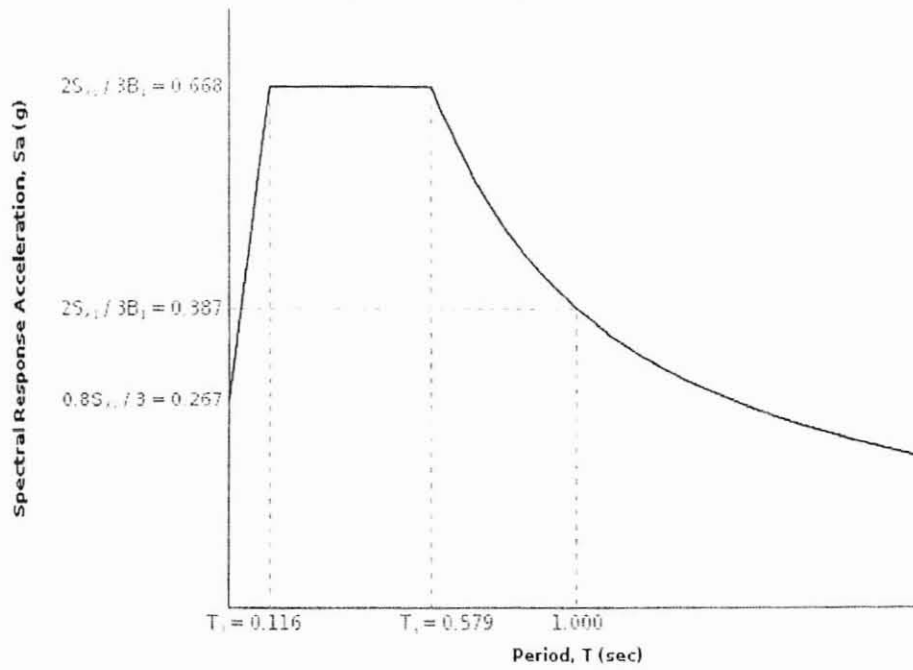
Section 2.4.1.7.1 — General Horizontal Response Spectrum

Figure 2-1. General Horizontal Response Spectrum



Section 2.4.1.7.2 — General Vertical Response Spectrum

The General Vertical Response Spectrum is determined by multiplying the General Horizontal Response Spectrum by $\frac{1}{3}$.



APPENDIX "A"
INVESTIGATION AND TEST PROCEDURES

1. Surface Inspection and Subsurface Explorations:

1.1 Surface Inspections are conducted by our senior field technician under the direction of a California Registered Civil Engineer (engineer). The purpose of the inspection is to: (1) identify and classify the soil formations on and/or affecting the site; (2) identify existing or potential soil hazards; (3) identify disturbances in the natural formation such as man-made fills, subsurface installations and so on; (4) select the locations where exploratory excavations are to be made; and (5) determine the minimum depths to which the excavations should extend and recommend the equipment to be used.

Note: Judgements incorporating special site conditions and/or the type and design loads of proposed structure foundations are made by the engineer.

1.2 "Subsurface Explorations" consist of trench excavations, hand dug open pits and/or borings extended beyond the depths of influence by the grading or foundation system. Undisturbed or bag samples are transported to the laboratory for tests and analysis. In-place shear strength, density, moisture and bearing tests are made in undisturbed strata as directed by the engineer. All open excavations are backfilled immediately to eliminate potential hazards.

2. Field and Laboratory Testing:

Field and laboratory tests are performed in accordance with generally accepted (A.S.T.M.) or (AASHTO) test methods or other procedures set out by the engineer. Brief descriptions of the tests performed are presented below:

2.1 In-Place Field Moisture and Density:

Field moisture and density of the soil mass is determined by applying the current applicable provisions of ASTM test method D-1556 (Sand Cone). In particular, the sampling procedure consists of:

- a. Leveling a portion of the surface to be tested.

APPENDIX "A"
INVESTIGATION AND TEST PROCEDURES

Field Moisture and Density Continued:

- b. Seating a special base plate approximately 12 inches square with a 6.5 inch diameter hole and seating ring.
- c. Removing 5 to 8 pounds of soil through the hole without disturbing the remaining soil mass.
- d. Determining the volume of the hole by filling it with calibrated sand of known density through a special cone seated on the plate. The weight of sand in the hole is determined by the weight loss from a measured amount filling the hole.
- e. Weighing the soil removed from the hole and thus determining the in-place density of the soil strata.
- f. Moisture is found by drying a sample of the removed soil in an oven or by calcium carbide chemical analysis. (*Speedy Moisture Tester*)

2.1.1 Alternate in-place field density tests:

This method employs an Eley CN-940 Volumeter with a 1.12" i.d. (28.4 mm) X 2.75" (69.8 mm) cylinder, piston stem marked 0-30 cc and vernier scale which reads to 0.05 cc. A density sample is taken by pressing the cylinder laterally or vertically into undisturbed strata with the stem all the way back. The volume is then set at 30.00 cm³, the extruded portion trimmed and the device plus sample accurately weighed. The results are converted to Pounds/Cu. Ft.

2.2 Proving Ring Penetrometer Tests:

A CN-970 Proving Ring Penetrometer with a 30 degree cone point designed with an equivalent base area of 1 Square Inch is used to determine the bearing pressures the soil mass will support. The proving ring is calibrated and accompanied by a chart converting the dial readings to pounds/square foot up to 250 psf. Actual bearing capacities of undisturbed strata and/or in-place compacted fill can be determined by direct measurement in the field. Safety factors related to the uniformity of the soil mass and experience are applied to the actual capacities by the engineer to find safe bearing pressures to be incorporated into the design of foundations on the project.

APPENDIX "A"
INVESTIGATION AND TEST PROCEDURES

2.3 In-place Shear Tests:

The CL-600A Trovane Shear Device is used in the field to obtain shear strengths of undisturbed natural strata or compacted fill. The vane driver has a dial scale which is modified to read shear in tons/square foot while a uniform normal stress is applied.

2.4 Atterberg Limits:

The "Atterberg Limits" are measured by the water content that corresponds to the boundaries between several arbitrary states of consistency progressing from liquid to solid. These limits tests are performed on that portion of the material passing a No. 4 sieve.

a. **The liquid limit** is the water content in percent dry weight at which the soil first shows a small but definite shearing strength with a reduction in water content. In reverse direction, it is the water content at which the soil mass just starts to become liquid.

b. **The plastic limit** is the water content at which the soil mass ceases to be plastic and becomes brittle or crumbly when rolled into threads one-eighth inch in diameter. The plastic limit is always lower than the liquid limit.

c. **The plasticity index** is the numerical difference between the liquid limit and the plastic limit and represents the range of moisture over which the soil is plastic. The plasticity index, in combination with the liquid limit, indicates the sensitivity of soils to changes in moisture content. Relationships of the plasticity index to strength and expansive properties of soils are well established.

APPENDIX "A"
INVESTIGATION AND TEST PROCEDURES

2.5 Mechanical Analysis:

The mechanical (Sieve) analysis consists of the process of passing a representative sample through a system of sieves each with progressively smaller openings from 6 inches at the top to #200 at the bottom. *Hydrometry is often used to determine grain sizes within that portion passing the #200 sieve.* By weighing the total sample and subsequently the amount retained on each sieve the portion, or percentage, of the sample passing each is determined. Data from a mechanical is used to develop a "gradation curve" (percent finer curve) which shows the partial size distribution. Relationships between the gradation of soils and their engineering properties are used to evaluate stability, resistance to erosion or scour, compactibility, shearing resistance and bearing capacity.

2.6 Direct Shear Laboratory Tests:

Direct shear laboratory tests are performed to determine the failure envelope based on yield shear strength. The shear box was designed to accommodate a sample having diameters of 2.375 inches or 2.5 inches and a height of 1.0 inch. Samples are tested at different vertical loads and saturated moisture contents. The Shear stress is applied at a constant rate of strain of approximately 0.05 inches per minute.

When direct shear tests are determined necessary by the engineer representative samples are transported to a more complete laboratory for testing. results of shear tests are used to determine, active, passive and soil bearing pressures through the use of the Rankine and Terzaghi equations.

2.7 Expansion Index Test:

An expansion index test is performed on remolded representative samples of soils likely to influence the projects foundation system. A sample passing the #4 sieve is brought to optimum moisture content, then dried at a constant temperature of 230 deg. F. for at least 12 hours or until the moisture remains constant. The specimen is then compacted in a 4-inch diameter mold in two equal layers by means of a tamper, then trimmed to a final height of one inch, and brought to a saturation of approximately 50%.

APPENDIX "A"
INVESTIGATION AND TEST PROCEDURES

2.7 Expansion Index Continued.

The specimen is placed in a consolidometer with porous stones at the top and bottom, a total normal load of 12,63 pounds (144.7 psi) is applied and the sample is allowed to consolidate for a period of 10 minutes. The sample is allowed to become saturated and the change in vertical movement is recorded until the rate of expansion becomes nominal. The **Expansion Index** is reported as the total vertical displacement times the fraction of the sample passing the #4 sieve times 1000.

The expansion index is used to classify the soil in accordance with Section 2904 (b) of the Uniform Building Code. Special design consideration is required for structure foundations located on, or within three feet, of soils with an expansion index greater than 20.

2.8 Density/Moisture Relationship:

The maximum dry density and optimum moisture content (the proctor) of soils represented on the site are determined in the laboratory in accordance with ASTM Standard Test D-1557-91, Method A. Field moisture and densities are compared with the appropriate density/moisture test to judge the density and suitability of soils intended to support structures.

Note.

Results of all tests, findings and analyses are presented in the text of the report attached hereto.

APPENDIX "B"
RECOMMENDED GRADING SPECIFICATION-GENERAL PROVISIONS

1. GENERAL:

The site shall be prepared and graded in accordance with this specification; the approved grading plans; applicable Sections of the Uniform Building Code; Codes, ordinances and policies of the Governing Agency; and, recommendations of the attached "Report of Soil Investigation".

1.1 Intent: It is the intent of this specification to establish the level of control and set out the minimum standards for clearing and grubbing, preparing natural soils, processing fill soils, placing and compacting fills and grading the project. This specification is a part of the "Report of Soil Investigation" (herein after referred to as Report) and shall be used in conjunction with it. Notwithstanding the recommendations of the "Report", **deviation from this specification will not be permitted** except when modified in writing by Alpine Engineering.

2. DEFINITIONS: For the purposes of this specification the definitions listed hereafter shall be construed as specified in this specification.

Bedrock is in-place solid rock.

Bench is a relatively level step excavated into earth material on which fill is to be placed.

Borrow is earth material acquired from an off-site location for use in grading on a site.

Civil Engineer shall mean a professional engineer registered in the state of California to practice in the field of civil works. The term Civil Engineer (herein after referred to as Civil Engineer) is the person responsible for preparation of the approved grading plans.

Civil Engineering shall mean the application of the knowledge of the forces of nature, principals of mechanics and the properties of materials to the evaluation, design and construction of civil works for the beneficial uses of mankind.

Compaction is the densification of soils by mechanical means.

Earth Material is any rock, natural soil or fill and/or any combination thereof.

APPENDIX "B"
RECOMMENDED GRADING SPECIFICATION-GENERAL PROVISIONS

DEFINITIONS CONTINUED:

Earthwork includes all site preparation, grading and compaction operations.

Erosion is the wearing away of the ground surface as a result of the movement of wind, water and/or ice.

Excavation is the mechanical removal of earth material.

Fill is the deposit of earth material placed by artificial means.

Grade shall mean the vertical location of the ground surface.

Existing Grade is the grade prior to grading.

Rough Grade is the stage at which the grade approximately conforms to the approved plan.

Finish Grade is the final grade of the site which conforms to the approved plan.

Grading is any excavating or filling or combination thereof.

Key is a designed compacted fill placed in a trench excavated in earth material beneath the toe of a proposed fill slope.

Report is the "Report of Geotechnical Investigation" of which this specification is a part.

Site is any lot or parcel of land or contiguous combination thereof, under the same ownership, where grading is performed or permitted.

Slope is an inclined ground surface the inclination of which is expressed as a ratio of horizontal distance to vertical distance.

Soil is naturally occurring superficial deposits overlying bedrock.

Site Engineer shall mean a civil engineer experienced and knowledgeable in the practice of soils engineering. For purposes of this specification the term Site Engineer shall mean **Alpine Engineering**.

Site Technician shall mean a soil technician judged to be qualified by the Site Engineer to perform tests and observations and log the results.

Soils Engineering shall mean the application of the principals of soil mechanics in the investigation, evaluation and design of civil works involving the use of earth materials and the inspection and testing of the construction thereof.

Terrace is a relatively level step constructed in the face of a graded slope surface for drainage and maintenance purposes.

Unsuitable soil is soil which in the opinion of the site engineer is not competent to support other soil, fill, or structures or to satisfactorily perform the other functions for which the soil is intended

3. SUBSURFACE CONDITIONS: Borings, trenches and test pit

APPENDIX "B"
RECOMMENDED GRADING SPECIFICATION-GENERAL PROVISIONS

investigations have been made at available locations defined by the Site Engineer. Records and/or results of these investigations are set out in the "Report". The information obtained from these excavations applies only to conditions encountered at their locations and to the depth to which they were made. It shall be the responsibility for the contractor to examine the site personally and to conduct such additional investigations as he may deem necessary for planning and execution of work. The contractor shall inform the Site Engineer immediately if any conditions not described in the "Report" are encountered.

4. HAZARDS: Whenever the Site Engineer determines that any existing excavation or embankment or fill on private property has become a hazard to life and limb, or endangers property, or adversely affects the safety, use or stability of the land the governing agency, owner, civil engineer, and contractor shall be notified.

5. QUALITY CONTROL:

5.1 Site Engineer's Responsibility: The site engineer's area of responsibility shall include, but need not be limited to, responsible charge of the inspections and approvals concerning the preparation of ground to receive fills, testing for required compaction, stability of all finish slopes and the design of buttress fills, where required, and incorporating data acquired during the earthwork operations and/or supplied by the "Report".

The site engineer will analyze the results of tests and observations made by the site technician, exercise engineering judgement and make all decisions related to suitability and acceptability of earthwork operations.

The site engineer will prepare a written "Report of Site Preparation, Grading and Compaction of Fills". This report will include locations and elevations of field density tests, summaries of field and laboratory tests and other substantiating data and comments on any changes made during grading and their effect on the recommendations made in the "Report". He shall provide approval as to the adequacy of the site for its intended use.

APPENDIX "B"
RECOMMENDED GRADING SPECIFICATION-GENERAL PROVISIONS

QUALITY CONTROL CONTINUED:

5.2 Contractor's Responsibility: It shall be the responsibility of the contractor to assist the site engineer and keep him apprised of work schedules and any conditions which do not appear to have been defined in the "Report". Compliance with governing codes, grading the land to the lines and grades shown on the approved plans and compacting the soils to specified densities are the sole responsibility of the contractor.

5.3 Test Methods:

Optimum moisture and maximum dry density shall be determined in accordance with ASTM test method D1557-91 which uses 25 blows of a 10 pound rammer falling 18 inches on each of 5 layers in a 4 inch diameter 1/30 cubic foot cylindrical mold.

In-place field density shall be determined in accordance with ASTM test method D1556 (sand cone & 6 1/2" field density plate).

Proving Ring Penetrometer tests shall be conducted by the site technician and used to judge the uniformity, compaction and stability of the soil mass.

5.4 Location and Elevation of Field Density Tests: Field density tests shall be taken for approximately each layer of fill, but not to exceed two feet in vertical height between tests. Field density tests may be taken at intervals of 6 inches in elevation gain if required by the site engineer. The location of tests in plan shall so spaced as to give the best possible coverage and shall be taken no farther apart than 100 feet. Tests shall be taken on corner and terrace lots for each two feet of elevation gain. The site engineer may take additional tests as necessary to check on the uniformity of compaction. Where sheepfoot rollers are used, the tests shall be taken in the compacted material below the disturbed surface. Additional layers of fill shall not be spread until the site engineer has determined that the specified density has been reached to the current elevation.

APPENDIX "B"
RECOMMENDED GRADING SPECIFICATION-GENERAL PROVISIONS

QUALITY CONTROL CONTINUED:

5.5 Inspection/Surveillance:

Sufficient inspection and surveillance by the site technician shall be maintained during the earthwork operations to assure compliance with this specification.

6. SITE PREPARATION:

6.1 Clearing and Grubbing: Within the areas to be graded, all trees, brush, stumps, logs and roots shall be removed and legally disposed of.

6.2 Stripping: Stripping, if required in the "Report" or grading plans, shall be conducted on all excavation and fill areas. Topsoils shall be removed to a minimum depth of one foot and shall be stockpiled for use in finish grading. Any artificial fill or rubbish, organic or other deleterious material encountered in the stripping operation shall be removed to its full depth and legally disposed of.

6.3 Preparation of ground: The ground surface shall be prepared to receive fill by removing vegetation, noncomplying fill, topsoil and other unsuitable materials to the depths directed by the site engineer, scarifying to provide a bond with the new fill and, where slopes are steeper than five to one, by benching into sound bedrock or other competent material as determined by the site engineer. A key shall be constructed at the toe of the fill. Where fill is to be placed over a cut, the bench under the toe of fill shall be at least 10 feet wide but the cut must be made prior to placing fill and approved by the site engineer as a suitable foundation for fill.

6.4 Fill Material: Detrimental amounts of organic material shall not be permitted in fills. Except as permitted by the site engineer, no rock or similar irreducible material with a maximum dimension greater than 12 inches shall be buried or placed in fills.

APPENDIX "B"
RECOMMENDED GRADING SPECIFICATION-GENERAL PROVISIONS

SITE PREPARATION CONTINUED:

6.5 Buried Structures: Any abandoned buried structures and utilities encountered during grading operations shall be totally removed. The resulting depressions shall be backfilled with suitable material placed and compacted in accordance with this specification. This includes, but is not limited to, septic tanks, fuel tanks, sewer lines, leach lines, storm drains and water lines. Abandoned water wells shall be backfilled and capped as directed by the site engineer.

7. PLACING AND COMPACTING FILLS

7.1 Source: To the extent practicable, all suitable on-site cut materials shall be used to construct the fills. If cut quantities are insufficient to bring the site to plan grade levels borrow materials must be approved by the site engineer before transporting them to the site.

7.2 Sequence of Operations: Filling shall begin in the lowest section of the area. Fill shall be spread in layers as hereinafter specified. The surface of each layer shall be approximately horizontal but will be provided with sufficient longitudinal and transverse slope to provide for runoff of surface water from every point. Filling shall be conducted so that no obstruction to drainage is created at any time. Dewatering facilities, if any, shall be continuously maintained in effective operating condition.

7.3 Layer Construction: Fill shall be spread in approximately horizontal layers measuring 10 inches in thickness prior to compaction. Each layer of fill shall be inspected prior to compaction. All visible roots, vegetation, or debris shall be removed. Stones larger than 12 inches shall be removed or broken. The water content of each layer shall be determined to be suitable for compaction or shall be brought to a suitable condition by measures hereinafter described. Material incorporated in the fill which is not in satisfactory condition shall be subject to rejection and removal at the contractor's expense.

APPENDIX "B"
RECOMMENDED GRADING SPECIFICATION-GENERAL PROVISIONS

PLACING AND COMPACTING FILLS CONTINUED:

7.4 Fill Slopes: Fill slopes shall be compacted by means of sheepfoot rollers or other suitable equipment. In addition, fill slopes at ratios of two to one or flatter, should be track rolled. Steeper fill slopes shall be over-built and cut-back to finish contours. Slope compaction shall result in all fill material six or more inches inward from the finish face of the slope having a relative compaction of at least 90 % of maximum dry density. Compaction on the slopes shall continue until the site engineer is satisfied that they will be stable.

7.5 Compaction: All fills placed on the site and all backfill of removed topsoils, trenches and retaining walls shall be compacted to within 90% of maximum dry density. If the percentage compaction at any point is found to be unacceptable, additional compaction with or without modification of the field moisture content as directed, shall be performed and a second moisture-density determination made. This procedure shall be repeated until satisfactory compaction is obtained. **Under pavement areas** the upper 6 inches of subgrade soil and all base shall be compacted to above 95 percent of maximum dry density.

7.5.1 Equipment: The contractor shall describe the type or types of compaction equipment which he proposes to furnish for use under the contract. If in the opinion of the site engineer, any proposed type is considered unsuitable or inadequate, the contractor shall be required to select and furnish an alternate approved type or demonstrate by field trial conducted at his own expense that the originally proposed type will perform in a satisfactory manner.

7.5.2 Moisture Content: Compaction shall be performed only when the fill material is in an approved condition of moisture content. In the absence of a specific waiver of these provisions, the approved condition shall be in the range of 2% less to 1% more than the optimum moisture content established by laboratory analysis.

Appendix C
Cortese List Verification

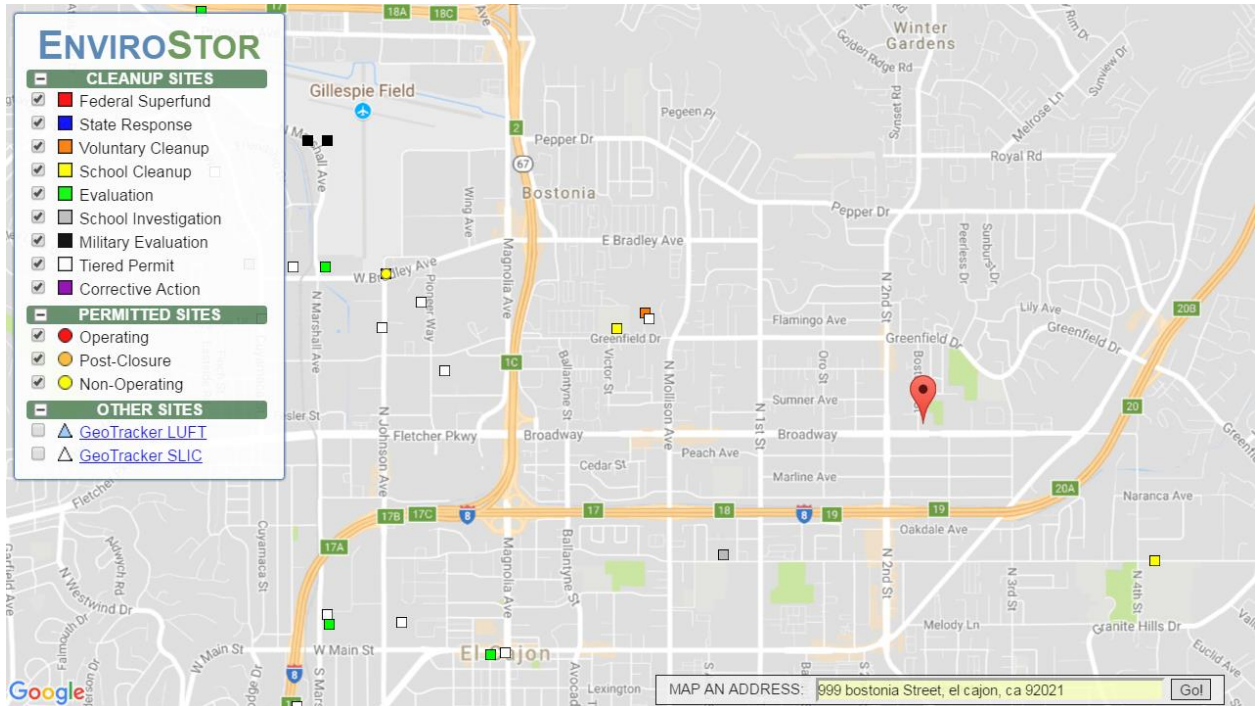
Cortese List Verification

Project: Bostonia Street

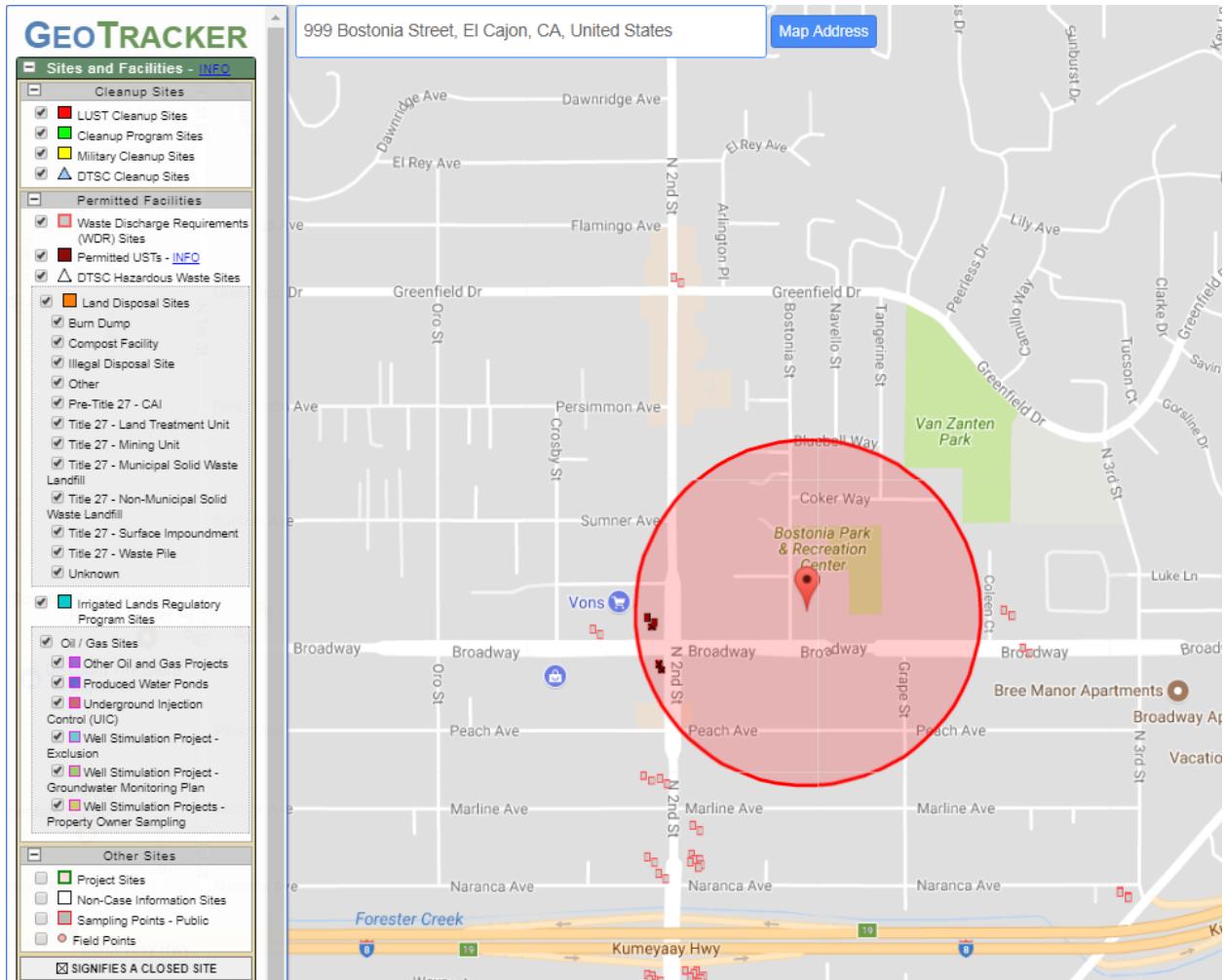
Address: 999 Bostonia Street, El Cajon, CA 92021

August 2017

1. After reviewing the California Department of Toxic Substances Control (DTSC) [EnviroStar](#) database, the database concludes that the property of interest is NOT included in the Hazardous Waste and Substances Site List.



2. After reviewing the List of Leaking Underground Storage Tank sites by County from the Water Board [GeoTracker](#) database, the database concludes that the property of interest is NOT included in this list.



3. After reviewing the list of solid waste disposal sites identified by Water Board with waste constituents above hazardous waste levels outside the waste management unit, the list concludes that the property of interest is NOT included in this list.

SITES IDENTIFIED WITH WASTE CONSTITUENTS ABOVE HAZARDOUS WASTE LEVELS OUTSIDE THE WASTE MANAGEMENT UNIT

COUNTY	CITY	REGION	SWAT #	WASTE DISCHARGER SYSTEM NO.	SOLID WASTE ID NO.	WASTE MANAGEMENT UNIT NAME	FACILITY NAME	AGENCY NAME
DEL NORTE	CRESCENT CITY	1	2	1A880520NSL-01		DEL NORTE COUNTY- PESTICIDE STORAGE	DEL NORTE PESTICIDE STORAGE AR	DEL NORTE, COUNTY OF
CONTRA COSTA	PITTSBURG	2	1	2 071059002-02	07-A1-0001	U.S. STEEL CORP.-PITTSBURG SITE LA	WDR-USS-POSCO	USS-POSCO
SOLANO	VALLEJO	2	1	2 482011003-01	48-AA-0008	US NAVY MARE ISLAND SANITARY LANDFILL	WDR-NAVAL SHIPYARD/CLASS 1 LAN	MARE ISLAND NAVAL SHIPYARD
CONTRA COSTA	RICHMOND	2	3	2 071007002-01		CHEVRON CHEMICAL COMPANY-OLD SITES	WDR-ORTHO DIV-RICHMOND PLANT	CHEVRON CHEMICAL COMPANY
MONTEREY	FORT ORD (Marina)	3	1	3 270301004-01	27-AA-0015	FORT ORD LANDFILL	SANITARY LANDFILL	U.S. ARMY, FORT ORD
SANTA BARBARA	LOMPOC	3	3	3 420305001-01	42-AA-0017	LOMPOC CITY LANDFILL	SOLID WASTE DISPOSAL SITE	LOMPOC CITY
LOS ANGELES	MONTEREY PARK	4	1	4B190332001-01	19-AM-0001	OPERATING INDUSTRIES LANDFILL	OPERATING INDUSTRIES, INC.	OPERATING INDUSTRIES, INC.
TULARE	WOODLAKE	5F	1	5D540300010-01	54-AA-0007	TULARE COUNTY-WOODLAKE LANDFILL	WOODLAKE SWDS	TULARE, COUNTY OF
FRESNO	FRESNO	5F	2	5D100300001-01		MCKINLEY AVE. YARD	T.H. AGRICULTURE AND NUTRITION	NORTH AMERICAN PHILLIPS
KINGS	CORCORAN	5F	2	5D160302001-01	16-AA-0011	KINGS COUNTY-CORCORAN LANDFILL	CORCORAN SWDS	KINGS COUNTY WASTE MGMT AUTH
FRESNO	FRESNO	5F	3	5D100319001-01	10-AA-0013	ORANGE AVENUE DISPOSAL COMPANY	ORANGE AVENUE LANDFILL	ORANGE AVENUE DISP CO. INC
TULARE	EXETER	5F	3	5D540300003-01	54-AA-0002	TULARE COUNTY-EXETER DISPOSAL SITE	EXETER SWDS	TULARE, COUNTY OF
MERCED	ATWATER	5F	4	5C240115001-01		ATWATER CITY	BERT CRANE ROAD LANDFILL	ATWATER, CITY OF
FRESNO	FOWLER	5F	5	5D100325001-01		FOWLER CITY	FOWLER CITY LANDFILL (OLD)	FOWLER, CITY OF
BUTTE	OROVILLE	5R	2	5A042005001-01		KOPPERS COMPANY-OROVILLE SITE	KOPPERS WOOD PRESERVING ISW	KOPPERS INDUSTRIES INC.
BUTTE	CHICO	5R	4	5A040302001-01		CHICO CITY BURN DUMP	HUMBOLDT ROAD LANDFILL	CHICO, CITY OF
SACRAMENTO	SACRAMENTO	5S	1	5A340700003-01	34-AA-0008	US AIR FORCE-MCCLELLAN AFB LANDFILL	CLASS III SITE 8 (CLOSURE)	US AIR FORCE-MCCLELLAN AFB
SACRAMENTO	MATHER (Rancho Cordova)	5S	2	5A340700001-01		US AIR FORCE-MATHER FIELD LANDFILL	MATHER AFB ENVIRONMENTAL MGMT	US AIR FORCE - MATHER AFB
SACRAMENTO	SACRAMENTO	5S	3	5B342000001-01		SACRAMENTO ARMY DEPOT	SACRAMENTO ARMY DEPOT	U.S. ARMY
SAN JOAQUIN	STOCKTON	5S	3	5 390002NUR-01	39-AA-0006	US NAVY COMMUNICATIONS LANDFILL	U.S.N. COMMUNICATION STA. LANDF	U.S. NAVY COMMUNICATIONS
SAN JOAQUIN	FRENCH CAMP	5S	3	5 390003NUR-01		US ARMY-SHARPE ARMY DEPOT	US ARMY-SHARPE ARMY DEPOT	US ARMY
SAN JOAQUIN	TRACY	5S	5	5 390006NUR-01		SITE 300 (OTHER 39 WMUS)	LAWRENCE LIVERMORE LAB	LAWRENCE LIVERMORE LABS
INYO	KEELER	6V	1	6B14200004-01	14-AA-0008	US TUNGSTEN OWENS LAKE LANDFILL	OWENS LAKE LANDFILL	UMETCO MINERALS CORPORATION
ORANGE	FULLERTON	8	1	830002NUR-01		MCCOLL SITE	MCCOLL SLUDGE DISPOSAL SITE	TOXIC SUBSTANCES CONTROL DIVIS
RIVERSIDE	RIVERSIDE	8	1	8 330325001-01		STRINGFELLOW QUARRY ACID PITS	STATE OF CALIFORNIA-STRINGFELLOW	TOXIC PROGRAM MANAGEMENT SECT

4. After reviewing the (MS Excel) [list of "active" CDO and CAO from the Water Board](#), the list concludes that the property of interest is NOT included in this list.

5. After reviewing the list of hazardous waste facilities subject to corrective action pursuant to [Section 25187.5 of the Health and Safety code](#), identified by DTSC, the list concludes that the property of interest is NOT included in this list.

Cortese List: Section 65962.5(a)

Information Required From the Department of Toxic Substances Control (DTSC) Under Government Code Section 65962.5(a)

Section 65962.5(a)(1) requires that DTSC "shall compile and update as appropriate, but at least annually, and shall submit to the Secretary for Environmental Protection, a list of all the following:(1) [a]ll hazardous waste facilities subject to corrective action pursuant to Section 25187.5 of the Health and Safety Code ("HSC")."

The hazardous waste facilities identified in HSC § 25187.5 are those where DTSC has taken or contracted for corrective action because a facility owner/operator has failed to comply with a date for taking corrective action in an order issued under HSC § 25187, or because DTSC determined that immediate corrective action was necessary to abate an imminent or substantial endangerment. This is a very small and specific subgroup of facilities and they are not separately posted on the DTSC or CalEPA's website.

The facilities listed below fall under this category:

- AAD Distribution & Dry Cleaning Inc. EPA ID CAD9813974172306 E. 38th Street/Vernon, CA 90058
- The Marquardt Co. CA ID CAD044696102 16555 Saticoy Street Van Nuys, CA 91406

Section 65962.5(a)(2) requires that DTSC "shall compile and update as appropriate, but at least annually, and shall submit to the Secretary for Environmental Protection, a list of all the following: ... (2) [a]ll land designated as hazardous waste property or border zone property pursuant to Article 11 (commencing with [Section 25220](#)) of Chapter 6.5 of Division 20 of the Health and Safety Code."

No facilities or lands are listed under this provision because DTSC has not designated any hazardous waste property or border zone property pursuant to the cited provisions.

Section 65962.5(a)(3) requires that DTSC "shall compile and update as appropriate, but at least annually, and shall submit to the Secretary for Environmental Protection, a list of all the following:(3) [a]ll information received by the Department of Toxic Substances Control pursuant to [Section 25242](#) of the Health and Safety Code on hazardous waste disposals on public land.

HSC § 25242(a) requires a city, county, or state agency that owns or leases land to notify DTSC if it "has probable cause to believe that a disposal of hazardous waste, which is not authorized pursuant to this chapter has occurred on, under or into the land which the city, county, or state agency owns or leases..."; DTSC then shall determine if there has been an unauthorized disposal of hazardous waste.

In practice, if a city, county or state agency contacts DTSC to provide such information, they also will have contacted or will be directed to contact DTSC's Emergency Response Duty Officer, who determines whether to authorize DTSC-funding for an emergency action to properly remove and dispose of the hazardous waste.

DTSC's Emergency Response program does not keep separate records of such reports that relate to city, county or state agency property.

In the future, DTSC will track any reports received from cities, counties, or state agencies of hazardous waste disposal on land owned or leased by a city, county or state agency, where hazardous waste was released into the environment, and provide the information to CalEPA for inclusion in this section of the Cortese list.

Section 65962.5(a)(4) requires that DTSC "shall compile and update as appropriate, but at least annually, and shall submit to the Secretary for Environmental Protection, a list of all the following:(4) [a]ll sites listed pursuant to [Section 25356 of the Health and Safety Code](#)."

HSC § 25356(b)(1) requires "a listing of hazardous substance release sites selected for, and subject to, a response action under this chapter." HSC § 25356(b)(2) requires DTSC to "update the list of sites at least annually to reflect new information regarding previously listed sites or the addition of new sites requiring response action." The implementing regulations provide that sites may be listed pursuant to HSC § 25356 if (a) they are not owned by the Federal Government and (b) a release or threatened release of hazardous substances has been confirmed by on-site sampling. ([California Code of Regulations, Title 22, Section 67400.1](#)). DTSC's list of sites that meet those criteria as well as the criteria in HSC § 25356(c), is found in a report in DTSC's "Envirostor" database:

- [Hazardous Waste and Substances site "Cortese" list](#)

Sites where response actions have been completed and no operation and maintenance activities are required are not included on the list.

Section 65962.5(a)(5) requires that DTSC "shall compile and update as appropriate, but at least annually, and shall submit to the Secretary for Environmental Protection, a list of all the following:(5) [a]ll sites included in the Abandoned Site Assessment Program."

DTSC had an abandoned site program in the 1980s. HSC § 25369, which was enacted in 1985, required an abandoned site survey in "rural unsurveyed counties." Sites identified in the abandoned site program were included in the "CalSites" database of known and potential hazardous substance release sites. After further investigation, many sites were removed from the "CalSites" database because there was no evidence that a release of hazardous substances occurred. Some time in the early 1990s, DTSC's activities under HSC § 25369, and the entire Abandoned Site Program, were concluded.

DTSC recently replaced the "CalSites" database with a new database of hazardous substance release sites, known as the "EnviroStor" database. The [EnviroStor database](#) does not indicate if a specific site was at one time included in the abandoned site program and does not have a category for sites that are considered abandoned. The CalSites database also did not include this information. Consequently, DTSC does not provide the information to CalEPA originally called for under section 65962.5(a)(5).

Appendix D
Drainage Study

DRAINAGE STUDY

For

Sage Creek

BOSTONIAN REDEVELOPMENT VENTURES LP.
GREGORY M. BROWN, JR
565 N MAGNOLIA AVE
EL CAJON 92020
A.P.N. 484-240-19

Original: May 2016

PREPARED BY:
Landovian Drafting and Design
15935 Spring Oaks Rd ~ 184
El Cajon, CA 92021
(619) 312-5147



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Appendix C	Reference Maps and Charts

INTRODUCTION

The objective of this report is to demonstrate post development runoff flow rates and predevelopment runoff flow rates from the 100-year storm event. This will be accomplished using the guidelines set forth from the San Diego County Hydrology Manual, June 2003.

PROJECT DESCRIPTION

The site is located in the City of El Cajon, County of San Diego, on the east side of Bostonia Street. The site currently has one existing single-family residence and detached garage. The existing home will be removed and the site will be developed with seven single-family homes

Known:

- The project site consists of soil class D
- The 100-year 6-hour precipitation is 2.7 in.
- The 100-year 24-hour precipitation is 5.8 in.

EXISTING CONDITIONS (see Appendix A)

The existing Drainage Basin consists of 1 Basin

Basin A ~ 0.59 acres, consisting of the entire project site. There is no existing run-on from adjacent properties. This basin consists of an existing home site and has been entirely previously graded. The existing grading for the site is sloping to the southwest towards Bostonia Street. The existing run-off sheet flows to an existing curb and gutter that flows southerly along Bostonia Street. All site run-off is directed into an existing underground storm drain system.

The total flow rate leaving the site is $Q_{100} = 1.04$ cfs

POST DEVELOPED CONDITIONS (see Appendix B)

The Post Development Drainage Basin consists of 3 Sub-Basins

Basin A ~ 0.34 acres ~ This basin will consist of a portion of the proposed single family homes, the proposed drive isle and fire turn around. Run-off will sheet flow across the pervious pavers and onto a concrete ribbon gutter located along the center of the drive isle. This gutter will direct water towards a traffic rated grated inlet that will convey the water into the proposed underground storage vault and into the existing underground storm drain system located within Bostonia Street ($Q_{100} = 0.89$)

Basin B ~ 0.10 acres ~ This basin will consist of the remaining portion of the proposed single family homes and the rear yard areas located on the north side of the proposed drive isle. Run-off from this basin will be conveyed via graded swale, located along the northern property line and into a bio-basin located along Bostonia Street on the north side of the proposed drive isle. All run-off from the bio-basin will be conveyed into the underground storage vault and into the existing underground storm drain system located within Bostonia Street. ($Q_{100} = 0.25$)

Basin C ~ 0.15 acres ~ This basin will consist of the remaining portion of the proposed single family homes and the rear yard areas located on the south side of the proposed drive isle. Run-off from this basin will be conveyed via graded swale, located along the southern property line and into a bio-basin located along Bostonia Street on the south side of the proposed drive isle. All run-off from the bio-basin will be conveyed into the underground storage vault and into the existing underground storm drain system located within Bostonia Street. ($Q_{100} = 0.39$)

The total flow rate leaving the site is $Q_{100} = 1.45$ cfs (directly into the existing storm drain system)

Conclusion:

Post-development flow will not alter the existing drainage patterns, other than to enter the existing storm drain system directly, without flowing onto the existing street. Only a minimal amount of increase in run-off is proposed or expected and will be directed directly into the existing storm drain system. Post construction run-off was calculated using the "C" factor of the future developed site. There will be no negative impacts downstream from the development.

METHODOLOGY

The hydrologic model used to perform the hydrologic analysis presented in this report utilizes the Rational Method (RM) equation, $Q=CIA$. The RM formula estimates the peak rate of runoff based on the variables of area, runoff coefficient, and rainfall intensity. The rainfall intensity (I) is equal to:

$$I = 7.44 \times P_6 \times D^{-0.645}$$

Where:

I = Intensity (in/hr)

P6 = 6-hour precipitation (inches)

D = duration (minutes — use Tc)

Using the Time of Concentration (Tc), which is the time required for a given element of water that originates at the most remote point of the basin being analyzed to reach the point at which the runoff from the basin is being analyzed. The RM equation determines the storm water runoff rate (Q) for a given basin in terms of flow (typically in cubic feet per second (cfs) but sometimes as gallons per minute (gpm)). The RM equation is as follows:

$$Q=CIA$$

Where:

Q= flow (in cfs)

C = runoff coefficient, ratio of rainfall that produces storm water runoff (runoff vs. infiltration/evaporation/absorption/etc)

I = average rainfall intensity for a duration equal to the Tc for the area, in inches per hour.

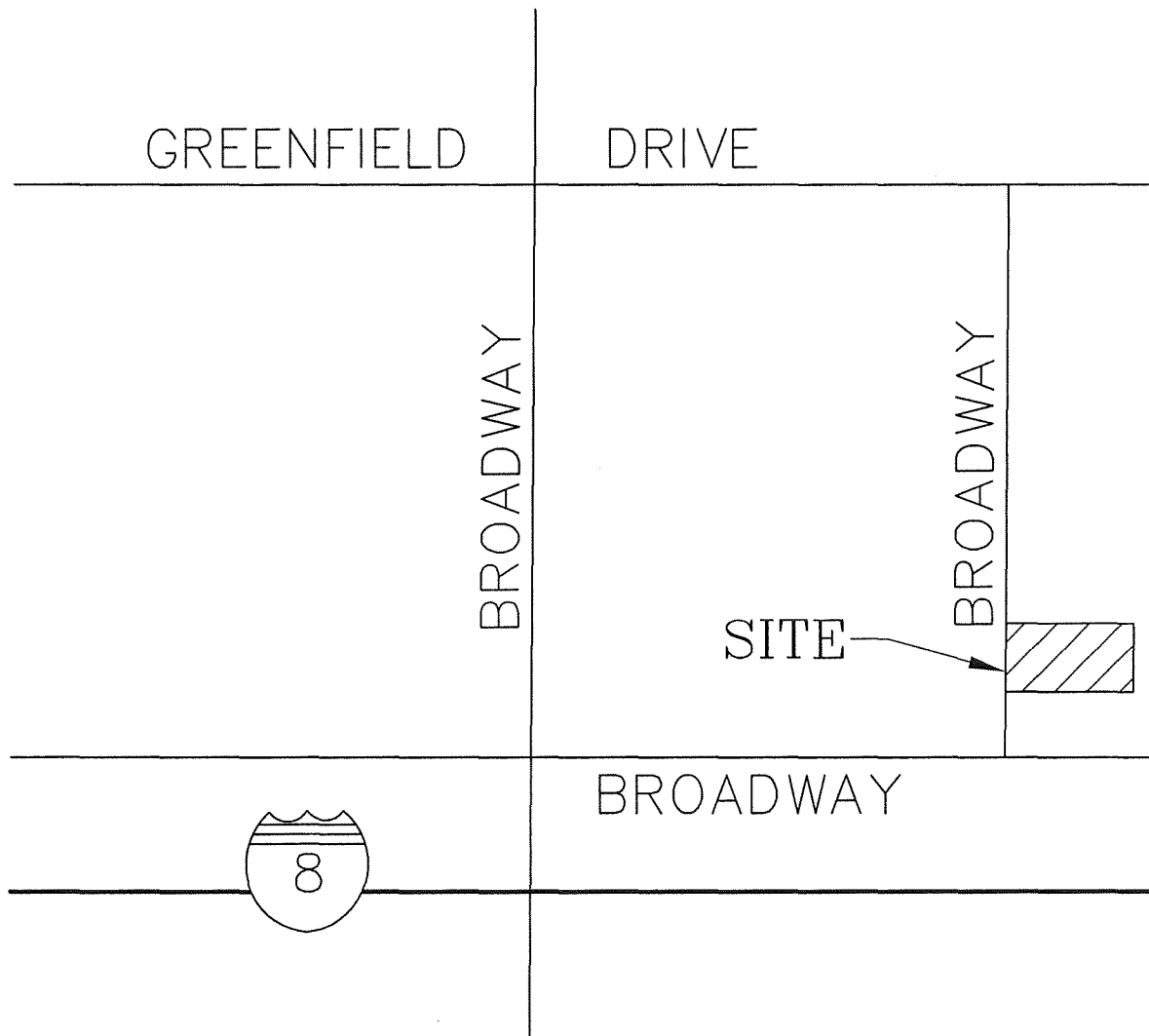
A = drainage area contributing to the basin in acres.

The RM equation assumes that the storm event being analyzed delivers precipitation to the entire basin uniformly, and therefore the peak discharge rate will occur when a raindrop falling at the most remote portion of the basin arrives at the point of analysis. The RM also assumes that the fraction of rainfall that becomes runoff or the runoff coefficient C is not affected by the storm intensity, I, or the precipitation zone number.

In addition to the above Rational Method assumptions, the conservative assumption that all runoff coefficients utilized for this report are based on type "D" soils.

Appendix A

- Hydrology Maps and Civil-D runs – Existing

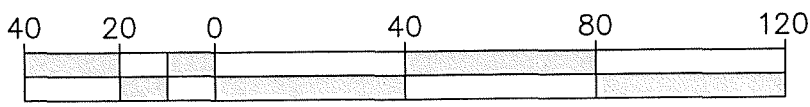
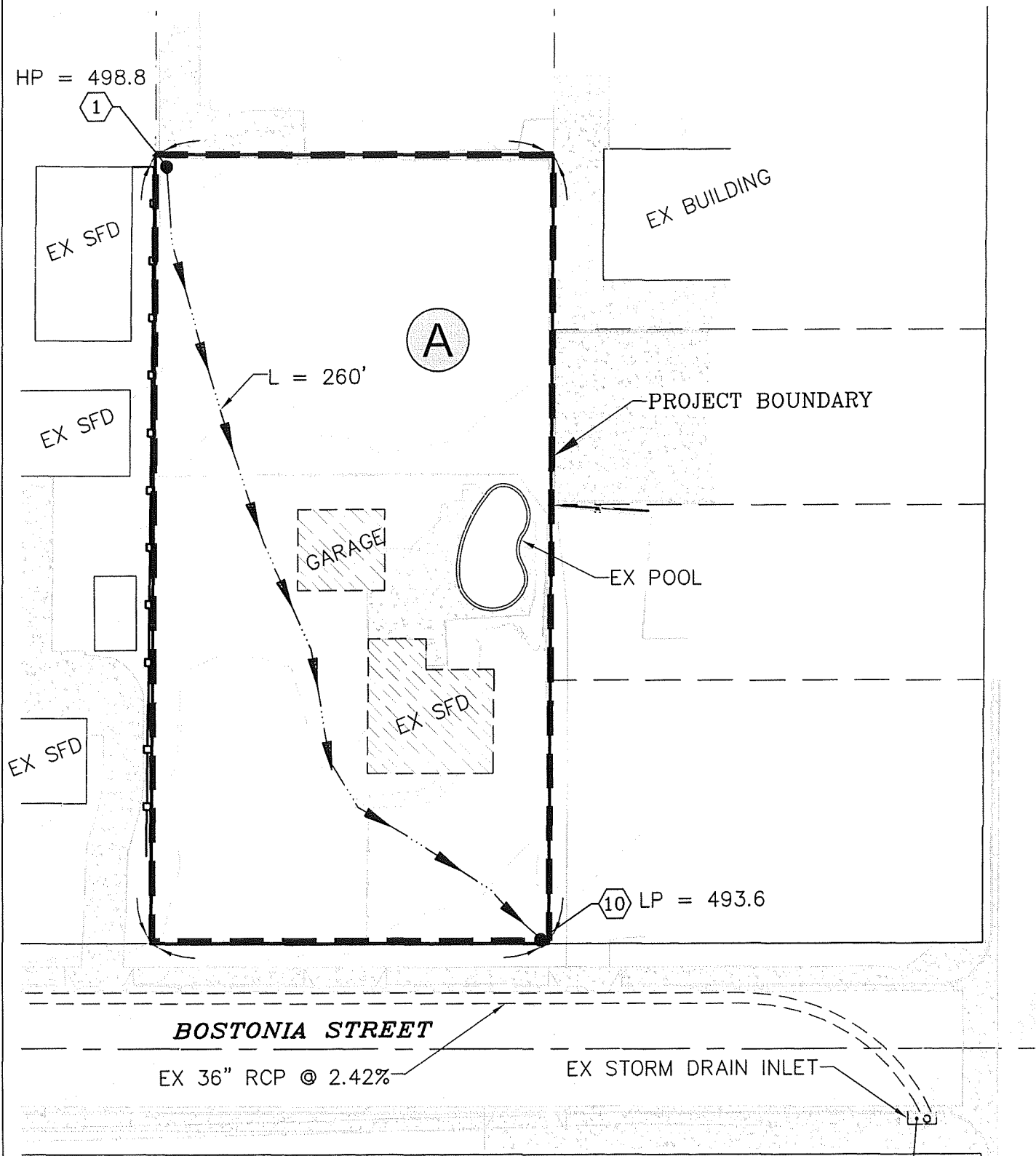


VICINITY MAP

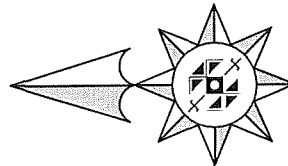
NO SCALE

THOMAS BROS MAP NO. 1251-J3

EXISTING CONDITIONS

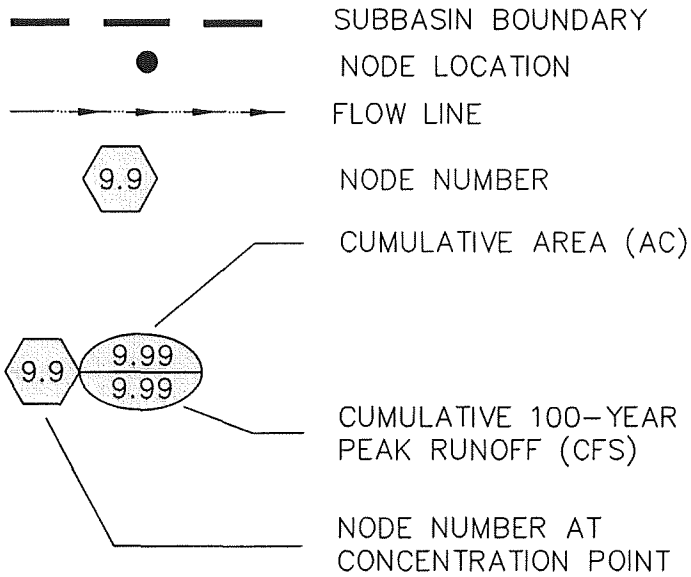


SCALE: 1" = 40'



492.28 TC
480.14 IE

EXISTING CONDITIONS



DRAINAGE AREA			
AREA	Ac.	Soil Class	Q100
A	0.59	D	1.04
TOTAL SITE RUN-OFF			1.04

OWNER

BOSTONIAN REDEVELOPMENT VENTURES LP.
 GREGORY M. BROWN, JR
 565 N MAGNOLIA AVE
 EL CAJON 92020

SITE ADDRESS

999 BOSTONIA STREET
 EL CAJON, CA 92021

ASSESSORS PARCEL NUMBER

484-240-19

TOPOGRAPHY SOURCE

TOPOGRAPHY PROVIDED BY FIELD SURVEY DATED: AUGUST 20, 2015
 SURVEY CONDUCTED BY: IDYLLWILD LAND SURVEYING ~ 951-659-9827

San Diego County Rational Hydrology Program

CIVILCADD/CIVILDESIGN Engineering Software, (c)1991-2004 Version 7.4

Rational method hydrology program based on
San Diego County Flood Control Division 2003 hydrology manual
Rational Hydrology Study Date: 10/05/15

***** Hydrology Study Control Information *****

Program License Serial Number 4007

Rational hydrology study storm event year is 100.0
English (in-lb) input data Units used

Map data precipitation entered:
6 hour, precipitation(inches) = 2.700
24 hour precipitation(inches) = 5.800
P6/P24 = 46.6%
San Diego hydrology manual 'C' values used

+++++
Process from Point/Station 1.000 to Point/Station 10.000
**** INITIAL AREA EVALUATION ****

Decimal fraction soil group A = 0.000
Decimal fraction soil group B = 0.000
Decimal fraction soil group C = 0.000
Decimal fraction soil group D = 1.000
[LOW DENSITY RESIDENTIAL]
(1.0 DU/A or Less)
Impervious value, Ai = 0.100
Sub-Area C Value = 0.410
Initial subarea total flow distance = 260.000(Ft.)
Highest elevation = 498.800(Ft.)
Lowest elevation = 493.600(Ft.)
Elevation difference = 5.200(Ft.) Slope = 2.000 %
INITIAL AREA TIME OF CONCENTRATION CALCULATIONS:
The maximum overland flow distance is 85.00 (Ft)
for the top area slope value of 2.00 %, in a development type of
1.0 DU/A or Less
In Accordance With Figure 3-3
Initial Area Time of Concentration = 9.09 minutes
TC = [1.8*(1.1-C)*distance(Ft.)^0.5]/(% slope^(1/3)]
TC = [1.8*(1.1-0.4100)*(85.000^0.5)/(2.000^(1/3)]= 9.09
The initial area total distance of 260.00 (Ft.) entered leaves a
remaining distance of 175.00 (Ft.)
Using Figure 3-4, the travel time for this distance is 1.88 minutes
for a distance of 175.00 (Ft.) and a slope of 2.00 %
with an elevation difference of 3.50(Ft.) from the end of the top area

$T_t = [11.9 * \text{length}(\text{Mi})^3 / (\text{elevation change}(\text{Ft.}))]^{.385} * 60 (\text{min/hr})$
 = 1.879 Minutes
 $T_t = [(11.9 * 0.0331^3) / (3.50)]^{.385} = 1.88$
 Total initial area $T_i = 9.09$ minutes from Figure 3-3 formula plus
 1.88 minutes from the Figure 3-4 formula = 10.97 minutes
 Rainfall intensity (I) = 4.286 (In/Hr) for a 100.0 year storm
 Effective runoff coefficient used for area (Q=KCIA) is C = 0.410
 Subarea runoff = 1.037 (CFS)
 Total initial stream area = 0.590 (Ac.)

++++++
 Process from Point/Station 1.000 to Point/Station 10.000
 **** CONFLUENCE OF MAIN STREAMS ****

The following data inside Main Stream is listed:

In Main Stream number: 1
 Stream flow area = 0.590 (Ac.)
 Runoff from this stream = 1.037 (CFS)
 Time of concentration = 10.97 min.
 Rainfall intensity = 4.286 (In/Hr)
 Summary of stream data:

Stream No.	Flow rate (CFS)	TC (min)	Rainfall Intensity (In/Hr)
1	1.037	10.97	4.286
Qmax(1) =	1.000 *	1.000 *	1.037) + = 1.037

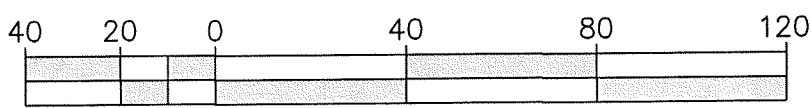
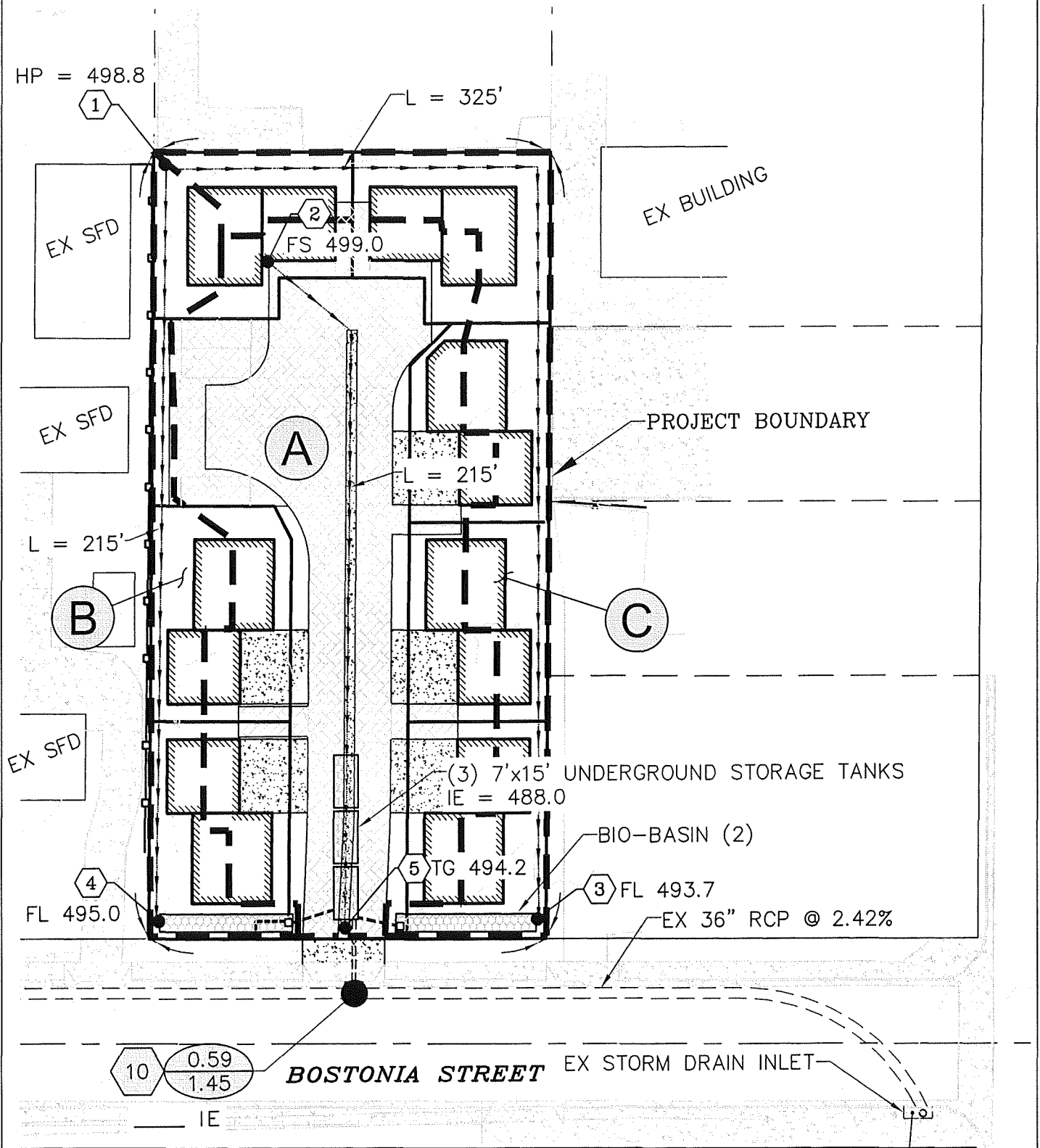
Total of 1 main streams to confluence:
 Flow rates before confluence point:
 1.037
 Maximum flow rates at confluence using above data:
 1.037
 Area of streams before confluence:
 0.590

Results of confluence:
 Total flow rate = 1.037 (CFS)
 Time of concentration = 10.967 min.
 Effective stream area after confluence = 0.590 (Ac.)
 End of computations, total study area = 0.590 (Ac.)

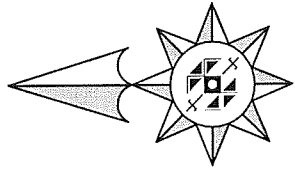
Appendix B

- Hydrology Maps and Civil-D runs – Proposed

PROPOSED CONDITIONS

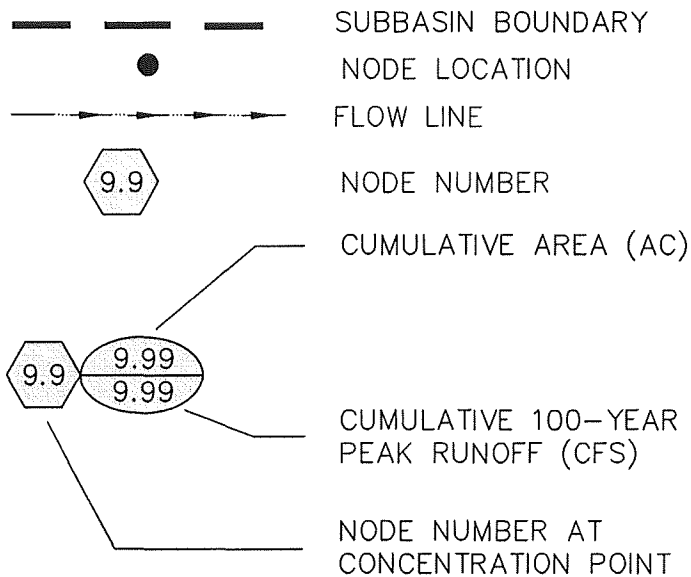


SCALE: 1" = 40'



492.28 TC
480.14 IE

PROPOSED CONDITIONS



DRAINAGE AREA			
AREA	Ac.	Soil Class	Q100
A	0.34	D	0.89
B	0.10	D	0.25
C	0.15	D	0.39
TOTAL SITE RUN-OFF			1.45

OWNER

BOSTONIAN REDEVELOPMENT VENTURES LP.
 GREGORY M. BROWN, JR
 565 N MAGNOLIA AVE
 EL CAJON 92020

SITE ADDRESS

999 BOSTONIA STREET
 EL CAJON, CA 92021

ASSESSORS PARCEL NUMBER

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TOPOGRAPHY PROVIDED BY FIELD SURVEY DATED: AUGUST 20, 2015
 SURVEY CONDUCTED BY: IDYLLWILD LAND SURVEYING ~ 951-659-9827

San Diego County Rational Hydrology Program

CIVILCADD/CIVILDESIGN Engineering Software, (c)1991-2004 Version 7.4

Rational method hydrology program based on
San Diego County Flood Control Division 2003 hydrology manual
Rational Hydrology Study Date: 10/05/15

***** Hydrology Study Control Information *****

Program License Serial Number 4007

Rational hydrology study storm event year is 100.0
English (in-lb) input data Units used

Map data precipitation entered:
6 hour, precipitation(inches) = 2.700
24 hour precipitation(inches) = 5.800
P6/P24 = 46.6%
San Diego hydrology manual 'C' values used

+++++
Process from Point/Station 2.000 to Point/Station 5.000
**** INITIAL AREA EVALUATION ****

Decimal fraction soil group A = 0.000
Decimal fraction soil group B = 0.000
Decimal fraction soil group C = 0.000
Decimal fraction soil group D = 1.000
[MEDIUM DENSITY RESIDENTIAL]
(4.3 DU/A or Less)
Impervious value, Ai = 0.300
Sub-Area C Value = 0.520
Initial subarea total flow distance = 215.000(Ft.)
Highest elevation = 499.000(Ft.)
Lowest elevation = 494.200(Ft.)
Elevation difference = 4.800(Ft.) Slope = 2.233 %
INITIAL AREA TIME OF CONCENTRATION CALCULATIONS:
The maximum overland flow distance is 80.00 (Ft)
for the top area slope value of 2.23 %, in a development type of
4.3 DU/A or Less
In Accordance With Figure 3-3
Initial Area Time of Concentration = 7.14 minutes
TC = [1.8*(1.1-C)*distance(Ft.)^0.5]/(% slope^(1/3))
TC = [1.8*(1.1-0.5200)*(80.000^0.5)/(2.233^(1/3))]= 7.14
The initial area total distance of 215.00 (Ft.) entered leaves a
remaining distance of 135.00 (Ft.)
Using Figure 3-4, the travel time for this distance is 1.47 minutes
for a distance of 135.00 (Ft.) and a slope of 2.23 %
with an elevation difference of 3.01(Ft.) from the end of the top area

$Tt = [11.9 * \text{length}(\text{Mi})^3 / (\text{elevation change}(\text{Ft.}))]^{.385} * 60 (\text{min/hr})$
 = 1.474 Minutes
 $Tt = [(11.9 * 0.0256^3) / (3.01)]^{.385} = 1.47$
 Total initial area $Ti = 7.14$ minutes from Figure 3-3 formula plus
 1.47 minutes from the Figure 3-4 formula = 8.62 minutes
 Rainfall intensity (I) = 5.007 (In/Hr) for a 100.0 year storm
 Effective runoff coefficient used for area (Q=KCIA) is $C = 0.520$
 Subarea runoff = 0.885 (CFS)
 Total initial stream area = 0.340 (Ac.)

++++++
 Process from Point/Station 2.000 to Point/Station 5.000
 **** CONFLUENCE OF MAIN STREAMS ****

The following data inside Main Stream is listed:

In Main Stream number: 1
 Stream flow area = 0.340 (Ac.)
 Runoff from this stream = 0.885 (CFS)
 Time of concentration = 8.62 min.
 Rainfall intensity = 5.007 (In/Hr)
 Program is now starting with Main Stream No. 2

++++++
 Process from Point/Station 1.000 to Point/Station 4.000
 **** INITIAL AREA EVALUATION ****

Decimal fraction soil group A = 0.000
 Decimal fraction soil group B = 0.000
 Decimal fraction soil group C = 0.000
 Decimal fraction soil group D = 1.000
 [MEDIUM DENSITY RESIDENTIAL]
 (4.3 DU/A or Less)
 Impervious value, $A_i = 0.300$
 Sub-Area C Value = 0.520
 Initial subarea total flow distance = 215.000 (Ft.)
 Highest elevation = 498.800 (Ft.)
 Lowest elevation = 495.000 (Ft.)
 Elevation difference = 3.800 (Ft.) Slope = 1.767 %
 INITIAL AREA TIME OF CONCENTRATION CALCULATIONS:
 The maximum overland flow distance is 80.00 (Ft)
 for the top area slope value of 1.77 %, in a development type of
 4.3 DU/A or Less
 In Accordance With Figure 3-3
 Initial Area Time of Concentration = 7.72 minutes
 $TC = [1.8 * (1.1 - C) * \text{distance}(\text{Ft.})^{.5} / (\% \text{ slope}^{(1/3)})]$
 $TC = [1.8 * (1.1 - 0.5200) * (80.000^{.5}) / (1.767^{(1/3)})] = 7.72$
 The initial area total distance of 215.00 (Ft.) entered leaves a
 remaining distance of 135.00 (Ft.)
 Using Figure 3-4, the travel time for this distance is 1.61 minutes
 for a distance of 135.00 (Ft.) and a slope of 1.77 %
 with an elevation difference of 2.39 (Ft.) from the end of the top area
 $Tt = [11.9 * \text{length}(\text{Mi})^3 / (\text{elevation change}(\text{Ft.}))]^{.385} * 60 (\text{min/hr})$
 = 1.613 Minutes
 $Tt = [(11.9 * 0.0256^3) / (2.39)]^{.385} = 1.61$

Total initial area T_i = 7.72 minutes from Figure 3-3 formula plus
 1.61 minutes from the Figure 3-4 formula = 9.34 minutes
 Rainfall intensity (I) = 4.755(In/Hr) for a 100.0 year storm
 Effective runoff coefficient used for area (Q=KCIA) is $C = 0.520$
 Subarea runoff = 0.247(CFS)
 Total initial stream area = 0.100(Ac.)

++++
 Process from Point/Station 1.000 to Point/Station 4.000
 **** CONFLUENCE OF MAIN STREAMS ****

The following data inside Main Stream is listed:

In Main Stream number: 2
 Stream flow area = 0.100(Ac.)
 Runoff from this stream = 0.247(CFS)
 Time of concentration = 9.34 min.
 Rainfall intensity = 4.755(In/Hr)
 Program is now starting with Main Stream No. 3

++++
 Process from Point/Station 1.000 to Point/Station 3.000
 **** INITIAL AREA EVALUATION ****

Decimal fraction soil group A = 0.000
 Decimal fraction soil group B = 0.000
 Decimal fraction soil group C = 0.000
 Decimal fraction soil group D = 1.000
 [MEDIUM DENSITY RESIDENTIAL]
 (7.3 DU/A or Less)
 Impervious value, $A_i = 0.400$
 Sub-Area C Value = 0.570
 Initial subarea total flow distance = 325.000(Ft.)
 Highest elevation = 498.800(Ft.)
 Lowest elevation = 493.700(Ft.)
 Elevation difference = 5.100(Ft.) Slope = 1.569 %
 INITIAL AREA TIME OF CONCENTRATION CALCULATIONS:
 The maximum overland flow distance is 80.00 (Ft)
 for the top area slope value of 1.57 %, in a development type of
 7.3 DU/A or Less
 In Accordance With Figure 3-3
 Initial Area Time of Concentration = 7.34 minutes
 $TC = [1.8*(1.1-C)*distance(Ft.)^{.5}/(%\ slope^{(1/3)})]$
 $TC = [1.8*(1.1-0.5700)*(80.000^{.5})/(1.569^{(1/3)})]= 7.34$
 The initial area total distance of 325.00 (Ft.) entered leaves a
 remaining distance of 245.00 (Ft.)
 Using Figure 3-4, the travel time for this distance is 2.67 minutes
 for a distance of 245.00 (Ft.) and a slope of 1.57 %
 with an elevation difference of 3.84(Ft.) from the end of the top area
 $T_t = [11.9*length(Mi)^3]/(elevation\ change(Ft.))]^{.385} *60(\text{min/hr})$
 = 2.673 Minutes
 $T_t = [(11.9*0.0464^3)/(3.84)]^{.385} = 2.67$
 Total initial area T_i = 7.34 minutes from Figure 3-3 formula plus
 2.67 minutes from the Figure 3-4 formula = 10.02 minutes
 Rainfall intensity (I) = 4.545(In/Hr) for a 100.0 year storm

Effective runoff coefficient used for area (Q=KCIA) is C = 0.570
 Subarea runoff = 0.389(CFS)
 Total initial stream area = 0.150(Ac.)

++++
 Process from Point/Station 1.000 to Point/Station 3.000
 **** CONFLUENCE OF MAIN STREAMS ****

The following data inside Main Stream is listed:

In Main Stream number: 3
 Stream flow area = 0.150(Ac.)
 Runoff from this stream = 0.389(CFS)
 Time of concentration = 10.02 min.
 Rainfall intensity = 4.545(In/Hr)
 Summary of stream data:

Stream No.	Flow rate (CFS)	TC (min)	Rainfall Intensity (In/Hr)
1	0.885	8.62	5.007
2	0.247	9.34	4.755
3	0.389	10.02	4.545
Qmax(1) =			
	1.000 *	1.000 *	0.885) +
	1.000 *	0.923 *	0.247) +
	1.000 *	0.860 *	0.389) + =
			1.448
Qmax(2) =			
	0.950 *	1.000 *	0.885) +
	1.000 *	1.000 *	0.247) +
	1.000 *	0.932 *	0.389) + =
			1.450
Qmax(3) =			
	0.908 *	1.000 *	0.885) +
	0.956 *	1.000 *	0.247) +
	1.000 *	1.000 *	0.389) + =
			1.428

Total of 3 main streams to confluence:
 Flow rates before confluence point:
 0.885 0.247 0.389
 Maximum flow rates at confluence using above data:
 1.448 1.450 1.428
 Area of streams before confluence:
 0.340 0.100 0.150

Results of confluence:
 Total flow rate = 1.450(CFS)
 Time of concentration = 9.337 min.
 Effective stream area after confluence = 0.590(Ac.)
 End of computations, total study area = 0.590(Ac.)

Appendix C

- Reference Maps and Charts

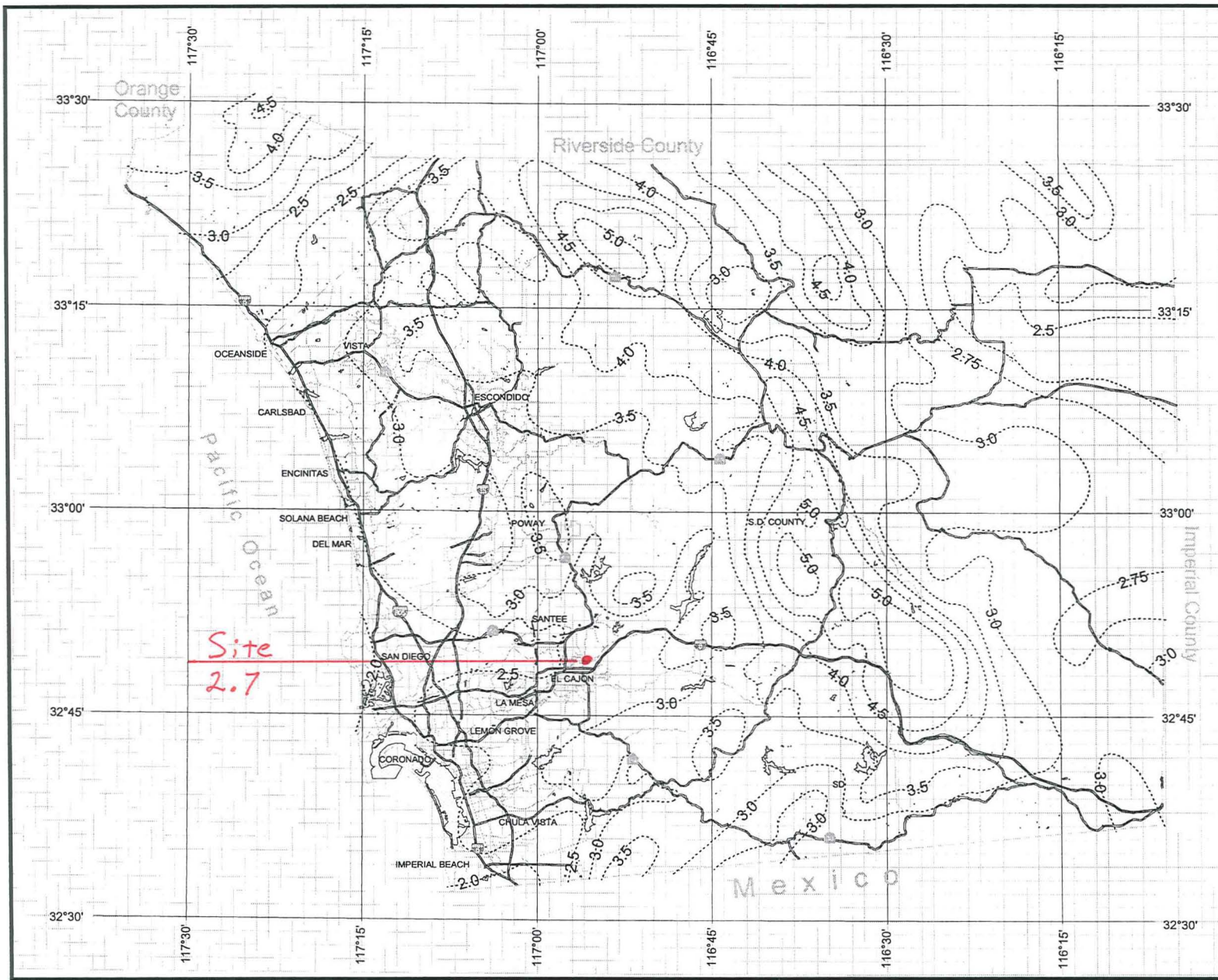
County of San Diego Hydrology Manual




Rainfall Isophyvals

100 Year Rainfall Event - 6 Hours

..... Isophyval (inches)






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3 0 3 Miles

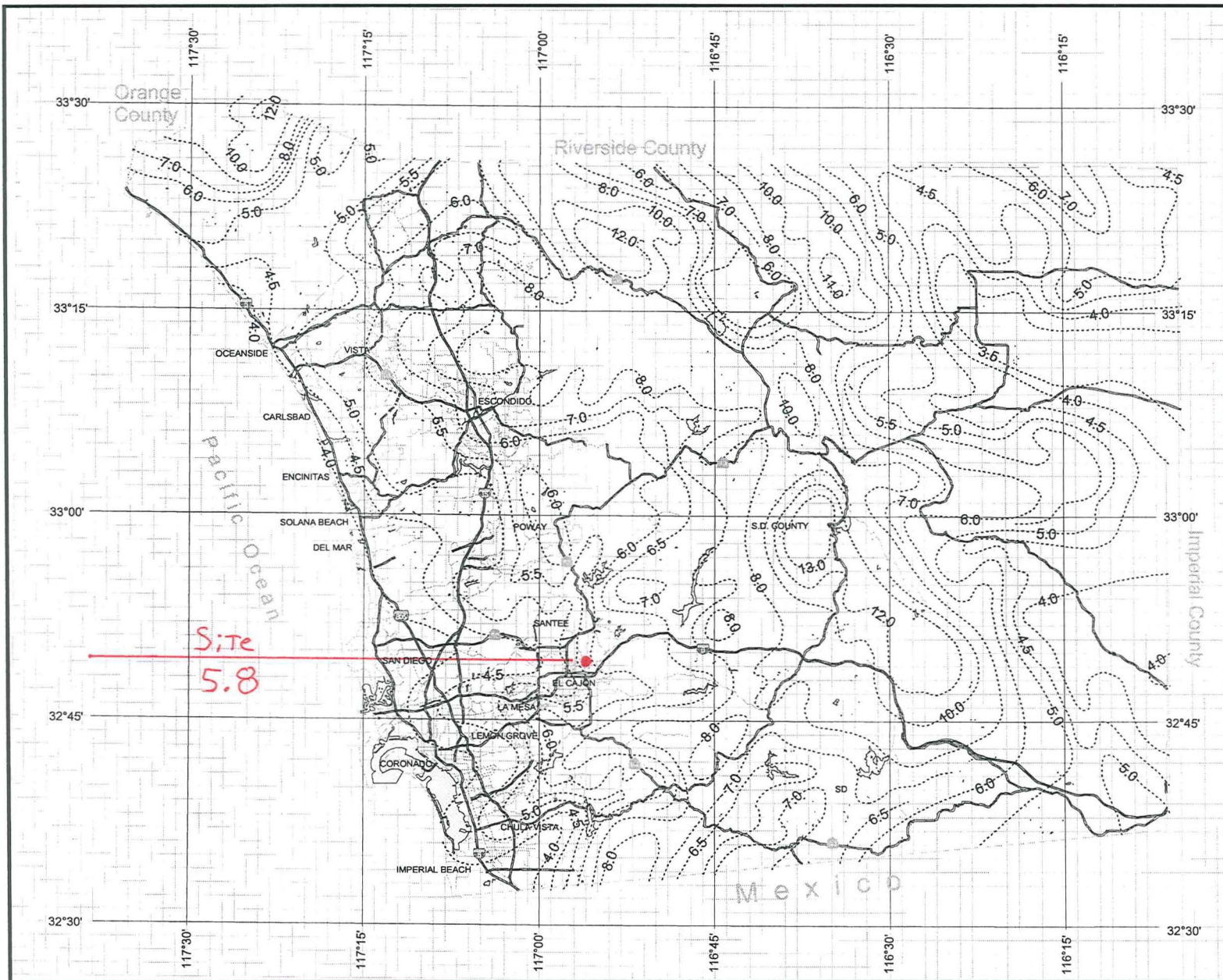
County of San Diego Hydrology Manual



Rainfall Isophovials

100 Year Rainfall Event - 24 Hours

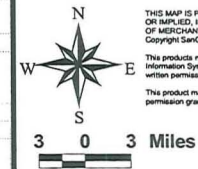
..... Isophovial (inches)



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**Table 3-1
RUNOFF COEFFICIENTS FOR URBAN AREAS**

Land Use		Runoff Coefficient "C"				
NRCS Elements	County Elements	% IMPER.	Soil Type			
			A	B	C	D
Undisturbed Natural Terrain (Natural)	Permanent Open Space	0*	0.20	0.25	0.30	0.35
Low Density Residential (LDR)	Residential, 1.0 DU/A or less	10	0.27	0.32	0.36	0.41
Low Density Residential (LDR)	Residential, 2.0 DU/A or less	20	0.34	0.38	0.42	0.46
Low Density Residential (LDR)	Residential, 2.9 DU/A or less	25	0.38	0.41	0.45	0.49
Medium Density Residential (MDR)	Residential, 4.3 DU/A or less	30	0.41	0.45	0.48	0.52
Medium Density Residential (MDR)	Residential, 7.3 DU/A or less	40	0.48	0.51	0.54	0.57
Medium Density Residential (MDR)	Residential, 10.9 DU/A or less	45	0.52	0.54	0.57	0.60
Medium Density Residential (MDR)	Residential, 14.5 DU/A or less	50	0.55	0.58	0.60	0.63
High Density Residential (HDR)	Residential, 24.0 DU/A or less	65	0.66	0.67	0.69	0.71
High Density Residential (HDR)	Residential, 43.0 DU/A or less	80	0.76	0.77	0.78	0.79
Commercial/Industrial (N. Com)	Neighborhood Commercial	80	0.76	0.77	0.78	0.79
Commercial/Industrial (G. Com)	General Commercial	85	0.80	0.80	0.81	0.82
Commercial/Industrial (O.P. Com)	Office Professional/Commercial	90	0.83	0.84	0.84	0.85
Commercial/Industrial (Limited I.)	Limited Industrial	90	0.83	0.84	0.84	0.85
Commercial/Industrial (General I.)	General Industrial	95	0.87	0.87	0.87	0.87

*The values associated with 0% impervious may be used for direct calculation of the runoff coefficient as described in Section 3.1.2 (representing the pervious runoff coefficient, C_p , for the soil type), or for areas that will remain undisturbed in perpetuity. Justification must be given that the area will remain natural forever (e.g., the area is located in Cleveland National Forest).

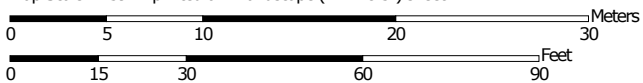
DU/A = dwelling units per acre

NRCS = National Resources Conservation Service

Hydrologic Soil Group—San Diego County Area, California
(Soils Map ~ Bostonia Street)




Map Scale: 1:392 if printed on A landscape (11" x 8.5") sheet.



Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 11N WGS84

MAP LEGEND

Area of Interest (AOI)









 Area of Interest (AOI)

Soils

Soil Rating Polygons





 A
 A/D
 B
 B/D
 C
 C/D
 D
 Not rated or not available

Soil Rating Lines

 A
 A/D
 B
 B/D
 C
 C/D
 D
 Not rated or not available

Soil Rating Points






 A
 A/D
 B
 B/D

 C
 C/D
 D
 Not rated or not available


Water Features

 Streams and Canals

Transportation

 Rails
 Interstate Highways
 US Routes
 Major Roads
 Local Roads

Background

 Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
 Web Soil Survey URL: <http://websoilsurvey.nrcs.usda.gov>
 Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: San Diego County Area, California
 Survey Area Data: Version 8, Sep 17, 2014

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Dec 7, 2014—Jan 4, 2015

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Hydrologic Soil Group

Hydrologic Soil Group— Summary by Map Unit — San Diego County Area, California (CA638)				
Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
PfC	Placentia sandy loam, thick surface, 2 to 9 percent slopes	D	0.6	100.0%
Totals for Area of Interest			0.6	100.0%

Description

Hydrologic soil groups are based on estimates of runoff potential. Soils are assigned to one of four groups according to the rate of water infiltration when the soils are not protected by vegetation, are thoroughly wet, and receive precipitation from long-duration storms.

The soils in the United States are assigned to four groups (A, B, C, and D) and three dual classes (A/D, B/D, and C/D). The groups are defined as follows:

Group A. Soils having a high infiltration rate (low runoff potential) when thoroughly wet. These consist mainly of deep, well drained to excessively drained sands or gravelly sands. These soils have a high rate of water transmission.

Group B. Soils having a moderate infiltration rate when thoroughly wet. These consist chiefly of moderately deep or deep, moderately well drained or well drained soils that have moderately fine texture to moderately coarse texture. These soils have a moderate rate of water transmission.

Group C. Soils having a slow infiltration rate when thoroughly wet. These consist chiefly of soils having a layer that impedes the downward movement of water or soils of moderately fine texture or fine texture. These soils have a slow rate of water transmission.

Group D. Soils having a very slow infiltration rate (high runoff potential) when thoroughly wet. These consist chiefly of clays that have a high shrink-swell potential, soils that have a high water table, soils that have a claypan or clay layer at or near the surface, and soils that are shallow over nearly impervious material. These soils have a very slow rate of water transmission.

If a soil is assigned to a dual hydrologic group (A/D, B/D, or C/D), the first letter is for drained areas and the second is for undrained areas. Only the soils that in their natural condition are in group D are assigned to dual classes.

Rating Options

Aggregation Method: Dominant Condition

Component Percent Cutoff: None Specified

Tie-break Rule: Higher

Appendix E
SANDAG Trip Generation Rates

(NOT SO)
**BRIEF GUIDE OF VEHICULAR TRAFFIC GENERATION RATES
 FOR THE SAN DIEGO REGION**



APRIL 2002

NOTE: This listing only represents a *guide* of average, or estimated, traffic generation "driveway" rates and some very general trip data for land uses (emphasis on acreage and building square footage) in the San Diego region. These rates (both local and national) are subject to change as future documentation becomes available, or as regional sources are updated. For more specific information regarding traffic data and trip rates, please refer to the San Diego Traffic Generators manual. *Always check with local jurisdictions for their preferred or applicable rates.*

LAND USE	TRIP CATEGORIES [PRIMARY:DIVERTED:PASS-BY] ^P	ESTIMATED WEEKDAY VEHICLE TRIP GENERATION RATE (DRIVEWAY)	HIGHEST PEAK HOUR % (plus IN:OUT ratio)				TRIP LENGTH (Miles) ^t
			Between 6:00-9:30 A.M.		Between 3:00-6:30 P.M.		
AGRICULTURE (Open Space)	[80:18:2]	2/acre**					10.8
AIRPORT	[78:20:2]						12.5
Commercial		60/acre, 100/flight, 70/1000 sq. ft. * **	5%	(6:4)	8%	(5:5)	
General Aviation		6/acre, 2/flight, 6/based aircraft * **	9%	(7:3)	15%	(5:5)	
Heliports		100/acre**					
AUTOMOBILE^s							
Car Wash							
Automatic		900/site, 600/acre**	4%	(5:5)	9%	(5:5)	
Self-serve		100/washstall**	4%	(5:5)	8%	(5:5)	
Gasoline	[21:51:28]						2.8
with/Food Mart		160/vehicle fueling space**	7%	(5:5)	8%	(5:5)	
with/Food Mart & Car Wash		155/vehicle fueling space**	8%	(5:5)	9%	(5:5)	
Older Service Station Design		150/vehicle fueling space, 900/station**	7%	(5:5)	9%	(5:5)	
Sales (Dealer & Repair)		50/1000 sq. ft., 300/acre, 60/service stall* **	5%	(7:3)	8%	(4:6)	
Auto Repair Center		20/1000 sq. ft., 400/acre, 20/service stall*	8%	(7:3)	11%	(4:6)	
Auto Parts Sales		60/1000 sq. ft. **	4%		10%		
Quick Lube		40/service stall**	7%	(6:4)	10%	(5:5)	
Tire Store		25/1000 sq. ft., 30/service stall**	7%	(6:4)	11%	(5:5)	
CEMETERY		5/acre*					
CHURCH (or Synagogue)	[64:25:11]	9/1000 sq. ft., 30/acre** (quadruple rates for Sunday, or days of assembly)	5%	(6:4)	8%	(5:5)	5.1
COMMERCIAL/RETAIL^s							
Super Regional Shopping Center (More than 80 acres, more than 800,000 sq. ft., w/usually 3+ major stores)		35/1000 sq. ft., ^c 400/acre*	4%	(7:3)	10%	(5:5)	
Regional Shopping Center	[54:35:11]	50/1000 sq. ft., ^c 500/acre*	4%	(7:3)	9%	(5:5)	5.2
(40-80acres, 400,000-800,000 sq. ft., w/usually 2+ major stores)							
Community Shopping Center	[47:31:22]	80/1000 sq. ft., 700/acre* **	4%	(6:4)	10%	(5:5)	3.6
(15-40 acres, 125,000-400,000 sq. ft., w/usually 1 major store, detached restaurant(s), grocery and drugstore)							
Neighborhood Shopping Center (Less than 15 acres, less than 125,000 sq. ft., w/usually grocery & drugstore, cleaners, beauty & barber shop, & fast food services)		120/1000 sq. ft., 1200/acre* **	4%	(6:4)	10%	(5:5)	
Commercial Shops	[45:40:15]						
Specialty Retail/Strip Commercial		40/1000 sq. ft., 400/acre*	3%	(6:4)	9%	(5:5)	4.3
Electronics Superstore		50/1000 sq. ft.**			10%	(5:5)	
Factory Outlet		40/1000 sq. ft.**	3%	(7:3)	9%	(5:5)	
Supermarket		150/1000 sq. ft., 2000/acre* **	4%	(7:3)	10%	(5:5)	
Drugstore		90/1000 sq. ft.**	4%	(6:4)	10%	(5:5)	
Convenience Market (15-16 hours)		500/1000 sq. ft.**	8%	(5:5)	8%	(5:5)	
Convenience Market (24 hours)		700/1000 sq. ft.**	9%	(5:5)	7%	(5:5)	
Convenience Market (w/gasoline pumps)		850/1000 sq. ft., 550/vehicle fueling space**	6%	(5:5)	7%	(5:5)	
Discount Club		60/1000 sq. ft., 600/acre* **	1%	(7:3)	9%	(5:5)	
Discount Store		60/1000 sq. ft., 600/acre**	3%	(6:4)	8%	(5:5)	
Furniture Store		6/1000 sq. ft., 100/acre**	4%	(7:3)	9%	(5:5)	
Lumber Store		30/1000 sq. ft., 150/acre**	7%	(6:4)	9%	(5:5)	
Home Improvement Superstore		40/1000 sq. ft.**	5%	(6:4)	8%	(5:5)	
Hardware/Paint Store		60/1000 sq. ft., 600/acre**	2%	(6:4)	9%	(5:5)	
Garden Nursery		40/1000 sq. ft., 90/acre**	3%	(6:4)	10%	(5:5)	
Mixed Use: Commercial (w/supermarket)/Residential		110/1000 sq. ft., 2000/acre* (commercial only) 5/dwelling unit, 200/acre* (residential only)	3%	(6:4)	9%	(5:5)	
			9%	(3:7)	13%	(6:4)	
EDUCATION							
University (4 years)	[91:9:0]	2.4/student, 100 acre*	10%	(8:2)	9%	(3:7)	8.9
Junior College (2 years)	[92:7:1]	1.2/student, 24/1000 sq. ft., 120/acre* **	12%	(8:2)	9%	(6:4)	9.0
High School	[75:19:6]	1.3/student, 15/1000 sq. ft., 60/acre* **	20%	(7:3)	10%	(4:6)	4.8
Middle/Junior High	[63:25:12]	1.4/student, 12/1000 sq. ft. 50/acre**	30%	(6:4)	9%	(4:6)	5.0
Elementary	[57:25:10]	1.6/student, 14/1000 sq. ft., 90/acre* **	32%	(6:4)	9%	(4:6)	3.4
Day Care	[28:58:14]	5/child, 80/1000 sq. ft.**	17%	(5:5)	18%	(5:5)	3.7
FINANCIAL^s	[35:42:23]						3.4
Bank (Walk-In only)		150/1000 sq. ft., 1000/acre* **	4%	(7:3)	8%	(4:6)	
with Drive-Through		200/1000 sq. ft., 1500/acre*	5%	(6:4)	10%	(5:5)	
Drive-Through only		250 (125 one-way)/lane*	3%	(5:5)	13%	(5:5)	
Savings & Loan		60/1000 sq. ft., 600/acre**	2%		9%		
Drive-Through only		100 (50 one-way)/lane**	4%		15%		
HOSPITAL	[73:25:2]						8.3
General		20/bed, 25/1000 sq. ft., 250/acre*	8%	(7:3)	10%	(4:6)	
Convalescent/Nursing		3/bed**	7%	(6:4)	7%	(4:6)	
INDUSTRIAL							
Industrial/Business Park (commercial included)	[79:19:2]	16/1000 sq. ft., 200/acre* **	12%	(8:2)	12%	(2:8)	9.0
Industrial Park (no commercial)		8/1000 sq. ft., 90/acre**	11%	(9:1)	12%	(2:8)	
Industrial Plant (multiple shifts)	[92:5:3]	10/1000 sq. ft., 120/acre*	14%	(8:2)	15%	(3:7)	11.7
Manufacturing/Assembly		4/1000 sq. ft., 50/acre**	19%	(9:1)	20%	(2:8)	
Warehousing		5/1000 sq. ft., 60/acre**	13%	(7:3)	15%	(4:6)	
Storage		2/1000 sq. ft., 0.2/vault, 30/acre*	6%	(5:5)	9%	(5:5)	
Science Research & Development		8/1000 sq. ft., 80/acre*	16%	(9:1)	14%	(1:9)	
Landfill & Recycling Center		6/acre	11%	(5:5)	10%	(4:6)	

(OVER)

MEMBER AGENCIES: Cities of Carlsbad, Chula Vista, Coronado, Del Mar, El Cajon, Encinitas, Escondido, Imperial Beach, La Mesa, Lemon Grove, National City, Oceanside, Poway, San Diego, San Marcos, Santee, Solana Beach, Vista and County of San Diego.

ADVISORY/LIAISON MEMBERS: California Department of Transportation, County Water Authority, U.S. Department of Defense, S.D. Unified Port District and Tijuana/Baja California.

LAND USE	TRIP CATEGORIES [PRIMARY:DIVERTED:PASS-BY] ^P	ESTIMATED WEEKDAY VEHICLE TRIP GENERATION RATE (DRIVEWAY)	HIGHEST PEAK HOUR % (plus IN:OUT ratio)		TRIP LENGTH (Miles) ^L
			Between 6:00-9:30 A.M.	Between 3:00-6:30 P.M.	
LIBRARY	[44:44:12]	50/1000 sq. ft., 400/acre**	2% (7:3)	10% (5:5)	3.9
LODGING	[58:38:4]				7.6
Hotel (w/convention facilities/restaurant)		10/occupied room, 300/acre	6% (6:4)	8% (6:4)	
Motel		9/occupied room, 200/acre*	8% (4:6)	9% (6:4)	
Resort Hotel		8/occupied room, 100/acre*	5% (6:4)	7% (4:6)	
Business Hotel		7/occupied room**	8% (4:6)	9% (6:4)	
MILITARY	[82:16:2]	2.5/military & civilian personnel*	9% (9:1)	10% (2:8)	11.2
OFFICE					
Standard Commercial Office	[77:19:4]	20/1000 sq. ft., ^o 300/acre*	14% (9:1)	13% (2:8)	8.8
(less than 100,000 sq. ft.)					
Large (High-Rise) Commercial Office	[82:15:3]	17/1000 sq. ft., ^o 600/acre*	13% (9:1)	14% (2:8)	10.0
(more than 100,000 sq. ft., 6+ stories)					
Office Park (400,000+ sq. ft.)		12/1000 sq. ft., 200/acre* **	13% (9:1)	13% (2:8)	
Single Tenant Office		14/1000 sq. ft., 180/acre*	15% (9:1)	15% (2:8)	8.8
Corporate Headquarters		7/1000 sq. ft., 110/acre*	17% (9:1)	16% (1:9)	
Government (Civic Center)	[50:34:16]	30/1000 sq. ft.**	9% (9:1)	12% (3:7)	6.0
Post Office					
Central/Walk-In Only		90/1000 sq. ft.**	5% (6:4)	7% (5:5)	
Community (not including mail drop lane)		200/1000 sq. ft., 1300/acre*	6% (6:4)	9% (5:5)	
Community (w/mail drop lane)		300/1000 sq. ft., 2000/acre*	7% (5:5)	10% (5:5)	
Mail Drop Lane only		1500 (750 one-way)/lane*	7% (5:5)	12% (5:5)	
Department of Motor Vehicles		180/1000 sq. ft., 900/acre**	6% (6:4)	10% (4:6)	
Medical-Dental	[60:30:10]	50/1000 sq. ft., 500/acre*	6% (8:2)	11% (3:7)	6.4
PARKS	[66:28:6]				5.4
City (developed w/meeting rooms and sports facilities)		50/acre*	4% (5:5)	8% (5:5)	
Regional (developed)		20/acre*			
Neighborhood/County (undeveloped)		5/acre (add for specific sport uses), 6/picnic site* **			
State (average 1000 acres)		1/acre, 10/picnic site**			
Amusement (Theme)		80/acre, 130/acre (summer only)**		6% (6:4)	
San Diego Zoo		115/acre*			
Sea World		80/acre*			
RECREATION					
Beach, Ocean or Bay	[52:39:9]	600/1000 ft. shoreline, 60/acre*			6.3
Beach, Lake (fresh water)		50/1000 ft. shoreline, 5/acre*			
Bowling Center		30/1000 sq. ft., 300/acre, 30/lane **	7% (7:3)	11% (4:6)	
Campground		4/campsite**	4%	8%	
Golf Course		7/acre, 40/hole, 700/course* **	7% (8:2)	9% (3:7)	
Driving Range only		70/acre, 14/tee box*	3% (7:3)	9% (5:5)	
Marinas		4/berth, 20/acre* **	3% (3:7)	7% (6:4)	
Multi-purpose (miniature golf, video arcade, batting cage, etc.)		90/acre	2%	6%	
Racquetball/Health Club		30/1000 sq. ft., 300/acre, 40/court*	4% (6:4)	9% (6:4)	
Tennis Courts		16/acre, 30/court**	5%	11% (5:5)	
Sports Facilities					
Outdoor Stadium		50/acre, 0.2/seat*			
Indoor Arena		30/acre, 0.1/seat*			
Racetrack		40/acre, 0.6 seat*			
Theaters (multiplex w/matinee)	[66:17:17]	80/1000 sq. ft., 1.8/seat, 360/screen*	1/3%	8% (6:4)	6.1
RESIDENTIAL	[86:11:3]				7.9
Estate, Urban or Rural		12/dwelling unit **R	8% (3:7)	10% (7:3)	
(average 1-2 DU/acre)					
Single Family Detached		10/dwelling unit **R	8% (3:7)	10% (7:3)	
(average 3-6 DU/acre)					
Condominium		8/dwelling unit **R	8% (2:8)	10% (7:3)	
(or any multi-family 6-20 DU/acre)					
Apartment		6/dwelling unit **R	8% (2:8)	9% (7:3)	
(or any multi-family units more than 20 DU/acre)					
Military Housing (off-base, multi-family)					
(less than 6 DU/acre)		8/dwelling unit	7% (3:7)	9% (6:4)	
(6-20 DU/acre)		6/dwelling unit	7% (3:7)	9% (6:4)	
Mobile Home					
Family		5/dwelling unit, 40/acre*	8% (3:7)	11% (6:4)	
Adults Only		3/dwelling unit, 20/acre*	9% (3:7)	10% (6:4)	
Retirement Community		4/dwelling unit**	5% (4:6)	7% (6:4)	
Congregate Care Facility		2.5/dwelling unit**	4% (6:4)	8% (5:5)	
RESTAURANT^S	[51:37:12]				4.7
Quality		100/1000 sq. ft., 3/seat, 500/acre* **	1% (6:4)	8% (7:3)	
Sit-down, high turnover		160/1000 sq. ft., 6/seat, 1000/acre* **	8% (5:5)	8% (6:4)	
Fast Food (w/drive-through)		650/1000 sq. ft., 20/seat, 3000/acre* **	7% (5:5)	7% (5:5)	
Fast Food (without drive-through)		700/1000 sq. ft.**	5% (6:4)	7% (5:5)	
Delicatessen (7am-4pm)		150/1000 sq. ft., 11/seat*	9% (6:4)	3% (3:7)	
TRANSPORTATION					
Bus Depot		25/1000 sq. ft.**			
Truck Terminal		10/1000 sq. ft., 7/bay, 80/acre**	9% (4:6)	8% (5:5)	
Waterport/Marine Terminal		170/berth, 12/acre**			
Transit Station (Light Rail w/parking)		300/acre, 2 ^{1/2} /parking space (4/occupied)**	14% (7:3)	15% (3:7)	
Park & Ride Lots		400/acre (600/paved acre), 5/parking space (8/occupied)* **	14% (7:3)	15% (3:7)	

* Primary source: San Diego Traffic Generators.

* Other sources: ITE Trip Generation Report [6th Edition], Trip Generation Rates (other agencies and publications), various SANDAG & CALTRANS studies, reports and estimates.

^P Trip category percentage ratios are daily from local household surveys, often cannot be applied to very specific land uses, and do not include non-resident drivers (draft SANDAG Analysis of Trip Diversion, revised November, 1990):

PRIMARY - one trip directly between origin and primary destination.

DIVERTED - linked trip (having one or more stops along the way to a primary destination) whose distance compared to direct distance \geq 1 mile.

PASS-BY - undiverted or diverted $<$ 1 mile.

^L Trip lengths are average weighted for all trips to and from general land use site. (All trips system-wide average length = 6.9 miles)

^C Fitted curve equation: $\ln(T) = 0.502 \ln(x) + 6.945$ } T = total trips, x = 1,000 sq. ft.

^O Fitted curve equation: $\ln(T) = 0.756 \ln(x) + 3.950$ }

^R Fitted curve equation: $t = -2.169 \ln(d) + 12.85$ t = trips/DU, d = density (DU/acre), DU = dwelling unit

^S Suggested PASS-BY [undiverted or diverted $<$ 1 mile] percentages for trip rate reductions only during P.M. peak period (based on combination of local data/review and Other sources**):

COMMERCIAL/RETAIL	
Regional Shopping Center	20%
Community	30%
Neighborhood	40%
Specialty Retail/Strip Commercial (other)	10%
Supermarket	40%
Convenience Market	50%
Discount Club/Store	30%
FINANCIAL	
Bank	25%
AUTOMOBILE	
Gasoline Station	50%
RESTAURANT	
Quality	10%
Sit-down high turnover	20%
Fast Food	40%

^T Trip Reductions - In order to help promote regional "smart growth" policies, and acknowledge San Diego's expanding mass transit system, consider vehicle trip rate reductions (with proper documentation and necessary adjustments for peak periods). The following are some examples:

[1] A 5% daily trip reduction for land uses with transit access or near transit stations accessible within 1/4 mile.

[2] Up to 10% daily trip reduction for mixed-use developments where residential and commercial retail are combined (demonstrate mode split of walking trips to replace vehicular trips).

RESOLUTION NO. -18

A RESOLUTION APPROVING
GENERAL PLAN AMENDMENT NO. 2016-02
TO AMEND THE LAND USE ELEMENT OF THE GENERAL PLAN
BY REDESIGNATING THE PROPERTY LOCATED ON BOSTONIA
STREET BETWEEN BROADWAY AND COKER WAY AND ADDRESSED
AS 999 BOSTONIA, APN: 484-240-19, FROM GENERAL COMMERCIAL
(GC) TO LOW MEDIUM DENSITY RESIDENTIAL (LMR)

WHEREAS, the Planning Commission held a duly advertised public hearing on May 15, 2018 to consider the Mitigated Negative Declaration and Mitigation, Monitoring and Reporting Program; General Plan Amendment No. 2016-02, to redesignate the subject site from General Commercial to Low Medium Density Residential; Zone Reclassification No. 2324, to change the zoning classification from RS-6 (Residential Single-Family, 6,000 square feet) to RM-2200 (Residential, Multi-Family, 2,200 square feet); Planned Unit Development No. 346, and Tentative Subdivision Map No. 667, requesting a seven-unit residential development on property located on the east side of Bostonia Street between Broadway and Coker Way; and

WHEREAS, the Planning Commission considered the draft Mitigated Negative Declaration and Mitigation, Monitoring and Reporting Program and adopted Resolution No. 10950 in order recommending City Council approval of the Mitigated Negative Declaration and Mitigation, Monitoring and Reporting Program for the Bostonia Greens project; and

WHEREAS, the Planning Commission adopted Resolution No. 10951 recommending to the City Council approval of General Plan Amendment No. 2016-02 to amend the general plan designation of the property from General Commercial Residential (GC) to Low Medium Density Residential (LMR); and

WHEREAS, the City Council reviewed and considered the proposed Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program in accordance with the California Environmental Quality Act (CEQA), and adopted Resolution No. ___-18; and

WHEREAS, the City Council held a duly advertised public hearing on June 12, 2018, to consider the proposed General Plan Amendment to change the land use designation from General Commercial (GC) to Low Medium Density Residential (LMR) for the proposed project; and

WHEREAS, at the public hearing the City Council received evidence through public testimony and comment, in the form of both verbal and written communications and reports prepared and presented to the City Council.

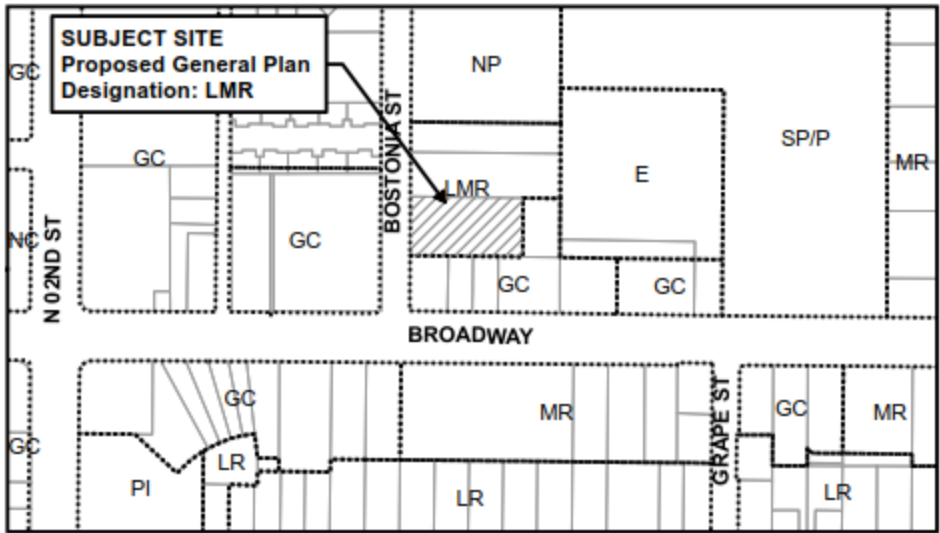
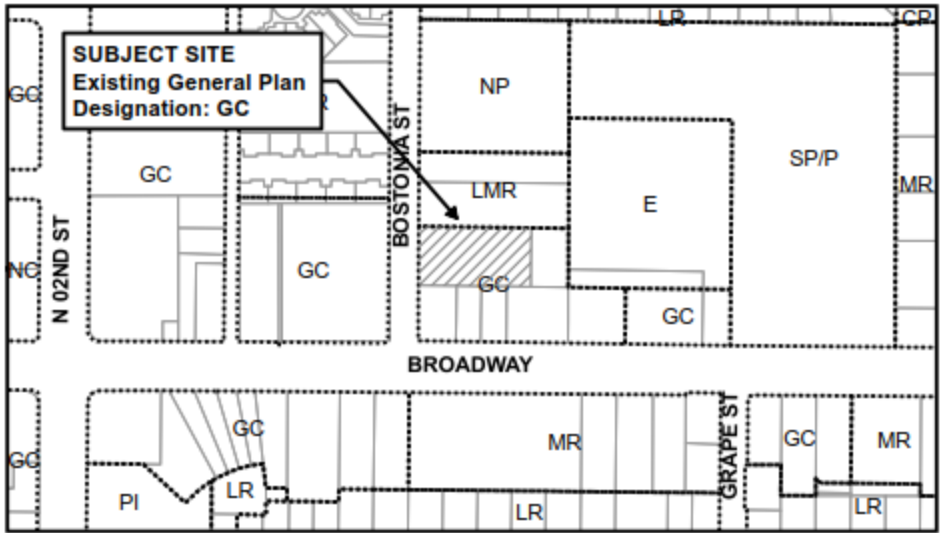
NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF EL CAJON AS FOLLOWS:

Section 1. The City Council finds that:

- A. The recitals above are true and correct and are incorporated herein by this reference.
- B. The proposed amendment to the General Plan Land Use Element to change the general plan designation on the subject properties is in conformance with Government Code sections 65352.3 and 65358(b), requiring the City to notify and consult with local Native American Tribes for the purpose of protecting, and/or mitigating impacts to cultural places when a local government is considering a proposal to adopt or amend a general plan and/or a specific plan; and the City has complied with all noticing procedures.
- C. The General Plan amendment will redesignate the subject site to Low Medium Density Residential. This land use is consistent with the properties immediately north of the subject property and recognizes the historical use of the property for residential uses. The change in land use designation from General Commercial to Low Medium Density Residential complements the established residential character of the area. Furthermore, it will create needed housing opportunities, which is supported by Goal 5 of the General Plan that calls for a broad range of housing types made available to meet the housing needs of various age and income groups.
- D. Amending the General Plan Land Use designation to Low Medium Density Residential will result in an increase in residential units. Furthermore, it will improve the quality of the existing residential neighborhood with well-designed single-family residences that meet an important need for housing. Therefore, the amendment does not conflict with adopted governing plans, and it is internally consistent with the remainder of the General Plan.

Section 2. That based upon said findings of fact, the City Council approves General Plan Amendment 2016-02 to amend the Land Use Element of the General Plan by changing the General Plan designation of the property on the east side of Bostonia Street between Broadway and Coker Way from General Commercial (GC) to Low Medium Density Residential (LMR), in accordance with the attached Exhibit "A."

Exhibit "A"
General Plan Amendment No. 2016-02



ORDINANCE NO. _____

AN ORDINANCE REZONING PROPERTY LOCATED ON THE EAST SIDE OF BOSTONIA STREET BETWEEN BROADWAY AND COKER WAY,); APN: 484-240-19, FROM THE RS-6 (SINGLE-FAMILY RESIDENTIAL, MINIMUM 6,000 SQUARE FEET) TO THE RM-2200 (MULTI-FAMILY RESIDENTIAL, MINIMUM 2,200 SQUARE FEET; PENDING GENERAL PLAN DESIGNATION: LOW MEDIUM DENSITY RESIDENTIAL (LMR).

WHEREAS, the Planning Commission held a duly advertised public hearing on May 15, 2018 to consider General Plan Amendment No. 2016-02, to redesignate the subject site from General Commercial to Low Medium Density Residential; Zone Reclassification No. 2324, to change the zoning classification from RS-6 (Residential Single-Family, 6,000 square feet) to RM-2200 (Residential, Multi-Family, 2,200 square feet); Planned Unit Development No. 346, and Tentative Subdivision Map No. 667, requesting a seven-unit residential development on property located on the east side of Bostonia Street between Broadway and Coker Way; and

WHEREAS, the Planning Commission considered the draft Mitigated Negative Declaration and Mitigation, Monitoring and Reporting Program and adopted Resolution No. 10950 in order recommending City Council approval of the Mitigated Negative Declaration and Mitigation, Monitoring and Reporting Program for the Bostonia Greens project; and

WHEREAS, the Planning Commission adopted Resolution No. 10951 recommending to the City Council approval of General Plan Amendment No. 2016-02 to amend the general plan designation of the property from General Commercial Residential (GC) to Low Medium Density Residential (LMR); and

WHEREAS, the Planning Commission adopted Resolution No. 10952 recommending City Council approval of Zone Reclassification No. 2324 to rezone the subject property from the RS-6 (Residential Single-Family, 6,000 square feet) to RM-2200 (Residential, Multi-Family, 2,200 square feet) zone; and

WHEREAS, the City Council reviewed and considered the proposed Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program in accordance with the California Environmental Quality Act (CEQA), and adopted Resolution No. ____-18; and

WHEREAS, the El Cajon City Council considered the proposed General Plan Amendment to change the land use designation from General Commercial (GC) to Low Medium Density Residential (LMR) for the proposed project and adopted Resolution No. ____-18; and

WHEREAS, the El Cajon City Council held a duly advertised public hearing on

June 12, 2018, to consider the proposed Zone Reclassification to rezone the subject site from RS-6 (Residential Single-Family, 6,000 square feet) to RM-2200 (Residential, Multi-Family, 2,200 square feet); and

WHEREAS, at the public hearing the City Council received evidence through public testimony and comment, in the form of both verbal and written communications and reports prepared and presented to the City Council.

NOW THEREFORE, THE CITY COUNCIL OF THE CITY OF EL CAJON DOES ORDAIN AS FOLLOWS:

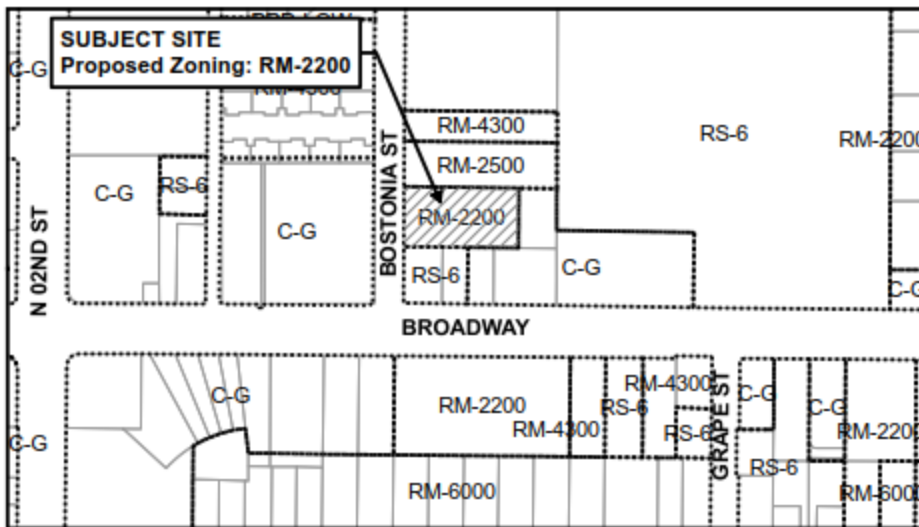
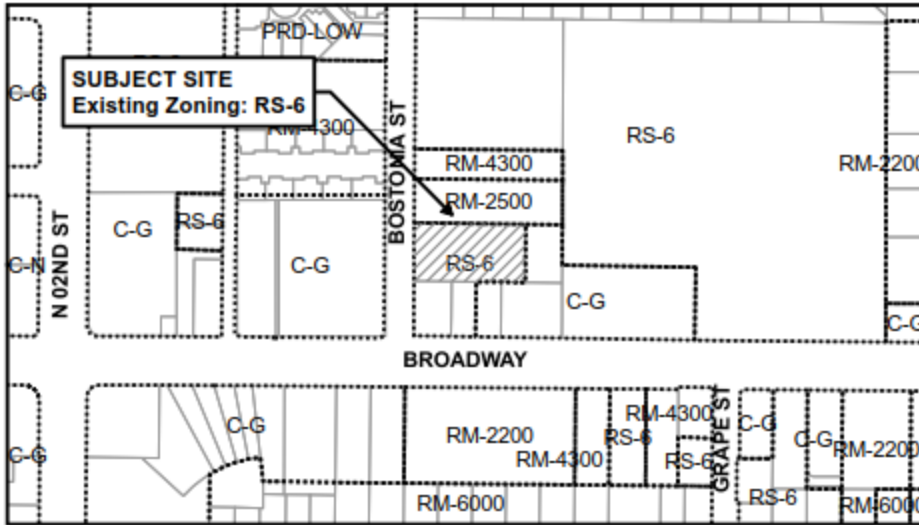
Section 1. Based upon the record as a whole, the City Council hereby makes the following findings:

- A. The rezoning of the property is consistent with the Low Medium Density Residential as indicated in the General Plan Zoning Consistency Chart. Furthermore, the proposed zone 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 additional residential units to create more housing opportunities, which will also assist the City in meeting its share of regional housing needs.

Section 2. The City Council hereby rezones the subject property located on the east side of Bostonia Street between Broadway and Coker Way from the from RS-6 (Residential Single-Family, 6,000 square feet) to RM-2200 (Residential, Multi-Family, 2,200 square feet) in accordance with the attached Exhibit "A".

Section 3. This ordinance shall become effective thirty (30) days following its passage and adoption.

Exhibit "A"
Zone Reclassification No. 2324



RESOLUTION NO. -18

A RESOLUTION APPROVING PLANNED UNIT DEVELOPMENT NO. 346 FOR A SEVEN-UNIT COMMON INTEREST DEVELOPMENT IN THE PENDING RM-2200 (MULTI-FAMILY RESIDENTIAL, 2,200 SQ. FT.) ZONE LOCATED ON THE EAS SIDE OF BOSTONIA STREET BETWEEN BROADWAY AND COKER WAY, APN: 484-240-19, GENERAL PLAN DESIGNATION: LOW MEDIUM DENSITY RESIDENTIAL (LMR)

WHEREAS, the Planning Commission held a duly advertised public hearing on May 15, 2018 to consider General Plan Amendment No. 2016-02, to redesignate the subject site from General Commercial to Low Medium Density Residential; Zone Reclassification No. 2324, to change the zoning classification from RS-6 (Residential Single-Family, 6,000 square feet) to RM-2200 (Residential, Multi-Family, 2,200 square feet); Planned Unit Development (PUD) No. 346, and Tentative Subdivision Map (TSM) No. 667, requesting a seven-unit residential development on property located on the east side of Bostonia Street between Broadway and Coker Way; and

WHEREAS, the Planning Commission considered the draft Mitigated Negative Declaration and Mitigation, Monitoring and Reporting Program and adopted Resolution No. 10950 in order recommending City Council approval of the Mitigated Negative Declaration and Mitigation, Monitoring and Reporting Program for the Bostonia Greens project; and

WHEREAS, the Planning Commission adopted Resolution No. 10951 recommending to the City Council approval of General Plan Amendment No. 2016-02 to amend the general plan designation of the property from General Commercial Residential (GC) to Low Medium Density Residential (LMR); and

WHEREAS, the Planning Commission adopted Resolution No. 10952 recommending City Council approval of Zone Reclassification No. 2324 to rezone the subject property from the RS-6 (Residential Single-Family, 6,000 square feet) to RM-2200 (Residential, Multi-Family, 2,200 square feet) zone; and

WHEREAS, the Planning Commission adopted Resolution No. 10953 recommending City Council approval of Planned Unit Development No. 346 for the seven-unit residential development on the subject property; 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. ____-18; and

WHEREAS, the City Council considered the proposed General Plan Amendment to change the land use designation from General Commercial (GC) to Low Medium Density Residential (LMR) for the proposed project and adopted Resolution No. ____-18; and

WHEREAS, the City Council considered the proposed Zone Reclassification to change the zoning classification from RS-6 to RM-2200 and introduced the Ordinance; and

WHEREAS, the City Council held a duly advertised public hearing on June 12, 2018, to consider PUD No. 346, and received evidence through public testimony and comment, in the form of verbal and written communications and reports; and

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 project density is consistent with the pending Low Medium Density Residential designation of the General Plan. Furthermore, the project would facilitate the development of the site with residential uses in conformance with Housing Element policies to increase the number of housing units; and
- C. The project proposes to accommodate pedestrian access through the private street, which will be designed with enhanced permeable pavers. A separate concrete sidewalk is not necessary to serve the seven residences. In addition, the reduced rear and side yard setbacks allow for a reasonable size 1,500 square foot residence. Small windows are proposed where setbacks are reduced to maintain privacy for adjacent properties and residences.
- D. The proposed PUD is similar to other common interest development projects in the area and provides for home ownership opportunities on modest lots. Therefore, the proposed project is compatible with surrounding development.
- E. The design of the proposed project provides sufficient parking with adequate space for vehicle back-up and maneuvering. Proposed structures and other elements of the project would not have a negative effect on visibility.

Section 2. The City Council hereby approves PUD No. 346 for a seven-unit common-interest residential development in the pending RM-2200 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 Director of Community Development, the applicant shall submit and obtain approval of a one-page, 24" by 36" mylar site plan for Planned Unit Development No. 346 that reflects the following specific notes and changes:
 - a. Include the following note: "This project shall comply with the Standard Conditions of Development from Planning Commission Resolution No. 10649, as applicable."
 - b. Include the following note: "Separate utility connections shall be provided for each unit in the approved PUD."
 - c. Identify the remaining lot coverage allowance and how that will be allocated to each lot for patio covers or small additions. Please also identify a minimum rear yard setback of 5 feet from the property line for any patio covers or additions.
 - d. The revised site plan shall reflect the applicable comments and include all of the required notes from the Engineering conditions below.
2. Prior to the issuance of building permits, or as otherwise determined by the Director of Community Development, 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 PUD No. 346 Site Plan.
 - b. Record the final map for TSM No. 667.
 - c. 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.
 - d. 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.
 - e. Shutters or similar architectural features shall be added to the exterior elevations.
 - f. Identify the concrete masonry block perimeter wall on the building permit plans. The plans shall identify a split face block or other similar decorative masonry material, and the wall shall include a trim cap. The height of wall shall be 6 feet around the perimeter and reduced to 42 inch within the 10' front yard setback on Bostonia Street.
 - g. Provide detailed information on the pervious paver material selected for the private street and driveways. The selected materials must be able to withstand trash truck traffic on a weekly basis and support the weight of emergency vehicles.
 - h. Identify the privacy fencing on the building permit plans. Fencing shall be compatible with the exterior materials of the residences and shall not consist of

white vinyl fencing. Gates must be provided to allow access to the trash and recycling storage on the side of each residence.

- i. Comply with the Engineering conditions to the satisfaction of the City Engineer and the Director of Community Development.
 - j. Submit a Landscape Documentation Package (LDP) and Certificate of Completion in conformance with the requirements of Chapter 17.195 and section 17.60.180 of the Zoning Code, and the State's revised Model Water Efficient Landscape Ordinance, and consistent with the guidelines provided in the City of El Cajon Landscape Design Manual. The LDP plans shall be consistent with the approved PUD site plan and TSM. Indicate a dedicated water meter for the irrigation of common area landscaping.
3. Prior to building permit final, or as otherwise determined by the Director of Community Development, the applicant shall complete the following:
- a. Submit one electronic copy of the draft CC&Rs for the common ownership and maintenance of the project for approval by Planning, Storm Water, and the 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 Planning 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 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:

- b. 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.
- c. Amendments with regard to the supervisory jurisdiction for enforcement granted to the City of El Cajon by this Declaration.
- d. 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 garages depicted on the final approved PUD No. 346 site plan. No on-site parking is permitted outside designated parking spaces."

"F. A minimum of two garage parking spaces at each unit shall be maintained and available for parking."

- 4. Prior to the granting of occupancy for any unit, or as otherwise determined by the Director of Community Development, all on-site improvements shall be completed or guaranteed in accordance with the approved PUD No. 346 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 Planning on a compact disc.
 - b. Complete the installation of the approved landscaping and irrigation system and obtain approval of a Certificate of Completion.

Building Conditions

- 5. Comply with Currently adopted edition of the California Building Code, California Fire Code, California Mechanical Code, California Plumbing Code, California Electrical Code, and Green Building Standard Code.
- 6. A Building permit is required for this project.
- 7. Title 24 energy efficiency compliance and documentation is required.
- 8. Soils report will be required for this project.

9. An automatic sprinkler system is required by CBC or local ordinance.
10. Undergrounding of all on-site utilities is required.
11. All weather fire access road shall be available on the job site before start of construction.
12. Residential address numbers shall be visible from the street, contrasting in color from wall surface, and minimum 5 inches in size.
13. Please be advised that the underground storage tanks must be designed to withstand the 75,000 pounds weight of a fire apparatus.
14. Dedicate and maintain fire apparatus access lanes by red curb or signage. Fire access lane to be min. 20 feet wide and 13'-6" in height.
15. If electric vehicle gates are anticipated, they will require optical device and Knox key override. Pedestrian gates require Knox box. Contact Fire Department for application.

Engineering and Storm Water

16. 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:

Show all existing, proposed and vacated easements (private and public) on the Final Map.

Provide a public sewer easement of 15-ft wide and 15-ft beyond the sewer termination point along the private street centered on the proposed sewer main.

Improve the street shown on the tentative map as Private Street in accordance with Chapter 17.165 of the City Municipal Code, since the street does not meet City Standards for public streets. Prior to issuance of a Building Permit and an 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 scale, detailed drawing showing the plan and profile of the private street, curbs and gutters, drainage features, and typical sections shall be prepared by a Civil Engineer registered in the State of California and shall be submitted to the City for review. Private Street Improvement Plans may be included with the Grading and Drainage Plans.

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. The

proposed sewer and water laterals serving the parcel shall be private and shall be approved by the Building Division. A double cleanout is required at the property line for all sewer laterals. Maintenance of the private 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.

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 in 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 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 may be included with the Grading and Drainage Plans.

Close all unused existing driveways and replace with full height curb and PCC sidewalk per City Standards.

The existing driveway on Bostonia Street shall be replaced with a San Diego Regional Standard Drawings G-26 with 2:1 sidewalk transitions per G-14A for ADA compliance. Edge of driveway shall be a minimum of 3-feet from the property line and all obstructions. The driveway shall be a minimum 24'/36' curb cut. Repair all damaged concrete curb and gutter and sidewalk per El Cajon City Standards.

17. Prior to issuance of Building Permit and Encroachment Permit, the applicant or contractor shall prepare a detailed scaled drawing with dimensions of the proposed driveway and sidewalk installation showing the location of the public street right-of-way, property lines, face of curb, all physical obstructions, including but not limited to, utility poles, telephone and cable TV equipment, fencing, etc. along with any required offsets in accordance with San Diego Area Regional Standard Drawings (SDRSD) G-15 and G-16.

18. Add the following notes to the PUD 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 Engineering and Storm Water 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.”

19. Comply with the following Storm Water requirements:

- 1) Decrease impervious surfaces by implementing additional pervious pavements, as one example, all driveways to private lots should be constructed of pervious materials.
- 2) 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.

- 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. 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.
20. Submit a current Preliminary Title Report and a Subdivision Guarantee, no older than 60 days, at the time the map is ready to record.
21. Submit a County Tax Certificate valid at the time of map recordation.
22. Set survey monuments and guarantee setting of any deferred monuments.
23. Submit Will-Serve letters from Water Company, Gas and Electric Company, Phone Company and Cable TV Company.
24. Submit a preliminary soils report prepared by a Civil or Geotechnical Engineer registered in the state of California, along with adequate test borings.

25. Submit a Drainage Study and a Grading and Drainage Plan along with an Erosion Control Plan prepared by a Civil Engineer, registered in 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 and approved 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 water quality management 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 Civil Engineer, registered in the State of California, 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.

26. Submit a Sewer Capacity Study for sewer main serving the project in Bostonia Street and the sewer main in Broadway, between Bostonia Street and North Second Street. Impacts of the development on the existing sewer system may require improvements to the sewer system. The developer will be responsible for a proportionate share of the costs of the improvements.
27. Submit signature omission letters from all public easement holders who do not have a signature block on the map.
28. Submit a letter stating if the required public improvements listed above will be completed prior to recording the Map or deferred by a Subdivision Agreement.
29. 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.

30. Underground all new utility distribution facilities adjacent to and within the subdivision boundaries along Bostonia Street, including services to all new buildings, in accordance with City Municipal Code Sections 16.16.040D and 16.52.010.
31. An Encroachment Permit is required prior to any work within the public right-of-way.
32. 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.
33. 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.
34. Landscaping at the entrance of the driveways shall be kept low to provide adequate sight distance.

NOTE:

The following must be submitted to Engineering Staff when the final map is submitted for review (An incomplete submittal will not be accepted). Please make an appointment with Engineering Staff located on the third floor of City Hall to review requirements and obtain appropriate checklists prior to the first submittal. Appropriate checklists will be provided to the Engineer of Work. The checklists shall be completed by the Engineer of Work and will be required with the first submittal:

- Three (3) sets of maps and completed map checklist.
- Map closure calculations/data.
- Copies of record maps referenced (full size sheets only).
- Cost estimate of improvements within public right-of-way.
- Cost estimate of public sewer main and private storm drain improvements.
- Cost estimate of on-site improvements, excluding buildings, walls, pavement and utilities.
- Four (4) sets of Grading and Drainage Plans with Erosion Control Plans for the on-site improvements, with signatures and seals, and completed Grading and Drainage Plan checklist.
- Four (4) sets of Private Street, Public Sewer Main, and Private Storm Drain Improvements Plans, with signatures and seals, and completed Private Street and Public Sewer Main checklists. Private Street, Public Sewer Main and Public Storm Drain Improvements may be included with Grading and Drainage Plans.

- Soils report.
- Drainage study.
- Sewer capacity study.
- Improvement plan check fee for the public sewer main.
- Map checking fee.
- Grading and Drainage Plan check fee.
- Erosion Control Plan check fee.
- Drainage Study fee.
- Conditions, Covenants, and Restrictions Review fee.
- Letter stating if the required Public Improvements will be constructed prior to recording the Map or deferred by a Subdivision Agreement.
- Copy of the CC&R's.
- When applicable: A copy of the Operating Agreement (for an LLC); Partnership Agreement (for a Partnership); or a Resolution (for a Corporation).

RESOLUTION NO. -18

A RESOLUTION APPROVING TENTATIVE SUBDIVISION MAP NO. 667 FOR AN EIGHT-LOT SUBDIVISION ON THE EAST SIDE OF BOSTONIA STREET NORTH OF BROADWAY AND SOUTH OF COKER WAY, APN: 484-240-19; GENERAL PLAN DESIGNATION: PENDING LOW MEDIUM DENSITY RESIDENTIAL (LMR).

WHEREAS, the Planning Commission held a duly advertised public hearing on May 15, 2018 to consider General Plan Amendment No. 2016-02, to redesignate the subject site from General Commercial to Low Medium Density Residential; Zone Reclassification No. 2324, to change the zoning classification from RS-6 (Residential Single-Family, 6,000 square feet) to RM-2200 (Residential, Multi-Family, 2,200 square feet); Planned Unit Development (PUD) No. 346, and Tentative Subdivision Map (TSM) No. 667, requesting a seven-unit residential development on property located on the east side of Bostonia Street between Broadway and Coker Way; and

WHEREAS, the Planning Commission considered the draft Mitigated Negative Declaration and Mitigation, Monitoring and Reporting Program and adopted Resolution No. 10950 in order recommending City Council approval of the Mitigated Negative Declaration and Mitigation, Monitoring and Reporting Program for the Bostonia Greens project; and

WHEREAS, the Planning Commission adopted Resolution No. 10951 recommending to the City Council approval of General Plan Amendment No. 2016-02 to amend the general plan designation of the property from General Commercial Residential (GC) to Low Medium Density Residential (LMR); and

WHEREAS, the Planning Commission adopted Resolution No. 10952 recommending City Council approval of Zone Reclassification No. 2324 to rezone the subject property from the RS-6 (Residential Single-Family, 6,000 square feet) to RM-2200 (Residential, Multi-Family, 2,200 square feet) zone; and

WHEREAS, the Planning Commission adopted Resolution No. 10953 recommending City Council approval of PUD No. 346 for the seven-unit residential development on the subject property; and

WHEREAS, the Planning Commission adopted Resolution No. 10954 recommending to the City Council approval TSM No. 667 for the subject property; and

WHEREAS, the City Council reviewed and considered the proposed Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program in accordance with the California Environmental Quality Act (CEQA), and adopted Resolution No. ____-18; and

WHEREAS, the City Council considered the proposed General Plan Amendment

to change the land use designation from General Commercial (GC) to Low Medium Density Residential (LMR) for the proposed project and adopted Resolution No. ____-18; and

WHEREAS, the City Council considered the proposed Zone Reclassification to change the zoning classification from RS-6 to RM-2200 and introduced the Ordinance; and

WHEREAS, the City Council considered the proposed Planned Unit Development for a seven-unit common interest residential development and adopted Resolution No. ____-18; and

WHEREAS, the City Council held a duly advertised public hearing on June 12, 2018, to consider TSM No. 667, and received evidence through public testimony and comment, in the form of verbal and written communications and reports; and

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 are incorporated herein by this 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.
- C. The proposed subdivision map design results in a common interest 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 project site has no habitat value and is located in an urbanized area. Furthermore, the subject property is in a disturbed condition, surrounded by urban development, not environmentally sensitive, and there are no fish or wildlife populations that would be harmed by the existing residential development of the subject property. Existing trees will be evaluated for nesting birds in accordance with the Migratory Bird Treaty Act in accordance with the Mitigation, Monitoring and Reporting Program.
- E. 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 units are separated to allow air flow through and around the units.

- F. 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 because the map will establish new easements for public utilities, private road access, the private storm drain, and landscape maintenance.

Section 2. The City Council hereby approves Tentative Subdivision Map No. 667 for seven residential lots, and one common lot, in the pending RM-2200 zone on the above described property, subject to the following conditions:

- A. The applicant shall comply with all Engineering requirements as indicated in the conditions included to the resolution recommending City Council approval of the PUD No. 346.
- B. Prior to the issuance of building permits for PUD No. 346, or as otherwise determined by the Director of Public Works, the final map for TSM No. 667 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 PUD No. 346 and TSM No. 667, 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 front yard landscaped areas and private driveways and the common lot at the site as depicted on the TSM.
- 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.

**EXCERPT FROM THE DRAFT MINUTES OF THE
EL CAJON PLANNING COMMISSION MEETING
May 15, 2018**

[MROZ recused himself from the following item due to financial conflict of interest. He left Council Chambers at 7:07 p.m.]

Agenda Item:	2
Project Name:	Bostonia Greens
Request:	New Common Interest Development for seven single-family detached residences
CEQA Recommendation:	Mitigated Negative Declaration
STAFF RECOMMENDATION:	APPROVE
Project Number(s):	General Plan Amendment No. 2016-02 Zone Reclassification No. 2324 Planned Unit Development (PUD) No. 346 Tentative Subdivision Map (TSM) No. 667
Location:	999 Bostonia Street
Applicant:	Bostonian Redevelopment Ventures LP; Greg Brown Jr.
Project Planner:	Melissa Devine, mdevine@cityofelcajon.us, 619.441.1773
City Council Hearing Required?	Yes June 12, 2018
Recommended Actions:	1. Conduct the public hearing; and 2. MOVE to adopt the next resolutions in order recommending City Council approval of the Mitigated Negative Declaration, GPA No. 2016-02, ZR No. 2324, PUD No. 346, and TSM No. 667, subject to conditions

DEVINE summarized the agenda report in a PowerPoint presentation and noted that a revised Disclosure Statement was distributed to staff and Planning Commissioners before the meeting.

Commissioner LONGORIA recommended adding shutters, and that fencing match the color scheme of units.

Mr. Greg BROWN Jr., the applicant, commended staff and is excited about the project which would provide an entry level home to first time home buyers. He asked that condition 2.f. in the proposed PUD resolution, be modified to include light trash trucks due to pavers being installed.

**EXCERPT FROM THE DRAFT MINUTES OF THE
EL CAJON PLANNING COMMISSION MEETING
May 15, 2018**

Commissioner TURCHIN addressed the small yards, but the applicant and staff noted other areas for play including the nearby Bostonia Recreation Center. The applicant accepted the conditions of approval.

Motion was made by CIRCO, seconded by TURCHIN, to close the public hearing; carried 4-0 (MROZ, recused himself due to financial conflict of interest).

Commissioners praised the project, and added new condition as discussed.

Motion was made by LONGORIA, seconded by TURCHIN, to adopt the next Resolutions in order recommending City Council approval of Mitigated Negative Declaration, General Plan Amendment No. 2016-02; Zone Reclassification No. 2324; Planned Unit Development No. 346 and Tentative Subdivision Map, subject to conditions, with improved architectural elements; carried 4-0 (MROZ, recused himself due to financial conflict of interest).

[MROZ returned to Council Chambers at 7:30 p.m.]

PLANNING COMMISSION RESOLUTION NO. 10950

A RESOLUTION RECOMMENDING CITY COUNCIL ADOPTION OF A MITIGATED NEGATIVE DECLARATION AND MITIGATION MONITORING AND REPORTING PROGRAM FOR THE BOSTONIA GREENS PROJECT, SEVEN-UNIT SINGLE-FAMILY COMMON INTEREST RESIDENTIAL DEVELOPMENT ON THE EAST SIDE OF BOSTONIA STREET BETWEEN BROADWAY AND COKER WAY IN THE PENDING GENERAL PLAN DESIGNATION: LMR (LOW MEDIUM DENSITY RESIDENTIAL), AND PENDING RM-2200 (RESIDENTIAL, MULTI-FAMILY, 2,200 SQ. FT.) ZONE; APN: 484-240-19.

WHEREAS, the El Cajon Planning Commission held a duly advertised public hearing on May 15, 2018 to consider General Plan Amendment No. 2016-02 to redesignate the site from General Commercial to Low Medium Density Residential, Zone Reclassification No. 2324 to change the zoning classification from RS-6 (Single-Family Residential, minimum 6,000 square feet lots) to RM-2200 (Residential, Multi-Family, 2,200 square feet), Planned Unit Development No. 346 for a seven-unit common interest development, and Tentative Subdivision Map No. 667 requesting an eight-lot residential subdivision for a development known as Bostonia Greens, on property located on the east side of Bostonia Street north of Broadway and south of Coker Way and addressed as 999 Bostonia Street;

WHEREAS, the City prepared a Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program 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 March 13, 2018 to April 11, 2018; 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 and Mitigation Monitoring and Reporting Program is the El Cajon Community Development Department, and all supporting documentation is in the General Plan Amendment No. 2016-02 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 May 15, 2018, 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 Bostonia Greens project.

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 General Plan Amendment No. 2016-02, Zone Reclassification No. 2324, Planned Unit Development No. 346, and Tentative Subdivision Map No. 667 (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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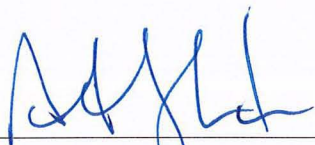
PASSED AND ADOPTED by the El Cajon Planning Commission at a regular meeting held May 15, 2018, by the following vote:

AYES:	CIRCO, LONGORIA, SOTTILE, TURCHIN
NOES:	NONE
ABSTAIN:	MROZ



Paul CIRCO, Chair

ATTEST:



Anthony SHUTE, AICP, Secretary

PLANNING COMMISSION RESOLUTION NO. 10951

A RESOLUTION RECOMMENDING CITY COUNCIL APPROVAL OF GENERAL PLAN AMENDMENT NO. 2016-02 TO AMEND THE LAND USE ELEMENT OF THE GENERAL PLAN BY REDESIGNATING THE PROPERTY LOCATED ON BOSTONIA STREET BETWEEN BROADWAY AND COKER WAY AND ADDRESSED AS 999 BOSTONIA FROM GENERAL COMMERCIAL (GC) TO LOW MEDIUM DENSITY RESIDENTIAL (LMR); APN: 484-240-19.

WHEREAS, the El Cajon Planning Commission held a duly advertised public hearing on May 15, 2018, to consider General Plan Amendment No. 2016-02, to consider a change in the land use designation from General Commercial to Low Medium Density Residential, as submitted by Bostonian Redevelopment Ventures LP, Greg Brown Jr., for the Bostonia Greens project; and

WHEREAS, the Planning Commission considered the draft Mitigated Negative Declaration and Mitigation, Monitoring and Report Program in accordance with the California Environmental Quality Act (CEQA) and CEQA Guidelines Section 15074 for the proposed project; and

WHEREAS, the Planning Commission adopted the next resolution in order recommending City Council approval of the Initial Study and Mitigated Negative Declaration and Mitigation, Monitoring and Reporting Program for the Bostonia Greens project; and

WHEREAS, at the public hearing the Planning Commission received evidence through public testimony and comment, in the form of both 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 amendment to the General Plan Land Use Element to change the general plan designation on the subject properties is in conformance with Government Code sections 65352.3 and 65358(b), requiring the City to notify and consult with local Native American Tribes for the purpose of protecting, and/or mitigating impacts to cultural places when a local government is considering a proposal to adopt or amend a general plan and/or a specific plan; and the City has complied with all noticing procedures; and
- B. The General Plan amendment will redesignate the subject site to Low Medium Density Residential. This land use is consistent with the properties immediately north of the subject property and recognizes the historical use of the property for residential uses. The change in land use designation from General Commercial to

Low Medium Density Residential complements the established residential character of the area. Furthermore, it will create needed housing opportunities, which is supported by Goal 5 of the General Plan that calls for a broad range of housing types made available to meet the housing needs of various age and income groups; and

- C. Amending the General Plan Land Use designation to Low Medium Density Residential will result in an increase in residential units. Furthermore, it will improve the quality of the existing residential neighborhood with well-designed single-family residences that meet an important need for housing. Therefore, the amendment does not conflict with adopted governing plans, and it is internally consistent with the remainder of the General Plan.

WHEREAS, after considering such evidence and facts the Planning Commission did consider General Plan Amendment 2016-02 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 General Plan Amendment 2016-02.

Section 2. That based upon said findings of fact, the El Cajon Planning Commission hereby RECOMMENDS City Council APPROVAL of General Plan Amendment 2016-02 to amend the Land Use Element of the General Plan by changing the General Plan designation of the property on the east side of Bostonia Street from General Commercial to Low Medium Density Residential, in accordance with the attached Exhibit "A".

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PASSED AND ADOPTED by the El Cajon Planning Commission at a regular meeting held May 15, 2018, by the following vote:

AYES:	CIRCO, LONGORIA, SOTTILE, TURCHIN
NOES:	NONE
ABSTAIN:	MROZ



Paul CIRCO, Chair

ATTEST:



Anthony SHUTE, AICP, Secretary

PLANNING COMMISSION RESOLUTION NO. 10952

A RESOLUTION RECOMMENDING CITY COUNCIL APPROVAL OF ZONE RECLASSIFICATION NO. 2324 FOR THE REZONING OF PROPERTY LOCATED ON THE EAST SIDE OF BOSTONIA STREET BETWEEN BROADWAY AND COKER WAY FROM THE RS-6 (SINGLE-FAMILY RESIDENTIAL, MINIMUM 6,000 SQUARE FEET) TO THE RM-2200 (MULTI-FAMILY RESIDENTIAL, MINIMUM 2,200 SQUARE FEET); APN: 484-240-19; PENDING GENERAL PLAN DESIGNATION: LOW MEDIUM DENSITY RESIDENTIAL (LMR).

WHEREAS, the El Cajon Planning Commission held a duly advertised public hearing on May 15, 2018, to consider Zone Reclassification No. 2324, to consider a change in the zoning designation from the RS-6 to the RM-2200 zone, as submitted by Bostonian Redevelopment Ventures LP, Greg Brown Jr., for the Bostonia Greens project; and

WHEREAS, the Planning Commission considered the draft Mitigated Negative Declaration and Mitigation, Monitoring and Report Program in accordance with the California Environmental Quality Act (CEQA) and CEQA Guidelines Section 15074 for the proposed project; and

WHEREAS, the Planning Commission adopted the next resolution in order recommending City Council approval of the Initial Study and Mitigated Negative Declaration and Mitigation, Monitoring and Reporting Program for the Bostonia Greens project; and

WHEREAS, the Planning Commission adopted the next resolution in order recommending City Council approval of the proposed General Plan Amendment to redesignate the subject property from General Commercial to Low Medium Density Residential; 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 of the properties is consistent with the Low Medium Density Residential as indicated in the General Plan Zoning Consistency Chart. Furthermore, the proposed zone 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; and

- B. There are no applicable specific plans governing the subject property; and
- C. The proposed zone change will facilitate the development of an underutilized property with additional residential units to create more housing opportunities, which will also assist the City in meeting its share of regional housing needs.

WHEREAS, after considering such evidence and facts the Planning Commission did consider Zone Reclassification No. 2324 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. 2324.

Section 2. That based upon said findings of fact, the El Cajon Planning Commission hereby RECOMMENDS City Council APPROVAL of Zone Reclassification No. 2324 to rezone the subject property from the RS-6 to the RM-2200 zone 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. 667 is not recorded within the time frame permitted under the Subdivision Map Act.

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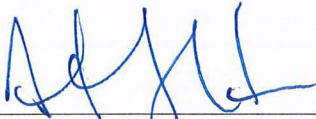
PASSED AND ADOPTED by the El Cajon Planning Commission at a regular meeting held May 15, 2018, by the following vote:

AYES:	CIRCO, LONGORIA, SOTTILE, TURCHIN
NOES:	NONE
ABSTAIN:	MROZ



Paul CIRCO, Chair

ATTEST:



Anthony SHUTE, AICP, Secretary

PLANNING COMMISSION RESOLUTION NO. 10953

A RESOLUTION RECOMMENDING CITY COUNCIL APPROVAL OF PLANNED UNIT DEVELOPMENT NO. 346 FOR A SEVEN-UNIT COMMON INTEREST DEVELOPMENT IN THE PENDING RM-2200 (MULTI-FAMILY RESIDENTIAL, 2,200 SQ. FT.) ZONE; APN: 484-240-19; GENERAL PLAN DESIGNATION: PENDING LOW MEDIUM DENSITY RESIDENTIAL (LMR)

WHEREAS, the El Cajon Planning Commission duly advertised and held a public hearing on May 15, 2018, and considered the project for Planned Unit Development (PUD) No. 346, as submitted by Bostonian Redevelopment Ventures LP, Greg Brown Jr., requesting approval of a seven-unit PUD in the pending RM-2200 zone, on property located on the east side of Bostonia Street north of Broadway and addressed as 999 Bostonia Street; and

WHEREAS, the Planning Commission considered the draft Mitigated Negative Declaration and Mitigation, Monitoring and Report Program in accordance with the California Environmental Quality Act (CEQA) and CEQA Guidelines Section 15074 for the proposed project; and

WHEREAS, the Planning Commission adopted the next resolution in order recommending City Council approval of the Initial Study and Mitigated Negative Declaration and Mitigation, Monitoring and Reporting Program for the Bostonia Greens project; and

WHEREAS, the Planning Commission adopted the next resolution in order recommending City Council approval of the proposed General Plan Amendment to redesignate the subject property from General Commercial to Low Medium Density Residential; and

WHEREAS, the Planning Commission adopted the next resolution in order recommending City Council approval of the proposed Zone Reclassification to change the zone of the subject property from RS-6 to RM-2200; 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 project density is consistent with the pending Low Medium Density Residential designation of the General Plan. Furthermore, the project would facilitate the development of the site with residential uses in conformance with Housing Element policies to increase the number of housing units; and

- B. The project proposes to accommodate pedestrian access through the private street, which will be designed with enhanced permeable pavers. A separate concrete sidewalk is not necessary to serve the seven residences. In addition, the reduced rear and side yard setbacks allow for a reasonable size 1,500 square foot residence. Small windows are proposed where setbacks are reduced to maintain privacy for adjacent properties and residences.
- C. The proposed PUD is similar to other common interest development projects in the area and provides for home ownership opportunities on modest lots. Therefore, the proposed project is compatible with surrounding development.
- D. The design of the proposed project provides sufficient parking with adequate space for vehicle back-up and maneuvering. Proposed structures and other elements of the project would not have a negative effect on visibility.

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 PUD No. 346 for a seven-unit common-interest residential development in the pending RM-2200 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 Director of Community Development, the applicant shall submit and obtain approval of a one-page, 24" by 36" mylar site plan for Planned Unit Development No. 346 that reflects the following specific notes and changes:
 - a. Include the following note: "This project shall comply with the Standard Conditions of Development from Planning Commission Resolution No. 10649, as applicable."
 - b. Include the following note: "Separate utility connections shall be provided for each unit in the approved PUD."
 - c. Identify the remaining lot coverage allowance and how that will be allocated to each lot for patio covers or small additions. Please also identify a minimum rear yard setback of 5 feet from the property line for any patio covers or additions.
 - d. The revised site plan shall reflect the applicable comments and include all of the required notes from the Engineering conditions below.
2. Prior to the issuance of building permits, or as otherwise determined by the Director of Community Development, 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 PUD No. 346 Site Plan.

- b. Record the final map for TSM No. 667.
 - c. 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.
 - d. 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.
 - e. Shutters or similar architectural features shall be added to the exterior elevations.
 - f. Identify the concrete masonry block perimeter wall on the building permit plans. The plans shall identify a split face block or other similar decorative masonry material, and the wall shall include a trim cap. The height of wall shall be 6 feet around the perimeter and reduced to 42 inch within the 10' front yard setback on Bostonia Street.
 - g. Provide detailed information on the pervious paver material selected for the private street and driveways. The selected materials must be able to withstand trash truck traffic on a weekly basis and support the weight of emergency vehicles.
 - h. Identify the privacy fencing on the building permit plans. Fencing shall be compatible with the exterior materials of the residences and shall not consist of white vinyl fencing. Gates must be provided to allow access to the trash and recycling storage on the side of each residence.
 - i. Comply with the Engineering conditions to the satisfaction of the City Engineer and the Director of Community Development.
 - j. Submit a Landscape Documentation Package (LDP) and Certificate of Completion in conformance with the requirements of Chapter 17.195 and section 17.60.180 of the Zoning Code, and the State's revised Model Water Efficient Landscape Ordinance, and consistent with the guidelines provided in the City of El Cajon Landscape Design Manual. The LDP plans shall be consistent with the approved PUD site plan and TSM. Indicate a dedicated water meter for the irrigation of common area landscaping.
3. Prior to building permit final, or as otherwise determined by the Director of Community Development, the applicant shall complete the following:
- a. Submit one electronic copy of the draft CC&Rs for the common ownership and maintenance of the project for approval by Planning, Storm Water, and the 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 Planning 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 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:

- b. 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.
- c. Amendments with regard to the supervisory jurisdiction for enforcement granted to the City of El Cajon by this Declaration.
- d. 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 garages depicted on the final approved PUD No. 346 site plan. No on-site parking is permitted outside designated parking spaces."

“F. A minimum of two garage parking spaces at each unit shall be maintained and available for parking.”

4. Prior to the granting of occupancy for any unit, or as otherwise determined by the Director of Community Development, all on-site improvements shall be completed or guaranteed in accordance with the approved PUD No. 346 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 Planning on a compact disc.
 - b. Complete the installation of the approved landscaping and irrigation system and obtain approval of a Certificate of Completion.

Building Conditions

5. Comply with Currently adopted edition of the California Building Code, California Fire Code, California Mechanical Code, California Plumbing Code, California Electrical Code, and Green Building Standard Code.
6. A Building permit is required for this project.
7. Title 24 energy efficiency compliance and documentation is required.
8. Soils report will be required for this project.
9. An automatic sprinkler system is required by CBC or local ordinance.
10. Undergrounding of all on-site utilities is required.
11. All weather fire access road shall be available on the job site before start of construction.
12. Residential address numbers shall be visible from the street, contrasting in color from wall surface, and minimum 5 inches in size.
13. Please be advised that the underground storage tanks must be designed to withstand the 75,000 pounds weight of a fire apparatus.
14. Dedicate and maintain fire apparatus access lanes by red curb or signage. Fire access lane to be min. 20 feet wide and 13'-6" in height.

15. If electric vehicle gates are anticipated, they will require optical device and Knox key override. Pedestrian gates require Knox box. Contact Fire Department for application.

Engineering and Storm Water

16. 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:

Show all existing, proposed and vacated easements (private and public) on the Final Map.

Provide a public sewer easement of 15-ft wide and 15-ft beyond the sewer termination point along the private street centered on the proposed sewer main.

Improve the street shown on the tentative map as Private Street in accordance with Chapter 17.165 of the City Municipal Code, since the street does not meet City Standards for public streets. Prior to issuance of a Building Permit and an 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 scale, detailed drawing showing the plan and profile of the private street, curbs and gutters, drainage features, and typical sections shall be prepared by a Civil Engineer registered in the State of California and shall be submitted to the City for review. Private Street Improvement Plans may be included with the Grading and Drainage Plans.

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. The proposed sewer and water laterals serving the parcel shall be private and shall be approved by the Building Division. A double cleanout is required at the property line for all sewer laterals. Maintenance of the private 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.

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 in 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 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 may be included with the Grading and Drainage Plans.

Close all unused existing driveways and replace with full height curb and PCC sidewalk per City Standards.

The existing driveway on Bostonia Street shall be replaced with a San Diego Regional Standard Drawings G-26 with 2:1 sidewalk transitions per G-14A for ADA compliance. Edge of driveway shall be a minimum of 3-feet from the property line and all obstructions. The driveway shall be a minimum 24'/36' curb cut. Repair all damaged concrete curb and gutter and sidewalk per El Cajon City Standards.

17. Prior to issuance of Building Permit and Encroachment Permit, the applicant or contractor shall prepare a detailed scaled drawing with dimensions of the proposed driveway and sidewalk installation showing the location of the public street right-of-way, property lines, face of curb, all physical obstructions, including but not limited to, utility poles, telephone and cable TV equipment, fencing, etc. along with any required offsets in accordance with San Diego Area Regional Standard Drawings (SDRSD) G-15 and G-16.
18. Add the following notes to the PUD 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.”

19. Comply with the following Storm Water requirements:

1) Decrease impervious surfaces by implementing additional pervious pavements, as one example, all driveways to private lots should be constructed of pervious materials.

2) 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.

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. 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.

20. Submit a current Preliminary Title Report and a Subdivision Guarantee, no older than 60 days, at the time the map is ready to record.

21. Submit a County Tax Certificate valid at the time of map recordation.

22. Set survey monuments and guarantee setting of any deferred monuments.

23. Submit Will-Serve letters from Water Company, Gas and Electric Company, Phone Company and Cable TV Company.
24. Submit a preliminary soils report prepared by a Civil or Geotechnical Engineer registered in the state of California, along with adequate test borings.
25. Submit a Drainage Study and a Grading and Drainage Plan along with an Erosion Control Plan prepared by a Civil Engineer, registered in 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 and approved 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 water quality management 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 Civil Engineer, registered in the State of California, 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.

26. Submit a Sewer Capacity Study for sewer main serving the project in Bostonia Street and the sewer main in Broadway, between Bostonia Street and North Second Street. Impacts of the development on the existing sewer system may require improvements to the sewer system. The developer will be responsible for a proportionate share of the costs of the improvements.

27. Submit signature omission letters from all public easement holders who do not have a signature block on the map.
28. Submit a letter stating if the required public improvements listed above will be completed prior to recording the Map or deferred by a Subdivision Agreement.
29. 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.
30. Underground all new utility distribution facilities adjacent to and within the subdivision boundaries along Bostonia Street, including services to all new buildings, in accordance with City Municipal Code Sections 16.16.040D and 16.52.010.
31. An Encroachment Permit is required prior to any work within the public right-of-way.
32. 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.
33. 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.
34. Landscaping at the entrance of the driveways shall be kept low to provide adequate sight distance.

NOTE:

The following must be submitted to Engineering Staff when the final map is submitted for review (An incomplete submittal will not be accepted). Please make an appointment with Engineering Staff located on the third floor of City Hall to review requirements and obtain appropriate checklists prior to the first submittal. Appropriate checklists will be provided to the Engineer of Work. The checklists shall be completed by the Engineer of Work and will be required with the first submittal:

- Three (3) sets of maps and completed map checklist.
- Map closure calculations/ data.
- Copies of record maps referenced (full size sheets only).
- Cost estimate of improvements within public right-of-way.
- Cost estimate of public sewer main and private storm drain improvements.
- Cost estimate of on-site improvements, excluding buildings, walls, pavement and utilities.
- Four (4) sets of Grading and Drainage Plans with Erosion Control Plans for the on-site improvements, with signatures and seals, and completed Grading and Drainage Plan checklist.
- Four (4) sets of Private Street, Public Sewer Main, and Private Storm Drain Improvements Plans, with signatures and seals, and completed Private Street and Public Sewer Main checklists. Private Street, Public Sewer Main and Public Storm Drain Improvements may be included with Grading and Drainage Plans.
- Soils report.
- Drainage study.
- Sewer capacity study.
- Improvement plan check fee for the public sewer main.
- Map checking fee.
- Grading and Drainage Plan check fee.
- Erosion Control Plan check fee.
- Drainage Study fee.
- Conditions, Covenants, and Restrictions Review fee.
- Letter stating if the required Public Improvements will be constructed prior to recording the Map or deferred by a Subdivision Agreement.
- Copy of the CC&R's.
- When applicable: A copy of the Operating Agreement (for an LLC); Partnership Agreement (for a Partnership); or a Resolution (for a Corporation).

[The remainder of this page intentionally left blank.]


PASSED AND ADOPTED by the El Cajon Planning Commission at a regular meeting held May 15, 2018, by the following vote:

AYES:	CIRCO, LONGORIA, SOTTILE, TURCHIN
NOES:	NONE
ABSTAIN:	MROZ



Paul CIRCO, Chair

ATTEST:



Anthony SHUTE, AICP, Secretary

PLANNING COMMISSION RESOLUTION NO. 10954

A RESOLUTION RECOMMENDING CITY COUNCIL APPROVAL OF TENTATIVE SUBDIVISION MAP NO. 667 FOR AN EIGHT-LOT SUBDIVISION ON THE EAST SIDE OF BOSTONIA STREET NORTH OF BROADWAY AND SOUTH OF COKER WAY, APN: 484-240-19; GENERAL PLAN DESIGNATION: PENDING LOW MEDIUM DENSITY RESIDENTIAL (LMR).

WHEREAS, the El Cajon Planning Commission duly advertised and held a public hearing on May 15, 2018, to consider Tentative Subdivision Map (TSM) No. 667, as submitted by Bostonian Redevelopment Ventures LP, Greg Brown Jr., for the Bostonia Greens project, requesting an eight-lot residential subdivision in the pending RM-2200 (Multi-Family Residential, Minimum 2,200 Square Feet) zone; and

WHEREAS, the Planning Commission considered the draft Mitigated Negative Declaration and Mitigation, Monitoring and Report Program in accordance with the California Environmental Quality Act (CEQA) and CEQA Guidelines Section 15074 for the proposed project; and

WHEREAS, the Planning Commission adopted the next resolution in order recommending City Council approval of the Initial Study and Mitigated Negative Declaration and Mitigation, Monitoring and Reporting Program for the Bostonia Greens project; and

WHEREAS, the Planning Commission adopted the next resolution in order recommending City Council approval of the proposed General Plan Amendment to redesignate the subject property from General Commercial to Low Medium Density Residential; and

WHEREAS, the Planning Commission adopted the next resolution in order recommending City Council approval of the proposed Zone Reclassification to change the zone of the subject property from RS-6 to RM-2200; and

WHEREAS, the Planning Commission adopted the next resolution in order recommending City Council approval of the proposed Planned Unit Development for a seven-unit residential common interest development; 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; and
- B. The proposed subdivision map design results in a common interest 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; and
- C. The project site has no habitat value and is located in an urbanized area. Furthermore, the subject property is in a disturbed condition, surrounded by urban development, not environmentally sensitive, and there are no fish or wildlife populations that would be harmed by the existing residential development of the subject property. Existing trees will be evaluated for nesting birds in accordance with the Migratory Bird Treaty Act in accordance with the Mitigation, Monitoring and Reporting Program; and
- 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 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 because the map will establish new easements for public utilities, private road access, the private storm drain, and landscape maintenance.

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 Tentative Subdivision Map No. 667 for an eight-lot subdivision, including one common lot, in the pending RM-2200 zone on the above described property, subject to the following conditions:

- 1. The applicant shall comply with all Engineering requirements as indicated in the conditions included to the resolution recommending City Council approval of the PUD No. 346.
- 2. Prior to the issuance of building permits for PUD No. 346, or as otherwise determined by the Director of Public Works, the final map for TSM No. 667 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 PUD No. 346 and TSM No. 667, 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 front yard landscaped areas and private driveways and the common lot at the site as depicted on the TSM.
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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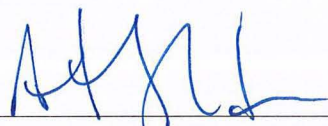
PASSED AND ADOPTED by the El Cajon Planning Commission at a regular meeting held May 15, 2018, by the following vote:

AYES:	CIRCO, LONGORIA, SOTTILE, TURCHIN
NOES:	NONE
ABSTAIN:	MROZ



Paul CIRCO, Chair

ATTEST:



Anthony SHUPE, AICP, Secretary



Project Assistance Center
Planning Group
PLANNING PERMIT APPLICATION

Type of Planning Permit(s) Requested

- | | | | | | |
|------------------------------|------------------------------|------------------------------|---|---|------------------------------|
| <input type="checkbox"/> AZP | <input type="checkbox"/> CUP | <input type="checkbox"/> LLA | <input type="checkbox"/> PRD | <input checked="" type="checkbox"/> PUD | <input type="checkbox"/> SDP |
| <input type="checkbox"/> SP | <input type="checkbox"/> SCR | <input type="checkbox"/> TPM | <input checked="" type="checkbox"/> TSM | <input type="checkbox"/> VAR | <input type="checkbox"/> ZR |

Other: PUD 342 TSM 4666

Applicant Information (the individual or entity proposing to carry out the project; not for consultants)

Company Name: Bostonian Redevelopment Ventures Lp.

Contact Name: Gregory M. Brown, Jr

Address: 565 N. Magnolia Ave., El Cajon, Ca 92020

Phone: 619-441-1463 Email: GBrown@nwinvestmentinc.com

Interest in Property: Own Lease Option

Project Representative Information (if different than applicant; consultant information here)

Company Name: _____

Contact Name: _____ License: _____

Address: _____

Phone: _____ Email: _____

Property Owner Information (if different than applicant)

Company Name: SAME AS Applicant

Contact Name: _____

Address: _____

Phone: _____ Email: _____

Project Location

Parcel Number (APN): 484-240-19

Address: 999 Bostonia Street, El Cajon, Ca 92021

Nearest Intersection: Bostonia Street and Broadway

Project Description (or attach separate narrative)

Existing SFD to be removed and replaced with seven single family homes with
common driveway and fire turn around. Site will have one master water meter with
each unit being sub-metered. Sewer main to be extended on-site within the proposed
driveway.

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/sitecleanup/corteselist/>. Check the appropriate box and if applicable, provide the necessary information:

The development project and any alternatives proposed in this application:

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 Signature¹: [Signature] Date: 5/26/16

Property Owner Signature²: [Signature] Date: 5/26/16

- 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.
- 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.

Greg Brown Jr. 565 N. Magnolia Ave, El Cajon, CA 92020
Pam Brown 2023, Thomas Ave #4, San Diego, 92104

List the names and address of all persons having any ownership interest in the property involved.

See ABOVE

- 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.

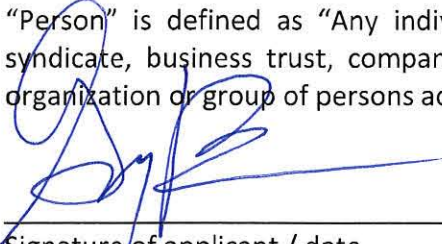
See ABOVE

- 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

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.



Signature of applicant / date

Greg Brown Jr.

Print or type name of applicant

NOTE: Attach appropriate names on additional pages as necessary.

PLANNED UNIT DEVELOPMENT 346

HOA MAINTENANCE NOTES

ALL PROPOSED LANDSCAPING WITHIN THE PUBLIC RIGHT-OF-WAY, OR WITH IN THE FRONT YARD AREAS, AND ALL PERVIOUS PAVERS (DRIVEWAYS, COMMON DRIVEWAYS AND SIDEWALKS) SHALL BE HOA MAINTAINED.

OWNER / APPLICANT:

GREGORY M. BROWN JR. - PRESIDENT DATE
 BOSTONIAN REDEVELOPMENT VENTURES LP.
 A CALIFORNIA CORPORATION
 565 N. MAGNOLIA AVE.
 EL CAJON, CA 92020

PLANNED UNIT DEVELOPMENT

LEGAL DESCRIPTION: A PORTION OF LOT 14, BLOCK 15 IN THE SUBDIVISION OF THE "S" TRACT OF RANCHO EL CAJON, IN THE CITY OF EL CAJON, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 355

ASSESSOR'S PARCEL NO: 484-240-19

EXISTING ZONING: RS-6

SITE ADDRESS: 999 BOSTONIA STREET, EL CAJON CA 92021

PROJECT AREA: 25,881 SQFT (0.59 Ac)

PARKING REQUIRED / PARKING PROVIDED:
 14 SPACES COVERED, 10 SPACES VISITOR,
 4 SPACES SUPPLEMENTAL (28 TOTAL)

LOT COVERAGE:
 BUILDINGS (100%) 7,239
 DRIVEWAYS (100%) 3,083
 COMMON DRIVEWAY (50%) 2,162
 25,881 SQFT / 12,484 SQFT = 48.2% < 50%
 (25,881 SQFT / 7,239 SQFT {IMPERVIOUS} = 28.0% < 50%)

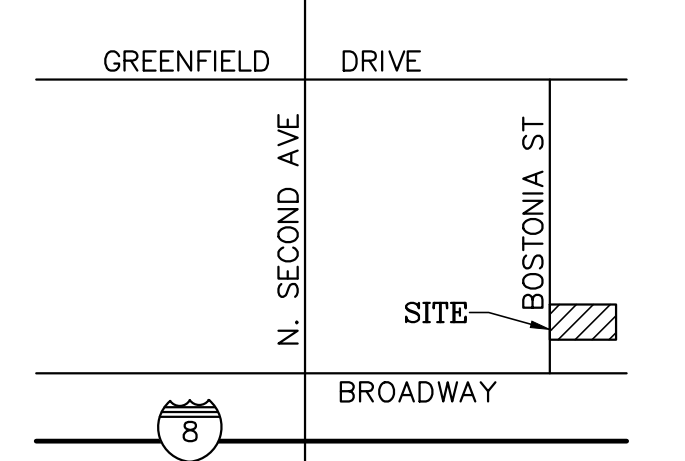
NO. OF DWELLING UNITS: 7

LANDSCAPING PROVIDED: SEE LANDSCAPE PLAN

LOT	PRIVATE LANDSCAPE AREA	LOT	PRIVATE LANDSCAPE AREA
1	501 SF	5	766
2	790 SF	6	625
3	981 SF	7	476
4	970 SF		

LOT	GROSS AREA = NET AREA	PLAN TYPE	FF ELEVATION
1	2,765 SF	1	496.5
2	2,783 SF	1	498.5
3	2,763 SF	2	499.5
4	2,764 SF	2R	499.5
5	2,685 SF	1R	498.5
6	2,502 SF	1	497.1
7	2,797 SF	1R	496.5
A	6,822 SF COMMON AREA		
TOTAL	25,881 SF		

LOT	LOT AREA	IMPERVIOUS AREA	PERVIOUS AREA	% IMPERVIOUS
1	2,765 SF	1,078	1,687	38.4%
2	2,783 SF	1,078	1,705	38.7%
3	2,763 SF	1,076	1,687	38.9%
4	2,764 SF	1,087	1,677	39.3%
5	2,685 SF	1,078	1,607	40.1%
6	2,502 SF	1,078	1,424	43.1%
7	2,797 SF	1,078	1,719	38.5%
A	6,822 SF	780	6,042	11.5%
TOTAL	25,881 SF	7,553	17,548	4.2%



VICINITY MAP

NO SCALE
 THOMAS BROS MAP NO. 1251-J3

PREPARED BY:

JERRY L. MICHAL RCE 42590 DATE
LANDOVIAN DRAFTING AND DESIGN
 15935 SPRING OAKS RD ~ EL CAJON, CA 92021 ~ 619-312-5147



SHEET 1 CITY OF EL CAJON 1 SHEET

PLANNED UNIT DEVELOPMENT 346

APPLICANT: BOSTONIAN REDEVELOPMENT VENTURES LP.
 GREGORY BROWN JR. - PRESIDENT

ASSESSOR PARCEL NO(S): 484-240-19

REQUEST: 7-UNIT / 8 LOT SUBDIVISION

7 LOTS CONTAINING DWELLING UNITS + 1 COMMON AREA LOT

DRAWN BY: LANDOVIAN DRAFTING AND DESIGN

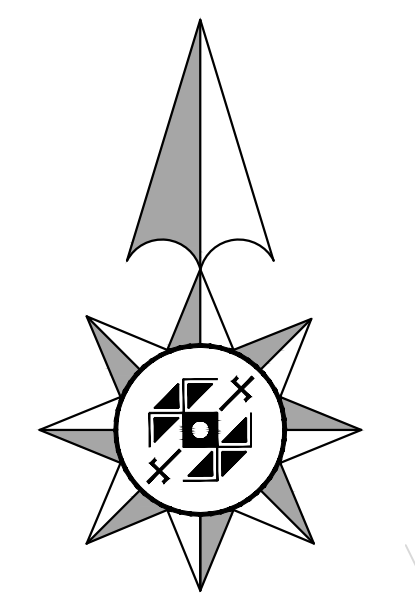
ADDRESS: 15935 SPRING OAKS ROAD

EL CAJON, CA 92021

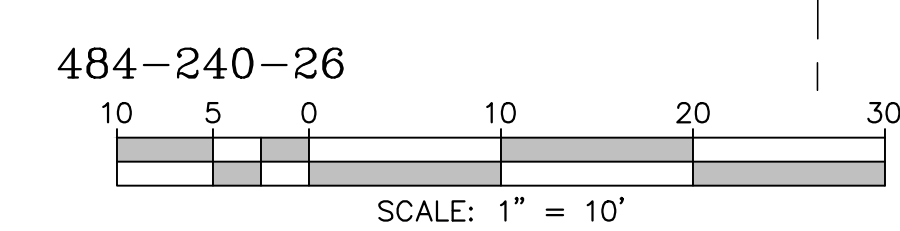
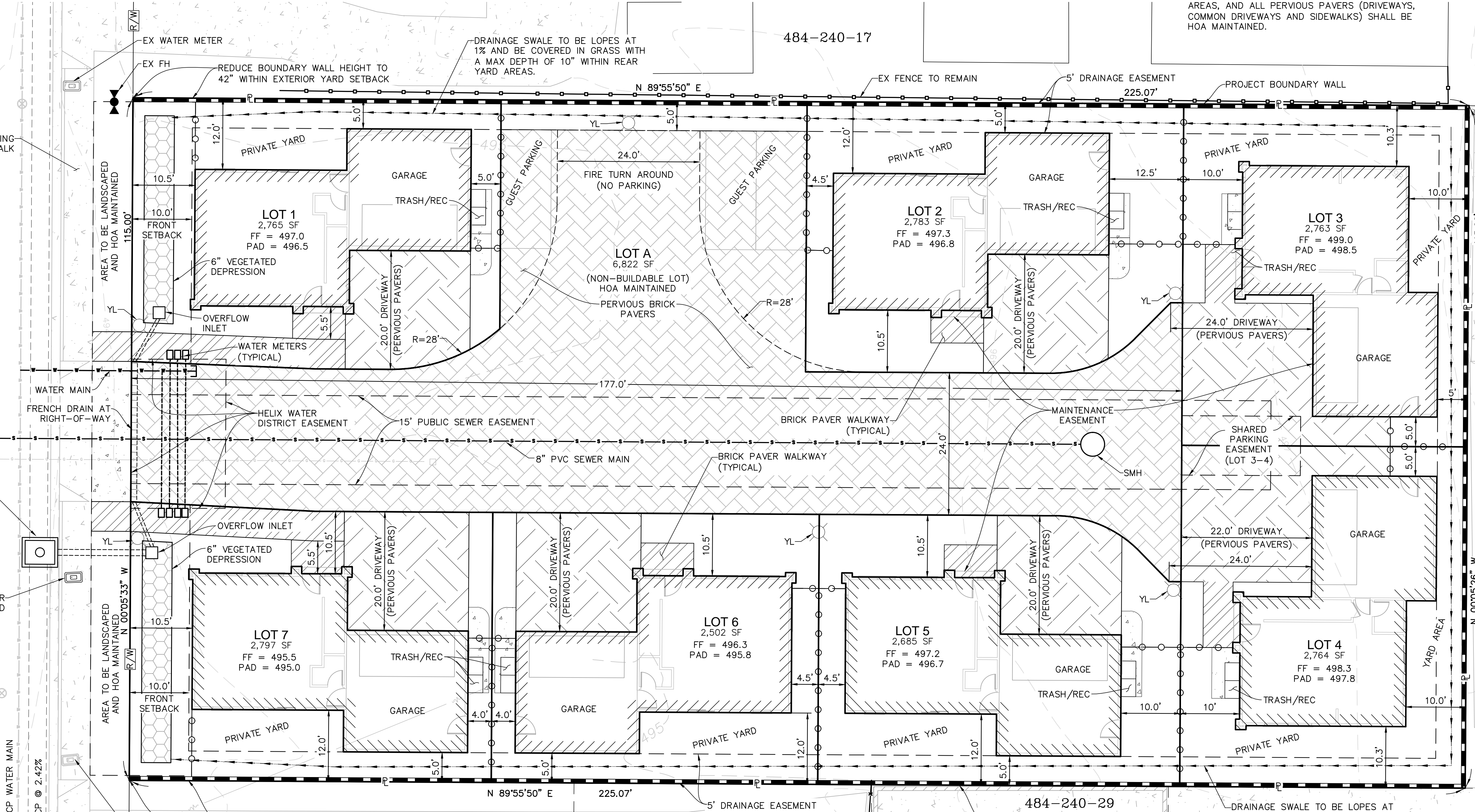
PHONE: 619-312-5147

APPROVED BY:

DATE:



BOSTONIA STREET

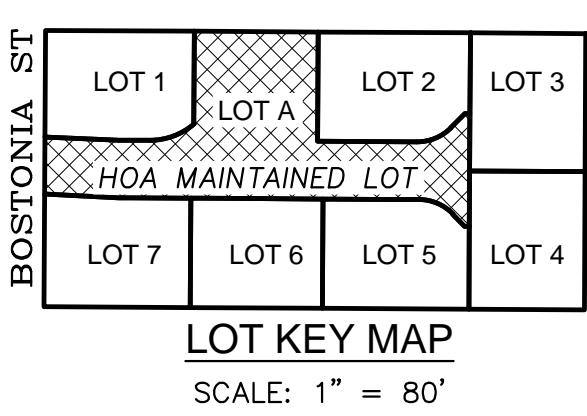


NOTES:

- AN EXCLUSIVE USE YARD AREA WILL BE DESIGNATED FOR EACH UNIT. THESE YARD AREAS WILL BE DESIGNATED IN THE CONDITIONS OF COVENANTS AND RESTRICTION, AND SHALL REMAIN AS LONG AS THE SUBJECT PROJECT EXISTS.
- CITY OF EL CAJON FIRE DEPARTMENT REQUIRES: "ADDRESS MONUMENT WITH 5 INCH NUMBERS AT STREET AND VISIBLE FROM BOTH DIRECTIONS."
- ALL GARAGES SHALL REMAIN AVAILABLE FOR PARKING AT ALL TIMES, AND NO GARAGE CONVERSIONS WILL BE PERMITTED.
- VISITOR PARKING SPACES DESIGNATED ON LOTS 1 TO 7 SHALL BE USED FOR THE PURPOSE OF PARKING ONE VEHICLE.
- SUPPLEMENTAL PARKING SPACES DESIGNATED SHALL BE USED FOR THE PURPOSE OF PARKING ONE VEHICLE, SHALL REMAIN AVAILABLE FOR PARKING AT ALL TIMES.
- ALL OPERATIONS SHALL BE IN COMPLIANCE WITH THE CITY'S JURISDICTIONAL URBAN RUNOFF MANAGEMENT PLAN (JURMP), SECTIONS 4.0 (COMMERCIAL) AND 7.0 (CONSTRUCTION) AND THE STANDARD URBAN STORM WATER MITIGATION PLAN REQUIREMENTS (SUSMP) TO MINIMIZE OR ELIMINATE POLLUTANT DISCHARGE TO THE STORM DRAIN SYSTEM USING APPROPRIATE BEST MANAGEMENT PRACTICES.
- EXPOSED OR ERODIBLE SOILS WILL REQUIRE MEASURES TO ENSURE THAT SOIL AND SEDIMENT EROSION AND DISCHARGE WILL BE ELIMINATED OR REDUCED TO THE MAXIMUM EXTENT PRACTICABLE AND WILL NOT CAUSE USE OR CONTRIBUTE TO AN EXCEEDANCE OF RECEIVING WATER QUALITY OBJECTIVES THROUGHOUT THE LIFE OF THE PROJECT.
- ALL ROOFS TO BE TILE OR CONCRETE
- PARKING IS PROHIBITED ON PRIVATE STREETS AT ALL TIMES
- INDIVIDUAL TRASH COLLECTION, CANS SHALL BE STORED WITHIN PRIVATE REAR YARD
- GROSS BUILDING AREA = 7,239 SqFt ~ TOTAL LANDSCAPE AREA = 7,367 SqFt

NOTES CONTINUED:

- 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.
- ALL DRIVEWAYS, ROOF DRAINS, PARKING AREAS, SIDEWALKS AND OTHER IMPERVIOUS SURFACES SHALL DRAIN TO LANDSCAPE AREAS.
- THE COMMON ACCESS DRIVEWAY AND ALL PRIVATE DRIVEWAYS SHALL BE CONSTRUCTED OF PERVIOUS PAVERS.



LOT KEY MAP
 SCALE: 1" = 80'

TENTATIVE SUBDIVISION MAP

OWNER / APPLICANT:

GREGORY M. BROWN JR. - PRESIDENT DATE
 BOSTONIAN REDEVELOPMENT VENTURES LP.
 A CALIFORNIA CORPORATION
 565 N. MAGNOLIA AVE.
 EL CAJON, CA 92020

TENTATIVE MAP NOTES

LEGAL DESCRIPTION: A PORTION OF LOT 14, BLOCK 15 IN THE SUBDIVISION OF THE "S" TRACT OF RANCHO EL CAJON, IN THE CITY OF EL CAJON, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 355

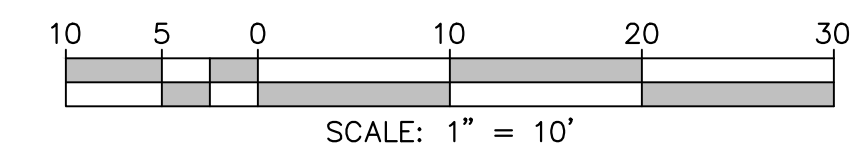
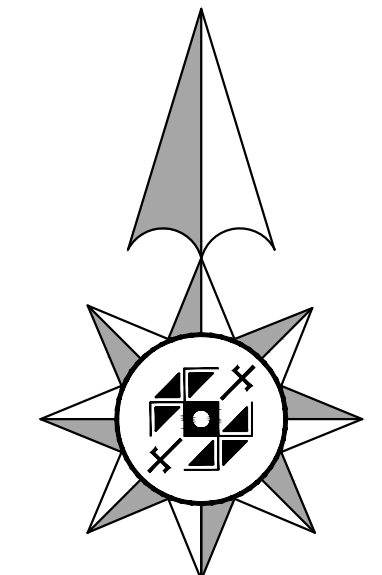
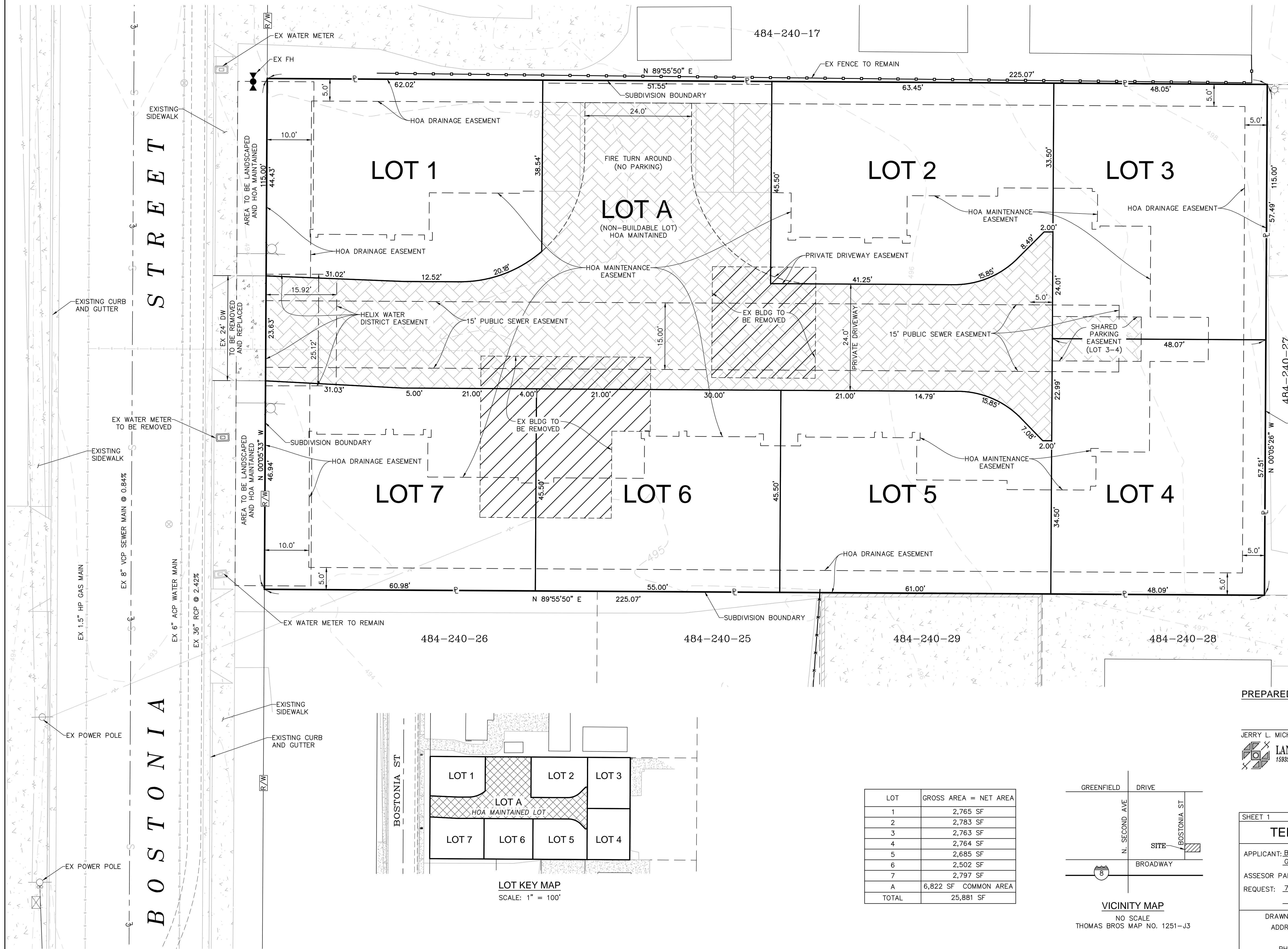
ASSESSOR'S PARCEL NO: 484-240-19

NAME OF PROPOSED SUBDIVISION: _____
 SITE ADDRESS: 999 BOSTONIA STREET, EL CAJON CA 92021

TOTAL ACREAGE: 0.59 AC
 EXISTING ZONING: R2
 CUMULATIVE LOT AREA: 25,881 SQFT
 AVERAGE LOT AREA: 3,235 SQFT
 LOT "A" IS A NON-BUILDABLE LOT

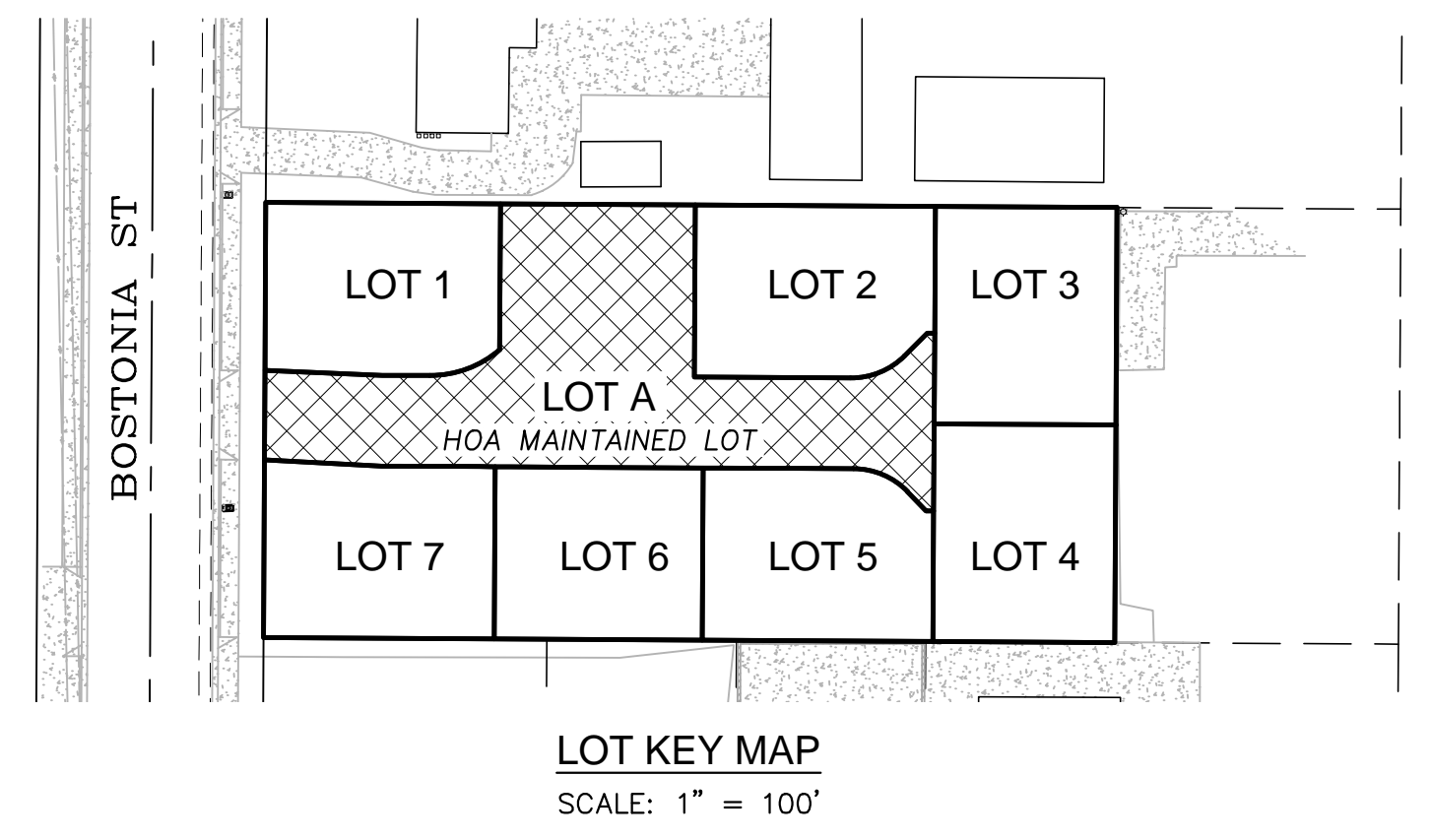
HOA MAINTENANCE NOTES

ALL PROPOSED LANDSCAPING WITHIN THE PUBLIC RIGHT-OF-WAY, OR WITH IN THE FRONT YARD AREAS, AND ALL PERVIOUS PAVERS (DRIVEWAYS, COMMON DRIVEWAYS AND SIDEWALKS) SHALL BE HOA MAINTAINED. HOA MAINTENANCE EASEMENT TO BE SHOWN ON FINAL MAP.

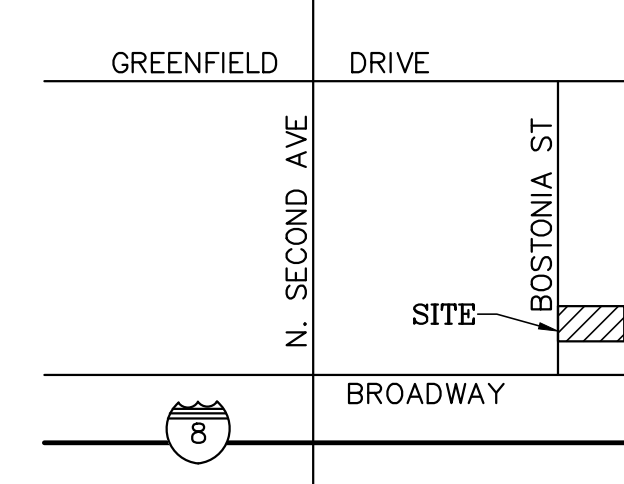


PREPARED BY:

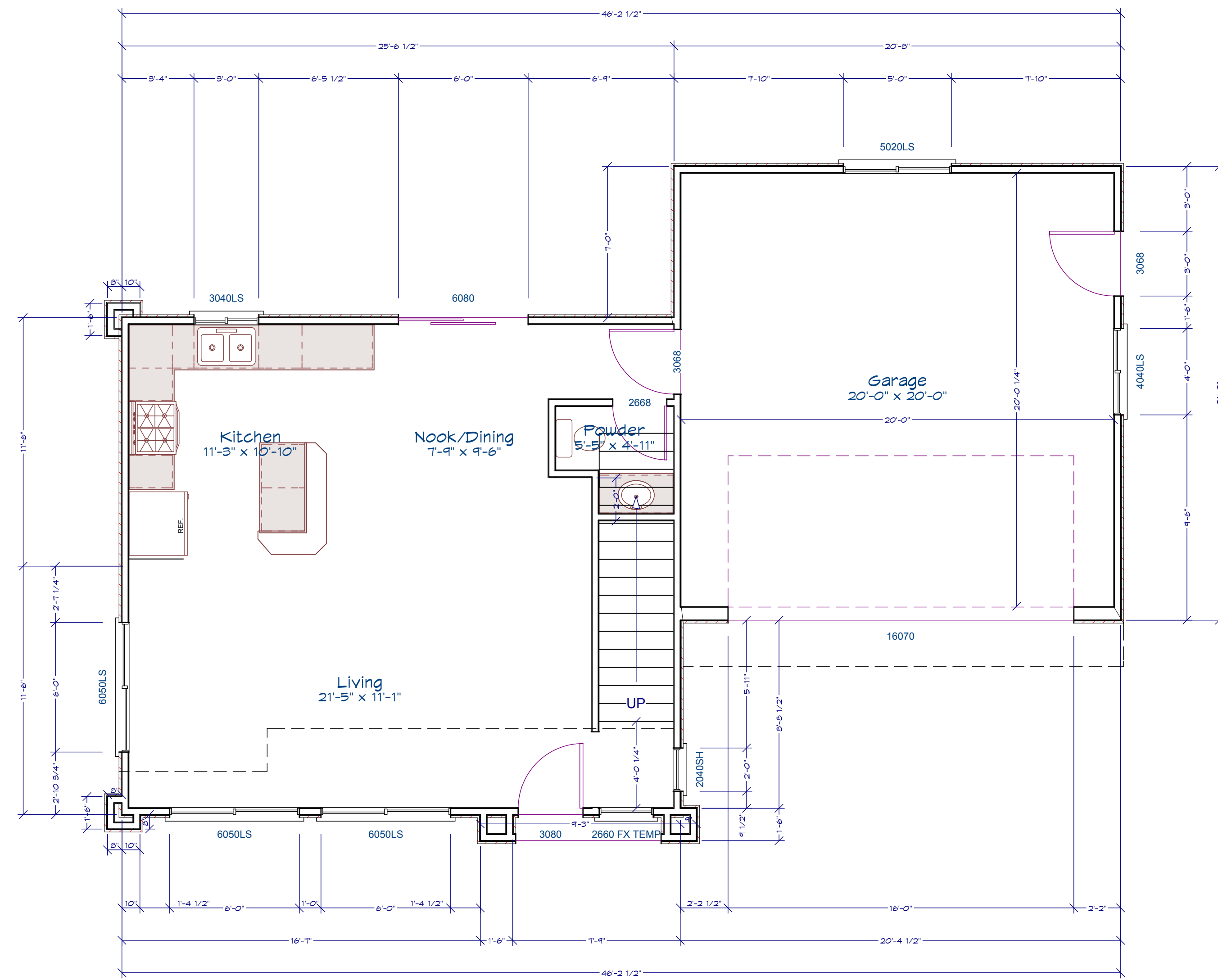
JERRY L. MICHAL RCE 42590 DATE
LANDOVIAN DRAFTING AND DESIGN
 15935 SPRING OAKS RD ~ EL CAJON, CA 92021 ~ 619-312-5147

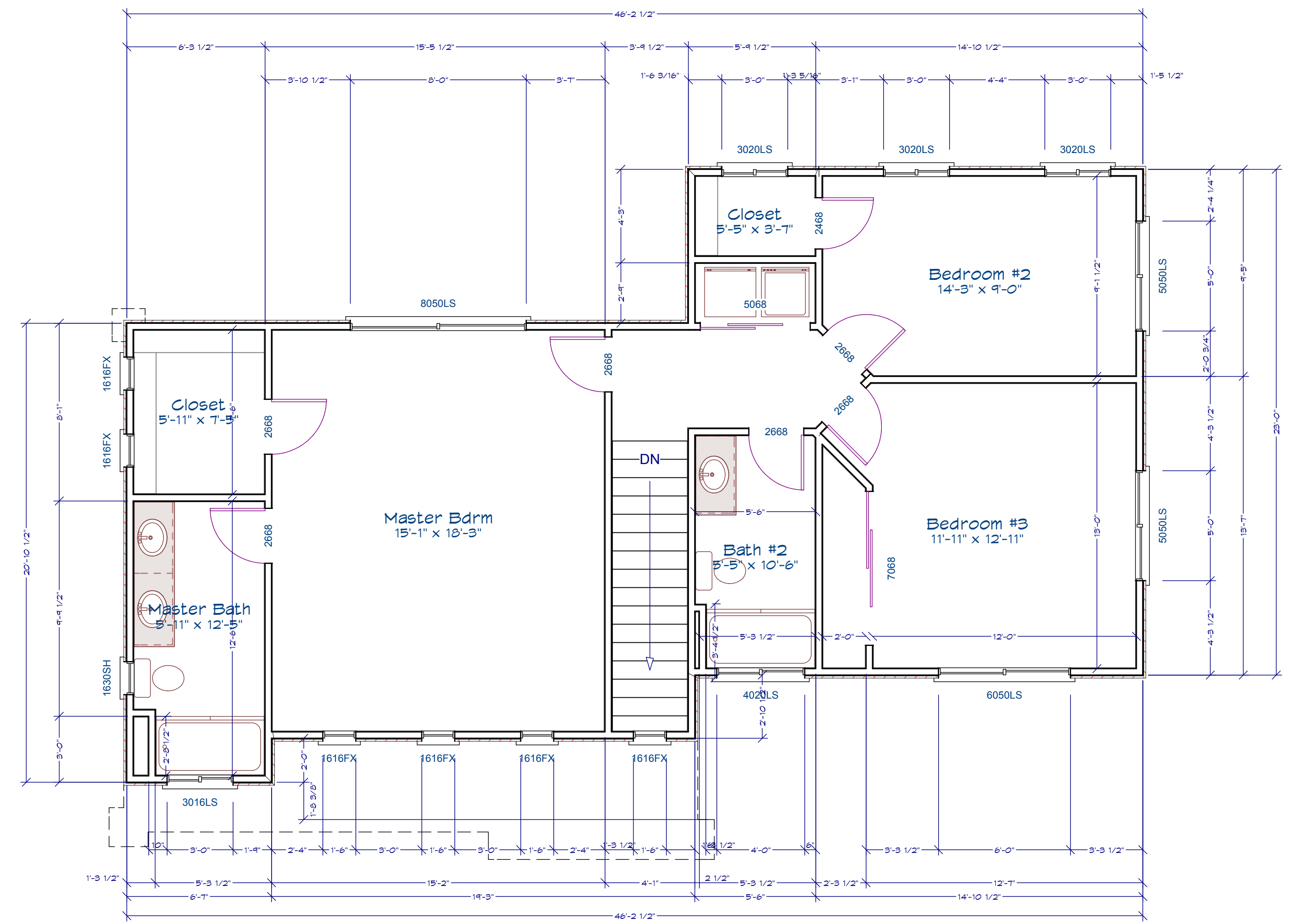
LOT	GROSS AREA = NET AREA
1	2,765 SF
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4	2,764 SF
5	2,685 SF
6	2,502 SF
7	2,797 SF
A	6,822 SF COMMON AREA
TOTAL	25,881 SF



SHEET 1 CITY OF EL CAJON 1 SHEET
TENTATIVE SUBDIVISION MAP
 APPLICANT: BOSTONIAN REDEVELOPMENT VENTURES LP.
 GREGORY BROWN JR. - PRESIDENT
 ASSESSOR PARCEL NO(S): 484-240-19
 REQUEST: 7-UNIT SUBDIVISION
 DRAWN BY: LANDOVIAN DRAFTING AND DESIGN
 ADDRESS: 15935 SPRING OAKS ROAD
 EL CAJON, CA 92021
 PHONE: 619-312-5147
 APPROVED BY: _____
 DATE: _____



PROPOSED FIRST FLOOR PLAN



PROPOSED SECOND FLOOR PLAN

SQUARE FOOTAGE:	
FIRST FLOOR	608 SQ. FT.
SECOND FLOOR	923 SQ. FT.
TOTAL	1,531 SQ. FT.
GARAGE	430 SQ. FT.

NO.	DESCRIPTION	BY	DATE

SHEET TITLE:
PROPOSED FLOOR PLANS

PROJECT DESCRIPTION:
**999 BOSTONIA ST
PLAN 1
EL CAJON, CA 92021**

DRAWINGS PROVIDED BY:
MILCO INC.
GENERAL CONSTRUCTION PRODUCTS
Call Toll Free 1-877-MILCO1
License # 94812

DATE:

11/7/2017

SCALE:

1/4" = 1'-0"

SHEET:

A-1



PROPOSED LEFT ELEVATION



PROPOSED FRONT ELEVATION



PROPOSED RIGHT ELEVATION



PROPOSED REAR ELEVATION

NO.	DESCRIPTION	BY	DATE

SHEET TITLE:
**PROPOSED
ELEVATIONS**

PROJECT DESCRIPTION:
999 BOSTONIA ST
PLAN 1
EL CAJON, CA 92021

DRAWINGS PROVIDED BY:
MILCO INC.
GENERAL CONSTRUCTION PRODUCTS
Call for more
1-877-MILCO1
License # 84812

DATE:
11/7/2017

SCALE:
1/4" = 1'-0"

SHEET:
A-2



PROPOSED LEFT ELEVATION



PROPOSED FRONT ELEVATION



PROPOSED RIGHT ELEVATION



PROPOSED REAR ELEVATION

NO.	DESCRIPTION	BY	DATE

SHEET TITLE:
**PROPOSED
ELEVATIONS**

PROJECT DESCRIPTION:
999 BOSTONIA ST
PLAN 1
EL CAJON, CA 92021

Call for
1-877-MILTICO
License # 84612

DRAWINGS PROVIDED BY:
MILTICO INC.
GENERAL CONSTRUCTION SERVICES

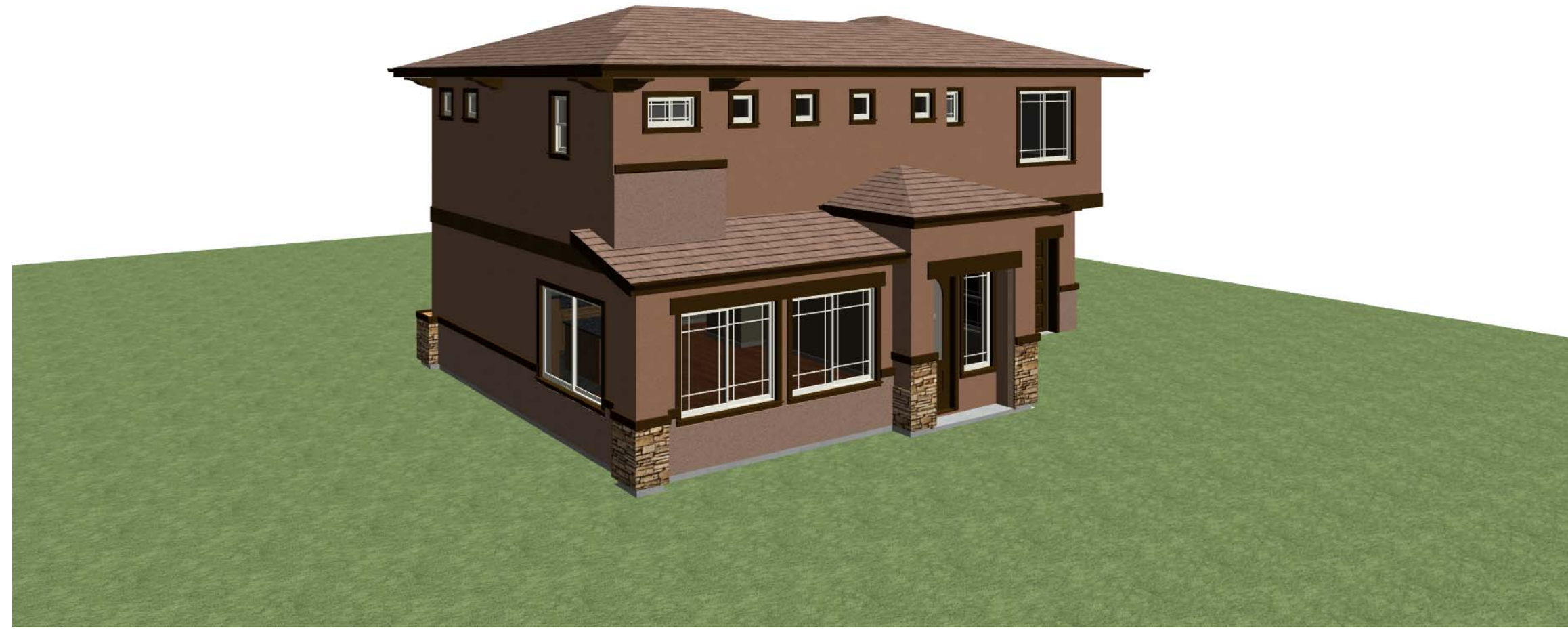
DATE:

11/7/2017

SCALE:

SHEET:

A-2



NO.	DESCRIPTION	BY	DATE

SHEET TITLE:
**PROPOSED
 PERSPECTIVES**

PROJECT DESCRIPTION:
 999 BOSTONIA ST
 PLAN 1
 EL CAJON, CA 92021

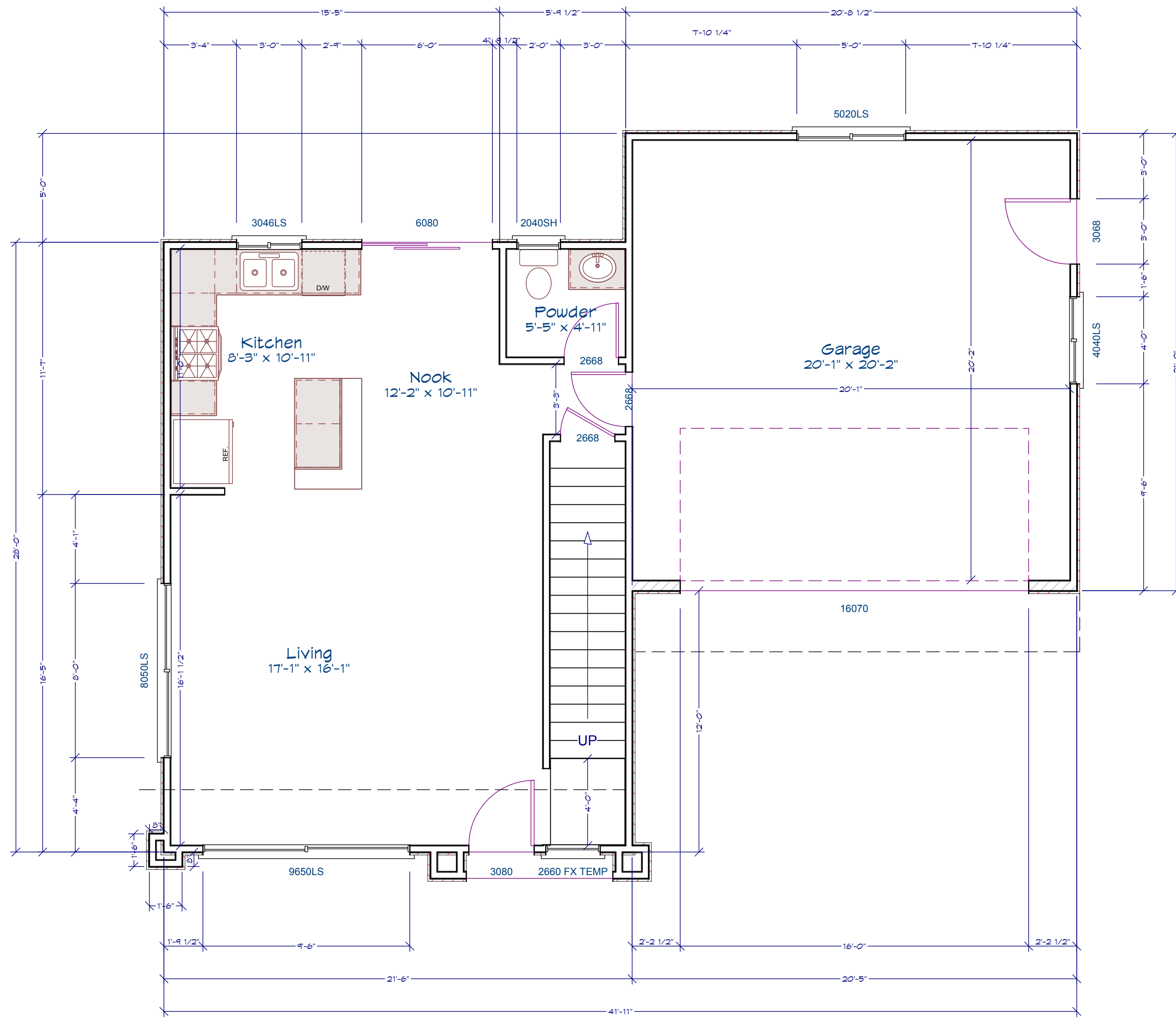
DRAWINGS PROVIDED BY:

MILCO INC.
GENERAL CONSTRUCTION PRODUCTS
 Call for the 1-877-MILCO
 License # 81612

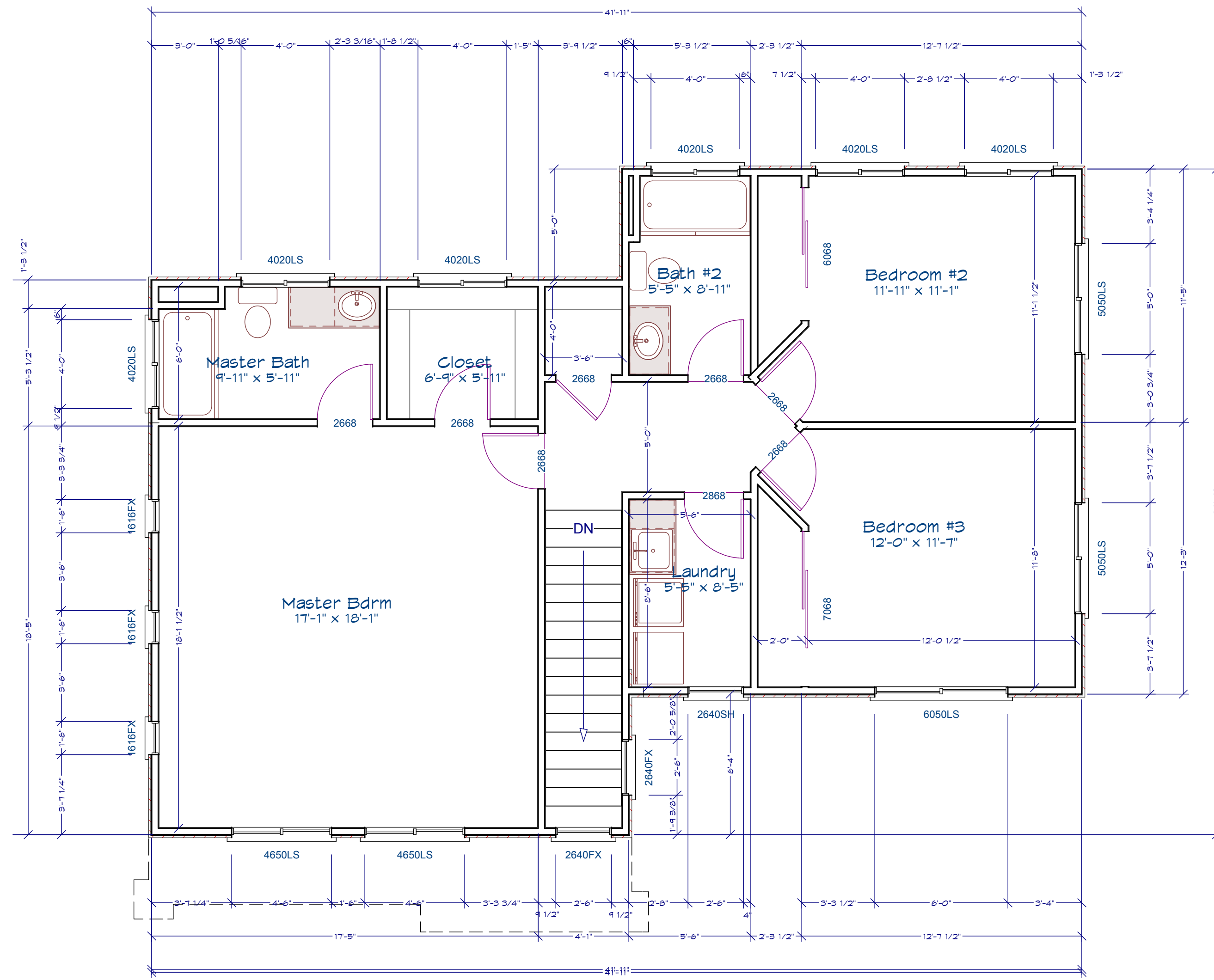
DATE:
 11/7/2017

SCALE:

SHEET:
A-3



PROPOSED FIRST FLOOR PLAN



PROPOSED SECOND FLOOR PLAN

PLAN 2 - SQUARE FOOTAGE:

FIRST FLOOR	617 SQ. FT.
SECOND FLOOR	969 SQ. FT.
TOTAL	1,586 SQ. FT.
GARAGE	430 SQ. FT.

NO.	DESCRIPTION	BY	DATE

SHEET TITLE:
PROPOSED FLOOR PLANS

PROJECT DESCRIPTION:
999 BOSTONIA ST
PLAN 2
EL CAJON, CA 92021

DRAWINGS PROVIDED BY:

MILCO INC.
GENERAL CONSTRUCTION PRODUCTS

Call Miltco at 1-877-MILTCO
Licenses # 94722

DATE:
11/7/2017

SCALE:
1/4" = 1'-0"

SHEET:
A-4



PROPOSED LEFT ELEVATION



PROPOSED FRONT ELEVATION



PROPOSED RIGHT ELEVATION



PROPOSED REAR ELEVATION

NO.	DESCRIPTION	BY	DATE

SHEET TITLE:
**PROPOSED
ELEVATIONS**

PROJECT DESCRIPTION:
999 BOSTONIA ST
PLAN 2
EL CAJON, CA 92021

DRAWINGS PROVIDED BY:
MILCO INC.
GENERAL CONSTRUCTION PRODUCTS
Call Toll Free
1-877-MILCO1
License # 81612

DATE:

11/7/2017

SCALE:

1/4" = 1'-0"

SHEET:

A-5



PROPOSED LEFT ELEVATION



PROPOSED FRONT ELEVATION



PROPOSED RIGHT ELEVATION



PROPOSED REAR ELEVATION

NO.	DESCRIPTION	BY	DATE

SHEET TITLE:
**PROPOSED
ELEVATIONS**

PROJECT DESCRIPTION:
999 BOSTONIA ST
PLAN 2
EL CAJON, CA 92021

Call for
1-877-MILTICO
License # 84612

DRAWINGS PROVIDED BY:
MILTICO INC.
GENERAL CONSTRUCTION SERVICES

DATE:

11/7/2017

SCALE:

SHEET:

A-5



NO.	DESCRIPTION	BY	DATE

SHEET TITLE:
**PROPOSED
 PERSPECTIVES**

PROJECT DESCRIPTION:
 999 BOSTONIA ST
 PLAN 2
 EL CAJON, CA 92021

DRAWINGS PROVIDED BY:

 MILCO INC.
 GENERAL CONSTRUCTION PRODUCTS
 Call for
 1-877-MILCO
 License # 84812

DATE:
 11/7/2017

SCALE:

SHEET:
A-6

PLANNED UNIT DEVELOPMENT 346

HOA MAINTENANCE NOTES

ALL PROPOSED LANDSCAPING WITHIN THE PUBLIC RIGHT-OF-WAY, OR WITH IN THE FRONT YARD AREAS, AND ALL PERVIOUS PAVERS (DRIVEWAYS, COMMON DRIVEWAYS AND SIDEWALKS) SHALL BE HOA MAINTAINED.

OWNER / APPLICANT:

GREGORY M. BROWN JR. - PRESIDENT DATE
BOSTONIAN REDEVELOPMENT VENTURES LP.
A CALIFORNIA CORPORATION
565 N. MAGNOLIA AVE.
EL CAJON, CA 92020

PLANNED UNIT DEVELOPMENT

LEGAL DESCRIPTION: A PORTION OF LOT 14, BLOCK 15 IN THE SUBDIVISION OF THE "S" TRACT OF RANCHO EL CAJON, IN THE CITY OF EL CAJON, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 355

ASSESSOR'S PARCEL NO: 484-240-19

EXISTING ZONING: RS-6

SITE ADDRESS: 999 BOSTONIA STREET,
EL CAJON CA 92021

PROJECT AREA: 25,881 SQFT (0.59 AC)

PARKING REQUIRED / PARKING PROVIDED:
14 SPACES COVERED, 10 SPACES VISITOR,
4 SPACES SUPPLEMENTAL (28 TOTAL)

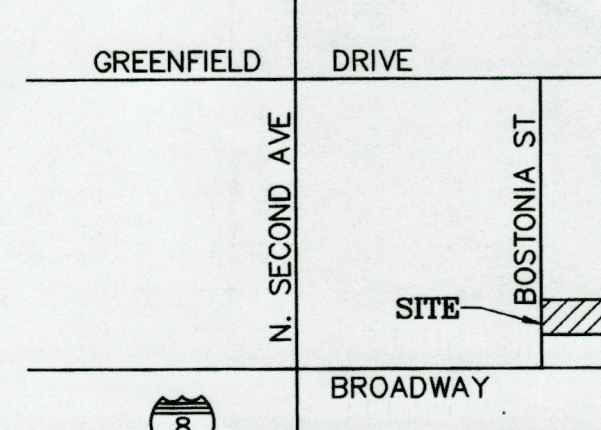
BUILDING COVERAGE:
BUILDINGS (100%) 7,239
DRIVEWAYS (100%) {PERVIOUS PAVERS} 3,083
COMMON DRIVEWAY (50%) {PERVIOUS PAVERS} 2,162
25,881 SQFT / 12,484 SQFT = 48.2% < 50%
(25,881 SQFT / 7,239 SQFT {IMPERVIOUS} = 28.0% < 50%)

NO. OF DWELLING UNITS: 7
LANDSCAPING PROVIDED: SEE LANDSCAPE PLAN

LOT	PRIVATE LANDSCAPE AREA	LOT	PRIVATE LANDSCAPE AREA
1	501 SF	5	766
2	790 SF	6	625
3	981 SF	7	476
4	970 SF		

LOT	GROSS AREA = NET AREA	PLAN TYPE	FF ELEVATION
1	2,765 SF	1	496.5
2	2,783 SF	1	498.5
3	2,763 SF	2	499.5
4	2,764 SF	2R	499.5
5	2,685 SF	1R	498.5
6	2,502 SF	1	497.1
7	2,797 SF	1R	496.5
A	6,822 SF COMMON AREA		
TOTAL	25,881 SF		

LOT	LOT AREA	IMPERVIOUS AREA	PERVIOUS AREA	% IMPERVIOUS
1	2,765 SF	1,078	1,687	38.4%
2	2,783 SF	1,078	1,705	38.7%
3	2,763 SF	1,076	1,687	38.9%
4	2,764 SF	1,087	1,677	39.3%
5	2,685 SF	1,078	1,607	40.1%
6	2,502 SF	1,078	1,424	43.1%
7	2,797 SF	1,078	1,719	38.5%
A	6,822 SF	780	6,042	11.5%
TOTAL	7553	17548		4.2%



VICINITY MAP

NO SCALE
THOMAS BROS MAP NO. 1251-J3

PREPARED BY:

JERRY L. MICHAL RCE 42590 DATE
LANDOVIAN DRAFTING AND DESIGN
15935 SPRING OAKS RD - EL CAJON, CA 92021 - 619-312-5147



SHEET 1 CITY OF EL CAJON 1 SHEET

PLANNED UNIT DEVELOPMENT 346

APPLICANT: BOSTONIAN REDEVELOPMENT VENTURES LP.
GREGORY BROWN JR. - PRESIDENT

ASSESSOR PARCEL NO(S): 484-240-19

REQUEST: 7-UNIT / 8 LOT SUBDIVISION

7 LOTS CONTAINING DWELLING UNITS + 1 COMMON AREA LOT

DRAWN BY: LANDOVIAN DRAFTING AND DESIGN

ADDRESS: 15935 SPRING OAKS ROAD

EL CAJON, CA 92021

PHONE: 619-312-5147

APPROVED BY:

DATE:

484-240-17

484-240-29

484-240-28

484-240-26

484-240-25

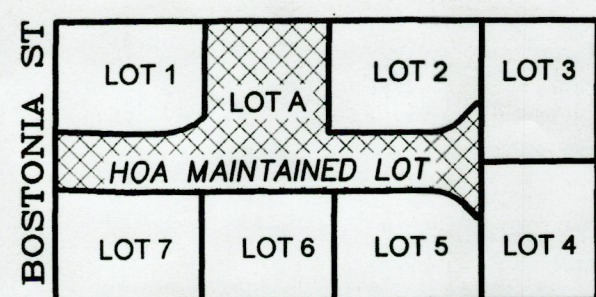
CONSTRUCTION STORMWATER BMP NOTES:

1. ALL APPLICABLE TEMPORARY CONSTRUCTION AND NON-STORMWATER DISCHARGE BMPs SHALL BE IMPLEMENTED IN ACCORDANCE WITH THE CITY OF EL CAJON MINIMUM BMP REQUIREMENTS INCLUDED IN THE EL CAJON MUNICIPAL CODE 13.10 AND THE CITY OF EL CAJON JURISDICTIONAL RUNOFF MANAGEMENT PROGRAM (JRMP).
2. THE OWNER/OWNER'S CONTRACTOR(S) ARE RESPONSIBLE FOR POLLUTION PREVENTION PRACTICES TO PREVENT THE DISCHARGE OF SEDIMENT AND POLLUTANTS TO THE PUBLIC STORM DRAIN SYSTEM.
3. THE OWNER/OWNER'S CONTRACTOR(S) ARE RESPONSIBLE FOR THE PREVENTION OF EROSION CAUSED BY GRADING, CLEARING OF VEGETATION, DEMOLITION OR CONSTRUCTION.
4. ALL STORMWATER BMPs SHALL BE MAINTAINED FOR THE DURATION OF THE PROJECT.
5. ALL APPLICABLE TEMPORARY CONSTRUCTION EROSION AND SEDIMENT CONTROL BMPs SHALL BE IMPLEMENTED FOR ALL PORTIONS OF THE PROJECT AREA WHERE APPLICABLE. ALL ONSITE DRAINAGE PATHWAYS THAT CONVEY CONCENTRATED FLOWS SHALL BE STABILIZED TO PREVENT EROSION.
6. RUN-ON FROM AREAS OUTSIDE THE PROJECT AREA SHALL BE DIVERTED AROUND WORK AREAS TO THE EXTENT FEASIBLE. RUN-ON THAT CANNOT BE DIVERTED SHALL BE MANAGED USING APPROPRIATE EROSION AND SEDIMENT CONTROL BMPs.
7. GRADED AREAS AROUND THE PROJECT PERIMETER WILL DRAIN AWAY FROM THE FACE OF SLOPES AT THE END OF EACH WORKING DAY.
8. PROVIDE EFFECTIVE SEDIMENT PERIMETER CONTROL AROUND PROJECT AREA TO HELP PREVENT TRANSPORT OF SOIL AND SEDIMENT OFFSITE BY USING FIBER ROLLS, GRAVEL BAGS, OR OTHER EQUALLY EFFECTIVE BMPs.
9. ANY SEDIMENT TRACKED ONTO OFFSITE PAVED AREAS SHALL BE REMOVED VIA SWEEPING AT LEAST DAILY. ALL BMPs SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE APPLICABLE FACT SHEETS (CASQA, COUNTY OF SAN DIEGO, CITY OF EL CAJON).
10. SOLID WASTE AND OTHER CONSTRUCTION WASTES SHALL BE PLACED IN A CONTAINER DAILY LOCATED IN A DESIGNATED AREA AND SHALL BE DISPOSED OF IN ACCORDANCE WITH APPLICABLE REQUIREMENTS.
11. CONSTRUCTION MATERIALS SHALL BE STORED IN A MANNER TO HELP AVOID BEING TRANSPORTED IN STORM WATER RUNOFF DISCHARGES. CONCRETE WASTE SHALL NOT BE WASHED OUT ONTO THE GROUND SURFACE. CONCRETE WASHOUT SHALL BE DISPOSED PROPERLY AND PLACED IN A WASHOUT AREA DESIGNED IN ACCORDANCE WITH FACTSHEETS (CASQA, COUNTY OF SAN DIEGO, CITY OF EL CAJON).
12. EROSION CONTROL MEASURES WILL BE IMPLEMENTED STARTING THE FIRST DAY OF CLEARING, GRADING OR SOIL DISTURBANCE OR CONSTRUCTION. THESE CONTROLS WILL REMAIN IN EFFECT UNTIL ALL RELEVANT OPERATIONS HAVE BEEN COMPLETED AND DISTURBED SOIL HAVE EITHER: ESTABLISHED VEGETATION; OR OTHER PERMANENT EROSION CONTROL AT 70% COMPLETION).
13. STOCKPILES AND OTHER SOURCES OF POLLUTANTS SHALL BE COVERED WHEN THE CHANCE OF RAIN, WITHIN THE NEXT 48-HOURS WITH, IS AT LEAST 50% PRECIPITATION.
14. ALL GRAVEL BAGS SHALL HAVE 3/4 INCH MINIMUM AGGREGATE (NO SANDBAGS OR BURLAP TYPE BAGS ALLOWED).
15. IN CASE OF EMERGENCY CONTACT NAME: GREGORY BROWN JR. PHONE: 619-441-1463

NOTES:

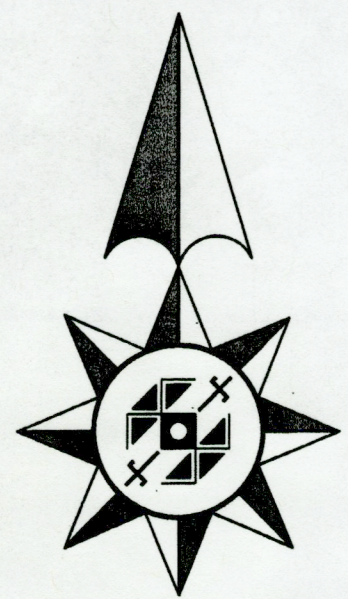
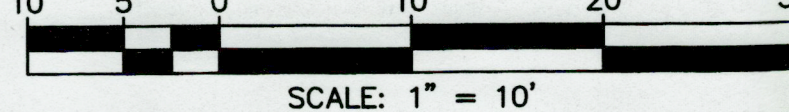
NOTES:

1. AN EXCLUSIVE USE YARD AREA WILL BE DESIGNATED FOR EACH UNIT. THESE YARD AREAS WILL BE DESIGNATED IN THE CONDITIONS OF COVENANTS AND RESTRICTION, AND SHALL REMAIN AS LONG AS THE SUBJECT PROJECT EXISTS.
2. CITY OF EL CAJON FIRE DEPARTMENT REQUIRES: "ADDRESS MONUMENT WITH 5 INCH NUMBERS AT STREET AND VISIBLE FROM BOTH DIRECTIONS."
3. ALL GARAGES SHALL REMAIN AVAILABLE FOR PARKING AT ALL TIMES, AND NO GARAGE CONVERSIONS WILL BE PERMITTED.
4. VISITOR PARKING SPACES DESIGNATED ON LOTS 1 TO 7 SHALL BE USED FOR THE PURPOSE OF PARKING ONE VEHICLE.
5. SUPPLEMENTAL PARKING SPACES DESIGNATED SHALL BE USED FOR THE PURPOSE OF PARKING ONE VEHICLE, SHALL REMAIN AVAILABLE FOR PARKING AT ALL TIMES.
6. ALL OPERATIONS SHALL BE IN COMPLIANCE WITH THE CITY'S JURISDICTIONAL URBAN RUNOFF MANAGEMENT PLAN (JURMP), SECTIONS 4.0 (COMMERCIAL) AND 7.0 (CONSTRUCTION) AND THE STANDARD URBAN STORM WATER MITIGATION PLAN REQUIREMENTS (SUSMP) TO MINIMIZE OR ELIMINATE POLLUTANT DISCHARGE TO THE STORM DRAIN SYSTEM USING APPROPRIATE BEST MANAGEMENT PRACTICES.
7. EXPOSED OR ERODIBLE SOILS WILL REQUIRE MEASURES TO ENSURE THAT SOIL AND SEDIMENT EROSION AND DISCHARGE WILL BE ELIMINATED OR REDUCED TO THE MAXIMUM EXTENT PRACTICABLE AND WILL NOT CAUSE USE OR CONTRIBUTE TO AN EXCEEDANCE OF RECEIVING WATER QUALITY OBJECTIVES THROUGHOUT THE LIFE OF THE PROJECT.
8. ALL ROOFS TO BE TILE OR CONCRETE
9. PARKING IS PROHIBITED ON PRIVATE STREETS AT ALL TIMES
10. INDIVIDUAL TRASH COLLECTION, CANS SHALL BE STORED WITHIN PRIVATE REAR YARD
11. GROSS BUILDING AREA = 7,239 Sqft ~ TOTAL LANDSCAPE AREA = 7,367 Sqft



LOT KEY MAP

SCALE: 1" = 80'



BOSTONIA STREET

BOSTONIA STREET

BOSTONIA ST


LANDSCAPE PLAN


PLANNED UNIT DEVELOPMENT 346


Project Summary


The landscape of Bostonia Greens seeks to enhance the existing neighborhood with low water and native plantings. The sustainable landscape will attract and support native species while providing a beautiful and low maintenance environment.

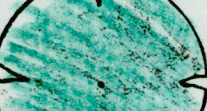
Symbol	Name	Qty.	Size
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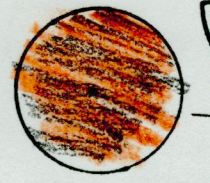
	Purple Lantana	90	1 gal.
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	Carex Pansa	175	1 gal.
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	Cleveland Sage	10	5 gal.
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	Gray Feathery Cassia	22	5 gal.
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	Crape Myrtle 'Dynamite'	6	15 gal.
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 PEARL ALACIA 3015 GAL.

- Notes:**
- Bio Swale to conform to zoning ordinance.
 - Suggested landscaping on Lots 1 & 7 that front Bostonia St. to transition with Bio Swale plantings.
 - Landscaping shall form a continuous area between and around all buildings and shall be permanently maintained, including a permanent underground irrigation system.
 - Required landscaped areas shall contain a mix of trees, shrubs and groundcovers. Non-invasives grasses are optional.
 - All required landscaped areas shall include a permanent underground irrigations system. The irrigation system shall include a programmable controller with a weather-based or rain-sensing shut-off function. In planters with interior dimensions of 4' (four) wide or less, drip irrigation or similar irrigation technologies that minimizes water usage shall be required.
 - An exclusive use yard area will be designated for each unit. These yard areas will be designated in the conditions of covenants and restrictions and shall remain as long as subject property exists.
 - Exposed or erodible soils will require measures to ensure that soil and sediment runoff management plan (JURMP), sections 4.0 (commercial) and 7.0 (construction) and the standard urban storm water mitigation plan requirements (SUSMP) to minimize or eliminate pollutant discharge to the storm drain system using appropriate best management practices.

**999 Bostonia Color Board
ACCENT/FACING – El Dorado Stone**



Plan 1 - Yukon



Plan 2 - Sierra

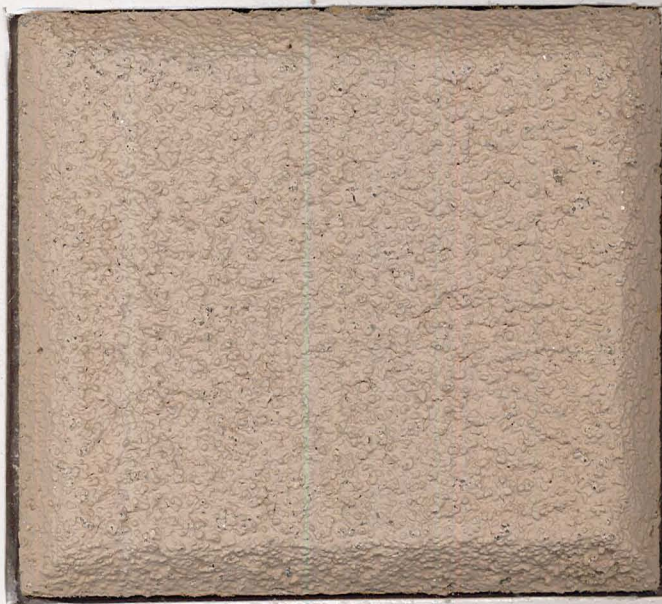
BASE COLOR – Omega Stucco



Plan 1 – 9250 Dover Plains



Plan 2 – 9261 Khaki



Accent Wall (Plan 1) 407 Cornico Beige

999 Bostonia Color Board

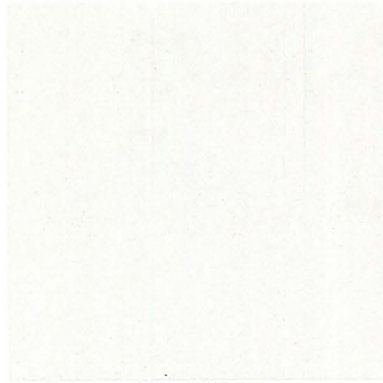
ROOF MATERIAL – Eagle



5810 Avondale Blend - Brown, Gray, Natural Gray w/Streaks
T24 Ref: .13 Emi: .95 SRI: 13 A.SRI: 15 CRRC: 0918-0094

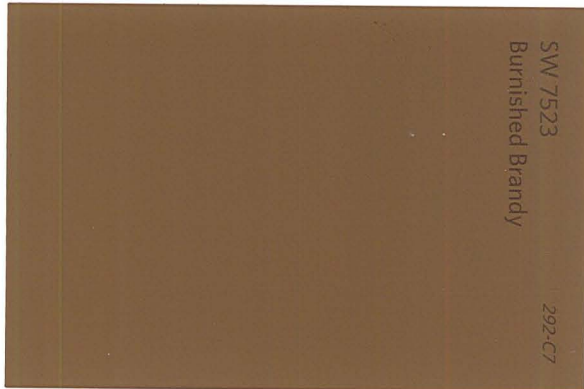


WINDOW COLOR – Ply-Gem Windows



Stone White

TRIM COLORS – Sherwin Williams



Trim 1 (Facia) – Burnished Brandy (7525)



Trim 2 (Siding and Doors) – Rookwood Medium Brown (2807)



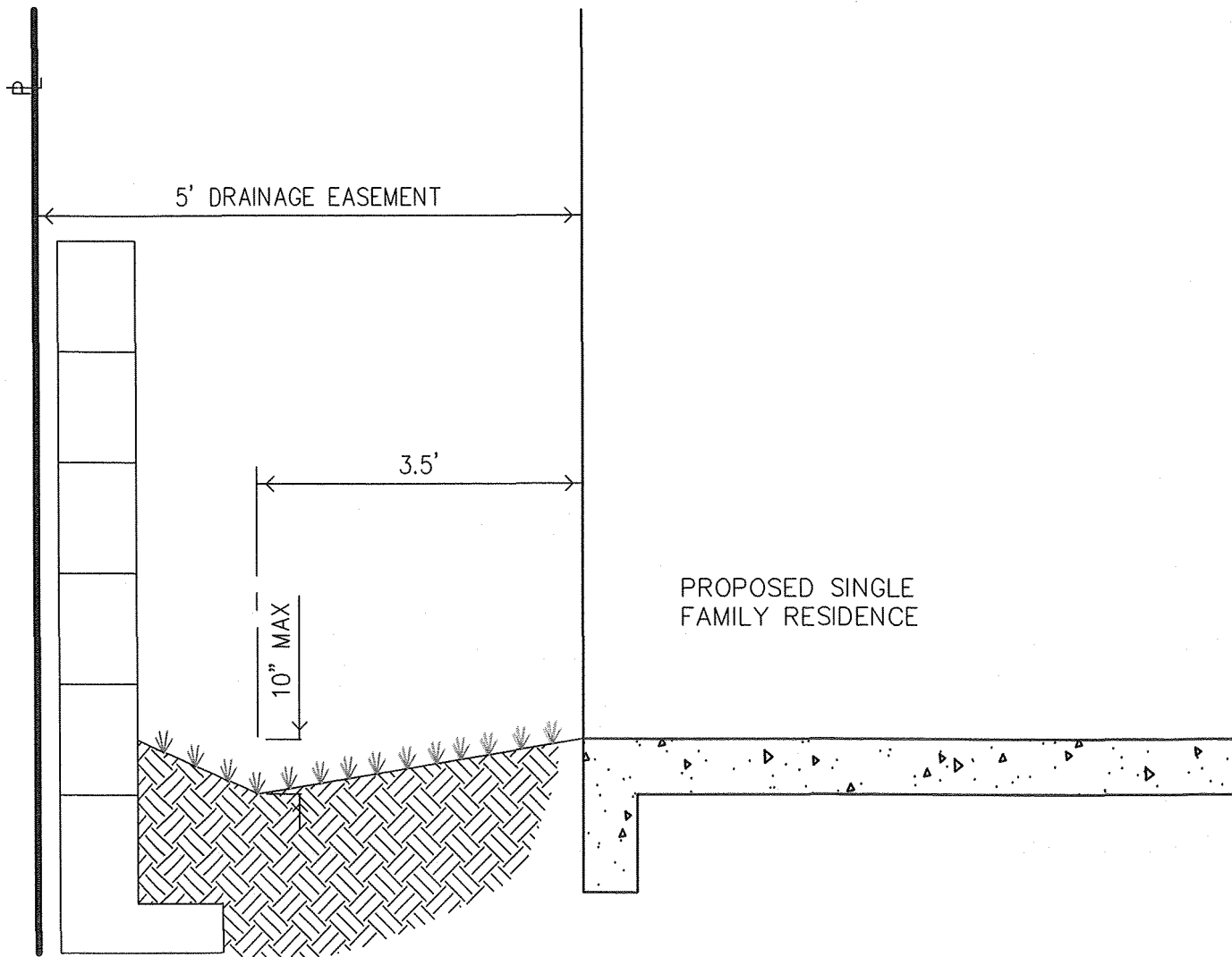
Trim 1 Alternate (Facia) – Coconut Husk (6111)

SAGE CREEK PLANNED UNIT DEVELOPMENT NO.342

GRASS SWALE TYPICAL SECTION

STORMWATER STRATEGY

1. UTILIZE LIMITED IMPACT DEVELOPMENT (LID) STRATEGIES TO MANAGE STORMWATER DEVELOPED ONSITE.
2. RUNOFF FROM ROOFTOPS WILL BE CONVEYED, ATTENUATED AND TREATED BY A GRASS SWALE AND A VEGETATED DEPRESSION PRIOR TO DISCHARGING TO THE CITY OF EL CAJON STORM DRAIN SYSTEM.
3. THE MAINTENANCE OF THE GRASS SWALE WILL BE THE RESPONSIBILITY OF EACH INDIVIDUAL HOME OWNER
4. THE HOME OWNER'S ASSOCIATION WILL HAVE ACCESS TO THE GRASS SWALE SHOULD DRAINAGE PROBLEMS DEVELOP.
5. THE GRASS SWALE IS GENTLY SLOPED (1%) TO ALLOW FOR MAXIMUM TREATMENT OF POLUTANTS, AS WELL AS, TO ALLOW FOR THE AREA TO BE UTILIZED AS YARD AREA FOR EACH OF THE HOMEOWNERS.





City Council
Agenda Report

DATE: June 12, 2018
TO: Honorable Mayor and City Councilmembers
FROM: Anthony Shute, Director of Community Development
SUBJECT: Appeal of Planning Commission Denial of Appeal of an Adult Day Health Care Center

RECOMMENDATION:

That the City Council:

1. Opens the public hearing and receives testimony;
2. Closes the public hearing; and
3. Moves to ADOPT the next RESOLUTION in order that either GRANTS or DENIES the APPEAL

PROJECT DESCRIPTION:

This request seeks to appeal a Planning Commission decision made on April 17, 2018 regarding an amendment to Minor Use Permit No. 4 to add medical services to an adult day care at Babylon Palace, located at 456 North Magnolia Avenue. Babylon Palace currently serves as a banquet hall and obtained City Council approval to change the use classification to an Adult Day Care Center on July 11, 2017.

During the hearing on July 11, 2017, the City Council expressed concern about funding, meals covered by the center, transportation to and from for clients, specialized care for patients with special needs, dealing with clients that may attempt to leave the facility, and the ratio of clients to caregivers. Because the adjacent Crystal ballroom's Conditional Use Permit for a non-medical adult day care expired and never began operation, the City Council determined the applicant was eligible for the same approval since it did not include health related services. However, the City Council required that all doors have an audible alarm, and that a letter from Community Care Licensing stating a license is not required be provided to Community Development. During the 2017 hearing, the applicant presented to the City Council his intention to only operate an Adult Day Care center and not an Adult Day Health Care facility (ADHC).

On October 31, 2017, the applicant applied to change the use from an Adult Day Care Center to an ADHC. This request was denied by the Community Development Director. As such, the Director's decision was appealed to the Planning Commission on April 17, 2018. The Planning Commission upheld the decision of the Community Development Director and denied the appeal.

BACKGROUND:

General Plan:	Office/Non-Retail (O/NR) and Special Development Area 9 (SDA 9)
Specific Plan:	Downtown Master Plan (Specific Plan No. 182)
Zone:	General Commercial (C-G)
Other City Plan(s):	None
Regional and State Plan(s):	None
Notable State Law(s):	None
Applicant:	Mike and Nadia Terzibachian

Project Site & Constraints

On October 22, 2014, Conditional Use Permit (CUP) No. 2205 was approved allowing the use of the building as a banquet hall. An agreement for parking was needed with the adjacent property owner to the north to support the banquet hall because the subject site does not have sufficient parking. The site is 34,472 square feet, and includes one building. The banquet hall is accessed by two driveways from North Magnolia Avenue and an alley, and has approximately 25 off-street parking spaces.

Surrounding Context

The site is located on a predominantly commercial corridor that supports abutting commercial uses. Surrounding properties are developed and zoned as follows:

Direction	Zones	Land Uses
North	C-G	Health care offices
South	C-G	Social club and banquet hall
East	C-G	Motel
West	O/P and P	Parking lot

General Plan

The project site is designated as Special Development Area No. 9 (SDA No. 9) and Office/Non Retail (O/NR) on the General Plan Land Use Map. As described in the Land Use Element of the General Plan, SDA No. 9 is intended to include “a mixture of retail office, residential, governmental, and cultural uses and activities.

Downtown Master Plan (Specific Plan No. 182)

SP No. 182 is the implementing mechanism for SDA 9. It is intended to create a mixed use urban village in downtown El Cajon. It includes special development standards and design requirements for new developments and external building renovations, and it emphasizes a pedestrian friendly environment.

Municipal Code (Zoning)

Pursuant to ECMC section 17.145.150, day care facilities like the ADHC may be allowed in commercial zones with the approval of a minor use permit. A detailed discussion of the applicable Municipal Code requirements is included in the section of the report titled "Discussion."

Minor Use Permit No. 4

On July 11, 2017, the City Council approved an Adult Day Care center (not providing health care services) with conditions at Babylon Palace. The center has not begun operation and soon after approval, the applicant applied for an amendment for an ADHC center.

DISCUSSION

Previous Action

On November 14, 2016, Babylon Palace's representative submitted a Minor Use Permit application to the Community Development Department for an adult day care within an existing commercial building, available for those living in the area. The tenant space is 14,729 square feet, with the space to be used for the elderly to congregate during the mornings with non-health related services. The proposed hours of operation were Monday through Friday, 8:00 am to 2:00 pm. The proposed adult day care would operate when the banquet hall was not operating.

During the review process, a public notice was mailed to property owners within a 300-foot radius of the subject property informing them of the proposed application and providing an option for comment. Comments from four members of the public expressed concerns about over concentration of the same or similar uses in the vicinity, on-site circulation, traffic, and limited parking. The request was denied by the Director. The applicant filed an appeal of the Director's determination. A copy of the Director's denial letter and the applicant's appeal letter are attached for reference. On May 16, 2017, the Planning Commission upheld the appeal and overturned the Director's determination, because Conditional Use Permit No. 2221 for the adjacent banquet hall (Crystal Ballroom) expired for the same use, thus providing an opportunity for the applicant to provide such services. The Planning Commission's decision was then appealed to the City Council by Nataly Kourabi (Owner of the Magnolia Adult Day Health Care center, two lots north of the subject site).

On July 11, 2017, the City Council denied the appeal of the Planning Commission's decision, approving the non-medical adult day care with conditions. The City Council expressed concerns about funding, meals covered by the center, transportation to and from for clients, specialized care for patients with special needs, dealing with clients who try to leave premises without permission and ratio of clients to caregivers.

On October 31, 2017, an application for an amendment to MUP No. 4 was submitted to change the previously approved non-medical adult day care to an adult day health center. This proposed use requires additional state licensing, increased number and type of staff and is the same as the ADHC centers located at 490 North Magnolia and 240 South Magnolia Avenue.

Director's Decision

On March 12, 2018, a Director's denial letter was sent to the applicant noting an over concentration of similar uses in the vicinity and inability to receive approval from the California Department of Aging for Medi-Cal certification. On April 23, 2018, the applicant filed an appeal

of the Director’s decision. A copy of the Director’s denial letter and the applicant’s appeal letter are attached for reference. No new evidence has been provided supporting the appellant’s contention that the proposed ADHC center would not contribute to any additional impacts on City’s emergency services or eligibility of required licensing and approvals.

It is noteworthy to mention that there are differences between an Adult Day Care and an ADHC center as shown below.

	Adult Day Care	Adult Day Health Care (ADHC)
Description	Personal care services, supervision, or assistance essential for sustaining the activities of daily living or for the protection of the individual on less than 24-hour basis.	Organized day program of health services, therapeutic activities and social services for frail elders or adults with chronic, disabling medical, cognitive or mental health conditions who are at risk for institutional placement.
Licensing Authority	CA Department of Social Services	CA Department of Public Health
Medi-Cal Certification	Not funded nor certified by Medi-Cal	Funded by Medi-Cal
Transportation	Optional	Required
Medication	Assist with self-administration	Administration by Registered Nurse
Required Services	Health Services not required	Social Services, Skilled Nursing, Physician Services, Mental Health Services, Occupational Therapy, Physical Therapy and Speech Therapy
Home Visit/Assessment	Optional/ not required	Required
Staffing Ratio	1:8 staff on duty when participants do not require assistance care. 1:4 when assistance care is required, and (1) Administrator	1:16 Program aides, (1) Social work assistant and (1) Vocational nurse per every 10 participants, (1) Registered nurse, (1) Administrator and (1) Program director

PLANNING COMMISSION RECOMMENDATION:

On April 17, 2018, the Planning Commission held a public hearing to consider the appeal of the Director’s Decision regarding the ADHC. Five members of the public spoke regarding the item. One spoke in favor (property owner) and four neighbors spoke in opposition. After public testimony, the public hearing was closed and the Commission discussed the item and voted 5-0-0 to adopt the Resolution No. 10948 denying the appeal, based on ongoing concerns of additional demand on City emergency services, close proximity to existing ADHC centers and the inability to receive certification by the California Department of Aging and Licensing from the California Department of Public Health.

FINDINGS:

The Planning Commission made the following findings listed in ECMC section 17.58.050 denying the appeal and upholding the Director's Decision. If the City Council agrees with the following findings, then the Planning Commission's decision denying the appeal is upheld.

A. The proposed use is consistent with applicable goals, policies, and programs of the general plan, and with any applicable specific plan;

The proposed adult day health care is located within the Downtown Master Plan which is governed by Specific Plan (SP) No. 182. SP No. 182 is intended to create a mixed-use urban village. This prominent location would be best served with complimentary land uses that would contribute toward the creation of a vibrant urban village. Adult day care is not in line with the General Plan's goal to transform the downtown area to a center of administrative, civic, and cultural activities. Also, there are two existing adult day health care facilities currently operating along the same street, at 490 North Magnolia and 240 South Magnolia Avenue.

B. The proposed site plan and building design are consistent with all applicable use and development standards;

The existing commercial building complies with current development standards. Proposed interior improvements would comply with fire, electrical, plumbing, and, other relevant building codes to operate the facility.

C. The proposed use will be operated in a manner that is compatible with existing and planned land uses in the vicinity of the proposed use;

The proposed use would add a third ADHC center to the downtown on the same street. Minor Use Permit No. 4 was originally approved for an adult day care not providing medical services, providing an alternative to the nearby existing ADHC center at 490 North Magnolia Avenue.

D. The proposed use and project design will not be detrimental to the public health, safety, and general welfare, including but not limited to matters of noise, smoke, dust, fumes, vibrations, odors, and hazards or excessive concentrations of traffic;

MUP No. 4 was originally approved for a non-health related adult day care providing an alternative type to the nearby existing adult day health care facility at 490 North Magnolia. The proposed amendment would approve two adult day health care facilities on the same street approximately 200 feet apart and would add to excessive concentrations of traffic.

E. The proposed use is in the best interest of public convenience and necessity.

According to a California Health Program Advisor with the Community-Based Adult Services Branch for the Department of Aging, the existing downtown adult day health care facilities are operating under their maximum permitted capacity. Thereby, according to the State permitting agency, the proposed use is not a need or a demand for a third adult day health care. The California Department of Aging requires justification that a need is warranted before the department is able to issue a permit. Furthermore, there are a variety of existing adult day care facilities in the City, including two adult day health care centers in close proximity to the proposed.

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 policies or otherwise committing to a course of action on a project. If an action or approval is a project under CEQA, it may be statutorily or categorically exempt from CEQA review or may fall under the “general rule” or “common sense” exemption. A building permit, which is a ministerial action carried out by a public agency, is not an activity subject to CEQA.

PUBLIC NOTICE & INPUT:

The notice for this meeting was mailed on May 24, 2018, 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 City Council has the following options regarding the proposed project:

1. DENY the appeal and uphold the Planning Commission to not allow for the adult day health care center, subject to the determination listed above; or,
2. GRANT the appeal and overturn the Planning Commission’s decision

Prepared By: Alfonso Camacho, Assistant Planner

Reviewed By: Anthony Shute, Director of Community Development

Approved By: Graham Mitchell, City Manager

Attachments

Public Hearing Notice/Location Map

Proposed Resolution Denying the Appeal

Planning Commission Resolution No. 10948

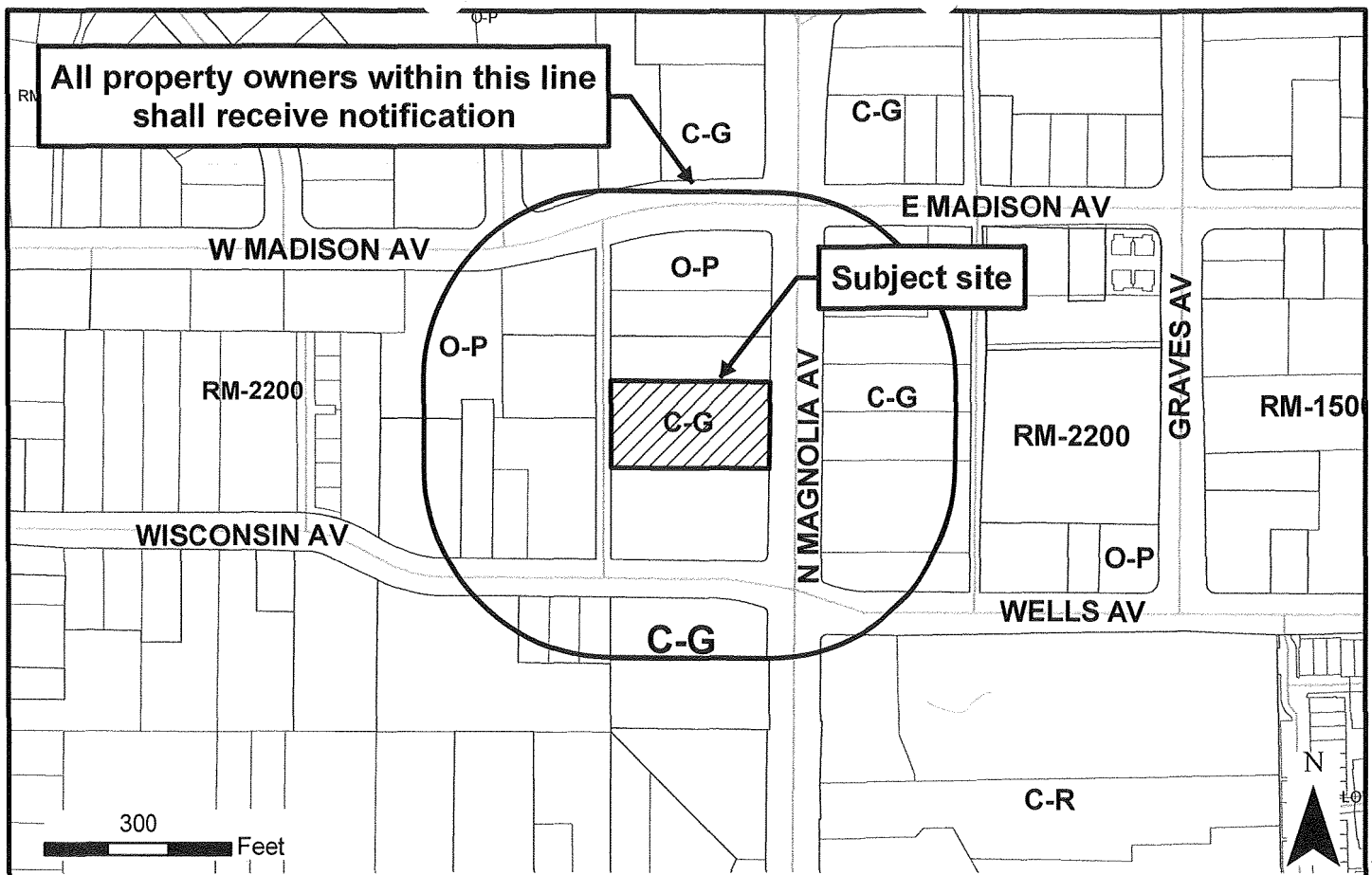
Excerpt Minutes from the Planning Commission Meeting Date 4-17-18

Director Denial Letter dated 03-12-18

Appeal form

Application and Disclosure Statement

Aerial image



**NOTICE OF PUBLIC HEARING
APPEAL OF PLANNING COMMISSION'S DECISION**

NOTICE IS HEREBY GIVEN that the El Cajon City Council will hold a public hearing at **7:00 p.m., Tuesday, June 12, 2018**, in the City Council Chambers, 200 Civic Center Way, El Cajon, CA, to consider:

APPEAL OF PLANNING COMMISSION'S DECISION, as submitted by Mike Terzibachian, requesting an appeal of Planning Commission's Decision that denied an adult day care to include medical services (Amendment to Minor Use Permit No. 4). The subject property is addressed as 456 North Magnolia Avenue. This project is exempt from the California Environmental Quality Act (CEQA).

The public is invited to attend and participate in this public hearing. The agenda report for this project will be available 72 hours prior to the meeting at <http://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 hearing, but will be available at the Project Assistance Center 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 hearing described in this notice or in written correspondence delivered to the Commission, at, or prior to, the public hearing. 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://cityofelcajon.us/your-government/departments/community-development/planning-division>.

If you have any questions, or wish any additional information, please contact **ALFONSO CAMACHO** at 619.441.1782 or via email at acamacho@cityofelcajon.us and reference "Babylon Palace Adult Day Care Appeal" in the subject line.

RESOLUTION NO. -18

A RESOLUTION DENYING THE APPEAL OF A
PLANNING COMMISSION DECISION REGARDING AN
ADULT DAY HEALTH CARE CENTER IN THE C-G ZONE
(GENERAL COMMERCIAL), APN: 487-171-37,
GENERAL PLAN DESIGNATION: OFFICE/ NON-RETAIL
(O/NR) AND SPECIAL DEVELOPMENT AREA NO. 9

WHEREAS, on October 31, 2017, the applicant, Babylon Palace (the "Applicant"), submitted an application for amendment to Minor Use Permit No. 4 to the Community Development Department for an adult day health care center within an existing commercial building (the "Project"); and

WHEREAS, on March 12, 2018, a Director's decision, denying the application (the "Director's Decision") was sent to the Applicant noting an overconcentration of the same use in the immediate vicinity and state licensing capacity requirements; and

WHEREAS, the applicant filed an appeal of the Director's decision on April 23, 2018, requesting that the El Cajon Planning Commission (the "Planning Commission") consider its appeal; and

WHEREAS, the Planning Commission held a duly advertised public hearing on April 17, 2018, to consider the Applicant's appeal of the Director's Decision denying a minor use permit amendment for an adult day health care center in an existing banquet hall building located at 456 North Magnolia Avenue and

WHEREAS, the Planning Commission adopted Planning Commission Resolution No. 10948 denying the Applicant's appeal and upholding the Director's Decision; and

WHEREAS, an appeal of Planning Commission decision was filed with the City Clerk on April 23, 2018 by Mike Terzibachian in compliance with El Cajon Municipal Code section 17.30.020, requesting that the City Council reverse the Planning Commission's decision; and

WHEREAS, the City Council held a duly advertised public hearing on June 12, 2018, to consider the appeal of the Planning Commission's decision at which time it received evidence through public testimony and comment, in the form of verbal and written communications and reports.

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 is categorically exempt from the provisions of the California Environmental Quality Act ("CEQA") pursuant to section 15301 of the CEQA Guidelines, which provides an exemption for the permitting of existing private structures involving a change from one use to another where only minor modifications are made.
3. The proposed adult day health care is located within the Downtown Master Plan which is governed by Specific Plan (SP) No. 182. SP No. 182 is intended to create a mixed-use urban village. This prominent location would be best served with complimentary land uses that would contribute toward the creation of a vibrant urban village. Adult day care is not in line with the General Plan's goal to transform the downtown area to a center of administrative, civic, and cultural activities. Also, there are two existing adult day health care facilities currently operating along the same street, at 490 North Magnolia and 240 South Magnolia.
4. The existing commercial building complies with current development standards. Proposed interior improvements would comply with fire, electrical, plumbing, and, other relevant building codes to operate the facility
5. MUP No. 4 was originally approved for a non-health related adult day care providing an alternative type to the nearby existing adult day health care facility at 490 North Magnolia. The proposed amendment would approve two adult day health care facilities on the same street approximately 200 feet apart.
6. According to a California Health Program Advisor with the Community-Based Adult Services Branch for the Department of Aging, the existing downtown adult day health care facilities are operating under their maximum permitted capacity. Thereby, according to the State permitting agency, the proposed use is not in need or a demand for a third adult day health care. The California Department of Aging requires justification that a need is warranted before the department is able to issue a permit. Furthermore, there are a variety of existing adult day care facilities in the City, including two adult day health cares in close proximity to the proposed.

Section 2. The City Council hereby denies the appeal of Mike Terzibachian and affirms the Planning Commission decision to deny Amendment to Minor Use Permit No. 4 for an adult day health care center at 456 North Magnolia Avenue.

PLANNING COMMISSION RESOLUTION NO. 10948

A RESOLUTION DENYING THE APPEAL OF DIRECTOR'S DECISION REGARDING AMENDMENT TO MINOR USE PERMIT (MUP) NO. 4 TO ALLOW AN ADULT DAY HEALTH CARE FACILITY FOR BABYLON PALACE IN THE C-G (GENERAL COMMERCIAL) ZONE, APN: 487-171-37, GENERAL PLAN DESIGNATION: NEIGHBORHOOD COMMERCIAL (NC).

WHEREAS, the El Cajon Planning Commission duly advertised and held a public hearing on April 17, 2018, to consider the appeal of a Director's Decision, as submitted by Mike Terzibachian on behalf of Babylon Palace, requesting to overturn a Director's Decision regarding an amendment to MUP No. 4 for a proposed Adult Day Health Care for Babylon Palace at a banquet hall located on the west side of North Magnolia Avenue between West Madison and Wisconsin Avenues, and addressed as 456 North Magnolia Avenue; and

WHEREAS, the subject site is located on a prominent gateway within the Downtown Master Plan area which is intended to create a mixed-use urban village in downtown El Cajon, and includes special development standards and design requirements for new developments and external building renovations; and

WHEREAS, the subject site is located in close proximity to two existing Adult Day Health Care (ADHC) centers, Magnolia ADHC located at 490 North Magnolia and the Western ADHC at 240 South Magnolia; and

WHEREAS, in 2017, the El Cajon City Council approved Minor Use Permit No. 4 with conditions for an Adult Day Care center (not providing health care services) for the subject location; and

WHEREAS, the following findings of fact are hereby made in regard to said Director's Decision:

- A. The proposed project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) according to section 15301, Class 1 (Existing Facilities) of the CEQA Guidelines. Section 15301 provides an exemption for permitting of existing private structures involving a change from one use to another where only minor modifications are made. None of the exceptions listed under CEQA Guidelines section 15300.2 exist. However, section 15270 provides that CEQA does not apply to projects which a public agency rejects or disapproves.

- B. The proposed adult day health care is located within the Downtown Master Plan which is governed by Specific Plan (SP) No. 182. SP No. 182 is intended to create a mixed-use urban village. This prominent location would be best served with complimentary land uses that would certainly contribute more toward the creation of a vibrant urban village. Adult day care is not in line with the General Plan's goal to transform the downtown area to a center of administrative, civic, and cultural activities. Also, there are two existing adult day health care facilities currently operating along the same street, at 490 N Magnolia and 240 S Magnolia. This proposal would be the third adult day health care facility in the downtown.
- C. The existing commercial building complies with current development standards. Proposed interior improvements would comply with fire, electrical, plumbing, and, other relevant building codes to operate the facility.
- D. The proposed amendment would add a third adult day health care facility to the downtown on the same street. MUP No. 4 was originally approved for a non-health related adult day care providing an alternative type to the nearby existing adult day health care facility at 490 N Magnolia. The proposed amendment would approve two adult day health care facilities on the same street approximately 200 feet apart.
- E. According to a California Health Program Advisor with the Community-Based Adult Services Branch for the Department of Aging, the existing downtown adult day health care facilities are operating under their maximum permitted capacity. Thereby, according to the State permitting agency, the proposed use is not in need or a demand for a third adult day health care. The California Department of Aging requires justification that a need is warranted before the department is able to issue a permit. Furthermore, there are a variety of existing adult day care facilities in the City, including two adult day health cares in close proximity to the proposed. A third would be an overconcentration in the immediate vicinity.
- F. There are two existing adult day health care facilities operating daily during normal business hours within close proximity. The previous approval of Minor Use Permit No. 4 was for an adult day care facility (no health services provided) which is different from existing nearby ADHC facilities in the area. This amendment would require additional licensing not guaranteed by the California Department of Aging. The applicant has assured and guaranteed the proposed use would have an efficient shuttle system that would not compromise on-site parking and adjacent land uses and properties.

- G. The applicant assured staff throughout the MUP No. 4 process that an ADHC was not the intention due to the additional requirements and licenses along with continuing to operate the banquet hall.
- H. There are a variety of existing ADHC facilities in the City, including two in close proximity to the proposed. A third ADHC would be an overconcentration in the immediate vicinity which also poses potential traffic and safety concerns.
- I. Additional licensing for ADHC's with the California Department of Aging are not guaranteed and based on findings such as the need/demand in the area, operating capacity of the existing nearby uses (which are not operating at capacity) and target of particular clients. The applicant has been informed by staff to contact the California Department of Aging for licensing information and application submittal, the applicant has not submitted an application or contacted the appropriate office.

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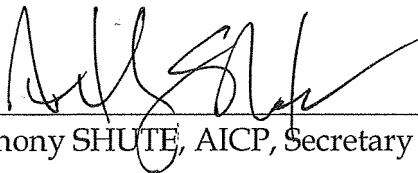
PASSED AND ADOPTED by the El Cajon Planning Commission at a regular meeting held April 17, 2018, by the following vote:

AYES:	CIRCO, LONGORIA, MROZ, SOTTILE, TURCHIN
NOES:	NONE
ABSENT:	NONE



Darrin MROZ, Chair

ATTEST:



Anthony SHUTE, AICP, Secretary

**EXCERPT FROM THE MINUTES OF THE
EL CAJON PLANNING COMMISSION MEETING**

April 17, 2018

Agenda Item:	5
Project Name:	Appeal of Director's Decision
Request:	Approve appeal of director's decision denying health adult day care facility
CEQA Recommendation:	Exempt
STAFF RECOMMENDATION:	DENY
Project Number(s):	Amendment to Minor Use Permit No. 4
Location:	456 North Magnolia Avenue
Applicant:	Mike Terzibachian
Project Planner:	Alfonso Camacho, 619-441-1782, acamacho@cityofelcajon.us
City Council Hearing Required?	No
Recommended Actions:	1. Conduct the public hearing; and 2. MOVE to adopt the next resolution in order DENYING appeal of Director's Decision

CAMACHO summarized the agenda report in a PowerPoint presentation.

Mr. Mike TERZIBACHIAN, the applicant, spoke in favor. He stated has been working with various state agencies, in addition to City staff to address proximity to other health care centers and occupancy concerns. He said that he passed the State's pre-screening process. [TERZIBACHIAN presented an email from the California Department on Aging, which was distributed to Commissioners and staff.] He urged the Commission to approve the health care center.

Mr. Hal MANSOUR, Director of Magnolia Center, spoke in opposition and cited increase need on public services, and safety concerns for pedestrians and vehicles in the alley way.

Mr. Carmen GUERRERA, property owner of Babylon Palace, spoke in favor and noted that there is ample parking.

Mr. Dany RAHEEM, who manages the adjoining business, Crystal Ballroom, noted an overflow of traffic to alley.

Ms. Tania JAJO, voiced opposition to the applicant's appeal and noted that the proposed patient load would require many shuttles, which would increase traffic and parking.

**EXCERPT FROM THE MINUTES OF THE
EL CAJON PLANNING COMMISSION MEETING**

April 17, 2018

Ms. Lula SHAMOUN, owner of an adult health care business, voiced her opposition and addressed traffic concerns and emergency access through alley.

Motion was made by SOTTILE, seconded by MROZ, to close the public hearing; carried 5-0.

LONGORIA noted an overuse of public services. TURCHIN cited parking concerns. SOTTILE did not support approving an adult health care center and emphasized it is not a right fit for area. CIRCO concurred.

Motion was made by MROZ, seconded by CIRCO, to adopt the next Resolution in order DENYING the appeal of the Director's Decision of Amendment to Minor Use Permit No. 4; carried 5-0.

The appeal deadline will end at 5:00 p.m., on Friday, April 27, 2018.



Community Development

March 12, 2018

Babylon Palace
Attn: Nadia Terzibachian
3091 Pennant Way
San Diego, CA 92122

Re: Denial Letter for Amendment to Minor Use Permit (MUP) No. 4 at 456 North Magnolia

Nadia Terzibachian:

The Project Assistance Center received your application on October 31, 2017, for an Amendment to MUP No. 4 for an adult day health care facility at 456 North Magnolia Avenue. On December 8, 2017, after reviewing all the information, deemed your application complete and sent a letter with cycle review comments. On February 7, 2018, you resubmitted the application package to address the review comments.

Pursuant to section 17.58.050 of the El Cajon Municipal Code (ECMC), the Community Development Director must consider the following findings before approving or denying a MUP:

- a. The proposed use is consistent with applicable goals, policies, and programs of the general plan, and with any applicable specific plan;
- b. The proposed site plan and building design are consistent with all applicable use and development standards;
- c. The proposed use will be operated in a manner that is compatible with existing and planned land uses in the vicinity of the proposed use;
- d. The proposed use and project design will not be detrimental to the public health, safety, and general welfare, including but not limited to matters of noise, smoke, dust, fumes, vibrations, odors, and hazards or excessive concentrations of traffic; and
- e. The proposed use is in the best interest of public convenience and necessity.

Based on the review of the application package and the pertinent regulations, your application for Amendment to MUP No. 4 for a proposed adult day health care facility

Denial Letter
AM to MUP No. 4
March 12, 2018

has been DENIED. A resolution of this decision stating the reasons for denial is enclosed with this letter.

Pursuant to ECMC Chapter 17.30, if you wish to appeal this decision, you may file in writing and pay a fee of \$263.00 to the City of El Cajon secretary of the Planning Commission ("Commission") within 10 days of the date of the director's determination. The secretary of the Commission will forward all pertinent facts to the Commission within 40 days of the filing of a written appeal. The Commission will then conduct a public hearing pursuant to ECMC Chapter 17.25. At the public hearing the Commission will review the facts, and adopt its findings and its decision in a resolution of record. This decision will govern, unless appealed to the City Council. You have until March 1, 2018, to file an appeal of this determination. You may file the appeal on the Third Floor of City Hall located at 200 Civic Center Way, El Cajon, CA 92020.

If you have any questions concerning the contents of this letter, please contact Alfonso Camacho at acamacho@cityofelcajon.us or 619-441-1782.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Anthony Shute', is written over the typed name.

Anthony Shute, AICP
Director

Attachments:

- Resolution of decision

AMENDMENT OF MINOR USE PERMIT NO. 4

WHEREAS, the El Cajon Community Development Department received an application for the amendment of Minor Use Permit No. 4, as submitted by Nadia Terzibachian on October 31, 2017, for an Amendment to MUP No. 4 for an adult day health care facility at 456 North Magnolia Avenue, APN: 487-171-37; and

WHEREAS, on December 8, 2017, after reviewing all the information, deemed the application complete and sent a letter with cycle review comments to the applicant;

WHEREAS, on February 7, 2018, the applicant resubmitted the application package to address review comments;

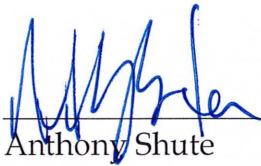
WHEREAS, on February 27, 2018 the El Cajon Community Development Department mailed a 10-day public notice on, providing project information and requesting comments to consider the amendment of Minor Use Permit No. 4 for which comments were received; and,

WHEREAS, the following findings of fact are hereby made in regard to said Amendment of Minor Use Permit No. 4:

- A. The proposed project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) according to section 15301, Class 1 (Existing Facilities) of the CEQA Guidelines. Section 15301 provides an exemption for permitting of existing private structures involving a change from one use to another where only minor modifications are made. None of the exceptions listed under CEQA Guidelines section 15300.2 exist. However, section 15270 provides that CEQA does not apply to projects which a public agency rejects or disapproves;
- B. Adult day care is not in line with the General Plan's goal to transform the downtown area to a center of administrative, civic, and cultural activities. Also, there are two existing adult day health care facilities currently operating along the same street, at 490 N Magnolia and 240 S Magnolia. This proposal would be the third adult day health care facility in the downtown;
- C. The existing commercial building complies with current development standards. Interior improvements would comply with fire, electrical, plumbing, and, other relevant building codes to operate the facility;

- D. The proposed amendment would add a third adult day health care facility to the downtown on the same street. MUP No. 4 was originally approved for a non-health related adult day care providing an alternative type to the nearby existing adult day health care facility at 490 N Magnolia. The proposed amendment would approve two adult day health care facilities on the same street approximately 200 feet apart; and
- E. According to a California Health Program Advisor with the Community-Based Adult Services Branch for the Department of Aging, the existing downtown adult day health care facilities are operating under their maximum permitted capacity. Thereby, according to the State permitting agency, the proposed use is not in need or a demand for a third adult day health care. The California Department of Aging requires justification that a need is warranted before the department is able to issue a permit. Furthermore, there are a variety of existing adult day care facilities in the City, including two adult day health cares in close proximity to the proposed. A third would be an overconcentration in the immediate vicinity.

NOW, THEREFORE, BE IT RESOLVED that based upon said findings of fact, the El Cajon Community Development Department hereby DENIES the proposed Amendment of Minor Use Permit No. 4.



Anthony Shute

Director of Community Development

Planning Department City of El Cajon

Re. Am MUP No.4

20 April 2018
RECEIVED

APR 23 2018

To Whom it may concern

The Babylon Palace hereby requests an appeal to the decision of the planning commission.

The reasoning behind the appeal is as follows:

- Information presented to the members of the planning commission was incomplete and misleading
- Information presented by the opposition was falsified to members of the commission
- Staff report to the planning commission for denial of amendment was incomplete (though we appreciate the hard work by the planning department) we have new information which we'll show the city council.

Babylon Palace

.mike terzibachian

456 N. Magnolia Ave

El Cajon CA 92020



RECEIVED
OCT 31 2017

Project Assistance Center
Planning Group
PLANNING PERMIT APPLICATION

Type of Planning Permit(s) Requested

- AZP
- CUP
- LLA
- PRD
- PUD
- SDP
- SP
- SCR
- TPM
- TSM
- VAR
- ZR

Other: Amendment to Minor Use Permit No. 4

Applicant Information (the individual or entity proposing to carry out the project; not for consultants)

Company Name: BABYLON PALACE ADULT HEALTH DAYCARE

Contact Name: NADIA TERZIBACHIAN

Address: 3091 Pennant Way ^{SAW} DIEGO CA 92122

Phone: 619) 807-2260 Email: Mike Z painter @ AOL.com

Interest in Property: Own Lease Option

Project Representative Information (if different than applicant; consultant information here)

Company Name: _____

Contact Name: _____ License: _____

Address: _____

Phone: _____ Email: _____

Property Owner Information (if different than applicant)

Company Name: _____

Contact Name: _____

Address: _____

Phone: _____ Email: _____

Project Location

Parcel Number (APN): 456 North Magnolia (487-171-37)

Address: _____

Nearest Intersection: West side of North Magnolia between West Madison and Wisconsin Ave.

Project Description (or attach separate narrative)

A mend existing Day care to Health related Day care.

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/sitecleanup/corteselist/>. Check the appropriate box and if applicable, provide the necessary information:

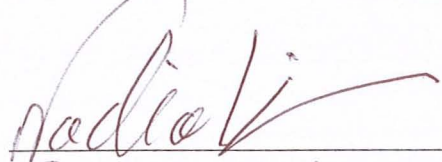
The development project and any alternatives proposed in this application:

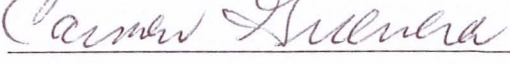
is/are NOT contained on the lists compiled pursuant to Government Code Section 65962.5.

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 Signature¹:  Date: 10/30/2017

Property Owner Signature²:  Date: Oct 30/17

- 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.
- 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.

NADIA TERZIBACHIAN
3091 Pennant Way SAN DIEGO CA 92122

List the names and address of all persons having any ownership interest in the property involved.

NONE

- 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.

NONE

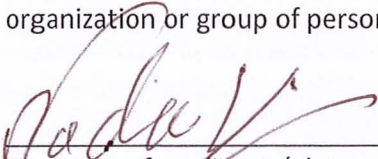
- 3. If any person identified pursuant to (1) above is a trust, list the name and address of any person serving as trustee or beneficiary or trustor of the trust.

NONE

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.



Signature of applicant / date

NADIA TERZIBACHIAN
Print or type name of applicant

NOTE: Attach appropriate names on additional pages as necessary.

AREAL IMAGE OF 456 NORTH MAGNOLIA AVENUE

