

## ONLINE AGENDA INFORMATION

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

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

**LIBRARY HOURS: Monday – Thursday 9:30 a.m. – 8:00 p.m., Friday & Saturday 9:30 a.m. – 5:00 p.m., and Sunday 12:00 – 5:00 p.m.**

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

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

# CITY OF EL CAJON

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

## AGENDA



*April 14, 2015*

**Honoring  
and celebrating  
the people  
who make  
El Cajon**

***The Valley  
of  
Opportunity***

**Bill Wells**  
*Mayor*

**Bob McClellan**  
*Mayor Pro Tem*

**Tony Ambrose**  
*Councilmember*

**Star Bales**  
*Councilmember*

**Gary Kendrick**  
*Councilmember*

**Douglas Williford**  
*City Manager*

**Morgan Foley**  
*City Attorney*

**Majed Al-Ghafry**  
*Assistant City Manager*

**Belinda Hawley**  
*City Clerk*



## Upcoming Events in El Cajon City Council Meeting for April 14, 2015



April 22, 2015

**April 16 - The El Cajon Farmers' Market** continues every Thursday in Downtown El Cajon, from 3:00 p.m. to 7:00 p.m. at the Prescott Promenade, 201 East Main Street. Enjoy fresh fruit, vegetables, bread, prepared hot food, music and more! Visit [www.elcajonfarmersmarket.org](http://www.elcajonfarmersmarket.org).

**April 24 and May 8 - Alternate Friday closures for El Cajon City offices.** Please go to [www.cityofelcajon.us](http://www.cityofelcajon.us) for a full calendar of hours for City offices during 2015.

**April 22 - Cajon Classic Cruise "Opening Night,"** with a full street closure of East Main Street, between Magnolia and Claydelle Avenues. The 2014 Season of the Cajon Classic Cruise Car Shows is hosted by the Downtown Business Partners. This weekly event continues every Wednesday night through October 28, from 5:00 to 8:00 p.m. For more information, please call (619) 334-3000.

**April 28 and May 12 - El Cajon City Council Meetings** are at 3:00 p.m. and 7:00 p.m., as needed. The meetings are held in the City Council Chamber at 200 Civic Center Way. For more information and to view the full agenda online please visit [www.cityofelcajon.us](http://www.cityofelcajon.us).

**May 1 - "Dinner & a Concert" Opening Night at the Prescott Promenade with Tim Flannery!** Enjoy all the great music and dancing on Friday nights from 6:00 to 8:00 p.m. from May 1 through September 25. Have dinner at one of the many fine restaurants in downtown El Cajon or bring a picnic. The Promenade is located at 201 E. Main Street in Downtown El Cajon. For a complete line-up of concerts, please visit [www.downtownec.com](http://www.downtownec.com).

**May 8 - 26<sup>th</sup> Annual El Cajon Police Awards Ceremony**, 6:00 p.m. at the Ronald Reagan Community Center, 195 E. Douglas Avenue in El Cajon. This event will recognize officers, non-sworn personnel and citizens of El Cajon who have made significant contributions to the Police Department. The public is invited. There is no charge for this event and refreshments will be served.

**May 13 - Antique & Collectible Show at the Ronald Reagan Community Center**, 195 E. Douglas Avenue, from 12:00 noon to 4:00 p.m. Come see great collectible items, from artwork to jewelry! Free parking and admission. Please call (619) 368-2055 for more information.

**The El Cajon Gateway – Spring 2015 El Cajon City News and Guide to Recreation is now available!** The City Guide has been mailed to thousands of El Cajon residents and is also available online at [www.elcajonrec.org](http://www.elcajonrec.org). Register now for spring classes before they fill up. For more information, please call (619) 441-1516. Pick up a copy of the spring guide at any of the El Cajon recreation centers, local libraries and in the lobbies of City Hall and the El Cajon Police Station.

### Upcoming Community Events:

**May 16 - America on Main Street in Downtown El Cajon.** This exciting patriotic event is planned to coincide with the nationally recognized Armed Forces Day and celebrates the American spirit through appreciation and respect of the many diverse ethnic and historical groups in the community. Highlights include four stages with live entertainment, American and ethnic food booths, a chili cook-off, a five-story Ferris wheel, hay rides, pony rides, a petting zoo, arts and crafts for the children, a chance to win a Taylor Guitar, display booths, and more! Hours will be from 10:00 a.m. to 8:00 p.m. on East Main Street and Rea Avenue, between Magnolia and Claydelle Avenue. Be a volunteer by calling (619) 441-1762.

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

HOURS: Monday – Thursday 10:00 a.m. – 8:00 p.m., Friday & Saturday 10:00 a.m. – 5:00 p.m., and Sunday 1:00 – 5:00 p.m.

# City of El Cajon

*City Council/Housing Authority/Successor Agency to the El Cajon Redevelopment Agency*



## Agenda

*April 14, 2015*

*Bill Wells*

Mayor

*Bob McClellan*

Mayor Pro Tem

*Tony Ambrose*

Councilmember

*Star Bales*

Councilmember

*Gary Kendrick*

Councilmember

*Douglas Williford*

City Manager

*Morgan Foley*

City Attorney

*Majed Al-Ghafry*

Assistant City Manager

*Belinda Hawley*

City Clerk



# AGENDA



April 14, 2015  
3:00 p.m.

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

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

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

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



## PLEDGE OF ALLEGIANCE TO FLAG AND MOMENT OF SILENCE

- **POSTINGS:** The City Clerk posted Orders of Adjournment of the March 24, 2015, Meeting and the Agenda of the April 14, 2015, Meetings in accordance to State Law and Council/Authority/Successor Agency to the Redevelopment Agency Policy.
- **PRESENTATIONS:**
  - SANDAG – San Diego Forward: The Regional Plan
  - KaBOOM! Playground Grant Award
  - El Cajon Valley High School Basketball Team
  - PROCLAMATION: Administrative Professionals' Day
  - Dan Pavao, Building Official
  - Recognition of Interns from Sulzfeld, Germany

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

- **AGENDA CHANGES:**

**CONSENT ITEMS: (1.1 – 1.7)**

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

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

**RECOMMENDATION:** That the City Council/Housing Authority/Successor Agency to the El Cajon Redevelopment Agency approve Minutes of the March 24, 2015 Meeting of the El Cajon City Council/Housing Authority/Successor Agency to the El Cajon Redevelopment Agency.

**1.2 WARRANTS**

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

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

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

**\*1.4 REVISION TO CITY COUNCIL POLICY D-3: INSURANCE  
(Report: City Attorney and Director of Human Resources)**

**RECOMMENDATION:** That the City Council approve the proposed revisions to the City Council Policy D-3 relating to insurance.

**CONSENT ITEMS: (Continued)**

- \*1.5 APPROVAL OF CHANGES TO THE ACCOUNTING TECHNICIAN CLASSIFICATION SPECIFICATION (Report: Director of Human Resources)**

**RECOMMENDATION:** That the City Council approve the proposed revisions to the Accounting Technician classification specification.

- \*1.6 COMMUNITY EVENT IN THE RIGHT-OF-WAY – AMERICA ON MAIN STREET (Report: Director of Recreation)**

**RECOMMENDATION:** That the City Council approve the use of the public right-of-way for America on Main Street.

- \*1.7 RESOLUTION: AWARD OF TRAFFIC SIGNAL SYSTEM MAINTENANCE, EMERGENCY REPAIRS, AND RELATED CONSTRUCTION SERVICES, BID NO. 001-16 (Report: Purchasing Agent)**

**RECOMMENDATION:** That the City Council adopt the next **RESOLUTION** in order awarding the bid to the lowest responsive, responsible bidder, C.T.E., Inc., in the amount of \$347,379.00. The City of El Cajon’s portion of the award is \$150,910.00 which includes \$125,910.00 of scheduled work along with an additional amount of \$25,000 requested for unforeseen work, such as, traffic signal pole and equipment damage caused by vehicle accidents.

**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 agenda are to be taken at the time the item is heard. State law prohibits discussion or action on items not on the Agenda; however, Council, Authority and Agency Members may briefly respond to statements or questions. An item may be placed on a future Agenda.

**2. WRITTEN COMMUNICATIONS: None**

### **3. PUBLIC HEARINGS:**

#### **\*3.1 NOTICE AND ORDER TO DEMOLISH AT 581 S. MARSHALL AVENUE (Report: Building Official/Fire Marshal)**

#### **RECOMMENDATION: That the City Council**

- Open the Public Hearing and receive testimony;
- Close the Public Hearing;
- Deem appropriate the Building Official/Fire Marshal's actions in this case;
- Make a determination regarding civil penalties, staff time, and administrative costs in this case;
- Direct staff to file a lien against the property if fees determined are not paid within 90 days;
- Direct staff to file a release of notice of restriction against the property; and
- Move to adopt the next RESOLUTION in order regarding this case.

### **4. ADMINISTRATIVE REPORTS: None**

### **5. COMMISSION REPORTS: None**

### **6. ACTIVITIES REPORTS OF MAYOR WELLS/COMMENTS**

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

#### **\*6.1 COUNCIL ACTIVITIES REPORT/COMMENTS**

#### **\*6.2 LEGISLATIVE REPORT**

#### **\*6.3 CONSIDERATION OF PLACING A VOTER INITIATIVE ON THE BALLOT REGARDING OFF SALE LIQUOR OUTLETS AND RELATED MATTERS**

**RECOMMENDATION:** That the City Council give direction to the City Attorney's Office and the City Manager's Office to investigate a possible ballot initiative for the purposes of addressing inappropriate and illegal activities by liquor outlets, including appropriate and tough ramifications to violators of the law.



## **ACTIVITIES REPORTS OF COUNCILMEMBERS**

### **7.**

#### **COUNCILMEMBER GARY KENDRICK**

Heartland Communications JPA; Heartland Fire Training JPA;.

#### **\*7.1 COUNCIL ACTIVITIES REPORT/COMMENTS**

### **8.**

#### **COUNCILMEMBER TONY AMBROSE**

SANDAG (San Diego Association of Governments) - 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.

#### **\*8.1 COUNCIL ACTIVITIES REPORT/COMMENTS**

### **9.**

#### **MAYOR PRO TEM BOB McCLELLAN**

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

#### **\*9.1 COUNCIL ACTIVITIES REPORT/COMMENTS**

### **10.**

#### **COUNCILMEMBER STAR BALES**

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

#### **\*10.1 COUNCIL ACTIVITIES REPORT/COMMENTS**

### **11. JOINT COUNCILMEMBER REPORTS: None**

### **12. GENERAL INFORMATION ITEMS FOR DISCUSSION: None**

**13. ORDINANCES: FIRST READING - None**

**14. ORDINANCES: SECOND READING AND ADOPTION**

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

**\*14.1 Amendment of Specific Plan No. 522 (Camden Yards)**

An Ordinance Amending Specific Plan No. 522 Text Regarding the Exterior Maintenance and Repair of Structures in an Approved Common Interest Residential Development in the Residential, Multi-Family, 2,200 Square Foot (RM-2200) Zone, APN: 488-290-11, General Plan Designation: Medium Density Residential

- **MOTION to adopt Ordinance**

**15. CLOSED SESSIONS: None**

**ADJOURNMENT:** The Regular Joint Meeting of the El Cajon City Council/ El Cajon Housing Authority/Successor Agency to the El Cajon Redevelopment Agency held this 14th day of April 2015 is adjourned to Tuesday, April 14, 2015, at 7:00 p.m.

**GENERAL INFORMATION:**

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

**\*A. APPOINTMENT OF MICHELLE NGUYEN TO THE REDEVELOPMENT OVERSIGHT BOARD**

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

Tuesday, April 14, 2015  
7:00 p.m.

COUNCIL CHAMBERS  
200 Civic Center Way  
El Cajon, California

**A G E N D A**

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

**PLEDGE OF ALLEGIANCE TO FLAG AND MOMENT OF SILENCE**

- **AGENDA CHANGES:**
- **PUBLIC COMMENT:**

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

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

## **PUBLIC HEARINGS:**

- \*100**      **APPEAL OF PLANNING COMMISSION DENIAL OF BALLANTYNE AND PARK SPECIFIC PLAN PROJECT– MITIGATED NEGATIVE DECLARATION AND MITIGATION MONITORING AND REPORTING PROGRAM; GENERAL PLAN AMENDMENT NO 2012-02; ZONE RECLASSIFICATION NO. 2311; AND SPECIFIC PLAN NO. 525 (Report: Planning Manager)**

### **RECOMMENDATION: That the City Council:**

- Open the public hearing and receive testimony;
- Close the public hearing;
- MOVE to GRANT the appeal;
- MOVE to ADOPT the next RESOLUTION in order APPROVING the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program;
- MOVE to ADOPT the next RESOLUTION in order APPROVING General Plan Amendment No. 2012-02;
- MOVE to INTRODUCE the ORDINANCE for Zone Reclassification No. 2311; and
- MOVE to INTRODUCE the ORDINANCE for Specific Plan No. 525.

### **101**      **ITEMS CONTINUED FROM THE 3:00 P.M. MEETING (IF ANY)**

**ADJOURNMENT:** The Adjourned Regular Joint Meeting of the El Cajon City Council/El Cajon Housing Authority/Successor Agency to the El Cajon Redevelopment Agency held this 14<sup>th</sup> day of April 2015, is adjourned to Tuesday, April 28, 2015, at 3:00 p.m.

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



**MINUTES**

**CITY OF EL CAJON  
EL CAJON, CALIFORNIA**

March 24, 2015

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, March 24, 2015, was called to order by Mayor/Chair Bill Wells at 3:00 p.m., in the Council Chambers, 200 Civic Center Way, El Cajon, California. This meeting was adjourned from the Adjourned Regular Joint meeting held at 3:00 p.m. on March 10, 2015.

**ROLL CALL**

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

**PLEDGE OF ALLEGIANCE TO FLAG led by Mayor Wells and MOMENT OF SILENCE.**

**POSTINGS:** The City Clerk posted Orders of Adjournment of the March 10, 2015, meeting and the Agenda of the March 24, 2015, meeting in accordance to State Law and Council/Authority/Successor Agency to the Redevelopment Agency Policy.

**PRESENTATIONS:**

- **Commendation: Mildred Spethmann**
- **Dr. David Miyashiro, Cajon Valley School District - Update on School District Happenings**

**AGENDA CHANGES: None**

**CONSENT ITEMS: (1.1 – 1.10)**

**MOTION BY WELLS, SECOND BY McCLELLAN, to APPROVE Consent Items 1.1 to 1.10.**

**MOTION CARRIES BY UNANIMOUS VOTE.**

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

Approve Minutes of the March 10, 2015 Meeting of the El Cajon City Council/Housing Authority/Successor Agency to the El Cajon Redevelopment Agency.

**1.2 WARRANTS**

Approve payment of Warrants as submitted by the Finance Department.

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

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

**1.4 AUTHORIZATION FOR JUVENILE DIVERSION SERVICES AGREEMENT (Report: Chief of Police)**

Authorize the City Manager, or designee, to negotiate a one-year agreement for juvenile diversion services with Harmonium Incorporated, with the option to renew for four additional one-year periods.

**CONSENT ITEMS: (Continued)**

**1.5 PURCHASE OF LIGHT EMITTING DIODES (LED) STREET LIGHT LUMINAIRES (Report: Purchasing Agent)**

Authorize the Purchasing Agent in accordance with Municipal Code 3.20.010.C.5 to execute a purchase agreement with Leotek Electronic USA for the purchase of 650 LED Street Light Luminaires in the amount of \$106,500.00.

**1.6 2014 GENERAL PLAN ANNUAL REPORT (Report: Planning Manager)**

- Accept the annual progress report required by the State; and
- Direct staff to forward the report to the Governor's Office of Planning and Research (OPR), the State Department of Housing and Community Development (HCD) and the San Diego Association of Governments (SANDAG).

**1.7 2013 REGIONAL REALIGNMENT RESPONSE GROUP GRANT (R3G) (Report: Chief of Police)**

- Authorize the City Manager or designee to accept the augmented R3G grant, in the total amount of \$50,865 and to execute any grant documents and agreements necessary for the receipt and use of these funds; and
- Appropriate an additional \$10,865 for reimbursement of overtime and fringe benefits.

**1.8 RESOLUTIONS: APPROVAL OF PLANS AND SPECIFICATIONS FOR PAVEMENT OVERLAY THOROUGHFARES 2015, PW3510 / Bid No. 002-16 (Report: Deputy Director of Public Works)**

Adopt RESOLUTION No. 027-15 to approve Plans and Specifications for Overlay 2015, PW3510 / Bid Number 002-16, and RESOLUTION No. 028-15 to direct a Notice Inviting Sealed Bids to be opened on May 19, 2015.

**CONSENT ITEMS: (Continued)**

**1.9 COMMUNITY EVENT IN THE RIGHT-OF-WAY – CAJON CLASSIC CRUISE  
(Report: Director of Recreation)**

Approve the use of the public right-of-way for the 2015 “Cajon Classic Cruise” series, subject to conditions.

**1.10 COMMUNITY EVENT IN THE RIGHT-OF-WAY – DINNER AND A  
CONCERT (Report: Director of Recreation)**

Approve the use of the public right-of-way for the 2015 “Dinner and a Concert” series, subject to conditions.

Per **Councilmember Ambrose’s** request, the Veterans’ Commission and Heartland Communications Facility status reports were moved ahead of Public Comment.

**5. COMMISSION REPORTS:**

**5.1 STATUS REPORT ON VETERANS’ COMMISSION (Verbal Report)**

Wayne Clark gave a PowerPoint presentation on activities of the Commission.

Councilmembers **Ambrose, Bales and McClellan** thanked the Veterans’ Commission for all their hard work.

**5.2 STATUS REPORT ON HEARTLAND COMMUNICATIONS FACILITY  
AUTHORITY (Verbal Report)**

Councilmember **Kendrick** and Fire Chief **Sitta** reported on activities of the Commission.

**PUBLIC COMMENT:**

**Alexi Frost**, Recreation Department Representative spoke about the upcoming community events in El Cajon; Dinner and a Concert series and the Car Shows.

**Victor Manuel Perez**, Chief Government Affairs Public Relations Officer representing Borrego Health, invited the Council to attend their ribbon-cutting event on April 11, 2015, and distributed a handout to Council.



**PUBLIC COMMENT: (Continued)**

**Richard Graydon** spoke against the fact that the police officer being investigated for sexual harassment in El Cajon is still in the police force.

**Ray Lutz**, Citizens Oversight commented about police abusing their power. He thinks that no monitoring has happened at Set Free Ministries, El Cajon Transitional Living Center, and implied that federal monies are being spent improperly.

**Steve Jesianca**, spoke about the police officer involved in sexual harassment investigations. He is surprised the officer is still on the job in any capacity.

**Bonnie Price** protested the continued presence of officer Gonsalves in the ECPD.

**Robert Clark** spoke in support of removing the officer Gonsalves from the force until investigations are complete.

**City Manager Williford** explained that no details can be given on the ongoing investigation and clarified that Department Heads including the **Police Chief** are not authorized to hire, fire or demote anyone. The decision to keep officer Gonsalves was made by the **City Manager**. He added that he authorized/ordered an independent outside investigator to do a study on this case as it's part of due process. **City Manager Williford** added that issues of sexual harassment are handled with the utmost seriousness by the City.

2. **WRITTEN COMMUNICATIONS: None**

3. **PUBLIC HEARINGS:**

3.1 **CONSIDERATION OF A FEE ADJUSTMENT FOR THE TRANSPORTATION UNIFORM MITIGATION FEE PROGRAM (Report: Deputy Director of Public Works)**

**RECOMMENDATION: That the City Council:**

- Open the Public Hearing and receive testimony;
- Close the Public Hearing; and
- Adopt the next RESOLUTION in order, approving an adjustment to the Regional Transportation Congestion Improvement Program (RTCIP) Fee to the new amount of \$2,310 for each newly-constructed residential unit. The new fee amount will take effect on July 1, 2015.

**PUBLIC HEARINGS: (Item 3.1 Continued)**

**DISCUSSION**

**Assistant City Manager Al-Ghafry** gave a summary of the Item.

**Mayor Wells** announced the Public Hearing is now Open.

No one came forward to speak.

**MOTION BY McCLELLAN, SECOND BY BALES, to CLOSE the Public Hearing.**

**MOTION BY BALES, SECOND BY AMBROSE, to ADOPT RESOLUTION No. 029.15, APPROVING an adjustment to the Regional Transportation Congestion Improvement Program (RTCIP) Fee to the new amount of \$2,310 for each newly-constructed residential unit. The new fee amount will take effect on July 1, 2015.**

**MOTION CARRIES BY UNANIMOUS VOTE.**

**3.2 CAMDEN YARDS - AMENDMENT OF SPECIFIC PLAN NO. 522 (Report: Planning Manager)**

**RECOMMENDATION: That the City Council:**

- Open the public hearing and receive testimony;
- Close the public hearing; and
- Move to INTRODUCE the ORDINANCE Amending Specific Plan No. 522
- If approved, the Mayor requests the City Clerk to recite the title of the Ordinance.

**DISCUSSION**

**Assistant City Manager Al-Ghafry** gave a summary of the Item.

**Mayor Wells** announced the Public Hearing is now Open.

**Chris Warburden** spoke in support of amending SP No. 522. He answered a question by **Mayor Pro Tem McClellan** and said there will be CCNR's in place for the property but no HOA's.

No one else came forward to speak.

**PUBLIC HEARINGS: (Item 3.2 Continued)**

**MOTION BY WELLS, SECOND BY McCLELLAN, to CLOSE the Public Hearing.**

**MOTION BY McCLELLAN, SECOND BY AMBROSE, to INTRODUCE the ORDINANCE Amending Specific Plan No. 522.**

**MOTION CARRIES BY UNANIMOUS VOTE.**

**City Clerk** recites the title of the Ordinance.

AN ORDINANCE AMENDING SPECIFIC PLAN NO. 522 REGARDING THE EXTERIOR MAINTENANCE AND REPAIR OF STRUCTURES IN AN APPROVED COMMON INTEREST RESIDENTIAL DEVELOPMENT IN THE RESIDENTIAL, MULTI-FAMILY, 2,200 SQUARE FOOT (RM-2200) ZONE, APN: 488-290-11, GENERAL PLAN DESIGNATION: MEDIUM DENSITY RESIDENTIAL.

**4. ADMINISTRATIVE REPORTS:**

**4.1 GILLESPIE FIELD DEVELOPMENT COUNCIL JPA 9<sup>TH</sup> AMENDMENT (Report: Planning Manager)**

**RECOMMENDATION:** That the City Council approve the Ninth Amendment to the Joint Exercise of Powers (JPA) Agreement between the County of San Diego (County) and the City of El Cajon (City) pertaining to the Gillespie Field Development Council (GFDC), to extend the term of the Agreement and amend language of the Agreement relating to term and membership composition of the GFDC.

**DISCUSSION**

**City Manager Williford** gave information on the Item.

No further comments made.

**MOTION BY McCLELLAN, SECOND BY AMBROSE, to APPROVE the Ninth Amendment to the Joint Exercise of Powers (JPA) Agreement between the County of San Diego (County) and the City of El Cajon (City) pertaining to the Gillespie Field Development Council (GFDC), to extend the term of the Agreement and amend language of the Agreement relating to term and membership composition of the GFDC.**

**MOTION CARRIES BY UNANIMOUS VOTE.**

**6. ACTIVITIES REPORTS OF MAYOR WELLS/COMMENTS**

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

**6.1 Council Activities Report/Comments**

**REPORT AS STATED.**

**6.2 LEGISLATIVE REPORT: None**

**ACTIVITIES REPORTS OF COUNCILMEMBERS**

**7.**

**COUNCILMEMBER GARY KENDRICK**

Heartland Communications JPA; Heartland Fire Training JPA.

**7.1 Council Activities Report/Comments**

**REPORT AS STATED.**

**8.**

**COUNCILMEMBER TONY AMBROSE**

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.

**8.1 Council Activities Report/Comments**

In addition to the submitted report, **Councilmember Ambrose** thanked Heartland Fire, CAL FIRE and the City of San Diego for assisting with the fire on Marshall Ave.

**ACTIVITIES REPORTS OF COUNCILMEMBERS: (Continued)**

**9.**

**MAYOR PRO TEM BOB McCLELLAN**

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

**9.1 Council Activities Report/Comments**

**REPORT AS STATED.**

**10.**

**COUNCILMEMBER STAR BALES**

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

**10.1 Council Activities Report/Comments**

**REPORT AS STATED.**

**11. JOINT COUNCILMEMBER REPORTS: None**

**12. GENERAL INFORMATION ITEMS FOR DISCUSSION: None**

**13. ORDINANCES: FIRST READING - None**

**14. ORDINANCES: SECOND READING AND ADOPTION - None**

*The remainder of this page was intentionally left blank.*

**15. CLOSED SESSION:**

**RECOMMENDATION:** That the City Council/Housing Authority/Successor Agency to the El Cajon Redevelopment Agency adjourn to Closed Sessions as follows:

**15.1 CONFERENCE WITH LABOR NEGOTIATOR pursuant to Government Code Section 54957.6.**

Agency Designated: Jim Lynch, Director of Human Resources  
Representatives: Steve Berliner, Esq., Liebert Cassidy Whitmore  
Frances Rogers, Esq., Liebert Cassidy Whitmore

Employee Organizations: El Cajon Mid-Management and Professional Employees Group  
El Cajon Municipal Employees Association  
El Cajon Police Officers Association  
El Cajon Police Officers Association Management Group  
El Cajon Professional Firefighters International Association of Fire Fighters Local 4603  
(includes El Cajon Fire Supervisory Unit and El Cajon Firefighters' Association)  
Executive, Unrepresented and Confidential Employees

**MOTION BY McCLELLAN, SECOND BY AMBROSE, to ADJOURN to Closed Session at 4:21 p.m.**

**MOTION CARRIES BY UNANIMOUS VOTE.**

**16. RECONVENE TO OPEN SESSION AT 5:02 P.M.**

City Attorney Foley reports the following actions:

**15.1** Council gave directions to Labor Negotiators.

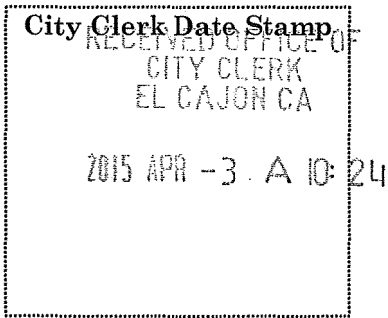
**Adjournment:** Mayor Wells adjourned the Adjourned Regular Joint Meeting of the City Council/Housing Authority/Successor Agency to the Redevelopment Agency held this 24th day of March, 2015, at 5:03 p.m. to Tuesday, April 14, 2015 at 3:00 p.m.

---

**BELINDA A. HAWLEY, CMC**  
City Clerk/Secretary

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

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



# City of El Cajon Agenda Report

MEETING: April 14, 2015

ITEM NO: 1.4



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

**FROM:** Morgan Foley, City Attorney and Jim Lynch, Director of Human Resources

**SUBJECT:** Revision to City Council Policy D-3: Insurance

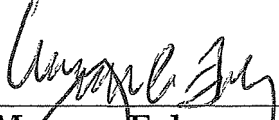
**RECOMMENDATION:** That the City Council approve the proposed revisions to the City Council Policy D-3 relating to insurance

**BACKGROUND:** The City and the City Council periodically review their policies to ensure that they reflect best management practices. As such, a recent request by a possible vendor at a City event resulted in a review of City Council Policy D-3 relating to insurance requirements for City events, construction projects, etc. Staff consulted with its insurance broker and developed the revisions identified in the attached, which is marked to reflect changes.

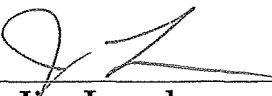
Most of the revisions relate to the amount of coverage and the financial viability of the insurance provider. These changes reflect increased exposures and changes in ratings of "admitted" and "non-admitted" insurance providers. Some limits have been increased to reflect increases in the cost of exposures; minimum ratings and minimum financial assets have been established for both "admitted" in and "non-admitted" insurers. "Admitted" insurers are those required to contribute to a State of California fund that will pay claims if a participating insurer is unable to pay them (e.g., when in bankruptcy). "Non-admitted" insurers must have a higher rating and greater assets since the fund will not pay for their losses.

**FISCAL IMPACT:** Although there is no direct or immediate fiscal impact, the proposed insurance coverage requirements for vendors, etc. will likely reduce the potential exposure to liability losses to the City.

**PREPARED BY:**

  
Morgan Foley  
CITY ATTORNEY

**REVIEWED BY:**

  
Jim Lynch  
DIRECTOR OF HUMAN  
RESOURCES

**APPROVED BY:**

  
Douglas Williford  
CITY MANAGER



**CITY OF EL CAJON  
CITY COUNCIL POLICY**

<b>SUBJECT:</b>	Insurance Requirements		<b>POLICY</b>  D-3
<b>REFERENCE :</b>	Adopted 7/26/94 Amended 11/29/05 <u>Amended 04/14/15</u>	<b>EFFECTIVE</b>  11/29/0504/14/1 <u>5</u>	<b>PAGE</b>  2 of 10

**PURPOSE**

To provide a uniform City policy for liability insurance requirements and to establish procedures for its consistent application.

**BACKGROUND**

To help protect the City against liability, all individuals, contractors, agencies and organizations conducting business in association with, on behalf of, or in certain circumstances within the City of El Cajon are required to maintain adequate liability insurance coverage acceptable to the City.

Because of the differing levels of protection needed for various activities conducted within the cityCity, the City has established policy limits and standards which directly relate to the type of activity being conducted.

**POLICY**

All individuals, contractors, agencies, and organizations conducting business either for the City of El Cajon (or the Successor Agency to the El Cajon Redevelopment Agency) or pursuant to an ordinance, resolution, agreement or policy requiring the maintenance of liability insurance shall provide proof of liability insurance in the following amounts and written on an occurrence basis (claims made coverage will be accepted only after verifying that occurrence coverage is not available):

1. A combined single limit policy with aggregate limits in the amount of \$2 million for all construction projects and for carnivals, subdivisions, and pollution coverage subject to section 5.c. under the heading "INSURANCE STANDARDS," with a maximum deductible or self-insurance retention ("SIR") of \$500,000; otherwise for policies not having a "combined single limit," minimum limits in amounts as follows:

Bodily Injury:	\$	<del>1,000,000</del>	<del>each person</del>
	\$	<del>1,000,000</del>	<del>each occurrence</del>
	\$	<del>2,000,000</del>	<del>aggregate products and completed operations</del>

Property Damage:	\$	<del>250,000</del>	<del>each occurrence</del>
	\$	<del>500,000</del>	<del>aggregate</del>

Commercial General Liability (CGL): Insurance Services Office Form CG 00 01 covering

**CITY OF EL CAJON  
CITY COUNCIL POLICY**

<b>SUBJECT:</b>	Insurance Requirements	<b>POLICY</b>  D-3
<b>REFERENCE:</b>	Adopted 7/26/94 Amended 11/29/05 <u>Amended 04/14/15</u>	<b>EFFECTIVE</b>  11/29/0504/14/1 <u>5</u>
		<b>PAGE</b>  3 of 10

CGL on an "occurrence" basis, including products and completed operations, property damage, bodily injury and personal & advertising injury with limits no less than \$1,000,000 per occurrence. If a general aggregate limit applies, either the general aggregate limit shall apply separately to this project/location or the general aggregate limit shall be twice the required occurrence limit.

Unless staff determines that circumstances (i.e. high risk project, etc.) require the higher limit, the \$2,000,000 limit shall be decreased to \$1,000,000 with a maximum deductible or SIR of \$150,000, when:

- a. The public improvements portion of a subdivision project is less than \$50,000; or
- b. A construction project (in accordance with the Standard Specifications for Public Works Construction—and the Standard Special Provisions, the "Green Book") is for less than \$50,000.

2. Except as otherwise provided in this policy, a combined single limit policy with aggregate limits in the amount of \$2 million for all others, including, but not limited to, athletic leagues, recreation groups, towing companies and public service agencies; otherwise for policies not having a "combined single limit," minimum limits in amounts as follows:

Bodily Injury: ~~\_\_\_\_\_ \$ 500,000 each person~~  
~~\_\_\_\_\_ \$ 1,000,000 each occurrence~~  
~~\_\_\_\_\_ \$ 2,000,000 aggregate including products~~  
~~\_\_\_\_\_ and completed operations~~

Property Damage: ~~\$ 100,000 each occurrence~~  
~~\$ 250,000 aggregate~~

Commercial General Liability (CGL): Insurance Services Office Form CG 00 01 covering CGL on an "occurrence" basis, including products and completed operations, property damage, bodily injury and personal & advertising injury with limits no less than \$1,000,000 per occurrence. If a general aggregate limit applies, either the general aggregate limit shall apply separately to this project/location or the general aggregate limit shall be twice the required occurrence limit.

**CITY OF EL CAJON  
CITY COUNCIL POLICY**

<b>SUBJECT:</b>	Insurance Requirements		<b>POLICY</b>  D-3
<b>REFERENCE :</b>	Adopted 7/26/94 Amended 11/29/05 <u>Amended 04/14/15</u>	<b>EFFECTIVE</b>  <del>11/29/05</del> <u>04/14/15</u> <u>5</u>	<b>PAGE</b>  4 of 10

3. A combined single limit policy with aggregate limits in the amount of \$250,000 for homeowners insurance or ~~\$500,000 (would recommend \$1,000,000)~~ for comprehensive ~~general~~ commercial general liability insurance for small business owners, in either event only where the insurance is required for work in the public right-of-way. "Small business owners" are defined as commercial businesses, or a professional or administrative office uses, where the owners of the business work on-site as their primary calling or vocation, and having no more than two (2) employees not related by blood or marriage.
4. Selected high-risk activities that would otherwise fall under the criteria for category 2 shall be evaluated by staff on a case-by-case basis to determine whether or not the above limits are sufficient. The imposition of liability limits exceeding \$2 million for such high-risk activities is appealable to the City Council.
5. \$1,000,000 for taxicab companies.
6. \$500,000 or actual value, whichever is greater, for "valuable papers" and "in transit" insurance where City records or personal property is being transported or stored outside of City property.
7. Exceptions to the above limits may be made for non-profit, charitable, political, community and religious organizations.
8. The policy or policies of insurance may be for all operations or activities of the party purchasing the policy or policies provided, however, that the City or the Successor Agency may require a separate policy exclusively for operations of the purchaser where the City Manager ~~(or Executive Director)~~, in their ~~his~~ or her sole discretion, determines that a single policy would be inadequate to protect the City or Successor Agency in the event of multiple catastrophes.
- ~~8-9.~~ Workers' compensation insurance shall meet the minimum limits required by law.

**INSURANCE STANDARDS**

1. | ADMITTED CARRIER / BEST'S RATING ~~B+~~A, CLASS VII

**CITY OF EL CAJON  
CITY COUNCIL POLICY**

<b>SUBJECT:</b>	Insurance Requirements	<b>POLICY</b>  D-3
<b>REFERENCE :</b>	Adopted 7/26/94 Amended 11/29/05 <u>Amended 04/14/15</u>	<b>EFFECTIVE</b>  <u>11/29/0504/14/1</u> <u>5</u>
		<b>PAGE</b>  5 of 10

- a. Insurers must be “admitted” carriers pursuant to the provisions of the California Insurance Code and in accordance with all requirements of the State Insurance Commission and must be listed in the:

“OFFICIAL PUBLICATION  
DEPARTMENT OF INSURANCE  
STATE OF CALIFORNIA  
45 Fremont Street  
San Francisco, California 94105

INSURANCE ORGANIZATIONS AUTHORIZED BY THE INSURANCE  
COMMISSION TO TRANSACT BUSINESS OF INSURANCE  
IN THE STATE OF CALIFORNIA DURING  
[the most recent year for which  
the publication is available].”

or

“California Department of Insurance Company Profile.”

- b. Insurers must have a Best’s rating of B+A, Class VII or higher (this rating includes those insurers with a minimum policyholder’s surplus of \$50 to \$100 million). Exceptions to the Best’s rating may be considered when an insurance carrier meets all other standards and can satisfy surplus amounts equivalent to a B+A, Class VII rating. An exception to the rating requirement may be made for the California State Compensation Insurance Fund if not rated.

2. ~~NON-ADMITTED CARRIER / BEST’S RATING B+, CLASS VII if A,; Class XII or higher; (this rating includes those insurers with a minimum policyholder’s surplus of \$1 to \$1.5 billion; Exception may be made for the California State Compensation Insurance Fund if not rated.~~

Exceptions to the “admitted” requirement may be considered when a non-admitted insurance carrier meets all other standards herein and:

- a. is either (i) listed in:

**CITY OF EL CAJON  
CITY COUNCIL POLICY**

<b>SUBJECT:</b>	Insurance Requirements	<b>POLICY</b>
		D-3
<b>REFERENCE :</b>	Adopted 7/26/94 Amended 11/29/05 <u>Amended 04/14/15</u>	<b>EFFECTIVE</b>
		11/29/05 04/14/15 <u>5</u>
		<b>PAGE</b>
		6 of 10

California Department of Insurance  
List of Eligible-Approved Surplus Line Insurers

LISTING OF FILINGS

or (ii) is currently a party to co-operation agreements with foreign insurance regulatory authorities acceptable to the City Manager or City Attorney (for example, for insurers located in the United Kingdom, agreements must be with both the Prudential Regulatory Authority ("PRA") and the Financial Conduct Authority ("FCA"), or such successor authority or authorities of PRA and FCA;

- b. either the carrier or its parent company has a Best's rating of A, Class VII (this rating include those insurers with a minimum policyholder's surplus of \$50 to \$100 million B+, Class VII or higher (this rating includes those insurers with a minimum policyholder's surplus of \$50 to \$100 million);
- c. has ten years or more experience in the business of insurance; and
- d. if applicable, the reinsurance carrier has a qualified rating.

3. GENERAL – INSURANCE CERTIFICATES / ADDITIONAL INSURED

All insurers (including those insuring against pollution or discharges of hazardous materials) must provide certificates of insurance and endorsements evidencing coverage prior to the start of any contract. All certificates or endorsements must include:

- Name of insurance company issuing each policy.
- All insurers must provide an original endorsement naming the City of El Cajon (and/or the El Cajon Redevelopment Agency), and its (their) elected and appointed officials, officers, employees and volunteers (for purposes of this Policy, individually and collectively, the "City Insureds") as additional insureds. This inclusion as additional insureds shall not be required of Workers' Compensation or professional liability policies of insurance, and may be waived for "valuable papers" coverage with the approval of the City Attorney.

**CITY OF EL CAJON  
CITY COUNCIL POLICY**

<b>SUBJECT:</b>	Insurance Requirements	<b>POLICY</b>  D-3
<b>REFERENCE:</b>	Adopted 7/26/94 Amended 11/29/05 <u>Amended 04/14/15</u>	<b>EFFECTIVE</b>  11/29/0504/14/1 <u>5</u>
		<b>PAGE</b>  7 of 10

- All insurers must provide an original endorsement stating that the insurance coverage shall be primary insurance as respects the City of El Cajon (and/or the El Cajon Redevelopment Agency), and its (their) elected and appointed officials, officers, employees and volunteers (for purposes of this Policy, individually and collectively, the "City Insureds. Any insurance or self-insurance maintained by the Entity, its officers, officials, employees, or volunteers shall be excess of the Contractor's insurance and shall not contribute with it.
- Waiver of Subrogation endorsement is required on Workers' Compensation Coverage.
  - Address of named insured.
  - Description of coverage, including any special coverage required by the contract.
  - Policy numbers.
  - Policy periods (If claims made basis, must include retroactive date and length of time allowed as extended reporting period).
  - Coverage type (occurrence form vs. claims made).
  - Authorized signature and date of issuance. An original signature is required: a digital signature is acceptable so long as it complies with the requirements of Government Code §16.5.
  - Unless approved by the City Manager or designee, no certificate shall be accepted that qualifies the obligation of the carrier to provide 30 days written notice of cancellation of the policy. With the approval of the City Attorney the obligation to provide notice of cancellation may be reduced to ten (10) days, but only for termination due to the non-payment of any premium.

**4. PUBLIC WORKS PROJECTS**

In addition to the standards set forth above, insurance policies for public works projects must also meet the following insurance requirements set out in the most recent edition of the Green Book adopted by the City Council:

- a. All insurance certificates shall bear an endorsement or shall have attached a rider whereby it is provided that, in the event of expiration or proposed cancellation of such policy for any reason whatsoever, the City shall be notified by certified mail, return receipt requested, giving a sufficient time before the date thereof to comply with any applicable law or statute, but in no event less than
  - thirty (30) days before expiration or cancellation is effective, the provisions of section 3 herein notwithstanding; and

**CITY OF EL CAJON  
CITY COUNCIL POLICY**

<b>SUBJECT:</b>	Insurance Requirements	<b>POLICY</b>  D-3
<b>REFERENCE :</b>	Adopted 7/26/94 Amended 11/29/05 <u>Amended 04/14/15</u>	<b>EFFECTIVE</b>  11/29/05 04/14/15 <u>5</u>
		<b>PAGE</b>  8 of 10

- | a.b. Compliance with Labor Code §§3700 and 3800 relating to Worker’s Compensation.
- | b.c. Requirements of the Green Book shall prevail.

**5. PUBLIC RIGHT-OF-WAY**

An applicant for permit(s) to do work within the public right-of-way may establish satisfactory proof of liability insurance in the following manner:

**a. CONTRACTORS**

Contractors must furnish the City with a certificate of liability insurance, which meets the requirements set forth above and any other City requirements contained in this policy.

**b. HOMEOWNERS / PROPERTY OWNERS**

Homeowners/Property owners requesting a permit to do work within City rights-of-way or easements immediately adjacent to their respective owned or occupied property, solely for the owner’s personal benefit, shall be required to furnish the City with a copy of their homeowner’s/property owner’s liability insurance policy, which meets the requirements set forth above, with the minimum limits described in category 3 under the heading “**POLICY**,” above. The policy must be effective during the entire period of the proposed work, plus two (2) calendar years, and must provide coverage for claims arising from the work performed, or improvements owned, by the homeowner in the right-of-way or easement. If the encroachment is ongoing, annual proof of insurance shall be required. The requirement to name the City as an additional insured, and the requirement for a policy for two (2) additional calendar years, may each be waived by the City Council or the City Manager (or her designee) in cases of extreme hardship, in their discretion.

**c. POLLUTION EXCLUSION**

Applications for the installation of monitoring wells for the evaluation of groundwater pollution or for the discharge of formerly polluted groundwater into the City sewer system must be accompanied by a certificate of liability insurance provided by the property owner. Such liability insurance may not contain a pollution exclusion clause

**CITY OF EL CAJON  
CITY COUNCIL POLICY**

<b>SUBJECT :</b>	Insurance Requirements		<b>POLICY</b>  D-3
<b>REFERENCE :</b>	Adopted 7/26/94 Amended 11/29/05 <u>Amended 04/14/15</u>	<b>EFFECTIVE</b>  <del>11/29/05</del> <u>04/14/15</u> <u>5</u>	<b>PAGE</b>  9 of 10

and must explicitly indemnify the City against all hazards which may result from either of these activities, including a worsening of pollution, either within the subsurface adjacent to the original pollution or within the City sewer system.

If the property owner is unable to provide insurance which addresses both general liability and pollution liability, the environmental company or other appropriately qualified entity contracting with the property owner for either monitoring well installation or groundwater pollution remediation, may furnish pollution liability insurance on behalf of the property owner.

Any insurance approved under this subsection c. shall be an occurrence policy, and shall otherwise comply with the provisions of this Policy.

e.d. **PUBLIC UTILITIES**

This policy as it relates to work in the public rights-of-way shall not be applicable to Cable TV, Helix Water District, Padre Dam Municipal Water District, SBC, San Diego Gas & Electric, or any other public utility.

- e. **TRANSPORTATION / OVERSIZE LOADS – PERMITS – See Chapter 10.24 of the El Cajon Municipal Code.**

**TIME LIMITS / CANCELLATION PROVISIONS**

All liability insurance required pursuant to this policy shall provide coverage for a sufficient time period to protect the City from liability. The insurer is required to provide a minimum of thirty (30) days notice of cancellation of any policy. With the approval of the City Attorney (except as provided in section 4, herein) this obligation may be reduced to not less than ten (10) days written notice, but only for termination due to the non-payment of any premium. In no event shall a policy be accepted which terminates prior to the completion of the activity to be covered.

In certain circumstances, it may be impracticable to obtain continuing insurance coverage due to the duration of the activity or the cost of premature renewal. Under such circumstances, an exception to the coverage period may be made so long as the policy is renewed or replaced with an acceptable insurance carrier and there is no lapse in coverage. Maintenance of proper insurance coverage is a material term of any contract with the City and failure to maintain or renew coverage or to provide evidence of renewal may be treated as a material breach of



**CITY OF EL CAJON  
CITY COUNCIL POLICY**

<b>SUBJECT:</b>	Insurance Requirements	<b>POLICY</b>
		D-3
<b>REFERENCE:</b>	Adopted 7/26/94 Amended 11/29/05 <u>Amended 04/14/15</u>	<b>EFFECTIVE</b>
		<del>11/29/05</del> 04/14/15 <u>5</u>
		<b>PAGE</b>
		10 of 10

contract.

**ALTERNATIVE RISK MANAGEMENT PRACTICES; SELF-INSURANCE; RISK-POOLING**

Alternative risk management practices, such as self-insurance, risk pooling, risk retention groups, and other such programs, will be accepted in lieu of commercial insurance policies provided that the coverage meets the requirements of this Policy. Any such alternative risk management practices must meet the financial strength and surplus requirements reflected by the Best's Ratings required of commercial insurance under this Policy.

City Clerk Date Stamp

RECEIVED OFFICE OF  
CITY CLERK  
EL CAJON CA

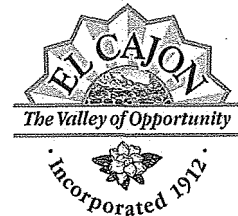
2015 APR -3 A 9:5

# City of El Cajon

## Agenda Report

MEETING: April 14, 2014

ITEM NO: 1.5



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

**FROM:** Jim Lynch, Director of Human Resources

**SUBJECT:** Approval of Changes to the Accounting Technician Classification Specification

**RECOMMENDATION:** It is recommended that the City Council approve the proposed revisions to the Accounting Technician classification specification.


**BACKGROUND:** On March 25, 2015 the Personnel Commission reviewed and approved the changes to the Accounting Technician classification as indicated on the attached "markup" version. Human Resources Department staff initiated the revision process at the request of the Finance Department to reflect updates in operations since the adoption of the classification in 1999.

Although there appear to be many changes to the classification specification, the proposed revisions mainly address updates in the duties of the current incumbents and provide more clarity in the role of the position. For example, the revisions include the consolidation of duplicated duties within the document and deletion of services related to the 1911 Debt Act. Other changes are mere formatting and non-substantive.

The City currently has three budgeted Accounting Technician positions in the Accounting Division of the Finance Department, one of which is currently vacant. The two incumbent employees have reviewed the changes and contributed feedback on them. Furthermore, the Accounting Technician classification is a classification represented by the El Cajon Municipal Employees' Association (ECMEA). ECMEA reviewed and approved the proposed changes on February 18, 2015.

**FISCAL IMPACT:** There is no fiscal impact. The proposed changes only affect the classification specification and do not impact salary or benefits.

**PREPARED BY:**



JIM LYNCH,  
DIRECTOR OF HUMAN RESOURCES

**APPROVED BY:**



DOUGLAS WILLIFORD  
CITY MANAGER

# CITY OF EL CAJON

## ACCOUNTING TECHNICIAN

### CLASSIFICATION DESCRIPTION

#### Function:

Under general supervision, to perform journey level, paraprofessional accounting work in specialized support functions, i.e. areas such as payroll, billing and fee collections, license issuance, accounts receivable, Payroll and accounts payable; to perform other related duties as required.

#### Representative Duties:

- Performs technical accounting work involved in the preparation of payroll, accounts payable, fixed asset accounting, accounts receivable, financial reporting and/or budget monitoring;
- Utilizes various computer programs to enter data, maintain and generate reports;
- Prepares and processes City payroll, including the verification and reconciliation of employee pay data and adjustments;
- Prepares and processes a variety of statements, reports, and tax returns;
- Prepares and distributes routine federal and state tax forms such as W-2 forms and 1099 forms;
- Prepares and processes the City's accounts payable/receivable and files records;
- Reconciles accounting records against computerized reports and maintains necessary records;
- Responds to basic questions regarding payroll, accounts payable and accounts receivable;

#### In the Payroll assignment:

- Maintains employee records in the automated payroll accounting system, verifies accuracy of time sheets and leave slips and enters same for payroll calculation;
- processes payroll changes including new hires, terminations, promotions, benefits, negotiated salary increases, benefits conversions, merit increases, insurance changes and deductions;
- prints paychecks and supporting reports, transfers data electronically to financial institutions, issues payroll check number sequence and dollar value to the City's bank;
- processes quarterly and year-end retirement and tax reports and W-2 forms;
- Provides technical information and instruction to City personnel orients new employees on direct deposit and deferred compensation;

- ~~adjusts gross earnings to coordinate with workers' compensation or State Disability Insurance benefits;~~
- Processes various requests for information; verification of employment requests and Catastrophic Leave Bank donations;
- ~~performs special projects and research.~~

~~In the Accounts Payable assignment:~~

- ~~Prepares requests for payment for operating departments' invoices, utilities, phone bills, credit cards, contracted services and rent; enters data into accounting system to generate checks, generates electronic check file and transmits electronically to City's bank;~~
- Assists in maintenance of chart of accounts, makes budget adjustments and prepares and posts journal entries;
- Posts to and maintains City trust accounts;
- ~~performs 1911 Act debt service maintenance including billing property owners and paying bond holders;~~
- Performs special projects and research;
- and other related functions as assigned.
- ~~may assist accountants with year-end accounting and provide audit preparation assistance;~~
- ~~may perform month and year end reports and reconciliations.~~

**Knowledge of:**

- Principles and practices of basic accounting to include financial record keeping and reporting.
- Principles, procedures and methods of technical accounting including payroll, billing; licensing, accounts payable, accounts receivable, general ledger, etc.
- Mathematical principles including business mathematics.
- Pertinent federal state and local laws, codes and regulations.

**Skills and Abilities to:**

- Understand, interpret, and apply principles, laws, and procedures involved in fiscal record keeping and accounting functions.
- Prepare, accounts payable, accounts receivable and financial reports; maintain ledgers and journals.
- Analyze data and draw sound conclusions.
- Reconcile accounting records and reports.

- Meet firm deadlines.
- Collect, compile, and research information and data.
- Ability to maintain records, write letters, prepare reports and correspondence neatly and accurately.
- Maintain confidentiality.
- Work independently in the absence of supervision.
- Operate a calculator quickly and accurately.
- Operate a variety of office equipment including a computer and related software applications.
- Communicate clearly and concisely, both orally and in writing.
- Establish and maintain effective working relationships with those contacted in the course of work.

**Contacts and Relationships:** Employees in this classification have contact with all levels of City employees as well as members of the financial community, other public agencies, vendors and the public.

**Accountability:** Employees are accountable for the accurate and timely preparation of the City's payroll and/or accounts payable. Employees are expected to maintain confidentiality of information as appropriate and handle all contacts with others courteously and with sensitivity.

## **QUALIFICATIONS GUIDELINES**

**Experience:** At least one (1) year experience performing paraprofessional automated accounting duties.

**Education:** Equivalent to at least an Associate's degree in Accounting for which up to two (2) years experience may be substituted for the degree.

**Physical Condition:** Shall possess the physical, mental and emotional ability to perform the essential duties of the position without the threat of hazard to themselves or others. While performing the duties of this job, employees are frequently required to sit and talk and hear. Employees are occasionally required to move about an office; use hands to finger, handle or feel objects, tools or controls; and reach with hands and arms. Employees must occasionally lift and/or move up to 25 pounds. Specific vision abilities required include close vision and the ability to adjust focus.

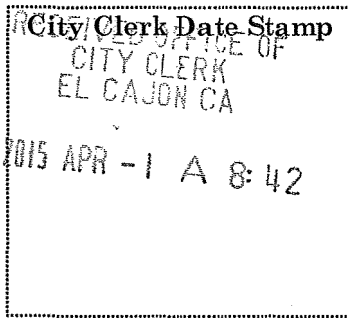
**Abilities/Skills/Knowledge:**

- ~~Ability to apply basic accounting principles to a variety of transactions;~~
- ~~ability to perform moderately complex mathematical calculations accurately and quickly;~~
- ~~ability to establish effective working relationships;~~
- ~~ability to communicate effectively verbally and in writing;~~
- ~~ability to work under pressure and/or with frequent interruptions;~~
- ~~considerable skill in the use of electronic spreadsheets, accounting databases and report writers;~~
- ~~knowledge of basic governmental accounting principles and practices;~~
- ~~knowledge of modern office practices and procedures.~~

Established: 7/99

Approved Personnel Commission: 11/99

Revision Approved Personnel Commission: 03/15



# City of El Cajon Agenda Report

MEETING: 04/14/15

ITEM NO: 1.6



**TO:** Mayor Wells, Mayor Pro Tem McClellan  
Councilmembers Ambrose, Bales, Kendrick

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

**SUBJECT:** Community Event in the Right-of-Way - America on Main Street

**RECOMMENDATION:** That the City Council approve the use of the public right-of-way for America on Main Street.

**BACKGROUND:**

The City of El Cajon's signature event, America on Main Street, is scheduled for Saturday, May 16, 2015 from 10:00 a.m. – 8:00 p.m. in downtown El Cajon. This event provides an opportunity to enhance civic pride, attract regional participation and contribute to the economic growth of the downtown district. America on Main Street will brand El Cajon as a place of rich ethnic diversity, shared traditions and community engagement through education, entertainment, arts and food.

City Council members and community partners, along with City staff, have worked together to provide an event which is a patriotic celebration of the American Spirit. It will include ethnic food and craft displays, historical and educational exhibit booths, a salute to our veterans, interactive crafts and activities, petting zoo and pony rides, ferris wheel, and a Naturalization Ceremony. Four outdoor stages will host a variety of music and entertainment. This year's theme is "Country Fair" and will include a chili cook-off, family games, contests and a hay ride.

America on Main Street is a family friendly event, open to the public, and is expected to draw over 30,000 attendees. Provisions for on-site trash, recycling and portable restroom facilities have been made. Also, vendors and exhibit booth operators are required to retain liability insurance and a business license.

A widespread marketing plan, highlighting El Cajon's America on Main Street, includes a downtown billboard display, strategically placed promotional event banners throughout the City, flyer distribution to local school districts, newspaper inserts and articles, broadcast and social media, and numerous staff presentations with local community groups.



**Agenda Report**

**April 14, 2015**

**Subject: America on Main Street**

**Page 2**

.....

A *Traffic Control Plan*, providing the least amount of impact to the community and neighboring local businesses, has been prepared by the Public Works Traffic Engineering Division and approved by the City's Traffic Engineer. Approval for phased street closures, beginning Friday, May 15, 2015, at 5:30 p.m. through Sunday, May 17 at 1:00 a.m., is requested. Street closures include:

- The alley adjacent to Prescott Promenade
- Sulzfeld Way
- Rea Avenue, from Sulzfeld Way to Magnolia Avenue
- East Main Street, from Claydelle Avenue to Magnolia Avenue

The *Traffic Control Plan* will be coordinated with Public Works staff and Police ensuring the effective movement of vehicles and pedestrians, promoting a safe and healthy event.

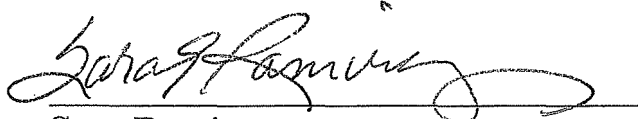
The event is not for the sole purpose of advertising products, goods or for private profit. In accordance with El Cajon Municipal Code Chapter 12.24 and in the interest of the public, staff recommends that the City Council approve the use of the public right-of-way for the proposed event, thereby providing a venue for community participation, which stimulates community awareness of the City.

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

**FISCAL IMPACT:** Funding is included in the Fiscal Year 2014-2015, Budget Activities 103000, augmented by donations from sponsors and fees paid by vendors.

**PREPARED BY:**

**APPROVED BY:**



Sara Ramirez  
DIRECTOR OF RECREATION



Douglas Williford  
CITY MANAGER

**ATTACHMENTS:**

1. Traffic Plan
2. America on Main Street Flyer

**GENERAL NOTES**

- ③ PROVIDE 20' FIRE LANE ON ALL CLOSED STREETS PER CITY OF EL CAJON FIRE MARSHAL.
- ⑩ PLACE FOLLOWING SIGNALS ON "RED FLASH" - MAIN ST./CLAYDELLE AVE. AND MAIN ST./SULZFELD WAY AT THE COMMENCEMENT OF THE MAIN STREET CLOSURE
- ⑪ POST ATTENDANT TO ALLOW EMERGENCY VEHICLE ACCESS DURING EVENT
- ⑫ LOCATION OF SPECIAL EVENT PROGRAMMABLE MESSAGE SIGN
- ⑬ DESIGNATE TEN PARKING SPACES FOR DISABLED PARKING ONLY IN CITY LOT ADJACENT TO MAGNOLIA AVENUE

**FRIDAY, MAY 15, 2015**

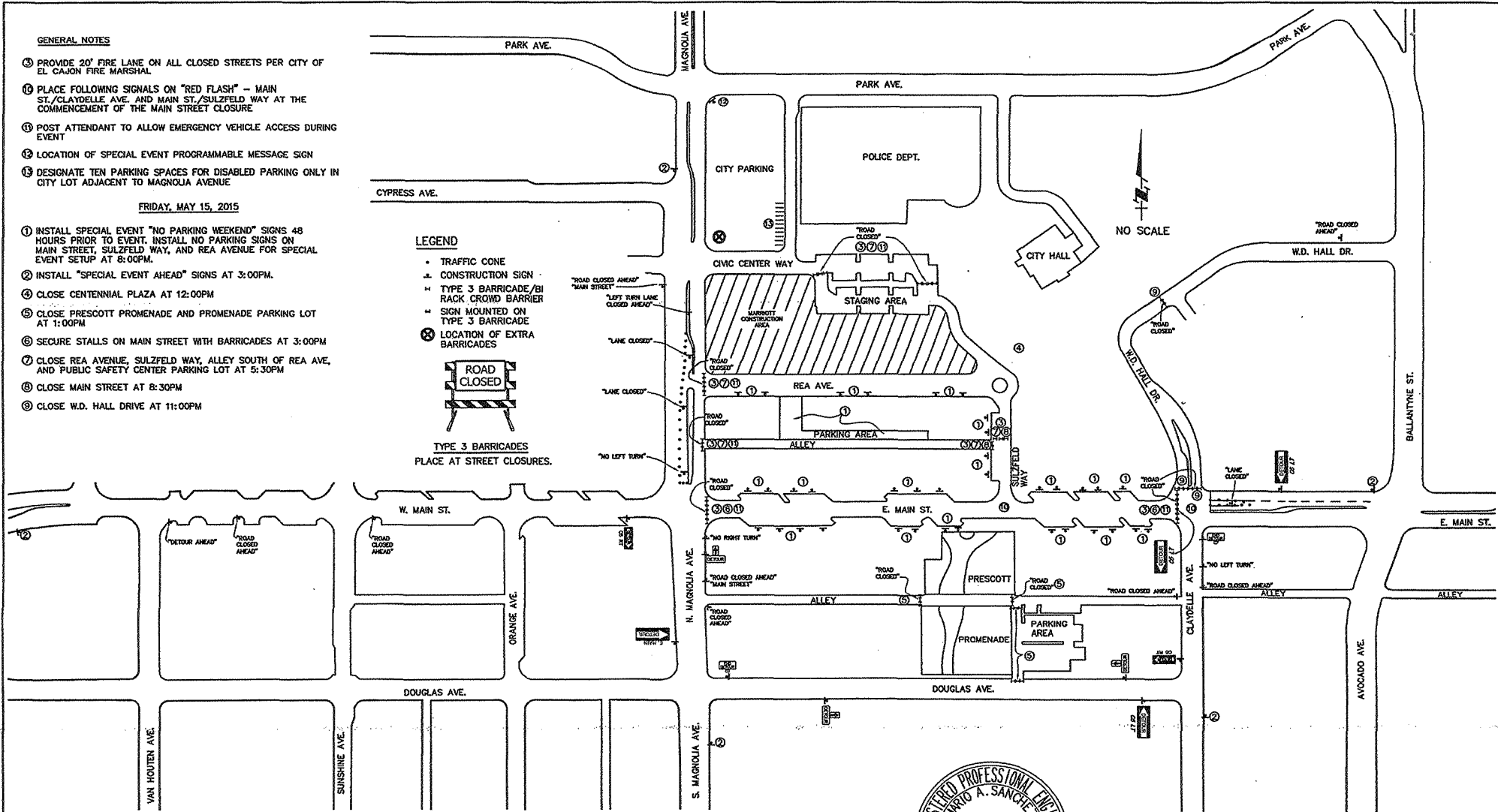
- ① INSTALL SPECIAL EVENT "NO PARKING WEEKEND" SIGNS 48 HOURS PRIOR TO EVENT. INSTALL NO PARKING SIGNS ON MAIN STREET, SULZFELD WAY, AND REA AVENUE FOR SPECIAL EVENT SETUP AT 8:00PM.
- ② INSTALL "SPECIAL EVENT AHEAD" SIGNS AT 3:00PM.
- ④ CLOSE CENTENNIAL PLAZA AT 12:00PM
- ⑤ CLOSE PRESCOTT PROMENADE AND PROMENADE PARKING LOT AT 1:00PM
- ⑥ SECURE STALLS ON MAIN STREET WITH BARRICADES AT 3:00PM
- ⑦ CLOSE REA AVENUE, SULZFELD WAY, ALLEY SOUTH OF REA AVE, AND PUBLIC SAFETY CENTER PARKING LOT AT 5:30PM
- ⑧ CLOSE MAIN STREET AT 8:30PM
- ⑨ CLOSE W.D. HALL DRIVE AT 11:00PM

**LEGEND**

- TRAFFIC CONE
- ⊥ CONSTRUCTION SIGN
- ⊥ TYPE 3 BARRICADE/BI RACK CROWD BARRIER
- ⊥ SIGN MOUNTED ON TYPE 3 BARRICADE
- ⊗ LOCATION OF EXTRA BARRICADES



TYPE 3 BARRICADES PLACE AT STREET CLOSURES.



**AMERICA ON MAIN STREET - 2015**

This plan has street closures on E. Main St, Sulzfeld Way, Rea Ave, Alley south of Rea Ave, and the Prescott Promenade Alley. Use this plan for event on Saturday, May 16, 2015.



*M Sanchez*  
3/30/15

**TRAFFIC CONTROL PLAN**

**FREE**

- ★ **ADMISSION**
- ★ **PONY RIDES**
- ★ **PETTING ZOO**
- ★ **FERRIS WHEEL**
- ★ **KIDS' GAMES & CRAFTS**
- ★ **4 STAGES WITH ENTERTAINMENT**
- ★ **HAY RIDES**

EL CAJON'S

# AMERICA

on  
*Main Street*

**SATURDAY ~ MAY 16**

**10 a.m. - 8 p.m.**

***Downtown El Cajon***

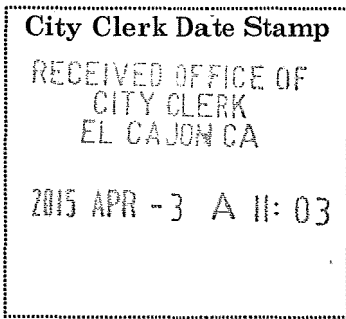


**A Family Fun Celebration Honoring the American Spirit**

**(619) 441-1754**

[www.AmericaOnMainStreet.org](http://www.AmericaOnMainStreet.org)

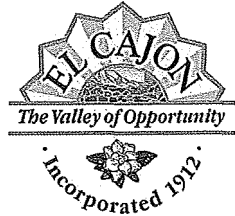




# City of El Cajon Agenda Report

MEETING: Apr. 14, 2015

ITEM NO: 1.7



**TO:** Mayor Wells, Mayor Pro Tem McClellan  
Councilmembers Ambrose, Bales, Kendrick

**FROM:** Purchasing Agent

**SUBJECT:** Award of Bid No. 001-16, Traffic Signal System Maintenance,  
Emergency Repairs, and Related Construction Services

**RECOMMENDATION:** That the City Council adopt the next resolution in order awarding the bid to the lowest responsive, responsible bidder, C.T.E., Inc., in the amount of \$347,379.00. The City of El Cajon's portion of the award is \$150,910.00 which includes \$125,910.00 of scheduled work along with an additional amount of \$25,000 requested for unforeseen work, such as, traffic signal pole and equipment damage caused by vehicle accidents.

**BACKGROUND:** On February 10, 2015, the City Council approved a project for maintenance and emergency repair of traffic signal systems for the Cities of El Cajon, La Mesa, Lemon Grove, Poway, and Santee. Nineteen bidders obtained bid packages and four responses were received and opened at 2:00 p.m. on March 17, 2015. The initial contract period is for Fiscal Year 2015-2016 and the contract may be renewed for four additional one-year periods. Each entity is responsible for its own contractual arrangement and payment.

Purchasing, in concurrence with the Assistant City Manager and participating cities, recommends award of the bid to the lowest responsive, responsible bidder, C.T.E., Inc. in the amount of \$347,379.00. The summary of bids is attached and complete proposals are on file in Purchasing.

**FISCAL IMPACT:**

Sufficient funds are available for this project in the Public Works Traffic Engineering budget for Fiscal Year 2015-2016.

**PREPARED BY:**

**REVIEWED BY:**

**APPROVED BY:**

Nahid Razi  
PURCHASING AGENT

Majed Al-Ghafry  
ASSISTANT  
CITY MANAGER

Douglas Williford  
CITY MANAGER

**BID SUMMARY - BID NO. 001-16**

<b><u>BIDDER</u></b>	<b><u>BID AMOUNT</u></b>
C.T.E. Inc.	\$347,379.00*
Siemens Industry, Inc.	\$402,271.00
McCain, Inc.	\$472,429.00
Aegis ITS, Inc.	\$596,023.84

\*Recommend Award

**PARTICIPATING CITIES' PORTIONS**

El Cajon	\$125,910.00
La Mesa	\$ 64,080.00
Lemon Grove	\$ 29,230.00
Poway	\$ 62,955.00
Santee	\$ 65,204.00

RESOLUTION NO.   -15

RESOLUTION AWARDING BID FOR  
TRAFFIC SIGNAL MAINTENANCE, EMERGENCY REPAIRS,  
AND RELATED CONSTRUCTION SERVICES FOR THE CITIES OF  
EL CAJON, LA MESA, LEMON GROVE, POWAY AND SANTEE  
(Bid No. 001-16)

WHEREAS, on February 10, 2015, the City Council approved a budget for the Traffic Signal System Maintenance, Emergency Repairs, and Related Construction Services project for work to be performed for the City of El Cajon, in cooperation with work on behalf of the Cities of El Cajon, La Mesa, Lemon Grove, Poway, and Santee; and

WHEREAS, nineteen (19) prospective bidders obtained bid packages, and four (4) responses to the Invitation to Bid for Traffic Signal System Maintenance, Emergency Repairs, and Related Construction Services were received and publicly opened at 2:00 p.m. on March 17, 2015; and

WHEREAS, all of the bids submitted met the necessary requirements; and

WHEREAS, the initial contract period is from July 1, 2015 through June 30, 2016, with the option to renew for four (4) additional one-year periods, and

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

WHEREAS, Purchasing, in concurrence with the Assistant City Manager 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 does hereby reject all other bids and proposals except that herein mentioned, and the bid for the Traffic Signal System Maintenance, Emergency Repairs, and Related Construction Services for the City of El Cajon, in cooperation with work on behalf of the Cities of El Cajon, La Mesa, Lemon Grove, Poway, and Santee, is hereby awarded to:

C.T.E., Inc.

(Continued on Page 2)

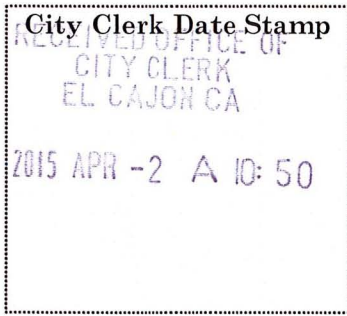
Resolution No. \_\_\_-15

in the total amount of \$347,379.00, with the City of El Cajon's portion of said award to be \$150,910.00, which includes \$125,910.00 of scheduled work along with an additional amount of \$25,000 requested for unforeseen work, such as traffic signal pole and equipment damage caused by vehicle accidents.

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.

04/14/15 (Item 1.7)

Bid 001-16 – Traffic Signal Maint, Emerg Repairs etc (w-LM-LG-Poway-Santee) awd 040115



# City of El Cajon Agenda Report

MEETING: April 14, 2015

ITEM NO: 3.1



**TO:** Mayor Wells, Mayor Pro Tem McClellan  
Councilmembers Ambrose, Bales, Kendrick

**FROM:** Building Official/Fire Marshal

**SUBJECT:** Notice and Order to Demolish at 581 S. Marshall Avenue

**RECOMMENDATION:** That the City Council:

1. Open public hearing and receive testimony;
2. Close public hearing;
3. Deem appropriate the Building Official/Fire Marshal's actions in this case;
4. Make a determination regarding civil penalties, staff time, and administrative costs in this case;
5. Direct staff to file a lien against the property if fees determined under item 4 are not paid within 90 days;
6. Direct staff to file a release of notice of restriction against the property; and
7. Move to adopt the next resolution in order regarding this case.

## **BACKGROUND:**

On September 16, 2014, the El Cajon Fire Department responded to a complaint of smoke emanating from the property at 581 S. Marshall Avenue. An investigation of the source of the smoke determined that a cooking fire was the basis for the 911 call. The property was found to be occupied by approximately 20 transients who had taken up residence on the property. Additionally, numerous violations included inoperable fire sprinkler system, lack of electrical power, inoperable exit signs, and excessive amounts of junk, trash, and debris.

This case was brought before the City Council at the public hearing of October 14, 2014, at which time the Council elected to begin accrual of civil penalties and to file a notice of restriction on the property. The property owner has since worked to regain possession of the property from his legal tenant, resulting in extended periods of court-ordered joint custody of the property. Once the owner acquired full control of the property, the owner proceeded to apply for a demolition permit. However, approval from the State Department of Toxic Substances Control is needed in order to process the demolition (the prior use of the property was a plating and anodizing facility that resulted in groundwater/soil contamination).



On March 21, 2015, the El Cajon Fire Department responded to a fire at 581 S. Marshall Avenue. The fire gutted the main building on the property and left the remaining building compromised and susceptible to further incidents of transient activity and potential fire events. A Notice and Order to Demolish the Buildings (above slab level only in order not to disturb potentially-contaminated soils) was issued on March 23, 2015. The property manager mobilized construction crews and the demolition and cleanup began on March 24, 2015. The time period for soil remediation and removal may be extensive.

The City Council has the following decision options:

- Option 1 – Assess all fees and costs associated with this case in the amount of \$60,403.92.
- Option 2 – Assess staff time and administrative costs in the amount of \$2,303.92, keeping the remaining balance of \$58,100.00 in abeyance for one year pending the complete demolition and removal of the foundation system.
- Option 3 – Assess staff time and administrative costs in the amount of \$2,303.92 only.

**RECOMMENDATION:**

Based on findings from the verbal report given by the Building Official/Fire Marshal, that the City Council assess staff time and administrative costs, keeping the remaining balance in abeyance for one year pending the complete demolition and removal of the foundation system as set out in Option 2.

**FISCAL IMPACT:**

The City has accumulated \$2,303.92 in staff and administrative costs. Recouping this cost will have no fiscal impact to the City. In addition, civil penalties in the amount of \$58,100.00 will be realized if the property owner defaults on the abatement and demolition activities after one year of abeyance.

**PREPARED BY:**


**REVIEWED BY:**

**APPROVED BY:**



---

**Dan Pavao**  
Building Official  
Fire Marshal



---

**Majed Al-Ghafry**  
Assistant City Manager



---

**Douglas Williford**  
City Manager

**ATTACHMENTS:**

1. Photos of property

581 S. Marshall Ave.







RESOLUTION NO.     -15

A RESOLUTION OF THE CITY COUNCIL OF THE  
CITY OF EL CAJON, CALIFORNIA, ASSESSING  
ADMINISTRATIVE FEES AND COSTS, AND CIVIL PENALTIES  
PURSUANT TO CHAPTER 1.16 AND CHAPTER 15.16  
OF THE EL CAJON MUNICIPAL CODE  
(581 S. Marshall Avenue, APNs 487-480-07 and 487-480-08)

WHEREAS, on September 16, 2014, the City posted upon the property located at 581 S. Marshall Avenue (the "Property") a Notice and Order to Vacate Property and to Eliminate Dangerous Conditions, Notice of Response to Dangerous Conditions, ordering the property owner to take certain corrective action to abate the public nuisance; and

WHEREAS, on September 17, 2014, the City posted upon the Property a revised notice entitled Notice of Public Nuisance and Notice of Abatement of Public Nuisance, Vacation of Premises and Elimination of Dangerous and Substandard Conditions, and Notice of Assessment of Administrative Fees, and Notice of Hearing on Abatement of Public Nuisance, ordering the property owner to take certain further corrective action to abate the public nuisance; and

WHEREAS, on October 14, 2014, the El Cajon City Council determined that conditions existed upon the property that constituted a public nuisance on the Property, to surrounding properties, and to the public with respect to dangerous conditions on the Property in violation of El Cajon Municipal Code Chapter 15.16 (the "First Violation"); and

WHEREAS, the City Council considered public testimony and evidence presented on October 14, 2014, regarding whether the property owner had taken action to abate the public nuisance; and

WHEREAS, on October 14, 2014, City Council voted to begin accrual of civil penalties, and directed staff to file a notice of restriction against the Property and to further direct staff to monitor the condition of the Property as a result of the First Violation; and

WHEREAS, on October 17, 2014, a Notice of Restriction was recorded as Document No. 2014-0451425, against the Property for the First Violation, and a copy was forwarded to the owner of the Property; and

WHEREAS, the property owner, upon gaining sole control of the property, applied for a demolition permit and was awaiting approval to process the permit and begin demolition from the State Department of Toxic Substances Control, which approval was necessary due to a prior use of the property as a plating and anodizing facility that resulted in groundwater and soil contamination; and

(Continued on Page 2)

WHEREAS, on March 21, 2015, the El Cajon Fire Department responded to a fire at the Property, which fire almost fully destroyed the main building, leaving the remaining building compromised and in a dangerous condition; and

WHEREAS, the fire of March 21, 2015 caused new and different dangerous conditions on the Property, which created a new and different public nuisance for violations of Chapter 15.16 that must be abated by the property owner (the "Second Violation"); and

WHEREAS, on March 23, 2015, the City posted upon the Property a Notice And Order For Summary Abatement To Demolish Property And To Eliminate Dangerous Conditions, Notice Of Assessment Of Civil Penalties And Fees, And Notice Of Hearing On Summary Abatement to be considered at a hearing on April 14, 2015, at 3:00 p.m. for the Second Violation; and

WHEREAS, on March 23, 2015, the property owner began immediate cleanup of the property and on March 24, 2015, the property owner did obtain a demolition permit in order to abate the new public nuisance created by the fire of March 21, 2015; and

WHEREAS, as a result of the fire on March 21, 2015, the property was no longer subject to those conditions establishing the First Violation, thereby ending the accrual of civil penalties for those violations as of that date, and which should now be finally determined and assessed; and

WHEREAS, it is necessary for the City Council to determine whether, as a result of the Second Violation, new and dangerous conditions, constituting a public nuisance, currently exist on the Property, which conditions must be abated; and whether new and additional administrative costs, fees for staff time, and civil penalties must begin to be assessed against the Property; and

WHEREAS, the decision of the City Council is based upon the oral and written testimony presented at the hearing, any and all photographic evidence presented during the hearing and the documentary evidence included in the City Council Agenda packet as presented to the City Council at the hearing, and staff reports presented at the hearing, public meetings, and at this meeting.

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

SECTION 1. In accordance with evidence and testimony presented at the hearing, the City Council hereby finds that:

(Continued on Page 3)

- A. The City's Notice And Order For Summary Abatement To Demolish Property And To Eliminate Dangerous Conditions, Notice Of Assessment Of Civil Penalties And Fees, And Notice Of Hearing On Summary Abatement, posted on March 23, 2015, for the Second Violation, and any actions taken by the City to eliminate the public nuisance were appropriate.
- B. The City properly required demolition of the premises and elimination of the identified substandard conditions on the Property. The property owner has initiated abatement of the nuisance and has provided the City with evidence that the dangerous conditions are in the process of being eliminated.

SECTION 2. In accordance with the reports presented by the City's Building Official/Fire Marshal, and the evidence presented at the hearing and public meetings of the City Council related to the First Violation, only, the City Council hereby finds as follows:

- A. The City Council hereby finds civil penalties to be properly assessable, in the amount of \$58,100.00.
- B. The City Council hereby also assesses administrative fees in the amount of \$615.00, and the recovery of City personnel costs associated with the abatement of the public nuisance in the amount of \$2,303.92, for a total assessment of fees, charges and penalties of \$60,403.92.
- C. Notwithstanding the total assessment in paragraph (B), above, the City Council further finds the property owner's voluntary efforts to abatement the nuisance to be complete and timely. Therefore, the total immediate assessment (to include all administrative and personnel costs is hereby made in the amount of \$2,303.92.
- D. Payment of the remaining portion of the assessment of civil penalties, in the amount of \$58,100.00, shall be kept in abeyance for a period of one year pending the complete demolition and removal of the foundation system.

SECTION 3. In accordance with the reports presented by the City's Building Official/Fire Marshal, and the evidence presented at the hearing at this meeting related to the Second Violation, the City Council hereby finds and agrees that, following the fire on March 21, 2015, new violations existed on the Property that included the creation of a new dangerous condition and public nuisance where the building on the Property had been left in a state of such damage and disrepair that immediate abatement on the part of the Property Owner was required.

(Continued on Page 4)

The City Council further finds, based on the evidence presented by the City's Building Official/Fire Marshal during the hearing at this meeting, that the property owner promptly responded to the City's Demolition Order following the fire, by beginning cleanup and abatement on March 23, 2015 in cooperation with, and as directed to by, the City Building Official/Fire Marshal. That the property owner, by effecting immediate abatement of the nuisance, mitigated the dangerous conditions, thereby reducing the City's need to actively pursue enforcement of the Second Violation. Therefore, the assessment of administrative fees, civil penalties, and staff costs shall be deferred so long as the property owner continues to prosecute the elimination of the conditions constituting the Second Violation.

SECTION 4. The City Clerk is hereby directed to mail a copy or copies of this Resolution, by first class mail, to the owner(s) of the above-described property as shown in the last equalized assessment roll.

SECTION 5. The decision in your matter is final on this date, and by this notice, you have ninety (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.

581 S. Marshall – Assess Fees & Costs re Nts & Order to Demolish 040815

04/14/15 (Item 3.1)



City Clerk Date Stamp

RECEIVED OFFICE OF  
CITY CLERK  
EL CAJON CA

2015 APR -6 P 4:07

# City of El Cajon Agenda Report

MEETING: 4/14/15

ITEM NO: 6.1



**TO:** Mayor Pro Tem McClellan  
Councilmembers Ambrose, Bales, Kendrick  
**FROM:** Mayor Wells

**SUBJECT:** Council Activities Report

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

## BACKGROUND:

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

## REPORT:

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

March 24, 2015 -	Chamber of Commerce – Ethics in Business for Students
March 24, 2015 -	Meeting w/ Neighborhood Market Association
March 25, 2015 -	Meeting w/ Dianne Feinstein’s Deputy Director
March 25, 2015 -	Mayor’s March for Meals – Meals on Wheels
March 26, 2015 -	Shea Homes VIP Opening / Preview
April 8, 2015 -	Mercedes Benz of El Cajon Grand Opening
April 10, 2015 -	SANDAG Executive Meeting
April 10, 2015 -	SANDAG Board Meeting
April 11, 2015 -	Centro Medico El Cajon – Borrego Health
April 14, 2015 -	City Council Meetings at 3:00 and 7:00 p.m.

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

**SUBMITTED BY,**

*Bill Wells*

Bill Wells  
Mayor

A handwritten signature of Bill Wells, consisting of a stylized 'B' and 'W'.



# LEGISLATIVE REPORT 2015-2016



6.2

BILL	NO.	SPONSOR	SUBJECT	COUNCIL DATE	POSITION	COMMITTEE	BILL STATUS / LAST ACTION DATE
AB	2	Alejo	Community Revitalization Authority	1/27/2015	"Watch"	Assembly	3/26/2015-Referred to Coms. on H. & C.D. and L. GOV. From committee chair, with author's amendments: Amend, and re-refer to Com. on H. & C.D. Read second time and amended. 4/6/2015-Re-referred to Com. on H. & C.D.

City Clerk Date Stamp

RECEIVED OFFICE OF  
CITY CLERK  
EL CAJON CA

2015 APR -9 A 9:05

# City of El Cajon Agenda Report

MEETING: 4/14/15

ITEM NO: 6.3



**TO:** Mayor Pro Tem McClellan  
Councilmembers Ambrose, Bales, Kendrick  
**FROM:** Mayor Bill Wells

**SUBJECT: Consideration of Placing a Voter Initiative on the Ballot Regarding Off Sale Liquor Outlets and Related Matters**

**RECOMMENDATION:** That the City Council give direction to the City Attorney's Office and the City Manager's Office to investigate a possible ballot initiative for the purposes of addressing inappropriate and illegal activities by liquor outlets, including appropriate and tough ramifications to violators of the law.

**BACKGROUND:**

Inappropriate and, in some cases, illegal activity by certain liquor store outlets has been a longstanding problem within the City of El Cajon. Such problematic activity, which includes the sale of alcohol to children, has contributed to numerous complaints by local businesses, citizens and social welfare organizations. Further, such activity has harmed the reputation of this community and created significant challenges for our Police Department.

To address this serious problem, the City Council directed staff in early 2013 to research and draft a Deemed Approved Ordinance for the purposes of providing the City with greater tools in dealing with these problems. Despite significant opposition and legal threats from the liquor stores' primary trade association, the Neighborhood Market Association (headquartered in the City of San Diego) and their President, Mr. Mark Arabo, this Council adopted the Deemed Approved Ordinance unanimously in August, 2013. This action was taken only after numerous public meetings with the Chamber of Commerce, the Planning Commission and the City Council.

The City of El Cajon was immediately sued in court by certain local liquor stores, in an attempt to block the implementation of this important new Ordinance. In late 2014, the Federal District Court of the Southern District of California dismissed this lawsuit, agreeing with the City that the Deemed Approved Ordinance was both appropriate and fully legal.

Throughout 2014, the El Cajon Police Department, after consultation and direction from the San Diego County District Attorney's Office, conducted legal decoy operations throughout the City to ensure compliance with the law regarding the sale of alcohol to minors.

The results of these operations were highly disturbing. Of the 66 liquor outlets investigated, 18 of them (27%) were found to sell liquor to minors.

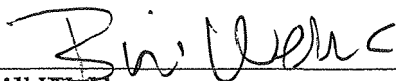
While the City Council already knew at least some liquor stores were selling liquor to our youth in this community, the results of this recent investigation is far worse than anything we previously imagined. What makes this situation even more disturbing, is that the location of the liquor stores who were found to be selling alcohol to minors are virtually all in the central valley portion of our community. This means that these stores are primarily preying upon the most vulnerable portion of our population; lower income, predominately Latino, Chaldean and African-American youth who live in close proximity to these liquor outlets.

This City Council was elected by the voters to protect the public health, safety and welfare of this community. No one is more important in this community than our youth. We have an absolute obligation to the voters and our citizens to address this clear and present danger to our community to the fullest extent permitted under the law.

Therefore, I am requesting the City Council give direction to the City Attorney's Office and the City Manager's Office to investigate a possible ballot initiative for the purposes of addressing inappropriate and illegal activities by liquor outlets, including appropriate and tough ramifications to violators of the law.

**FISCAL IMPACT:** None at this time.

**PREPARED BY:**



---

**Bill Wells**  
**Mayor**

City Clerk Date Stamp

RECEIVED OFFICE OF  
CITY CLERK  
EL CAJON CA

2015 APR -6 A 10:20

# City of El Cajon Agenda Report

MEETING: 4/14/15

ITEM NO: 7.1



**TO:** Mayor Wells, Mayor Pro Tem McClellan  
Councilmembers Ambrose, Bales  
**FROM:** Councilmember Kendrick

**SUBJECT:** Council Activities Report

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

## **BACKGROUND:**

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

## **REPORT:**

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

April 3, 2015 - Meeting w/ City Manager  
April 14, 2015 - City Council Meetings at 3:00 and 7:00 p.m.

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

**SUBMITTED BY,**

Gary Kendrick  
Gary Kendrick  
Councilmember

A handwritten signature in black ink, appearing to be 'GK' or similar initials, located to the right of the printed name 'Gary Kendrick'.

City Clerk Date Stamp

RECEIVED OFFICE OF  
CITY CLERK  
EL CAJON CA

2015 APR -6 P 4:07

# City of El Cajon Agenda Report

MEETING: 4/14/15

ITEM NO: 8.1



**TO:** Mayor Wells, Mayor Pro Tem McClellan  
Councilmembers Bales, Kendrick  
**FROM:** Councilmember Ambrose

**SUBJECT:** Council Activities Report

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

## BACKGROUND:

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

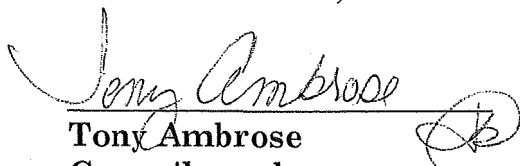
## REPORT:

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

- March 26, 2015 - Shea Homes Everly Grand Opening
- April 3, 2015 - City Manager Meeting
- April 8, 2015 - Mercedes Benz of El Cajon Grand Opening
- April 10, 2015 - Advanced Pure Water Ground Breaking
- April 10, 2015 - Lunch with Assemblyman Brian Jones
- April 11, 2015 - St. Madeleine Sophie Center Morning Glory Brunch
- April 11, 2015 - Centro Medico El Cajon - Borrego Health Clinic Grand Opening
- April 11, 2015 - Multi-Cultural Fiesta at the El Cajon Library
- April 14, 2015 - City Council Meetings at 3:00 and 7:00 p.m.

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

**SUBMITTED BY,**

  
**Tony Ambrose**  
Councilmember

City Clerk Date Stamp

RECEIVED OFFICE OF  
CITY CLERK  
EL CAJON CA

2015 APR -6 P 4:07

# City of El Cajon Agenda Report

MEETING: 4/14/15

ITEM NO: 9.1



**TO:** Mayor Wells, Councilmembers Ambrose,  
Bales, Kendrick  
**FROM:** Mayor Pro Tem McClellan

**SUBJECT:** Council Activities Report

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

## BACKGROUND:

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

## REPORT:

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

- March 26, 2015 - Shea Homes VIP Opening
- April 11, 2015 - Centro Medico El Cajon - Borrego Health
- April 14, 2015 - City Council Meeting(s)

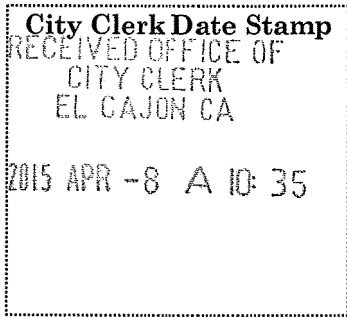
I will be happy to answer any questions you may have.

**SUBMITTED BY,**

*Bob McClellan*

**Bob McClellan**  
**Mayor Pro Tem**

A handwritten signature in black ink, appearing to be "Bob McClellan", written over a horizontal line.



# City of El Cajon Agenda Report

MEETING: 4/14/15

ITEM NO: 10.1



**TO:** Mayor Wells, Mayor Pro Tem McClellan  
Councilmembers Ambrose, Kendrick  
**FROM:** Councilmember Bales

**SUBJECT:** Council Activities Report

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

**BACKGROUND:**

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

**REPORT:**

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

- April 8, 2015 - Mercedes-Benz of El Cajon Grand Opening
- April 10, 2015 - Padre Dam Advanced Water Purification Demonstration
- April 11, 2015 - Centro Medico El Cajon – Borrego Health Open House
- April 11, 2015 - Multicultural Family Fiesta – El Cajon Library
- April 13, 2015 - Meeting w/ City Manager
- April 14, 2015 - City Council Meetings at 3:00 and 7:00 p.m.

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

**SUBMITTED BY,**

*Star Bales*  
\_\_\_\_\_  
Star Bales  
Councilmember



ORDINANCE NO. \_\_\_\_\_

AN ORDINANCE AMENDING SPECIFIC PLAN NO. 522 TEXT  
REGARDING THE EXTERIOR MAINTENANCE AND REPAIR OF  
STRUCTURES IN AN APPROVED COMMON INTEREST RESIDENTIAL  
DEVELOPMENT IN THE RESIDENTIAL, MULTI-FAMILY,  
2,200 SQUARE FOOT (RM-2200) ZONE, APN: 488-290-11,  
GENERAL PLAN DESIGNATION: MEDIUM DENSITY RESIDENTIAL

WHEREAS, the El Cajon Planning Commission held a duly advertised public hearing on March 3, 2015, and recommended City Council Approval of the proposed amendment to Specific Plan No. 522 to modify the requirement for exterior maintenance of residential units; and

WHEREAS, the El Cajon City Council held a duly advertised public hearing on March 24, 2015, to consider the Amendment to Specific Plan No. 522 to modify the requirement for exterior maintenance of residential units ; 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, including (but not limited to) evidence such as the following:

- A. In determining if the proposed amendment is subject to the provisions of the California Environmental Quality Act (CEQA), evidence was presented to the Planning Commission showing that the proposed amendment is exempt from the provisions of CEQA subject to Section 15061 (General Rule) of the CEQA Guidelines. Section 15061 states that a project is exempt from CEQA if the activity is covered by the general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA. The proposed modified text has no potential to have a significant effect the environment.
- B. The proposed amendment serves the public interest because the evidence received shows that it preserves the requirement for ongoing maintenance and repair of building exteriors in the common-interest residential development, and by preserving the exterior quality of structures in the community, thus preventing the physical deterioration of structures.
- C. The proposed amendment systematically implements the General Plan by preserving the requirement to maintain and repair building exteriors consistent with Policy 2.2 of the General Plan Housing Element; and

WHEREAS, after considering such evidence and facts, the City Council did consider the Amendment to Specific Plan No. 522 as presented at its meeting.

(Continued on Page 2)

NOW THEREFORE, the City Council of the City of El Cajon does ordain as follows:

Section 1. That the foregoing recitals are true and correct, and are findings of fact of the El Cajon City Council in regard to the Amendment of Specific Plan No. 522.

Section 2. That based upon said findings of fact, the El Cajon City Council hereby approves the Amendment of Specific Plan No. 522, in accordance with the attached Exhibit "A."

Section 3. This ordinance shall become effective thirty (30) days following its passage and adoption.

03/24/15 (Item 3.2) – 1<sup>st</sup> Reading  
04/14/15 (Item 14.1) – 2<sup>nd</sup> Reading

Amend SP 522 (Camden Yards) 032515

SPECIFIC PLAN

# CAMDEN YARDS

Residential Townhomes



City Council Ordinance No.  
4/8/2014

EXHIBIT "A"

## CAMDEN YARDS SPECIFIC PLAN No. 522

### Section 1. Purpose and Intent

The goal of the Camden Yards Specific Plan is to program and regulate the development, use, maintenance, and any possible future amendments of the eleven unit common-interest residential development hereafter referred to as "Camden Yards." The Specific Plan implements the General Plan goal to provide a broad range of housing options to meet the housing needs of various age and income groups. It also implements the General Plan policy to provide a variety of residential development opportunities in the City to fulfill regional housing needs.

### Section 2. Specific Plan Area

The Specific Plan governs an area of 29,931 square feet located at the southeast corner of South Magnolia and East Camden Avenues. It authorizes an eleven unit common-interest residential development, with a twelfth lot for common use, including but not limited to pedestrian and vehicular access, recreation, and parking.

### Section 3. Authority and Scope

This Specific Plan is established by the El Cajon City Council in accordance with Chapter 17.70 of the *El Cajon Municipal Code (ECMC)*, which establishes Specific Plans as an authorized mechanism for regulating land use and development in the City; and as enabled by the State of California Government Code Title 7, Division 1, Chapter 3, Article 8, Sections 65450 through 65457.

This Specific Plan implements the broad policies established in *The City of El Cajon General Plan* to guide growth and change in El Cajon, and is consistent with the General Plan. The development and design standards, and permitted uses contained within this Specific Plan replaces all previous land use and development regulations contained within the *ECMC* for the subject sites.

### Section 4. CEQA

Adoption of a Specific Plan constitutes a project under the California Environmental Quality Act (CEQA). If the initial environmental review shows that the proposed or amended plan could significantly affect the environment, the jurisdiction must prepare an environmental impact report (EIR). Pursuant to the CEQA Guidelines, an Initial Study and subsequent Negative Declaration was prepared as part of the Specific Plan process.

The Negative Declaration for the project was prepared in accordance with CEQA guidelines, and indicated that the potential environmental effects of the proposed project would be less than significant. The Negative Declaration reflects the City's independent judgment as required by Section 21082.1 of the Public Resources Code. Furthermore, pursuant to Section 21082.1 of the Public Resources Code, the draft Negative Declaration was circulated for public review from February 6, 2014 through February 26, 2014. No comments were received during the public review period. Therefore, in accordance with CEQA Guidelines Section 15074(c), the custodian of the Negative Declaration is the El Cajon Community Development Department and all supporting documentation is in General Plan Amendment 2012-01 file.

All subsequent approvals necessary to develop property within the Specific Plan Area must be consistent with this Specific Plan. Additional environmental documentation may be required in the future if significant changes are found to have occurred pursuant to CEQA guidelines.

#### **Section 5. Amendments to this Specific Plan**

Specific Plan Amendments shall be made through the provisions found in the ECMC; specifically, Chapters 17.57, 17.63 and 17.70.

The City Council may at any time, after holding a properly noticed public hearing, at which time the applicant may appear and object under applicable law to any potential repeal or modification of the conditions of approval, and after considering testimony as to the development and operation of the approved uses, repeal this Specific Plan, or modify the plan with additional conditions as it deems necessary to ensure that the approved development and use of continues to be compatible with surrounding properties and continue to be used in a manner that is in the best interest of public convenience and necessity and will not be contrary to the public health, safety or welfare.

#### **Section 6. Appeal**

Any decision by the Planning Manager may be appealed to the Planning Commission, upon receipt of a written request for a hearing, in accordance with the provisions of ECMC Chapter 17.30. The Planning Manager shall schedule any appeal for the next available Planning Commission meeting based on notice times and agenda availability.

### **Section 7. Severability**

If any section, subsection, sentence, clause or phrase of this ordinance is for any reason held to be invalid, such decision shall not affect the validity of the remaining portions of this ordinance. The City Council hereby declares that it would have adopted the Specific Plan and each section, subsection, sentence, clause or phrase thereof, irrespective of the fact that any one or more of the sections subsections, sentences, clauses or phrases may be declared invalid.

### **Section 8. Permitted Uses**

- a) 11 detached single-family residences
- b) Common area facilities, including courtyard, playground, landscaping, driveways, and parking areas
- c) Foster family homes
- d) Residential care facility for 6 or less
- e) Family daycare
- f) Home occupation businesses

### **Section 9. Development Standards**

#### *9.1 Site Plan*

- a) The site design authorized by this specific plan includes 11 detached single-family homes, a common driveway, a common courtyard and playground, 4 common visitor parking stalls, hardscape and walkways, landscaping, fencing, and walls as indicated on the site plan shown in attached Exhibit A.1
- b) Improvements, refinements, or modifications to the approved site plan may be approved by substantial conformance review in accordance with ECMC Chapter 17.63

#### *9.2 Elevations, Architecture and Identification*

- a) Building elevations, including architecture, materials and colors as shown on attached Exhibit A.2 and on file in the Community Development Department

- b) A monument sign may be approved in accordance with ECMC Chapter 17.190 and without a formal amendment of this specific plan
- c) Improvements, refinements, or modifications to the approved elevations and identification may be approved by substantial conformance review in accordance with ECMC Chapter 17.63

### *9.3 Future Construction, Additions and Exterior Renovations*

The policies contained within this section shall apply to future construction, including additions or exterior renovations to approved structures, as further specified below:

- a) Additions to existing buildings including renovations or enlargements that add floor space may require a minor amendment in accordance with ECMC Chapter 17.57, or an amendment to this specific plan in accordance with ECMC Chapter 17.70
- b) Exterior improvements or renovations (not additions or replacement) to existing buildings are subject to the architectural guidelines in ECMC Chapter 17.180 and may be approved by substantial conformance review in accordance with ECMC Chapter 17.63.
- c) A wrought iron security gate may be approved for the private driveway by substantial conformance review in accordance with ECMC Chapter 17.63, and without a formal amendment of this specific plan.

### *9.4 Circulation and Parking*

Parking areas, circulation and driveway locations are shown on the specific plan site plan (Exhibit A.1). There shall be no changes to the number of parking spaces, circulation design, and driveway locations unless approved through amendment provisions contained in the ECMC.

### *9.5 Lighting*

All lighting fixtures shall be shielded from neighboring properties. Moreover, the submittal of lighting plans shall be required for all improvements with light standard heights, intensities, locations, and include light reduction strategies to

eliminate light spilling onto adjacent properties. Additionally, all lighting elements must be designed in concert with the overall project theme and comply with applicable building codes.

#### *9.6 Building Height*

- a) The maximum approved building height is 40 feet
- b) Rooftop equipment screens and architectural projections may exceed the maximum building height as provided in ECMC Section 17.130.115
- c) Development standards not specifically mentioned in Section 9, are as per Exhibits A.1 and A.2 attached to this specific plan

#### *9.7 Irrigation*

All external landscaping for the project, including the street trees on South Magnolia and East Camden Avenues, the terraced planters along South Magnolia and East Camden Avenues, the common area landscaping, and the landscaping provided in private courtyards, shall be irrigated from a common, dedicated, irrigation water meter.

#### *9.8 Backflow Prevention*

The required backflow prevention devices for the water service shall be securely installed on a concrete pad and shall include a metal cage to protect them from damage.

#### *9.9 Utilities*

Separate utility connections for sewer service, water service, and electrical service shall be provided for each unit in the Specific Plan.

#### *9.10 Setbacks, Lot Coverage, Etc.*

All development standards not specifically mentioned in Section 9, are as indicated on Exhibits A.1 and A.2 attached to this Specific Plan.



### Section 10. Conditions of Approval

- a) Prior to the second reading of this Specific Plan the applicant shall submit and obtain approval of a revised, mylar site plan that reflects the following specific notes and changes:
  - i. The revised site plan shall reflect the applicable comments and include all of the required notes from the Public Works Department attached to this Specific Plan as Exhibit A.4 and dated 06-24-13
  - ii. The revised site plans shall reflect the applicable comments from Heartland Fire and Rescue attached to this Specific Plan as Exhibit A.8 and dated 11-19-12
- b) Prior to the issuance of building permits, or as otherwise determined by the Planning Manager, the applicant shall complete the following:
  - i. The applicant shall comply with all the conditions listed in the "Standard Conditions of Development" adopted by the Planning Commission by Planning Commission Resolution No. 10649 and labeled Exhibit A.3 as applicable
  - ii. Submit a lighting plan in accordance with ECMC Section 17.130.150. The plan shall include the location of all external lighting elements and their respective design. Planning Division approval of the plan is required before building permit issuance
  - iii. 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
  - iv. Comply with the Public Works Department comments attached to this Specific Plan as Exhibit A.4 and dated 06-24-13, to the satisfaction of the Deputy Director of Public Works and the Planning Manager
  - v. Comply with the building comments from the Building and Fire Safety Division attached to this Specific Plan as Exhibit A.5 and dated 01-14-13
  - vi. Comply with the fire comments from the Building and Fire Safety Division attached to this Specific Plan as Exhibit A.6 and dated 01-14-13
  - vii. Comply with the comments from the Helix Water District attached to this Specific Plan as Exhibit A.7 and dated 12-04-12

- viii. Obtain approval of a Landscape Documentation Package (LDP) in conformance with the requirements of Chapter 17.195 of the Zoning Code, and consistent with the guidelines provided in the City of El Cajon Landscape Design Manual
- c) All improvements shall comply with the Standard Conditions of Development from Planning Commission Resolution No. 10649, as applicable, which are attached as Exhibit A.3
- d) Prior to the granting of occupancy or as otherwise determined by the Planning Manager, all on-site improvements shall be completed or guaranteed in accordance with the approved Specific Plan site plan. In addition, the following items shall be completed and/or inspected:
  - i. Complete the installation of the approved landscaping and irrigation system and obtain approval of a Certificate of Completion
  - ii. Satisfy all requirements of the Public Works Department, Building Division, Fire Safety Division, Helix Water District, & Heartland Fire and Rescue as indicated in the attached comments

#### **Section 11. Performance Standards**

- a) Trash bins shall not be permitted to obstruct the private driveway. With the exception of collection day, the trash and recycling containers shall be kept in the designated area indicated on the Specific Plan site plan.
- b) All external project landscaping, pavement, fences, walls, common areas, and private courtyards shall be part of a common maintenance easement and shall be properly maintained by the homeowner's association.
- c) All building exteriors shall be properly maintained and repaired in a timely manner. ~~by the homeowner's association.~~

#### **Section 12. Conditions Covenants and Restrictions**

Conditions covenants and restrictions are required and must be approved by the Planning Division, Public Works Department, and City Attorney prior to their recordation. After review and comment by the City, and prior to the granting of a certificate of occupancy for any units, the applicant shall record the CC&Rs and submit one electronic copy (PDF format) of the recorded document to the Planning Division on

a compact disc. The CC&Rs shall include the maintenance of all landscaping, paving, and common area amenities and shall contain the following language:

- "A. This entire project and property shall be subject to all of the conditions and restrictions contained within the resolution adopted by the City of El Cajon which approved the tentative subdivision map for the project, as well as being subject to all the conditions and restrictions contained in any permits issued for the project which were approved by the City of El Cajon, along with accompanying site plans, elevations and landscape plans."
- "B. The City of El Cajon is hereby given supervisory jurisdiction over the enforcement of the provisions of this Declaration dealing with maintenance, cleanliness and repair of the landscape and pavement maintenance easement and exterior appearance of the project. In the event of breach of any duty pertaining to such maintenance, cleanliness, repair or exterior appearance, the City of El Cajon may give written notice of such breach to the Association or Owners, together with a demand upon them to remedy such breach. If they refuse to do so, or fail to take appropriate action within 30 days of the receipt of such notice, the City of El Cajon shall have the standing and the right (but not the obligation) to both bring an action in a court of proper jurisdiction to enforce the provisions of this Declaration and/or initiate abatement proceedings pursuant to the ordinances of the City of El Cajon. Nothing contained herein shall limit any other right or remedy which the City may exercise by virtue of authority contained in ordinance or state law."
- "C. The City Attorney of El Cajon must give prior approval to any amendments to this Declaration of Covenants, Conditions and Restrictions which deal with any of the following topics:
  - 1. Amendments with regard to the fundamental purpose for which the project was created (such as a change from residential use to a different use), and amendments which would affect the ability of the City of El Cajon to approve or disapprove external modifications to the project.
  - 2. Amendments with regard to the supervisory jurisdiction for enforcement granted to the City of El Cajon by this Declaration.

3. Property maintenance obligations, including maintenance of landscaping, sidewalks, and driveways, and cleanliness or repair of the project."
- "D. No alteration or modification shall be made to the landscape and pavement maintenance easement which is contrary to the development plan approved by and on file with the City of El Cajon without the approval of the City."
- "E. Parking shall only occur in the approved parking spaces and individual private garages depicted on the final approved Specific Plan No. 522 site plan. No parking is permitted along the private driveway or in the required Fire Department turn-around."
- "F. A minimum of two garage parking spaces at each unit shall be maintained and available for parking."

### **Section 13. Applicability**

Where this Specific Plan is silent in terms of the use and development standards for the site, the underlying zoning district and applicable general zoning regulations shall govern. Furthermore, where a conflict exists between this Specific Plan and the ECMC, this Specific Plan shall prevail.

### **Section 14. Attachments**

- EXHIBIT A.1 - Reduced Site Plan
- EXHIBIT A.2 - Reduced Elevations (4 Sheets)
- EXHIBIT A.3 - Standard Conditions of Development
- EXHIBIT A.4 - Public Works Department comments dated 06-24-13 (6 Pages)
- EXHIBIT A.5 - Building & Fire Safety Division, Building comments dated 01-14-13
- EXHIBIT A.6 - Building & Fire Safety Division, Fire comments dated 01-14-13
- EXHIBIT A.7 - Helix Water District comments dated 12-04-12 (2 pages)
- EXHIBIT A.8 - Heartland Fire and Rescue Service comments dated 11-19-12



# County of San Diego

DAVID HALL, CCB  
EXECUTIVE OFFICER/CLERK

CLERK OF THE BOARD OF SUPERVISORS  
1600 PACIFIC HIGHWAY, ROOM 402, SAN DIEGO, CALIFORNIA 92101-2471  
PHONE (619) 531-5600 FAX (619) 595-4616  
www.sandiegocob.com

NICOLE C. TEMPLE  
ASSISTANT CLERK OF THE BOARD

March 23, 2015

Michelle Nguyen  
9367 De Camp Drive  
La Mesa, CA 91942

Dear Ms. Nguyen:

On March 17, 2015 (19), the Board of Supervisors appointed you as a member of the **REDEVELOPMENT OVERSIGHT BOARD - CITY OF EL CAJON, Seat No. 1**, for a term to expire at the discretion of the appointing authority.

If you have any questions regarding this appointment, please contact us at (619) 531-5600.

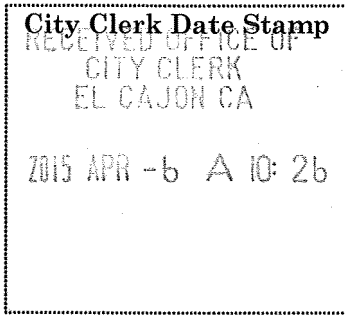
Sincerely,

A handwritten signature in black ink, appearing to read "D Hall".

David Hall  
Clerk of the Board of Supervisors

DH:ba

cc: Supervisor Dianne Jacob, A-500  
Douglas Williford, City of El Cajon



# City of El Cajon Agenda Report

MEETING: Apr. 14, 2015

ITEM NO: 100



**TO:** Mayor Wells, Mayor Pro Tem McClellan  
Councilmembers Ambrose, Bales, Kendrick

**FROM:** Anthony Shute, Planning Manager

**SUBJECT:** APPEAL OF PLANNING COMMISSION DENIAL OF BALLANTYNE AND PARK SPECIFIC PLAN PROJECT-MITIGATED NEGATIVE DECLARATION AND MITIGATION MONITORING AND REPORTING PROGRAM; GENERAL PLAN AMENDMENT NO 2012-02; ZONE RECLASSIFICATION NO. 2311; AND SPECIFIC PLAN NO. 525

**RECOMMENDATION:** That the City Council:

1. Open the public hearing and receive testimony;
2. Close the public hearing;
3. MOVE to GRANT the appeal;
4. MOVE to ADOPT the next RESOLUTION in order APPROVING the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program;
5. MOVE to ADOPT the next RESOLUTION in order APPROVING General Plan Amendment No. 2012-02;
6. MOVE to INTRODUCE the ORDINANCE for Zone Reclassification No. 2311; and
7. MOVE to INTRODUCE the ORDINANCE for Specific Plan No. 525.

### PROJECT DESCRIPTION

This request seeks to establish a specific plan to allow for the future development of a vacant portion of the Cajon Valley Middle School site. The proposal includes a General Plan Amendment to redesignate the site from Junior High to High Density Residential and a Zone Reclassification to rezone the site from RS-6 to RM-1450. A Mitigated Negative Declaration and Mitigation, Monitoring, and Reporting Program were prepared in accordance with the California Environmental Quality Act.

## BACKGROUND

<b>General Plan:</b>	Junior High
<b>Specific Plan(s):</b>	N/A
<b>Zone:</b>	Residential, Single-Family, 6,000 square foot (RS-6)
<b>Other City Plan(s):</b>	N/A
<b>Regional and State Plan(s):</b>	N/A
<b>Notable State Law(s):</b>	California Government Code 65852.9

### Project Site & Constraints

The project site is 2.57 acres of the entire 21.64-acre Cajon Valley Middle School property located at the northeast corner of Ballantyne Street and Park Avenue. The site is currently vacant and was previously developed with educational buildings, which were demolished after the campus was renovated. A security fence surrounds the site and a block wall is located at the eastern and north perimeters of the site separating the adjacent residential and school from the site. Sidewalks are in place along the exterior perimeter of the property. A bus stop is located approximately 175 feet north from the corner of Ballantyne Street and Park Avenue on Ballantyne Street. The Cajon Valley Union School District has determined that the site is not currently required for educational use and has decided to offer the property for redevelopment through a long-term ground lease.

### Surrounding Context

Surrounding properties are developed and zoned as follows:

Direction	Zones	Land Uses
North	RM-1450	Multi-family residential
South (Across Park Ave)	RM-2200 & C-G	Multi-family residential
East	RS-6	Cajon Valley Middle School
West (across Ballantyne St)	PRD-Low-Medium & RM-1450	Multi-family residential

### General Plan

The site is designated Junior High in the General Plan. This land use is intended for educational use and reflects the long-standing use of the property as a middle school. The site is not currently required for school use and is eligible for redesignation to the proposed High Density Residential General Plan land use designation. General Plan objective 5-2 states that the City should encourage the adequate provision of housing by location, type of unit, and price to meet the current and future needs of the residents of El Cajon. Policy 5-2.1 further states that the City will provide a variety of residential opportunities to meet the Regional Housing Needs Allocation (RHNA) in the Housing Element. The City must provide adequate land zone at densities that accommodate housing affordable to lower income residents. The site is identified in the Housing Element sites inventory as site that could accommodate additional residential units with a potential zone reclassification to RM-1450. Policies 5-2.4 and 5-2.5 direct that the City should promote additional housing opportunities near the downtown area and within proximity to transit.

## Municipal Code

The subject site is zoned Residential Single-Family (RS-6) and allows for single-family detached residential development on 6,000 square foot lots. The maximum development potential is approximately 18 units if the property were subdivided or developed as part of a Planned Unit Development. The school district does not intend to sell the property as it may be needed in the future for educational purposes. For that reason, development of the property under the RS-6 zoning is infeasible. The applicant has requested a rezone of the site to allow for a higher density development consistent with the surrounding area and proposed General Plan designation and to maximize development opportunities at the site.

## **DISCUSSION**

California Government Code Section 65852.9 states that unused school sites may be developed to the same extent as permitted on adjacent properties and that the City must rezone a property upon the request of a school district to a zone compatible with the surrounding uses. The Cajon Valley Union School District has requested that the City rezone the property to allow for the development of the site as it is not currently required for educational purposes. The surrounding uses are predominately multi-family residential as described further below and shown in the attached density exhibit.

Initially, the Cajon Valley Union School District indicated that the site would be offered for a long-term ground lease to allow for the development of the site while maintaining ownership of the property should it be required for educational purposes in the future. California Government Code §65852.9 (b) further specifies that a school site “shall be given the same land use control treatment as if it were privately owned”. A private property owner would have the opportunity to develop land through a lease or sale option. For a residential only project, the school district has committed to offer the site for sale. While such a commitment cannot legally be written into the Specific Plan, it is expected that representatives of the District will verbally make this commitment publicly at the City Council meeting.

As part of the process of reviewing appropriate zoning for the site, staff determined that a General Plan Amendment and Zone Reclassification to residential would be compatible with the existing surrounding development. In order to accommodate a mix of uses at the site including some neighborhood-oriented commercial uses, a specific plan was prepared to provide a development framework which permits a range of uses, including residential, specific neighborhood-oriented commercial, or a mix of both residential and commercial. The specific plan also provides guidelines for the development of the site. No specific development scenario has been proposed at this time. The future development of the site would require approval of a Site Development Plan Permit, which is approved at the staff level.

### *General Plan Amendment Analysis*

The General Plan amendment would redesignate the site from Junior High to High Density Residential. The High Density Residential land use designation allows for 20-30 dwelling units per acre. The redesignation of the site to High Density Residential would allow for 51 to 77 dwelling units on the 2.57 acre site.



High Density Residential use would be compatible with surrounding planned land uses. The properties to the south, north, and west are designated High Density Residential and developed with multi-family residential and a townhome development west of Ballantyne Street is designated Low-Medium Residential in the General Plan. The site is in close proximity to the downtown area, and with a school and park adjacent, residential would be an appropriate land use. Public facilities and services are in place to serve the site.

The Housing Element identified the site as a property that could accommodate 20-30 dwelling units per acre in the sites inventory. The General Plan Amendment would assist the City in meeting the housing goals and the Regional Housing Needs Allocation as set forth in the Housing Element. The City is required to zone enough land for residential use to accommodate an additional 5,630 residential units over the planning horizon 2013-2021.

### *Zone Reclassification*

The property is proposed to be rezoned to the Residential, Multi-family, 1,450 sq. ft. (RM-1450) zone consistent with the proposed High Density Residential land use designation. Residential properties west and north are zoned RM-1450, and are developed at densities of 20 and 30 dwelling units per acre, respectively. The properties immediately to the south are zoned RM-2200 and developed at 40 dwelling units per acre. The townhouse development to the west is developed at a density of 17.5 dwelling units per acre. Attachment No. 12 shows the surrounding project densities. The RM-1450 zone would allow up to 77 dwelling units of attached residential development consisting of town homes or apartments. This equates to 30 dwelling units per acre and is consistent with adjacent densities. The use would be regulated by the proposed specific plan and would allow additional uses beyond those permitted in the RS-6 zone. In addition, development standards would be established by the specific plan that would supersede those of the underlying zone.

### *Specific Plan*

The proposed specific plan sets out proposed use and development standards for the future development of the site. Residential, neighborhood-serving commercial or a mix of both uses is permitted on the site as described in the specific plan. The specific plan maximizes development options at the site to ensure that the school district is able to secure a development partner to develop the vacant, underutilized site. The development standards that differ from those of the El Cajon Municipal Code are summarized below. Where the specific plan is silent on a development standard, the El Cajon Municipal Code would apply. The guidelines set forth in the specific plan are intended to provide a framework for the future development of the site. The specific plan addresses the need for pedestrian-orientation and buildings that are compatible in bulk and scale with surrounding development. Building typologies that may be developed with a density of 20-30 dwelling units per acre include row homes and low-rise stacked flats. The types of development that can be accommodated at various residential developments are depicted in attachment no. 13. Site-specific design guidance addresses internal site circulation and the need for transit and pedestrian connections and amenities. Development in accordance with the specific plan would require approval of a Site Development Plan Permit to ensure adherence to the

conditions of approval and the execution of a high-quality project with context-sensitive site and architectural design.

<b>Development Standard</b>	<b>Specific Plan</b>
Setbacks from district boundaries, public street rights of way, private streets and driveways	Residential: 5-10 feet from exterior property line Commercial: Zero feet from exterior property line
Density	Maximum 30 dwelling units per acre
Building Height	45 feet (maximum)
Lot coverage	None
Parking	Residential: 1 space per studio or 1 bedroom and 2 spaces per 2 or more bedrooms Commercial: Per ECMC
Open & recreational space	225 sq. ft. per residential unit private or common open space and may include balconies
All other development standards	As specified in the ECMC

**PLANNING COMMISSION DECISION:**

On March 17, 2015, the Planning Commission adopted Resolution No. 10796 by a 3-2-0 vote denying the proposed Ballantyne and Park project. The applicant’s representative filed an appeal of the Planning Commission’s decision on March 19, 2015. The Planning Commission denied the project over concerns related to the compatibility of a potential residential project at the maximum potential density and the uncertainty of the future development of the site under a ground lease option. There was no public testimony given in opposition to the project. The compatibility of a potential residential project is addressed in the staff report. The City does not regulate the terms of the development of property, whether it is under a lease or sale option. The Planning Commission’s concerns could be allayed by requiring the future development project be approved through a Site Development Plan through a public hearing with the Planning Commission as the decision-maker. The Specific Plan could be amended to add this requirement.

The City Council has the following decision options:

1. Grant the Appeal and approve the proposed project consistent with staff’s recommendation.
2. Deny the Appeal and uphold the Planning Commission decision, thereby denying the project.
3. If the Appeal is granted, (a) approve the General Plan Amendment and Zone Reclassification with Specific Plan Modifications, or (b) approve a General Plan Amendment and Zone Reclassification to another land use designation and zone compatible with the surrounding development.

## FINDINGS

### General Plan Amendment No. 2012-02

- 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 property to High Density Residential is in conformance with Government Code Sections 65352.3 and 65358(b) because the City invited the local Native American Tribes in San Diego County to consult with the City for the purpose of protecting, and mitigating impacts to cultural places when a local government is considering a proposal to adopt or amend a general plan or a specific plan; the City received no response requesting consultation from any of the local tribes; and, because this is the first amendment to the General Plan's Land Use Element which may be amended up to four times in one calendar year. In addition, the City has processed the request as submitted by the school district in accordance with Government Code Section 65852.9 to rezone the unused school property.

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

The change in land use designation from Junior High to High Density Residential provides opportunities for future development of the vacant site. 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. Policy 5-2.1 states that "the City will provide a variety of residential development opportunities in the City to fulfill regional housing needs." The proposed General Plan amendment would provide the opportunity for additional housing units in an affordable multi-family development product in conformance with the Housing Element of the General Plan.

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

The site is identified on the sites inventory in the Housing Element and recommended for rezoning to provide housing units needed to meet regional housing goals. The amendment of the General Plan to redesignate the site to High Density Residential is consistent with the recommendations in the Housing Element and furthers the City's efforts in meeting regional housing needs. 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. 2311

- 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 proposed amendment to rezone the subject site to the RM-1450 zone is consistent with the Land Use Element of the General Plan, and with the goals, objectives, and policies therein, because the proposed RM-1450 zone is consistent with the proposed General Plan Land Use designation of High Density Residential as indicated in the General Plan Zoning Consistency Chart. Furthermore, the proposed zone change is consistent with the Housing Element, because it provides the opportunity for the development of a variety of housing in terms of type, price point and style.

*B. The proposed zoning amendment is consistent with any applicable specific plan governing development of the subject property.*

The proposed RM-1450 zoning is consistent with the proposed specific plan that will govern the development of the site. The specific plan provides development standards and guidelines to ensure that future development is appropriate and compatible with the surrounding neighborhood.

*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 a vacant and underutilized property with residential housing, which will also assist the City in meeting its share of regional housing needs.

#### Specific Plan No. 525

*A. The proposed specific plan serves the public interest.*

The proposed project will redevelop an existing underutilized site located in close proximity to the City's downtown urban core by expanding housing opportunities and neighborhood-serving commercial uses. Moreover, the specific plan includes development standards and conditions attached as Exhibit A to ensure development is compatible with the existing and planned land uses in the vicinity.

*B. The proposed specific plan will systematically implement the city's general plan.*

The specific plan provides a more detailed framework of development than the General Plan, and more detailed standards than the general provisions of the Zoning Code. The specific plan would allow for development options to ensure that the vacant, underutilized site would be developed in a context-sensitive manner compatible with the existing neighborhood.

#### **CALIFORNIA ENVIRONMENTAL QUALITY ACT**

A Mitigated Negative Declaration was prepared in accordance with the California Environmental Quality Act (CEQA). A Mitigation, Monitoring and Reporting Program is included which specifies mitigation measures needed to reduce potential environmental impacts to a level of less than significant. Mitigation measures are required due to the nature of the proposed project and the lack of a specific development concept. The precautionary mitigation measures would ensure that air quality impacts due to construction would be minimized with best management

practices; grading and excavation would be monitored by an archeological monitor to reduce impacts to potential cultural resources; the project would comply with Federal Aviation Administration Notice criteria and conduct ground disturbance in accordance with a safety plan to reduce risk related to hazards; noise impacts to sensitive receptors would be minimized through design features; and a future traffic analysis would be required to ensure safe vehicular access and that no traffic safety impacts result from the development of the site.

The draft Mitigated Negative Declaration was submitted to the State Clearinghouse and circulated for public review February 9 through March 10, 2015. The California Department of Fish and Wildlife provided a letter on the environmental document. The letter and response are included in the draft Mitigated Negative Declaration.

**PUBLIC NOTICE & INPUT**

A Notice of Intent for the draft Mitigated Negative Declaration was published in the Union Tribune on February 6, 2015. Copies of the draft Mitigated Negative Declaration were made available at the two public libraries and at City Hall. Notice of this public hearing was published in the East County Gazette on March 5, 2015, and was mailed on March 5, 2015 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.

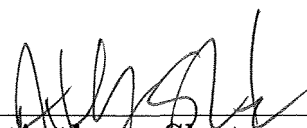
Several adjacent property owners have made inquiries regarding the proposed project. Issues raised include the appropriateness of the general plan amendment and zone reclassification and the desire to see the site used as a park. The issue of the zone reclassification is addressed above. If the school district determines the property is surplus and exercises the option to sell the property, then prior to the disposition of the property, it would be offered for sale or lease as park space to the local jurisdiction in accordance with Government Code Section 54222.

**RECOMMENDATION:**


That the City Council approves the Mitigated Negative Declaration and the Mitigation Monitoring and Reporting Program, the General Plan Amendment No. 2012-02, the Zone Reclassification No. 2311, and Specific Plan No. 525 based on the findings in the proposed resolution and ordinances.

**FISCAL IMPACT:** None.

**PREPARED BY:**

  
Anthony Shute  
PLANNING  
MANAGER

**REVIEWED BY:**

  
Majed Al-Ghafry  
ASSISTANT  
CITY MANAGER

**APPROVED BY:**

  
Douglas Williford  
CITY MANAGER

## ATTACHMENTS

1. Proposed Resolution Approving the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program
2. Proposed Resolution Approving General Plan Amendment No. 2012-02  
Exhibit A: General Plan Amendment Exhibit
3. Proposed Ordinance for Zone Reclassification No. 2311  
Exhibit A: Zone Reclassification Exhibit
4. Proposed Ordinance for Specific Plan No. 525  
Exhibit A: Exhibit A: Ballantyne and Park Specific Plan  
Exhibit B: Standard Conditions of Development  
Exhibit C: Building & Fire Safety Division, building comments dated 11.16.12  
Exhibit D: Public Works Department, engineering comments dated 11.14.12  
Exhibit E: Helix Water District Comments dated 11.28.12
5. Proposed Resolution Upholding the Planning Commission Decision and Denying the project
6. Planning Commission Resolution No. 10796
7. Excerpt – Draft Planning Commission Minutes for meeting of 3.17.15
8. Draft Mitigated Negative Declaration
9. Aerial Photograph of Subject Site
10. Public Hearing Notice
11. Application & Disclosure Statement
12. Appeal Form
13. Density Exhibit
14. Residential Density Building Typologies Exhibit
15. Government Code §65852.9

RESOLUTION NO. \_\_\_\_\_

A RESOLUTION ADOPTING A MITIGATED NEGATIVE DECLARATION AND MITIGATION MONITORING AND REPORTING PROGRAM FOR THE BALLANTYNE AND PARK SPECIFIC PLAN, SUBJECT TO APPROVAL OF A GENERAL PLAN AMENDMENT NO. 2012-02, ZONE RECLASSIFICATION NO. 2311, AND SPECIFIC PLAN NO. 525.

WHEREAS, the City of El Cajon prepared a draft Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program for the Ballantyne and Park Specific Plan project in accordance with California Environmental Quality Act guidelines, which indicates that although the proposed project could have a significant effect on the environment, the potential environmental effects would be mitigated to a less than significant level with mitigation measures incorporated; and

WHEREAS, pursuant to Section 21082.1 of the Public Resources Code, the draft Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program were circulated for public review from February 9, 2015 through March 10, 2015; and

WHEREAS, comments were received during the public review period and responses are provided in the final environmental document; and

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

WHEREAS, the draft Mitigation Monitoring and Reporting Program will ensure that the proposed project will not result in any significant impacts; 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 Specific Plan No. 525 file; and

WHEREAS, the City Council held a duly advertised public hearing on April 14, 2015 to consider the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program for the Ballantyne and Park Specific Plan project and 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:

A. The City Council finds that:

1. The foregoing recitals are true and correct, and are findings of fact of the El Cajon City Council in regard to the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program.

2. The City Council has exercised its independent judgment in consideration 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 Ballantyne and Park Specific Plan project.
1. Adoption of the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program 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.
  2. 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. 2012-02, Zone Reclassification No. 2311, and Specific Plan No. 525 (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.



RESOLUTION NO. \_\_\_\_\_

A RESOLUTION APPROVING GENERAL PLAN AMENDMENT NO. 2012-02 TO AMEND THE LAND USE ELEMENT OF THE GENERAL PLAN BY CHANGING THE LAND USE DESIGNATION OF THE PROPERTY LOCATED AT THE NORTHEAST CORNER OF BALLANTYNE STREET AND PARK AVENUE FROM JUNIOR HIGH (JH) TO HIGH DENSITY RESIDENTIAL (HR); PORTION OF APN: 483-310-16-00

WHEREAS, the El Cajon Planning Commission duly advertised and held a public hearing on March 17, 2015, to consider the Ballantyne and Park Specific Plan project, as submitted by the Cajon Valley Union School District; and

WHEREAS, the Planning Commission adopted Resolution No. 10796, denying the proposed project; and

WHEREAS, the El Cajon City Council held a duly advertised public hearing on April 14, 2015, to consider the appeal of the Planning Commission decision by the applicant's representative; and

WHEREAS, the City Council considered the draft Mitigated Negative Declaration, including attachments, and Mitigation Monitoring and Reporting Program prepared in accordance with the California Environmental Quality Act Guidelines Section 15074 for the proposed Ballantyne and Park Specific Plan project and adopted Resolution No. – 15 adopting the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program; 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 EL CAJON CITY COUNCIL AS FOLLOWS:

A. The City Council finds that:

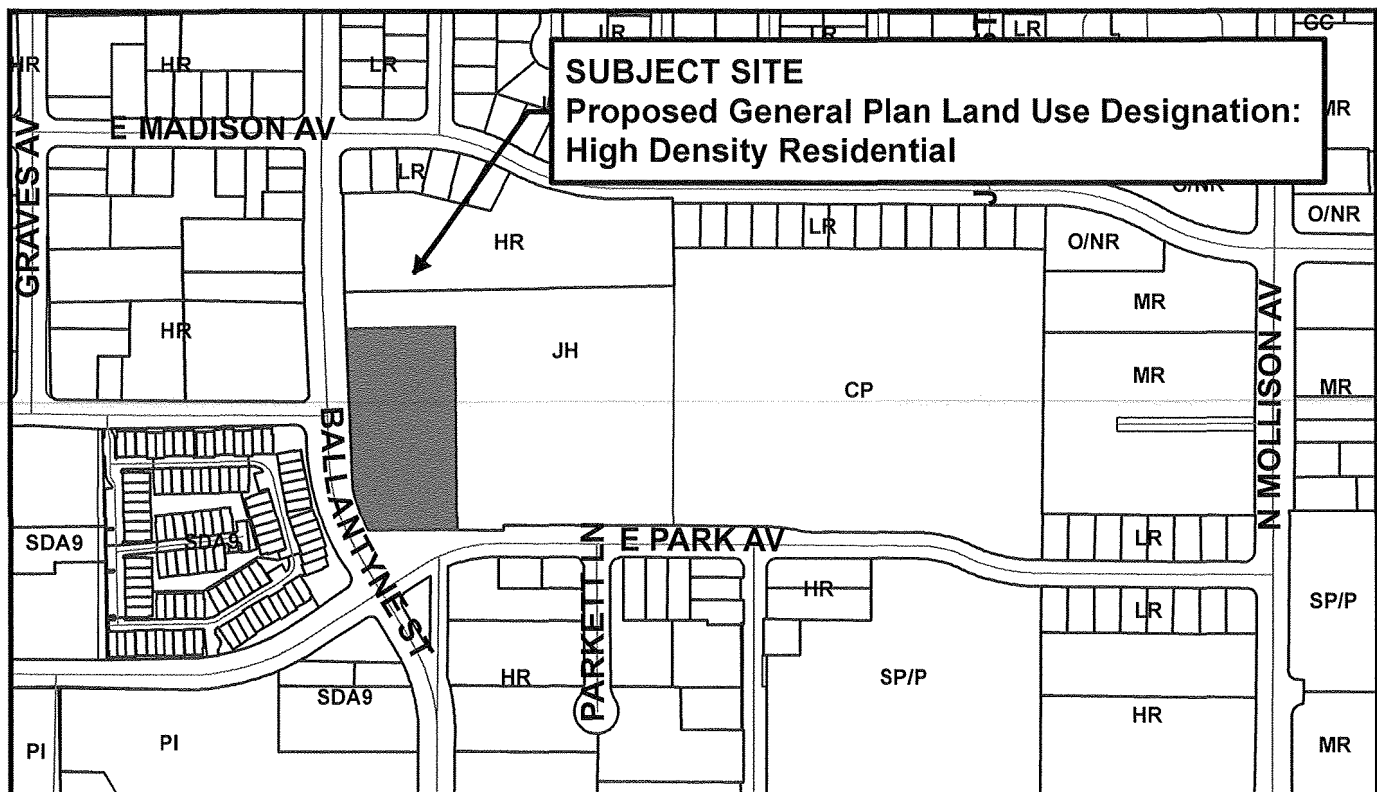
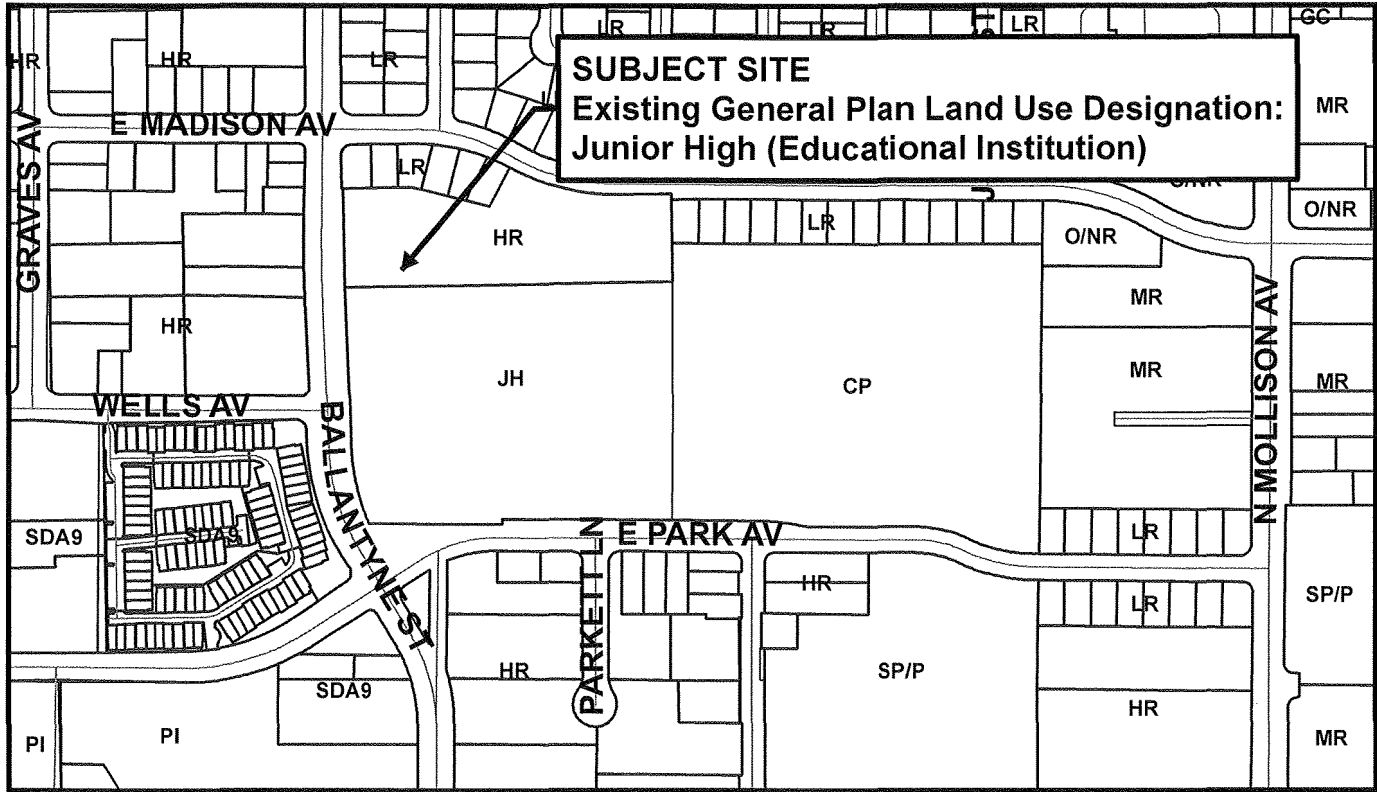
1. The recitals above are true and correct and are incorporated herein by this reference; and
2. The proposed amendment to the General Plan Land Use Element to change the general plan designation on the subject property to High Density Residential is in conformance with Government Code Sections 65352.3 and 65358(b) because the City invited the local Native American Tribes in San Diego County to consult with the City 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; the City received no response requesting consultation from any of the local tribes; and, because this is the first amendment to the General Plan's Land Use Element which may be

amended up to four times in one calendar year. In addition, the City has processed the request as submitted by the school district in accordance with Government Code Section 65852.9 to rezone the unused school property.

3. The change in land use designation from Junior High to High Density Residential provides opportunities for future development of the vacant site. 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. Furthermore, Policy 5-2.1 states that “the City will provide a variety of residential development opportunities in the City to fulfill regional housing needs.”
  4. The site is identified on the sites inventory in the Housing Element and recommended for rezoning to provide housing units needed to meet housing goals. The amendment of the General Plan to redesignate the site to High Density Residential is consistent with the recommendations in the Housing Element and furthers the City’s efforts in meeting regional housing needs. Therefore, the amendment does not conflict with adopted governing plans and it is internally consistent with the remainder of the General Plan.
- B. The City Council hereby APPROVES General Plan Amendment No. 2012-02 to amend the Land Use Element of the General Plan by changing the land use designation of the property from Junior High (JH) to High Density Residential (HR), on the above described property in accordance with the attached “Exhibit A”.

# Exhibit "A"

## General Plan Amendment No. 2012-02



ORDINANCE NO. \_\_\_\_\_

AN ORDINANCE REZONING PROPERTY LOCATED AT THE NORTHEAST CORNER OF BALLANTYNE STREET AND PARK AVENUE FROM THE RS-6 TO THE RM-1450 ZONE; PORTION OF APN: 483-310-16-00; PROPOSED GENERAL PLAN DESIGNATION: HIGH DENSITY RESIDENTIAL (HR).

WHEREAS, the El Cajon Planning Commission held a duly advertised public hearing on this item on March 17, 2015 to consider the Ballantyne and Park Specific Plan project, as submitted by the Cajon Valley Union School District; and

WHEREAS, the Planning Commission adopted Resolution No. 10796, denying the proposed project; and

WHEREAS, the El Cajon City Council held a duly advertised public hearing on April 14, 2015, to consider the appeal of the Planning Commission decision by the applicant's representative; and

WHEREAS, the City Council considered the draft Mitigated Negative Declaration, including attachments, and Mitigation Monitoring and Reporting Program prepared in accordance with the California Environmental Quality Act Guidelines Section 15074 for the proposed Ballantyne and Park Specific Plan project and adopted Resolution No. – 15 adopting the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program; and

WHEREAS, the City Council considered the proposed General Plan Amendment No. 2012-02 to redesignate the site from Junior High to High Density Residential for the proposed Ballantyne and Park Specific Plan project and adopted Resolution No. – 15 adopting the General Plan Amendment; 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 proposed amendment to rezone the subject site to the RM-1450 zone is consistent with the Land Use Element of the General Plan, and with the goals, objectives, and policies therein, because the proposed RM-1450 zone is consistent with the proposed General Plan Land Use designation of High Density Residential as indicated in the General Plan Zoning Consistency Chart. Furthermore, the proposed zone change is consistent with the Housing Element, because it provides

the opportunity for the development of a variety of housing in terms of type, price point and style.

- B. The proposed RM-1450 zoning is consistent with the proposed specific plan that will govern the residential development of the site. The specific plan provides development standards and guidelines to ensure that future development is appropriate and compatible with the surrounding neighborhood.
- C. The proposed zone change will facilitate the development of a vacant and underutilized property with residential housing, which will also assist the City in meeting its share of regional housing needs.

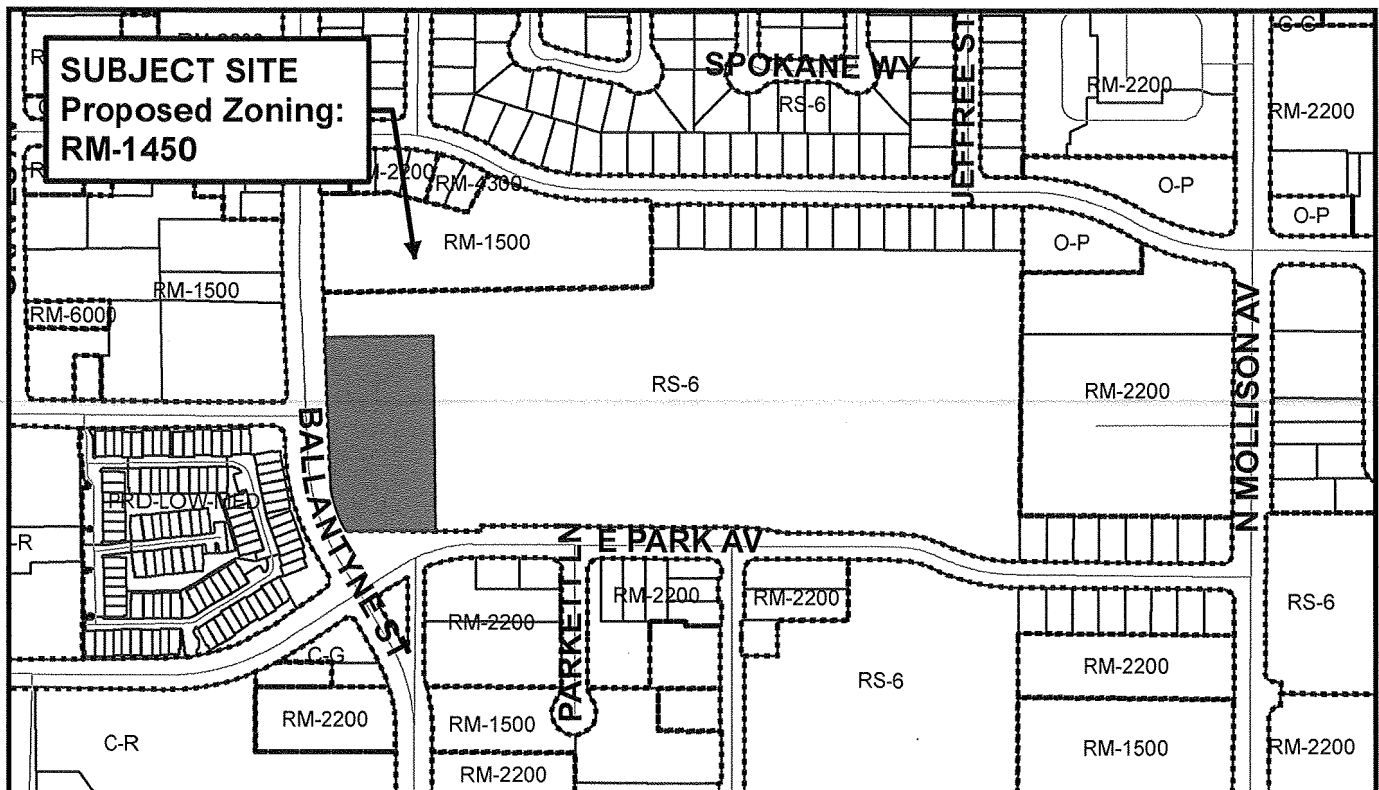
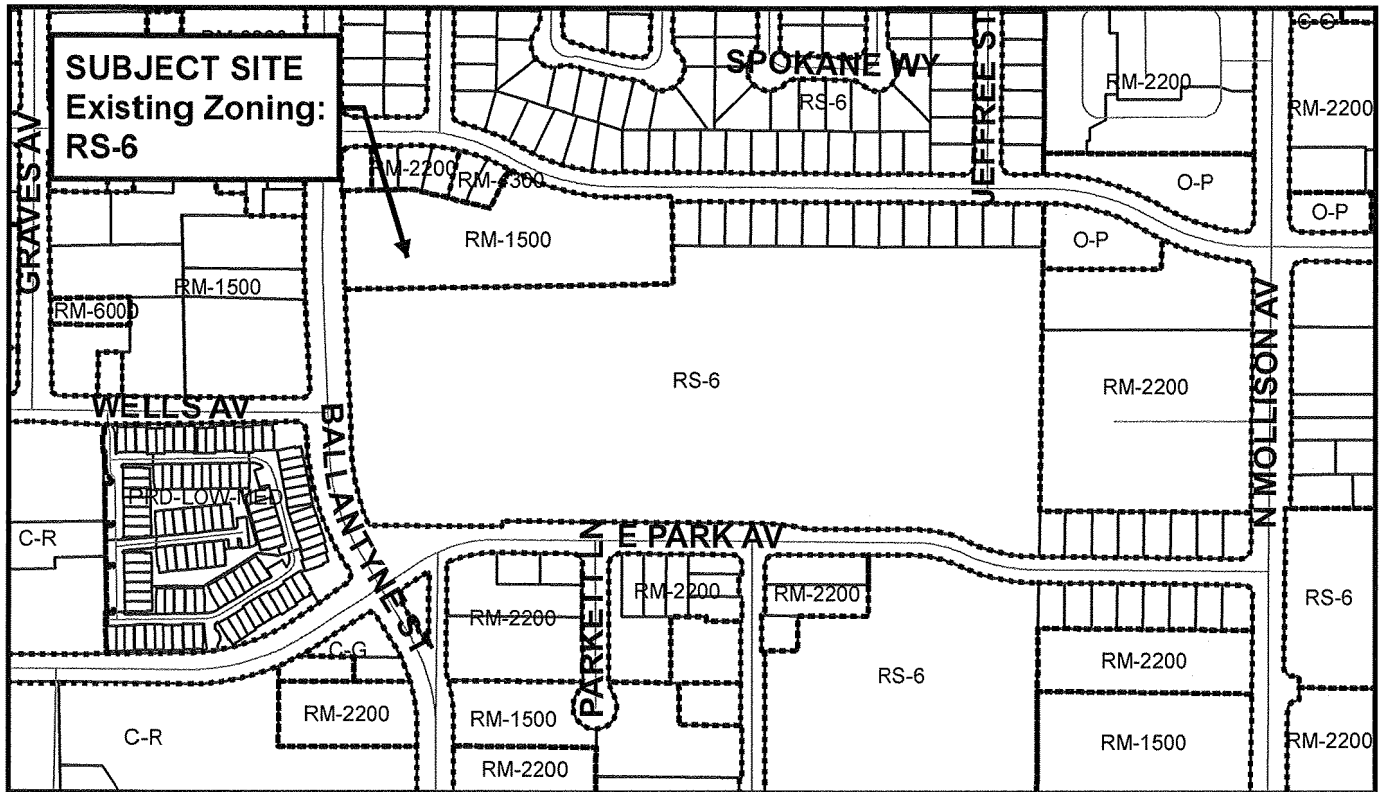
SECTION 2. That the foregoing recitals are true and correct, and are findings of fact of the El Cajon City Council in regard to Zone Reclassification No. 2311.

SECTION 3. The City Council hereby REZONES the subject property located at the northeast corner of Ballantyne Street and Park Avenue From the RS-6 to the RM-1450 zone in accordance with the attached Exhibit "A".

SECTION 4. This ordinance shall become effective thirty (30) days following its passage and adoption.

# Exhibit "A"

## Zone Reclassification No. 2311



ORDINANCE NO. \_\_\_\_\_

AN ORDINANCE ADOPTING SPECIFIC PLAN NO. 525 FOR THE  
DEVELOPMENT AND USE OF THE PROPERTY LOCATED AT THE  
NORTHEAST CORNER OF BALLANTYNE STREET AND  
PARK AVENUE; PORTION OF APN: 483-310-16-00

WHEREAS, the El Cajon Planning Commission duly advertised and held a public hearing on March 17, 2015, to consider the Ballantyne and Park Specific Plan project, as submitted by the Cajon Valley Union School District; and

WHEREAS, the Planning Commission adopted Resolution No. 10796, denying the proposed project; and

WHEREAS, the El Cajon City Council held a duly advertised public hearing on April 14, 2015, to consider the appeal of the Planning Commission decision by the applicant's representative; and

WHEREAS, the City Council considered the draft Mitigated Negative Declaration, including attachments, and Mitigation Monitoring and Reporting Program prepared in accordance with the California Environmental Quality Act Guidelines Section 15074 for the proposed Ballantyne and Park Specific Plan project and adopted Resolution No. \_\_\_-15 adopting the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program; and

WHEREAS, the City Council considered the proposed General Plan Amendment No. 2012-02 to redesignate the site from Junior High to High Density Residential for the proposed Ballantyne and Park Specific Plan project and adopted Resolution No. \_\_\_-15 adopting the General Plan Amendment; and

WHEREAS, the City Council considered the proposed Zone Reclassification No. 2311 to rezone the site from RS-6 to RM-1450 for the proposed Ballantyne and Park Specific Plan project and introduced Ordinance No. \_\_\_-15 approving the Zone Reclassification; 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:

(Continued on Page 2)

- A. The proposed project will redevelop an existing underutilized site located in close proximity to the City's downtown urban core by expanding housing opportunities and neighborhood-serving commercial uses. Moreover, the specific plan includes development standards and conditions as presented in Exhibit "A" of Specific Plan No. 525 and on file in the Community Development Department and incorporated herein by reference, to ensure development is compatible with the existing and planned land uses in the vicinity.
  
- B. The specific plan provides a more detailed framework of development than the General Plan, and more detailed standards than the general provisions of the Zoning Code. The specific plan would allow for development options to ensure that the vacant, underutilized site would be developed in a context-sensitive manner compatible with the existing neighborhood.

SECTION 2. That the foregoing recitals are true and correct, and are findings of fact of the El Cajon City Council in regard to the Specific Plan No. 525.

SECTION 3. That based upon said findings of fact, the El Cajon City Council hereby approves Specific Plan No. 525, in accordance with the attached exhibits.

SECTION 4. This ordinance shall become effective thirty (30) days following its passage and adoption.

Ballantyne & Park – SP 525 (CVUSD) Ordinance 040615

First Reading – 04/14/15 (Item #100)

Second Reading – 04/28/15 (Item 14.1)



Ballantyne and Park Specific Plan  
Specific Plan No. \_\_\_\_\_  
City Council Ordinance No. \_\_\_\_\_

---

## **BALLANTYNE AND PARK SPECIFIC PLAN**

### **Section 1. Purpose and Intent.**

The goal of the Ballantyne and Park Specific Plan is to identify appropriate land uses, program quality development and architectural standards, indicate the development approval process, and provide for amendment procedures for the comprehensive development of the specific plan area. The specific plan implements General Plan policies that require sound design standards while supporting the establishment of defined uses that are compatible with surrounding uses.

### **Section 2. Specific Plan Area.**

The property is located at the northeast corner of Ballantyne Street and Park Avenue. It consists of approximately 2.57 acres according to the site plan attached hereto and marked Exhibit A.1., being a portion of tax parcel identified as APN 483-310-16.

### **Section 3. Authority and Scope.**

This specific plan is established by the El Cajon City Council in accordance with Chapter 17.70 of the *El Cajon Municipal Code (ECMC)*, which establishes specific plans as an authorized mechanism for regulating land use and development in the City; and as enabled by the State of California Government Code Title 7, Division 1, Chapter 3, Article 8, Sections 65450 through 65457.

This specific plan implements the broad policies established in *The City of El Cajon General Plan* to guide growth and change in El Cajon, and is consistent with the General Plan. The development and design standards, and permitted uses contained within this specific plan supersede the previous land use and development regulations contained within the *ECMC* for the subject sites. Where the specific plan is silent, the regulations of the *ECMC* are applicable.

### **Section 4. CEQA.**

Adoption or amendment of a specific plan constitutes a project under the California Environmental Quality Act (CEQA). The initial environmental review shows that the proposed plan will not significantly affect the environment.

All subsequent approvals necessary to develop property within the specific plan area must be consistent with this specific plan. Additional environmental documentation may be required in the future if significant changes are found to have occurred pursuant to CEQA guidelines.

**Section 5. Amendments to this specific plan.**

Specific plan amendments shall be made through the provisions found in the *ECMC*; specifically, Chapters 17.57, 17.63 and 17.70.

The City Council may at any time, after holding a properly noticed public hearing, at which time the applicant may appear and object under applicable law to any potential repeal or modification of the conditions of approval, and after considering testimony as to the operation of the approved uses, repeal this specific plan, or modify the plan with additional conditions as it deems necessary to ensure that the approved uses continue to be compatible with surrounding properties and continue to be operated in a manner that is in the best interest of public convenience and necessity and will not be contrary to the public health, safety or welfare.

**Section 6. Subsequent Approvals**

Approval of a Site Development Plan Permit pursuant to *ECMC* 17.65 and consistent with the specific plan is required for any proposed development on the site. The application for the Site Development Plan Permit must include a comprehensive site plan, landscape concept plan, building elevations, and a materials board.

The project site is within the airport overlay zone and review area 2 of the Gillespie Field Airport Land Use Compatibility Plan. Any proposed development of the site subject to the Part 77 notice criteria requires a determination of no hazard to air navigation by the Federal Aviation Administration.

**Section 7. Appeal.**

Any decision by the Planning Manager may be appealed to the Planning Commission, upon receipt of a written request for a hearing, in accordance with the provisions of *ECMC* Chapter 17.30. The Planning Manager shall schedule any appeal for the next available Planning Commission meeting based on notice times and agenda availability.

**Section 8. Severability.**

If any section, subsection, sentence, clause or phrase of this ordinance is for any reason held to be invalid, such decision shall not affect the validity of the remaining portions of

this ordinance. The City Council hereby declares that it would have adopted the specific plan and each section, subsection, sentence, clause or phrase thereof, irrespective of the fact that any one or more of the sections, subsections, sentences, clauses or phrases may be declared invalid.

**Section 9. Permitted Uses.**

The following uses are permitted in the specific plan Area unless designated conditional ("C") or ("Z"), in which case such uses may be undertaken only upon the issuance of a Conditional Use Permit or Administrative Zoning permit as specified below:

**Commercial Uses:**

- Antique Sales
- Art galleries, commercial retail
- Artist studios and art restoration services
- Athletic clubs and fitness centers
- Beauty salon, nail salon, barber shop and day spa
- Beauty supply and cosmetics sales
- Book store, including news copy and magazine sales
- Camera and photographic sales and related services
- Child activity centers
- Clothing and apparel store, new
- Clothing and costume rentals
- Clubs, youth clubs, professional organizations, union halls, fraternal organizations C
- Community gardens
- Dance studio
- Day care facility C
- Department store with general retail sales
- Drive through service accessory to an authorized land use C
- Fabric store
- Financial services and institutions
- Florist
- Furniture and home furnishing sales
- General retail sales
- Gift shop, including novelties, souvenirs, greeting cards, etc.
- Headquarters office facility
- Hobby shop
- Household accessories including bedding, linens, kitchen supplies, etc.
- Laundry and dry cleaning services, retail, including coin operated self-service laundry
- Locksmith and related services
- Market, food

Martial arts instruction and training  
Medical and dental office, laboratories and clinics open to the general public  
including acupuncture, chiropractic and other state licensed health care practices  
Medical and dental laboratory not open to the public  
Modeling agency, talent agencies and entertainment booking services (office only)  
Music lessons conducted indoors  
Music store including the sale of musical instruments, sheet music and recorded music  
Office, administrative, business and professional  
Office machine sales  
Optical goods including eye glasses, contact lenses, and eye exams  
Outdoor dining accessory to authorized restaurant or cocktail lounge Z  
Pet supply stores including pet sales and pet adoption services with accessory indoor  
veterinary and grooming services  
Pharmacy  
Photocopying and other retail office services for the general public  
Photographic studio including ancillary photo finishing services  
Restaurant C  
Restaurant, take out only as part of a comprehensive commercial development C  
Special training and schooling conducted indoors  
Sporting goods, bicycles and toy stores  
Supermarket  
Tailoring, alteration and sewing services  
Travel agency  
Urban Farming C  
Veterinary and small animal hospital, indoors only  
Vocational and trade school (conducted indoors) C  
Watch, clock and jewelry sales and repair

**Light Industrial Uses**

Printing and publishing services, non-retail and excluding contact with the  
general public

**Transportation, Communication and Utilities**

Media production including broadcasting studios, and audio and video recording  
studios  
Wireless communication facilities, freestanding C  
Wireless communication facilities, architecturally integrated or other stealth design

### **Institutional and Charitable Uses**

Botanical garden and arboretum	C
Educational institution	C
Governmental administrative offices	C
Hospital	C
Religious facilities	C

### **Residential Uses**

Multifamily housing up to 30 dwelling units per acre, or as part of a mixed-use development.

### **Section 10. Development Standards.**

- 10.1 **Height:** The maximum height permitted for any building is 45 ft.
- 10.2 **Setbacks:** The residential setback is 5 to 10 feet from exterior property lines and must be landscaped. Commercial or mixed-use setbacks may be reduced to zero provided that street trees are provided in wells and adequate sidewalk widths maintained.
- 10.3 **Parking Standard:** Residential parking shall be provided at the rate of 1 parking space per studio or 1 bedroom unit and 2 parking spaces per 2 or more bedroom unit. Parking for all other uses shall be determined by the use proposed in accordance with *ECMC* Chapter 17.185 *Parking Standards* or as substantiated by a parking demand analysis prepared by a professional transportation consultant.
- 10.4 **Lot Coverage.** No maximum lot coverage is applicable.
- 10.5 **Recreational Space.** A residential project must provide recreational or open space amenities at a rate of 225 square feet per unit. Recreational space may be provided as private or common space and may include balconies.
- 10.6 **Pedestrian Paths.** Walkways shall be provided adjacent to all on-street parking areas, shall connect all building entrances and parking areas and shall have an unobstructed width of not less than (4) four feet.
- 10.7 **Other Development Standards:** Other development standards as set forth in *ECMC* 17.130 *General Development Standards* are applicable.

- 10.8 **Landscaping:** Landscaping must be provided in accordance with *ECMC 17.195 Water Efficient Landscape Ordinance*.
- 10.9 **Performance Standards:** Any proposed use must comply with the regulations as set forth in Chapter 17.115 General Land Use Regulations and Performance Standards

### Section 11. Design Standards

- 11.1 **Building Compatibility:** Buildings shall be of a high-quality design and architecture, compatible in bulk and scale with the surrounding area, and at an appropriate pedestrian scale. Integral architectural details should be balanced on all facades. Varying wall planes, heights, or materials should be integrated to create visual interest.
- 11.2 **Building Orientation:** Buildings should be oriented to front on Ballantyne and Park and should provide direct entries on the public streets.
- 11.3 **Parking:** Surface parking should be located to the rear of the property behind buildings.
- 11.4 **Vehicular Access:** Vehicular access should not disrupt pedestrian traffic. Driveways and curb cuts should be minimized and appropriate site distances observed. The following project design features should be considered as part of the Site Development Plan Permit approval:
- Construct all project driveways to City improvement standards.
  - Construct all project driveways such that City sight distance requirements are met or exceeded.
  - Any access to Park Avenue should be as far as possible from Ballantyne Street (at least 75 feet).
  - Limit driveway access to Ballantyne Street to right turns only.
- 11.5 **Pedestrian Orientation:** Enhanced pedestrian features should be incorporated and may include, but are not limited to, a mini-plaza, larger sidewalks, or pedestrian amenities.
- 11.6 **Landscaping:** Street trees should be provided in all non-contiguous sidewalk planter areas or in tree wells. Trees and landscaping should be located within exterior required yards along Ballantyne and Park compatible with existing landscape theme.

- 11.7 **Transit connection:** Provide a direct pedestrian connection to the bus stop on Ballantyne. Site design should respect the connection to transit and amenities for transit riders should be provided.
- 11.8 **Bicycle Facilities:** Bicycle facilities must be provided in accordance with *ECMC* section 17.185.150 *Bicycle parking*.
- 11.9 **Lighting:** Lighting shall be of appropriate scale and illumination. All lighting fixtures shall be shielded from neighboring properties. The submittal of lighting plans shall be required for all improvements with light standard heights, intensities, locations, and include light reduction strategies to eliminate light spilling onto adjacent properties. Additionally, all lighting elements must be designed in concert with the overall project theme.
- 11.10 **Service areas:** Service areas such as loading docks, utilities, and refuse storage should be sited appropriately to avoid conflicts with the adjacent school and nearby residential uses and should be screened from public view.
- a) **Section 12. Conditions of Approval.**
- b) Prior to the issuance of any building permit for any structure, the applicant shall comply with any applicable mitigation measures if such measures are indicated in the Environmental Document.
- c) Prior to the issuance of building permits, or as otherwise determined by the Planning Manager, the applicant shall complete the following:
- i. Approval of a Site Development Plan Permit consistent with this specific plan is required prior to building permit issuance. The application for the Site Development Plan Permit must include a comprehensive site plan, landscape concept plan, building elevations, and a materials board.
  - ii. The applicant shall comply with all the conditions listed in the “Standard Conditions of Development” adopted by the Planning Commission by Planning Commission Resolution No. 10649 and labeled Exhibit A.2 as applicable.

- iii. Submit a lighting plan in accordance with *ECMC* Section 17.130.150. The plan shall include the location of all external lighting elements and their respective design. Planning Division approval of the plan is required before building permit issuance.
  - iv. Obtain approval of a Landscape Documentation Package (LDP) in conformance with the requirements of Chapter 17.195 of the Zoning Code, and consistent with the guidelines provided in the City of El Cajon Landscape Design Manual.
- d) Prior to the granting of occupancy or as otherwise determined by the Planning Manager, all on-site improvements shall be completed or guaranteed in accordance with the approved specific plan site plans and building permits. In addition, the following items shall be completed and/or inspected:
- i. Complete the installation of the approved landscaping and irrigation system and obtain approval of a Certificate of Completion.
- e) Satisfy all requirements of all pertinent City departments and divisions, including the Public Works Department, Building Division, Fire Safety Division, and utilities including Helix Water District and San Diego Gas and Electric as indicated in the attached comments.

**Section 13. Performance Standards.**

- a) All new parking lot lighting elements shall be directed downward and shielded from adjacent residential properties.
- b) All landscaped areas shall be sufficiently watered and periodically fertilized to establish and maintain healthy growth, and shall be maintained in a neat, litter and weed free condition. All plants shall be pruned and trimmed as necessary, and upon notification by the Planning Division, all plant materials that have died or have failed to show healthy growth shall be replaced by plants of the same or similar species. Replacement by more drought resistant plants may also be approved. Landscape maintenance shall include regular inspection, adjustment, and repair of the irrigation system, including making seasonal changes to the irrigation controller.
- c) All uses under this specific plan shall be operated in a manner that complies at all times with the performance standards listed in Section 17.115.130 of the *ECMC*.

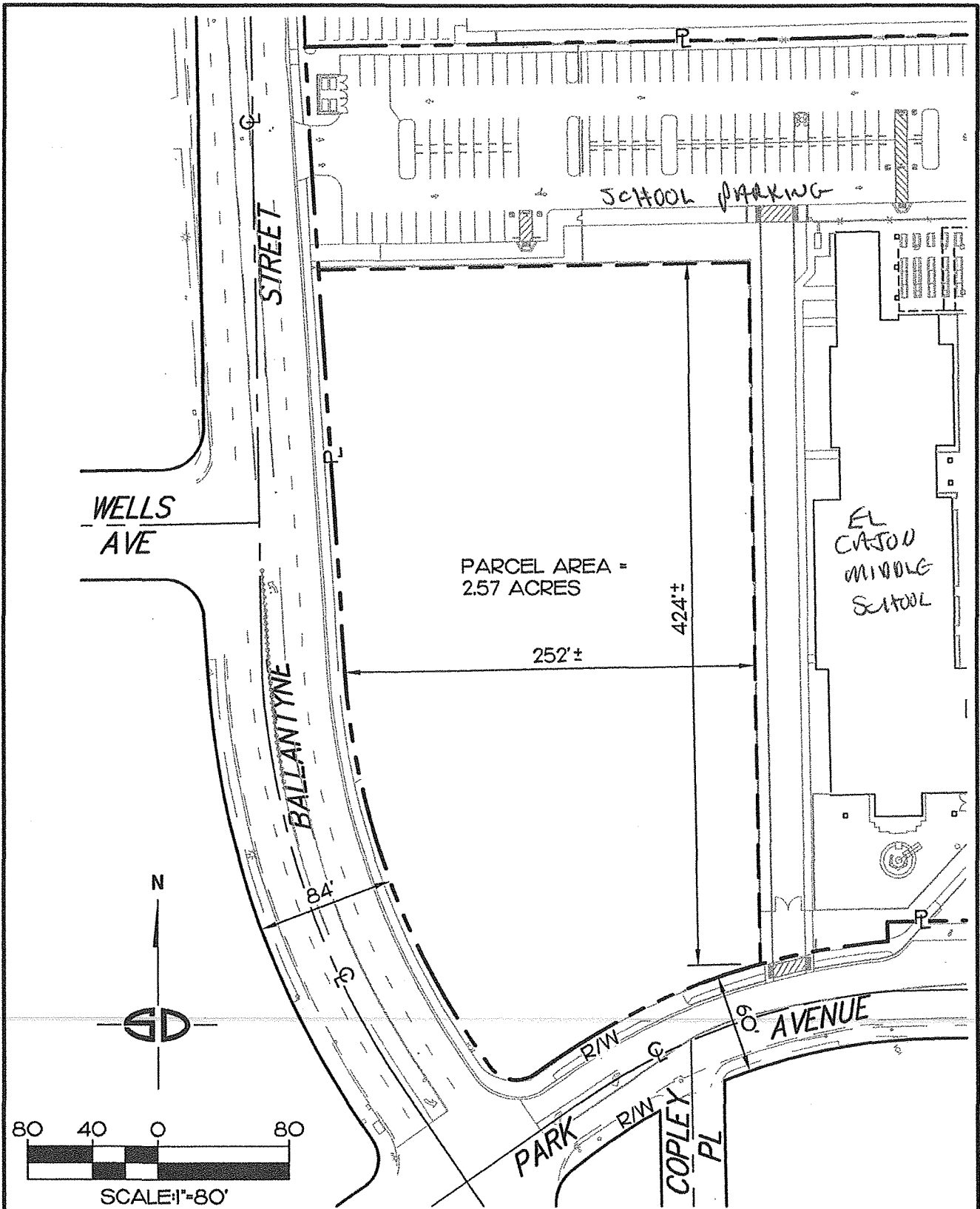


**Section 14. Applicability.**

Where this specific plan is silent in terms of the use and development standards for each site, the underlying zoning district and applicable general zoning regulations shall govern. Furthermore, where a conflict exists between this specific plan and the *ECMC*, this specific plan shall prevail.

**Section 15. Attachments.**

Exhibit A.1 - Reduced Site Plan



**Snipes-Dye associates**  
 civil engineers and land surveyors  
 8348 CENTER DRIVE, STE. G, LA MESA, CA 91942  
 TELEPHONE (619) 697-9234 FAX (619) 460-2033

CAJON VALLEY UNION SCHOOL DISTRICT PARCEL  
 DATE: 8/18/14  
 JOB #: EC440X SHEET 1 OF 1

## **STANDARD CONDITIONS OF DEVELOPMENT**

(Planning Commission Resolution No. 10649)

All projects approved by the Planning Commission shall comply with the following standard conditions, unless specifically exempted by the Commission or Council.

### **A. GENERAL**

1. The applicant shall comply with the school impact fee requirements of the Grossmont Union High School Districts, Cajon Valley, and La Mesa-Spring Valley School Districts when applicable.
2. For projects that require a grading permit and excavate more than three feet into native soils, and prior to the issuance of a Building Permit, the applicant shall submit a letter to the Director of Community Development agreeing to suspend construction in the vicinity of a cultural resource encountered during development of the site, and leave the resource in place until a qualified archaeologist can examine them and determine appropriate mitigation measures. All fees and expenses for the retaining of a qualified archaeologist shall be paid by the applicant and shall not be at City expense. The applicant shall agree to comply with mitigation measures recommended by the archaeologist and approved by the Director of Community Development.

### **B. PROJECT SITE**

1. The applicant shall comply with all regulations and code requirements of the Building and Fire Safety Division, Public Works Department, the Police Department and any other agencies requiring review of the project. If required, these agencies shall be supplied copies of the final building and site plans.
2. All landscape areas that adjoin parking spaces, driveways, vehicular circulation areas, or the public right-of-way shall be protected from encroachment by vehicles in a manner that also complies with state storm water regulations, which require storm water to be discharged to landscaped areas in order to reduce or eliminate the discharge of pollutants. The method of protection shall be determined by the Director of public works or the director's designee. The approved method may include six-inch high curb segments, wheel stops, decorative rock bands, or other methods determined to be acceptable by the Director of public works.
3. Environmental and engineering studies, as directed by the Director of Community Development, must be complete and on file prior to commencement to plan checking. Developer shall install off-street improvements determined necessary by the City Engineer to provide safe traffic conditions.
4. Developer shall underground existing and required on and off-site utilities as specified in Chapter 15 of the Municipal Code, or as deemed necessary by the City Engineer.

5. All development projects shall comply with Title 12 (Streets and Sidewalks), and Title 13 (Water, Sewers, Grading, Erosion and Stormwater) of the El Cajon Municipal Code as determined by the City Engineer.
6. All retaining walls visible from public right-of-ways shall include decorative elements, subject to approval by the Planning Division.
7. The design of any masonry soundwall shall be approved by the Planning Division. Such walls shall match or be architecturally compatible with existing soundwalls of neighboring projects along that street. All masonry walls shall have a trim cap.

**C. ARCHITECTURE**

1. All exterior materials and colors used in this project shall be in conformance with the materials and color samples approved as a part of this application.
2. All mechanical, and/or roof mounted equipment shall be architecturally screened from public view.
3. All trash/recycling enclosures shall be constructed of masonry material with view-obscuring doors. The enclosure shall include materials and colors consistent with the primary building and meet appropriate Stormwater Division requirements. Required roofs shall match elements of the primary building and shall include a fascia trim.
4. All vents, gutters, downspouts, flashing, electrical conduits, etc., shall be painted or finished to match the color of the adjacent surface, unless otherwise directed by the Planning Commission.
5. Soffits and other architectural elements visible from view but not detailed on the plans shall be finished in a manner that is architecturally compatible with the exterior of the building.
6. Finish quality of approved exterior design elements shall be subject to approval of the Planning Division prior to issuance of Certificate of Occupancy.
7. Any decorative elements around the base of a building (stone veneer or tile, etc.) shall be finished with a decorative cap or trim piece.

**D. LANDSCAPING**

1. Specific landscaping for screening shall have an appearance of mature growth subject to a field check and approval by the Planning Division prior to the issuance of a Certificate of Occupancy.
2. All existing trees to remain shall be shown on the grading plan.

3. The area under the drip line of all existing trees that are to remain shall be protected during construction by a fence or other acceptable means. Grading shall be restricted under the trees to prevent soil compaction and to prevent root damage.
4. All sloped banks greater than three (3) feet in vertical height and 2:1 or greater slope shall be landscaped and irrigated for erosion control and to soften their appearance as follows: deep-rooting grasses, ground cover and shrubs. Shrubbery shall be a minimum one-gallon size and shall have a minimum separation of one (1) times the mature width and on slopes of 10 feet or more in vertical height shall include, a minimum of one (1) tree for every 600 square feet of the total slope area. Trees shall be a minimum five-gallon size and shall be spaced a minimum of 30 feet apart. Trees and shrubs shall be planted in staggered clusters to soften and vary the slope plane. Slope planting required by this condition shall include a permanent irrigation system to be installed by the developer prior to occupancy.
5. All landscaping shall be maintained in good growing condition. Such maintenance shall include, where appropriate, pruning, mowing, weeding, cleaning of debris and trash, fertilizing and regular watering. Whenever necessary, dead or dying plants shall be replaced with other plant materials to ensure continued compliance with applicable landscaping requirements. Required irrigation systems shall be fully maintained in sound operating condition with heads periodically cleaned and replaced when missing to ensure continued regular watering of landscape areas, and health and vitality of landscape materials.

#### **E. MISCELLANEOUS**

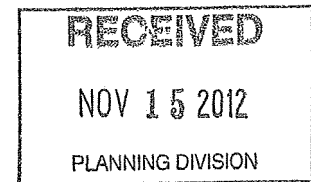
1. Final occupancy shall not be granted until all construction and landscaping is complete in accordance with all approved plans. Under certain circumstances, a temporary occupancy may be granted prior to final inspection.
2. It is the responsibility of the applicant or developer to check with each agency for requirements that may pertain to their project.
3. All signs shall be submitted to the Planning Division for review and approval per Section 17.190.060 of the El Cajon Municipal Code. Signs within the Downtown Specific Plan area shall receive design review approval from the El Cajon Community Development Corporation.
4. The site shall be maintained in a neat and clean manner free of trash and debris.
5. Certain outdoor equipment, such as satellite dishes and back-flow prevention devices shall be visually screened or painted to match surroundings upon installation subject to the approval of the Planning Division. Screening devices shall be shown on construction and/or landscape plans.

6. All exterior light fixtures shall be shown on a lighting plan and made part of construction drawings subject to staff review and approval. All lights attached to buildings shall provide a soft “wash” of light against the wall. All building, parking, and yard lights shall conform to the City General Development Standards 17.130.150 and Performance Standards 17.115.130 (G) and shall complement the site and building architecture.
7. The removal of trees shall not take place during the bird-nesting (breeding) season (February 1 through August 15), unless written authorization from a qualified biologist to proceed with tree removal is submitted to the Planning Division. If clearing is proposed to take place during the breeding season, a survey shall be conducted by the qualified biologist to determine if nests are present, or nest building or other breeding/nesting behavior is occurring. If nesting is not occurring (which includes nest building or other breeding/nesting behavior) within this area, clearing shall be allowed to proceed. If nesting is occurring (or breeding/nesting behavior is occurring), tree removal shall be postponed until a qualified biologist determines that all nesting (or breeding/nesting behavior) has ceased or until after August 15.
8. The placement of bollards within parking areas and driveways shall only be permitted when no other alternative design (curbs or landscaping) is feasible and accepted by the Building Official.

# CITY OF EI CAJON



## MEMORANDUM

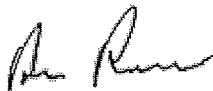


Friday, November 16, 2012

**To:** Planning Division  
**From:** Building and Fire Safety Div., Dan Pavao  
**Subject:** Building Comments for Zone Reclass 2311  
Cajon Valley Surplus Property

Building Comments for this planning application are as follows:

1. Futures projects proposed at this site will require a building permit.

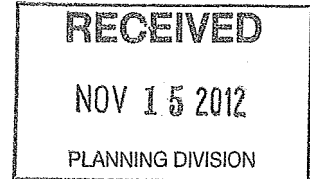


Dan Pavao

# CITY OF EL CAJON



## MEMORANDUM

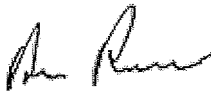


Friday, November 16, 2012

**To:** Planning Division  
**From:** Building and Fire Safety Div., Dan Pavao  
**Subject:** Fire Comments for Zone Reclass 2311  
Cajon Valley Surplus Property

Fire Comments for this planning application are as follows:

1. No requirements.



Dan Pavao





# Community Development

*Honoring and celebrating the people who make El Cajon the Valley of Opportunity*

To: Referral Agency  
From: City of El Cajon Planning Division  
Subject: Request for project review comments  
Date: November 14, 2012

RECEIVED  
NOV 29 2012  
PLANNING DIVISION

RECEIVED  
NOV 14 2012  
CITY OF EL CAJON  
ENGINEERING DIVISION

The City of El Cajon Planning Division received the following application for a land use project:

Applicant:	Cajon Valley Union School District
Project Name:	Cajon Valley Middle School Surplus Property
Application Number(s):	General Plan Amendment No. 2012-02, Zone Reclassification No. 2311
Discretionary Actions Requested:	General Plan Amendment, Zone Reclassification
Brief Project Description:	Amend General Plan and reclassify zone to Neighborhood Commercial
Preliminary CEQA Determination:	Initial Study Required
Project Location:	Northeast corner of Ballantyne and Park Avenue
Date Application Submitted:	November 13, 2012
Date Review Comments Requested:	December 4, 2012

Your agency has received this request for project review comments because the Planning Division believes that the project may be subject to standards administered by your agency, potentially cause impacts or otherwise be of interest. The Planning Division requests that you provide comments on this project by December 4, 2012 to be considered in the review process.

Tony Shute has been assigned to manage this project through the discretionary review process and will be your single point of contact. He is available at [tshute@cityofelcajon.us](mailto:tshute@cityofelcajon.us) and 619.441.1705.

Enclosures: Project Information Form  
Application Materials

NO PUBLIC WORKS COMMENTS WITH THIS ACTION. COMMENTS WILL BE PROVIDED ON THE NEXT APPLICATION FOR ENTITLEMENTS.

Deputy Director of Public Works

11/30/12  
Date



**Helix Water District**

*Setting standards of excellence in public service*

7811 University Avenue  
La Mesa, CA 91942-0427

(619) 466-0585  
FAX (619) 466-1823  
[www.hwd.com](http://www.hwd.com)

November 28, 2012

Tony Shute  
Project Manager  
City of El Cajon  
200 Civic Center Way  
El Cajon, CA 92020

Subject: Tentative Parcel Map No. 647, Zone Reclassification No. 2311  
APN: 483-310-16; 395 Ballantyne Road, El Cajon

Dear Mr. Shute:

Thank you for the opportunity to comment on the subject project. Helix Water District serves parcel with APN 483-310-16 with three 2-inch water meters, one 3-inch water meter, two 6-inch fire services, one 8-inch fire service and two fire hydrants located on school grounds, and have one 4-inch and two 2.5-inch outlets each. Water pressure in the area is approximately 92 psi.

We request a review of any improvement plans and/or grading plans and signature of Helix Water District if such plans are required by the City of El Cajon.

If landscaping of the parcels exceeds 5,000 sq. ft., a dedicated irrigation meter will be required and the property entered into our Water Conservation Program. Please contact them by e-mail: [conserve@helixwater.org](mailto:conserve@helixwater.org)

The El Cajon Fire Department may require additional or upgraded fire protection facilities for this project. All costs for new fire protection facilities shall be paid by the Owner/Developer. Easements will be required if new or existing facilities cannot be installed and maintained within existing easements or public right of way. All costs for new easements shall be paid by the Owner/Developer.

If you have any questions, please call me at (619) 667-6239.

Sincerely,

Carlos Perdomo  
Senior Engineering Technician

cc: Tim Ross  
Aneld Anub  
Darren Teisher  
<mailto:tonys@cityofelcajon.us>

RESOLUTION NO. \_\_\_\_\_

A RESOLUTION UPHOLDING THE PLANNING COMMISSION DECISION DENYING GENERAL PLAN AMENDMENT NO. 2012-02 TO AMEND THE LAND USE ELEMENT OF THE GENERAL PLAN BY CHANGING THE LAND USE DESIGNATION OF THE PROPERTY LOCATED AT THE NORTHEAST CORNER OF BALLANTYNE STREET AND PARK AVENUE FROM JUNIOR HIGH (JH) TO HIGH DENSITY RESIDENTIAL (HR); PORTION OF APN: 483-310-16-00

WHEREAS, the El Cajon Planning Commission duly advertised and held a public hearing on March 17, 2015, to consider the Ballantyne and Park Specific Plan project, as submitted by the Cajon Valley School District; and

WHEREAS, the Planning Commission adopted Resolution No. 10796, denying the proposed project; and

WHEREAS, the El Cajon City Council held a duly advertised public hearing on April 14, 2015, to consider the appeal of the Planning Commission decision by the applicant's representative; and

WHEREAS, the City Council considered the draft Mitigated Negative Declaration, including attachments, and Mitigation Monitoring and Reporting Program prepared in accordance with the California Environmental Quality Act Guidelines Section 15074 for the proposed Ballantyne and Park Specific Plan project and adopted Resolution No. – 15 adopting the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program; 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 EL CAJON CITY COUNCIL AS FOLLOWS:

A. The City Council finds that:

1. The recitals above are true and correct and have been incorporated herein by reference; and
2. The proposed change in land use designation from Junior High to High Density Residential without a specific development proposal does not provide certainty that the proposed land use would be compatible with the surrounding development or of high quality design.
3. The proposed land use designation of High Density Residential and the associated density of 20-30 dwelling units per acre may be too high of a residential density for this site.
4. The school district has determined that the property is surplus but has not

decided to sell the property. The uncertain future of the property and the possibility of the need to relocate residents of the property in the future if it is developed under a ground lease option is not desirable.

5. The following requested actions associated with General Plan Amendment No. 2012-02, Zone Reclassification No. 2311 and Specific Plan No. 525, are subsequently denied as a result of the denial of General Plan Amendment No. 2012-02.
- B. The City Council hereby upholds the Planning Commission decision and DENIES General Plan Amendment No. 2012-02 to amend the Land Use Element of the General Plan by changing the land use designation of the property from Junior High (JH) to High Density Residential (HR), on the above described property in accordance with the attached "Exhibit A".

PLANNING COMMISSION RESOLUTION NO. 10796

A RESOLUTION DENYING GENERAL PLAN AMENDMENT NO. 2012-02 TO AMEND THE LAND USE ELEMENT OF THE GENERAL PLAN BY CHANGING THE LAND USE DESIGNATION OF THE PROPERTY LOCATED AT THE NORTHEAST CORNER OF BALLANTYNE STREET AND PARK AVENUE FROM JUNIOR HIGH (JH) TO HIGH DENSITY RESIDENTIAL (HR); PORTION OF APN: 483-310-16-00.

WHEREAS, the El Cajon Planning Commission held a duly advertised public hearing on March 17, 2015, to consider General Plan Amendment 2012-02, to amend the general plan designation of the property at the northeast corner of Ballantyne Street and Park Avenue from Junior High (JH) to High Density Residential (HR); 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 change in land use designation from Junior High to High Density Residential without a specific development proposal does not provide certainty that the proposed land use would be compatible with the surrounding development or of high quality design.
- B. The proposed land use designation of High Density Residential and the associated density of 20-30 dwelling units per acre may be too high of a residential density for this site.
- C. The school district has determined that the property is surplus but has not decided to sell the property. The uncertain future of the property and the possibility of the need to relocate residents of the property in the future if it is developed under a ground lease option is not desirable.

WHEREAS, after considering such evidence and facts the Planning Commission did consider General Plan Amendment 2012-02 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 2012-02.

Planning Commission Resolution No. 10796

Section 2. That based upon said findings of fact, the El Cajon Planning Commission hereby DENIES General Plan Amendment 2012-02 to amend the Land Use Element of the General Plan by changing the General Plan designation of the property at the northeast corner of Ballantyne Street and Park Avenue South Magnolia from Junior High (JH) to High Density Residential (HR), in accordance with the attached Exhibit "A.

Section 3. That the following requested actions associated with General Plan Amendment No. 2012-02, Zone Reclassification No. 2311 and Specific Plan No. 525, are subsequently denied as a result of the denial of General Plan Amendment No. 2012-02.

{The remainder of this page intentionally left blank}

Planning Commission Resolution No. 10796

PASSED AND ADOPTED by the El Cajon Planning Commission at a regular meeting held March 17, 2015 by the following vote:

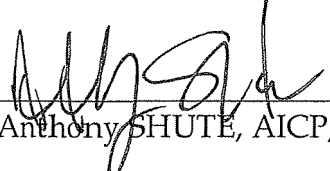
AYES:	HERNANDEZ, SOTTILE, TURCHIN
NOES:	CIRCO, MROZ
ABSENT:	NONE



---

Darrin J. MROZ, Chairman

ATTEST:

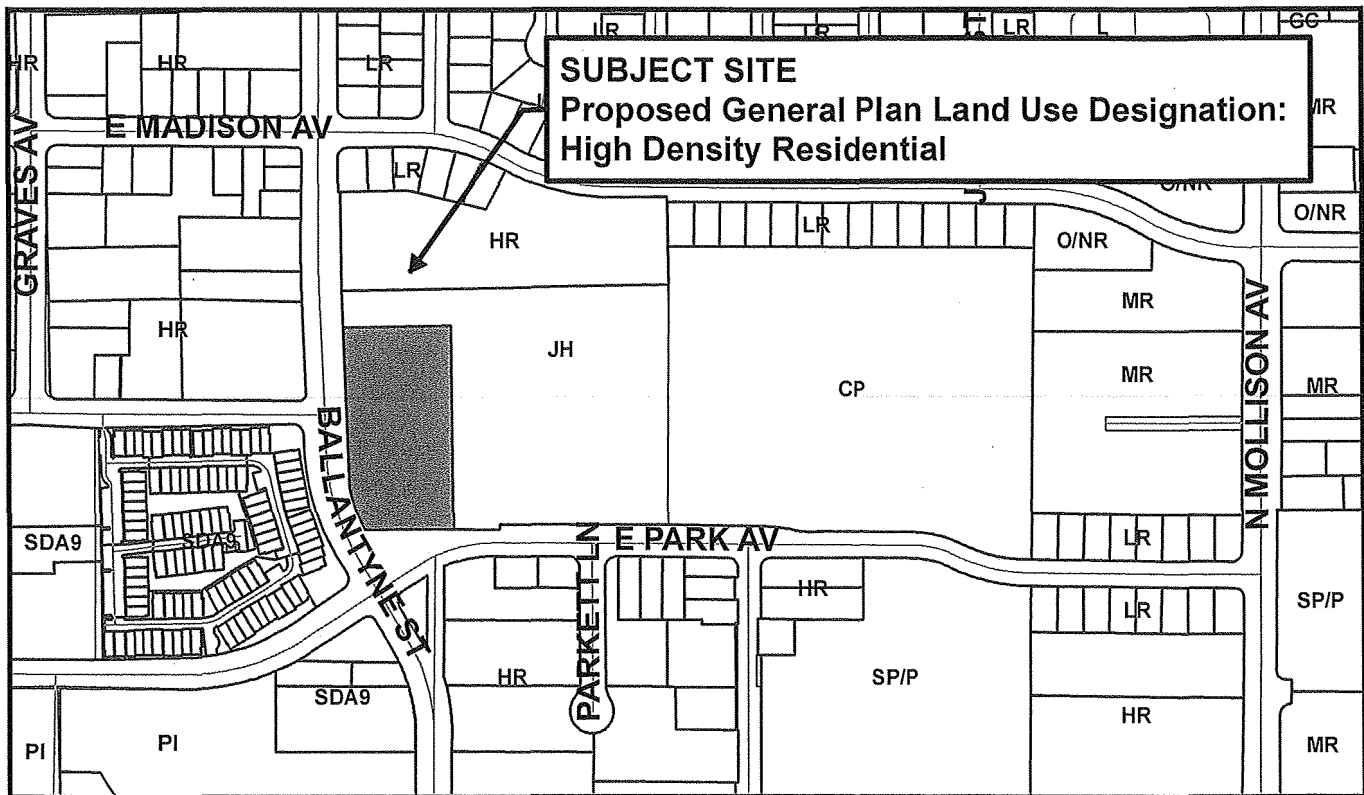
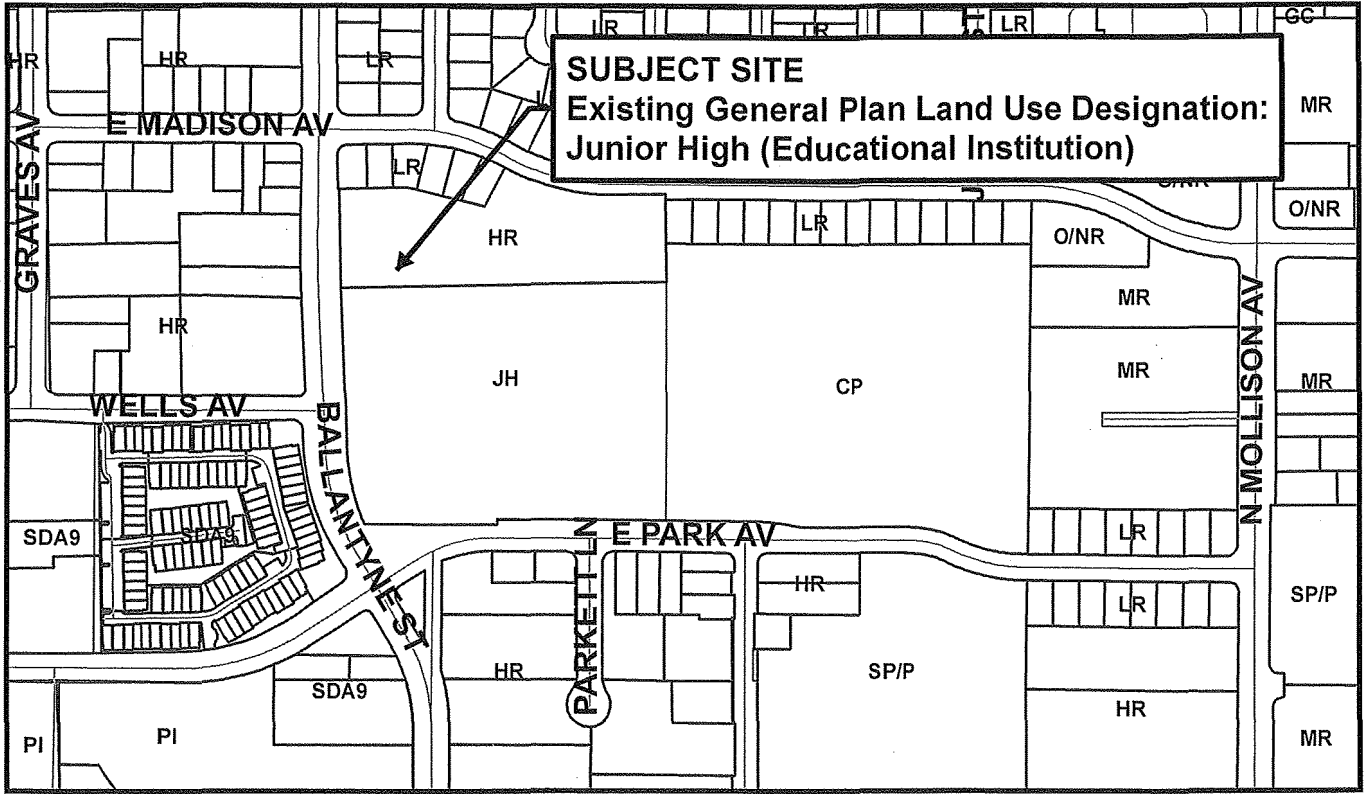


---

Anthony SHUTE, AICP, Secretary

# Exhibit "A"

## General Plan Amendment No. 2012-02





## EXCERPT FROM THE MINUTES OF THE EL CAJON PLANNING COMMISSION MEETING

**March 17, 2015**

<b>Agenda Item:</b>	<b>2</b>
<b>Project Name:</b>	<b>Ballantyne and Park Specific Plan</b>
<b>Request:</b>	<b>Amend General Plan Designation, Reclassify Zone, and Adopt Specific Plan</b>
<b>CEQA Recommendation:</b>	<b>Mitigated Negative Declaration</b>
<b>STAFF RECOMMENDATION:</b>	<b>RECOMMEND CITY COUNCIL APPROVAL</b>
<b>Project Number(s):</b>	General Plan Amendment No. 2012-02, Zone Reclassification No. 2311, and Specific Plan No. 525
<b>Location:</b>	Northeast corner of Ballantyne Street and Park Avenue
<b>Applicant:</b>	Cajon Valley Union School District (Scott Buxbaum); 619.588.3060; buxbaums@cajonvalley.net
<b>Project Planner:</b>	Melissa Devine; 619.441.1773; mdevine@cityofelcajon.us
<b>City Council Hearing Required?</b>	Yes   April 14, 2015
<b>Recommended Actions:</b>	<ol style="list-style-type: none"> <li>1. Conduct the public hearing; and</li> <li>2. MOVE to adopt the next resolutions in order recommending City Council approval of the Mitigated Negative Declaration, General Plan Amendment No. 2012-02, Zone Reclassification No. 2311 and Specific Plan No. 525</li> </ol>

DEVINE summarized the agenda report in a PowerPoint presentation.

The Commission had questions regarding leasing the site for residential, and if any other school districts had leased their properties.

MROZ opened the public hearing and invited any speakers to the podium.

Bill FISCHBECK, representing the applicant, spoke first. He said the property is excess property, and that the School District could enter into a ground lease with a developer to produce income for the District and that the City had suggested more dense residential at this site. A lease term of 35 to 55 years could be possible for this type of lease.

HERNANDEZ asked if the applicant was considering a sale of the property.

FISCHBECK responded that brokers and potential buyers recommend selling. Once the proposed new zoning is in place the District may be to go with a ground lease.

# EXCERPT FROM THE MINUTES OF THE EL CAJON PLANNING COMMISSION MEETING

**March 17, 2015**

He advised that density would be consistent with the surrounding properties and then introduced Scott BUXBAUM.

Scott BUXBAUM, Cajon Valley Union School District Superintendent, added the district analyzed the property for many years and income to the district is important. They are aware of the sensitivity involved in future development of the property since it is next door to a school, and both the board and staff are in support of the project.

In answer to SOTTILE, he was not aware of any other school districts, other than Coronado, that have leased property to outside parties.

SOTTILE mentioned California Government Code Section 65852.9 and that unused school sites must be rezoned to a zone compatible with existing uses.

FISCHBECK introduced Wayne OETKEN, representing the Cajon Valley School District.

OETKEN added that large public school districts, such as San Diego Unified, have a lot of surplus property which is turned over to asset management for consideration. Revenues used from these properties are for education purposes. San Diego Unified is the largest in San Diego County and is now in the process of marketing developable excess property to generate revenue. The Kia dealership site is on a ground lease of 55 years. He summed up by requesting favorable consideration by the Planning Commission.

Motion was made by MROZ, seconded by CIRCO, to close the public hearing; carried 5-0.

HERNANDEZ believes it is more difficult to build a residential complex with a ground lease. His main concerns were: 1) density, and 2) compatibility.

TURCHIN does not like the density.

SHUTE added that architectural review is paramount and the quality of design is the most important factor.

CIRCO asked when the lease expires what happens to the buildings? If used for multi-family residential, the school could not reuse the structures. He wouldn't like to see well-built houses with families forced out in 55 years under a ground lease situation. His main concern was the ground lease with high density residential.

SOTTILE mentioned that El Cajon has plenty of residential units.

# EXCERPT FROM THE MINUTES OF THE EL CAJON PLANNING COMMISSION MEETING

**March 17, 2015**

DEVINE added that whether rental or ownership project, staff reviews the same in terms of development review. The City would also not have control over how a developer desires to develop his own property and 55 years could be a useful life of a project.

HERNANDEZ said there was no development project presented during this meeting; therefore it was hard to make a decision. Also, commercial development is easier to remove or convert if the school decides it needs the site.

CIRCO was uncomfortable the Commission would not review a proposed project.

Motion was made by SOTTILE, seconded by HERNANDEZ, to DENY the Mitigated Negative Declaration, General Plan Amendment No. 2012-02, Zone Reclassification No. 2311 and Specific Plan Nol. 525; carried 3-2 (Circo and Mroz voted no).

The appeal period for this item ends on Monday, March 27, 2015 at 5:30 p.m.

# ENVIRONMENTAL CHECKLIST

## BALLANTYNE AND PARK SPECIFIC PLAN

**(GPA No. 2012-02, ZR No. 2311 & SP No. 525)**

**PREPARED FOR:**

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

**PREPARED BY:**

TTG Environmental, Inc.  
8885 Rio San Diego Drive, Suite 237  
San Diego, California 92108

Contact: Teresa Wilkinson  
Senior Project Manager  
(619) 200-1577

**February 2015**



## Comments Received



State of California – Natural Resources Agency  
DEPARTMENT OF FISH AND WILDLIFE  
South Coast Region  
3883 Ruffin Road  
San Diego, CA 92123  
(858) 467-4201  
www.wildlife.ca.gov

EDMUND G. BROWN JR., Governor  
CHARLTON H. BONHAM, Director



March 10, 2015

Ms. Melissa Devine, Senior Planner  
City of El Cajon  
Planning Department  
200 Civic Center Way  
El Cajon, CA 92020  
mdevine@cityofelcajon.us

**Subject: Comments on the draft Initial Study/Mitigated Negative Declaration for the Ballantyne and Park Specific Plan Project, City of El Cajon, County of San Diego, CA (SCH#201500940000-R5)**

Dear Ms. Devine:

The California Department of Fish and Wildlife (Department) has reviewed the draft Initial Study (IS)/ Mitigated Negative Declaration (MND) dated February 2015, for the Ballantyne and Park Specific Plan project. The comments provided herein are based on information provided in the IS/MND, and our knowledge of sensitive and declining vegetation communities in the County of San Diego. The following statements and comments have been prepared pursuant to the Department's authority as Trustee Agency with jurisdiction over natural resources affected by the project (California Environmental Quality Act, [CEQA] Guidelines § 15386) and pursuant to our authority as a Responsible Agency under CEQA Guidelines section 15381 over those aspects of the proposed project that come under the purview of the California Endangered Species Act (Fish and Game Code § 2050 *et seq.*) and Fish and Game Code section 1600 *et seq.* The Department also administers the Natural Community Conservation Planning program. The City of El Cajon (City) was included in the Subregional Multiple Species Conservation Plan (MSCP) (August 1998), but has not pursued completion of its MSCP Subarea Plan.

The Cajon Valley Unified School District (CVUSD; applicant) proposes a Specific Plan to establish appropriate land use for a former school site. The proposed 2.57 acre site is located on the east side of Ballantyne Street between Park and Wells Avenues in the City. This former school site has a General Plan (GP) designation of Junior High School (JH) and a zoning designation of RS-6 (Residential, Single-Family 6,000 square feet.). The CVUSD proposes to change the GP designation from JH to High Density Residential and the zoning classification from RS-6 to Residential, Multi-Family, 1,450 square feet. Attachment A, the Ballantyne and Park Specific Plan, cites that subsequent approvals to develop property within the specific plan area must be consistent with this Specific Plan, and that "Additional environmental documentation may be required in the future if significant changes are found to have occurred pursuant to CEQA guidelines."

The Department offers the following comments and recommendations to assist the City in avoiding, minimizing, and adequately mitigating project related impacts to biological resources, and to ensure that the project is consistent with ongoing regional habitat conservation planning efforts.

*Conserving California's Wildlife Since 1870*

Ms. Melissa Devine, Senior Planner  
City of El Cajon  
March 10, 2015  
Page 2 of 2

Comment No. 1

Section IV. Biological Resources, subsection e, of the IS/Environmental Checklist (page 17) states "There are no riparian or upland habitats, or other biological resources, located on-site. The site is in a disturbed vacant state." The Department notes that there are trees on the project site which could potentially serve as nesting habitat for avian species. In order to avoid impacts to nesting birds, the Department recommends the final IS/MND require that clearing of vegetation, and when biologically warranted construction, occur outside of the peak avian breeding season which generally runs from February 1 through September 1 (as early as January 1 for some raptors). If project construction is necessary during the bird breeding season a qualified biologist with experience in conducting bird breeding surveys should conduct weekly bird surveys for nesting birds, within three days prior to the work in the area, and ensure no nesting birds in the project area would be impacted by the project. If an active nest is identified, a buffer shall be established between the construction activities and the nest so that nesting activities are not interrupted. The buffer should be a minimum width of 300 feet (500 feet for raptors), be delineated by temporary fencing, and remain in effect as long as construction is occurring or until the nest is no longer active. No project construction shall occur within the fenced nest zone until the young have fledged, are no longer being fed by the parents, have left the nest, and will no longer be impacted by the project. Reductions in the nest buffer distance may be appropriate depending on the avian species involved, ambient levels of human activity, screening vegetation, or possibly other factors.

Comment No. 2

Attachment A (Ballantyne and Park Specific Plan) discusses landscaping (page 7). The Department recommends native plants should be used to the greatest extent feasible in landscaped areas. Exotic plant species that should be avoided include those species listed on the California Invasive Plant Council's Invasive Plant Inventory, which is available online at <http://www.cal-ipc.org>.

We appreciate the opportunity to comment on the draft IS/MND for this project and to assist the City in further minimizing and mitigating project impacts to biological resources. If you have any questions or comments regarding this letter, please contact Bryand Duke at (858) 637-5511 or via email at [Bryand.Duke@wildlife.ca.gov](mailto:Bryand.Duke@wildlife.ca.gov).

Sincerely,



Gail K. Sevens  
Environmental Program Manager  
South Coast Region

cc: Scott Morgan, State Clearinghouse, Sacramento

Melissa Devine - Cajon Valley School District

---

**From:** Laura Tenhunen <laura.tenhunen@cox.net>  
**To:** <mdevine@cityofelcajon.us>  
**Date:** 3/7/2015 7:50 PM  
**Subject:** Cajon Valley School District

---

Dear Counsel Members and Ms. Devine:

As an owner of a property located near the proposed development area, I wish to voice my very strong objection to rezoning the property to allow multifamily housing and/or commercial buildings.

**The last thing El Cajon needs is more multi-family housing or more store frontage.**

A couple of years ago, I spoke with a clerk at City Planning who stated that in the past El Cajon had allowed too high a percentage of multifamily housing in the City of El Cajon (at the expense of single family housing), and that this has created problems for the community.

**What El Cajon does need is more beautiful, green open areas for people to enjoy.**

Please review the attached report which explains in detail, and much better than I can, the many benefits that green areas bring to the community. It is entitled: "Healthy Parks, Schools and Communities: Green Parks and Equity for the San Diego Region." Almost everything in this report also applies to the community of El Cajon.

Here is the website:

<http://www.cityprojectca.org/blog/wp-content/uploads/2010/09/San-Diego-Green-Access-and-Equity-2010-print.pdf>

**WHAT IS BEST FOR THE CITIZENS OF EL CAJON, ESPECIALLY THOSE LIVING NEAR THE PROPOSED AREA OF DEVELOPMENT?**

In deciding whether the vacant land in question should be rezoned from single family housing to multifamily/commercial, there are, in my view, two main questions to ask (which I don't believe have yet been addressed)

They are:

**1) Does El Cajon need more multifamily housing than it already has?**

This crucial question was not addressed in the environmental impact report which simply ticked off a list of required questions (e.g. the potential negative impacts on traffic, air quality, noise levels, disruption of people, etc.).

And I strongly suspect the facts will not support the idea that El Cajon needs more multifamily housing.

**2) What would most benefit the residents of El Cajon, especially those living near the area of proposed development?**

Comment No. 3

Would the citizens of El Cajon benefit more from another multiplex apartment building, another strip mall, or from a green and pleasant recreational area? Or, if a recreational area is not possible due to upkeep costs, given the choice between multifamily housing, commercial development or single family housing, what would the adjacent community prefer? (Most likely, they would prefer leaving the area zoned for single family housing).

**CITY COUNSEL SHOULD CONSIDER THE NEEDS AND PREFERENCES OF ITS  
CITIZENS REGARDING THE DEVELOPMENT OF THE SUBJECT PROPERTY, NOT JUST  
THE NEEDS AND PREFERENCES OF THE CAJON VALLEY SCHOOL DISTRICT**

In deciding the fate of the property in question, City Counsel should give more weight to the needs and preferences of the community, and less weight to the needs and preferences of the Cajon Valley School District.

**WE HAVE TOO MUCH MULTIFAMILY HOUSING ALREADY, AND THIS IS NOT A GOOD  
SITE FOR COMMERCIAL ENTERPRISES**

I believe we already have too much multifamily housing, and, as for store frontage, I doubt very much that any business/commercial developer would be interested in building in this area, because it is no secret that El Cajon has trouble keeping the few store fronts in its downtown area occupied and in business.

Thank you for your consideration of these points. I hope to attend the March 17 public hearing.

I presume the Cajon Valley School District and/or City Counsel will be prepared to explain why it is in the best interests of the community (especially those citizens living adjacent to the proposed area of development) to rezone the subject property from RS-6 to RM-1450.

Please forward this email to each of the City Counsel Members in case I am unable to attend the public hearing. The notification I received (as an owner of nearby property) said we were welcome to submit a letter expressing our views.

Sincerely,

Laura C. Tenhunen  
Owner of Adjacent Property

---



## Response to Comments

1. As noted in the Draft Initial Study Checklist/Mitigated Negative Declaration (page 16-17), the project site is located in an urbanized area, which is not near an open space or wildlife corridor; nor does the site itself serve as a wildlife corridor or nursery site. There are no existing trees on the site which would potentially allow for bird nesting activity during the breeding season. A strand of trees existed on the project site. The trees were removed by the property owner prior to the bird nesting season (February 1-September 1). No nests were observed prior to the removal of the trees.

2. The CDFW's recommendation to include native plants, to the extent feasible, will be considered during preparation of the landscape concept plan.

As stated in the Ballantyne and Park Specific Plan (Section 2, Conditions of Approval of the Draft Specific Plan), approval of a Site Development Plan permit is required prior to building permit issuance. The application for the Site Development Plan permit will include a landscape concept plan. All landscaping must be provided in accordance with the City's Landscape Manual (*ECMC 17.195 Water Efficient Landscape Ordinance.*), which includes suggested planting palettes consisting of drought-tolerant and native plantings appropriate to the Cajon Valley setting.

3. The Mitigated Negative Declaration addresses the potential environmental impacts of the proposed project. No new potential environmental impacts from the proposed project are addressed in the comment.

## TABLE OF CONTENTS

INTRODUCTION.....	1
ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED.....	3
DETERMINATION.....	3
EVALUATION OF ENVIRONMENTAL IMPACTS.....	4
PROJECT DESCRIPTION.....	6
I. AESTHETICS.....	7
II. AGRICULTURAL RESOURCES.....	9
III. AIR QUALITY.....	11
IV. BIOLOGICAL RESOURCES.....	16
V. CULTURAL RESOURCES.....	19
VI. GEOLOGY & SOILS.....	21
VII. GREENHOUSE GAS EMISSIONS.....	23
VIII. HAZARDS AND HAZARDOUS MATERIALS.....	26
IX. HYDROLOGY AND WATER QUALITY.....	29
X. LAND USE AND PLANNING.....	32
XI. MINERAL RESOURCES.....	33
XII. NOISE.....	34
XIII. POPULATION AND HOUSING.....	39
XIV. PUBLIC SERVICES.....	40
XV. RECREATION.....	42
XVI. TRANSPORTATION/TRAFFIC.....	43
XVII. UTILITIES AND SERVICE SYSTEMS.....	46
XVIII. MANDATORY FINDINGS OF SIGNIFICANCE.....	48
XIX. DETERMINATION AND PREPARERS.....	50
XX. REFERENCES.....	50

ATTACHMENT A BALLANTYNE AND PARK SPECIFIC PLAN

ATTACHMENT B MITIGATION MONITORING AND REPORTING PLAN

## INTRODUCTION

### INITIAL STUDY/MITIGATED NEGATIVE DECLARATION AND ENVIRONMENTAL CHECKLIST

This Initial Study/Mitigated Negative Declaration (IS/MND) and Environmental Checklist has been prepared pursuant to the California Environmental Quality Act (CEQA) [Public Resources Code §21000, et seq.] and the 2014 State CEQA Guidelines [California Code of Regulations §15000, et seq.]. This IS/MND and Environmental Checklist determines that the Ballantyne and Park Specific Plan project will result in significant impacts on the environmental resources and issues evaluated herein. These impacts will be reduced to less than significant impacts with implementation of applicable mitigation measures.

This document is being made available for a 20-day public review comment period, beginning February 9, 2015 and ending March 10, 2015. Comments regarding this IS/MND and Environmental Checklist must be made in writing to: Melissa Devine, Senior Planner, Planning Division, Community Development Department, City of El Cajon, 200 Civic Center Way, El Cajon, California 92020. Comments must be received by 5:00 P.M. on the last day of the public review period.

1. **Project Title:** Ballantyne and Park Specific Plan (GPA No. 2012-02, ZR No. 2311 & SP No. 525)
2. **Lead Agency Name and Address:** City of El Cajon  
Planning Department  
200 Civic Center Way  
El Cajon, CA 92020
3. **Contact Person:** Melissa Devine, Senior Planner
4. **Project Location:** El Cajon, California
5. **Project Sponsor's Name:** Cajon Valley School District
6. **General Plan Designation:** Junior High School (JH)
7. **Zoning:** Residential Single-family, 6000 square feet (RS-6)
8. **Project Description:**

The project being proposed by the Cajon Valley School District is a Specific Plan to identify sound design standards and appropriate land uses that are compatible with surrounding uses. The Specific Plan implements the broad policies established in the

City of El Cajon General Plan to guide growth and change in El Cajon, and is consistent with the General Plan.

The Specific Plan does not propose specific commercial/private developments, but establishes the development of appropriate land uses consisting of non-residential development (inclusive of retail and commercial development) and up to 30 dwelling units/acre of new multifamily housing.

The former school site has a General Plan designation of Junior High School (JH) and a zoning designation of RS-6 (Residential, Single-Family 6,000 sq. ft.). The Cajon Valley Unified School District (applicant) intends to change the general plan designation of the former school site from Junior High School (JH) to High Density Residential (HR) and the zoning classification from RS-6 (Residential, Single-Family 6,000 square feet) to RM-1450 (Residential, Multi-Family, 1,450 square feet). The Plan Amendment and Zone Reclassification are part of the proposed project.

**9. Setting and Surrounding Land Uses:**

The City of El Cajon (City) is located at the southwestern portion of San Diego County, adjacent to the cities of Santee on the north, La Mesa on the west, the unincorporated communities of Lakeside and Crest on the east and Spring Valley and Rancho San Diego on the south (Figure 1). Citywide land uses include residential, commercial/retail, public/semi-public, and industrial.

The proposed 2.57 acre site is located on the east side of Ballantyne Street between Park and Wells Avenues (Figure 2). The project site is part of the Cajon Valley Middle School property that extends from Ballantyne Street along Park Avenue 1,600 linear feet to the east with an average depth of 650 feet. The project site is currently vacant and a construction fence secures the site. There is currently driveway access to and from Ballantyne Street and Park Avenue (Figure 3).

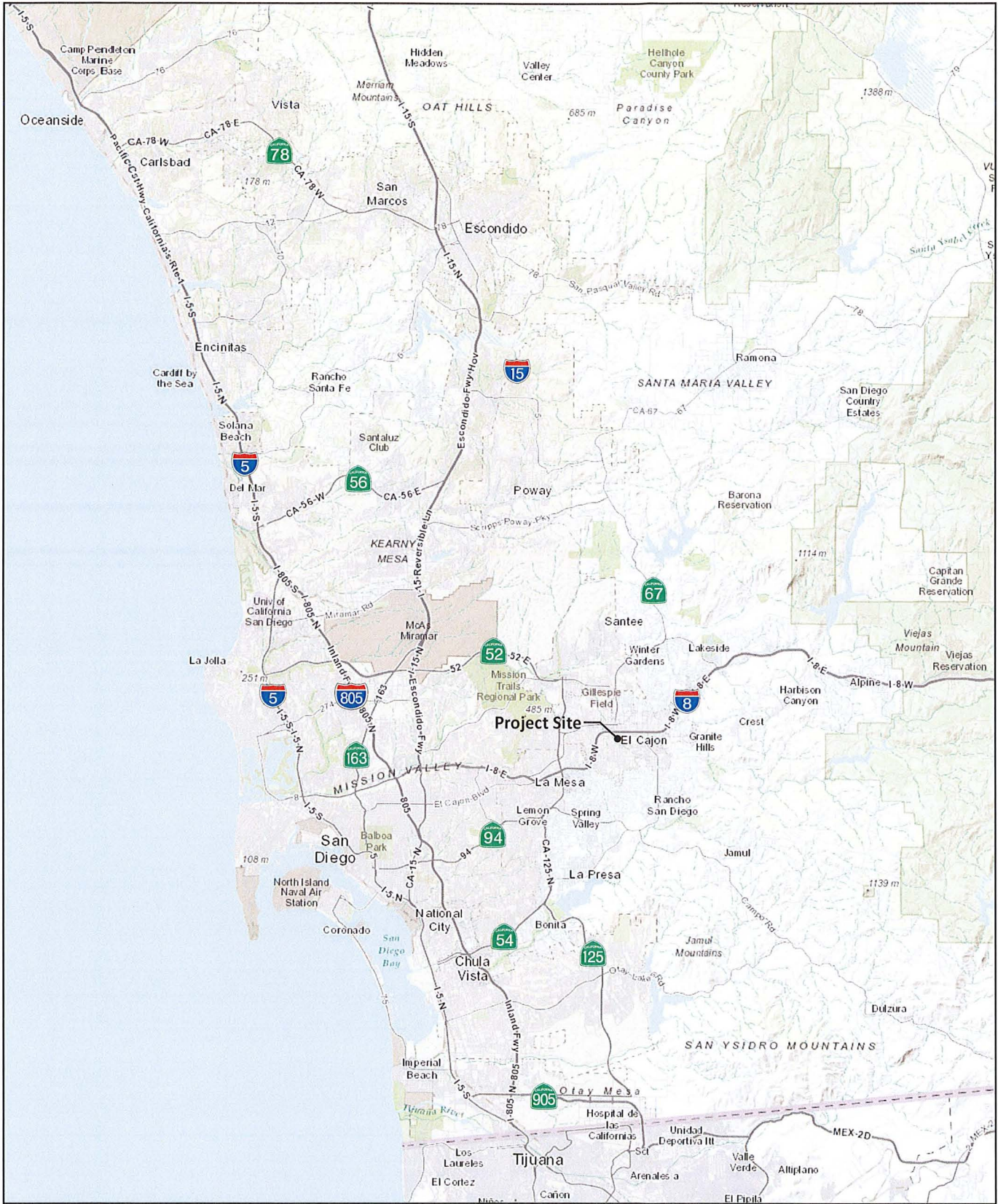
Past use of the site included a middle-school facility, which has since been demolished. Immediate land uses to the east include the Cajon Valley Middle School, a school parking lot to the north. Other surrounding uses include multi-family homes to the west, south and further north. Some commercial, retail and small office uses are also located to the south.

**10. Approvals Required:**

General Plan Amendment approval, Zone Reclassification approval, Specific Plan, and CEQA document certification by the City Council.

**11. Other public agencies whose approvals are required (e.g., permits, financing approval, or participation agreement):**

N/A

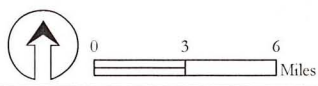


Source: Sources: Esri, HERE, DeLorme, TomTom, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), swisstopo, MapmyIndia, © OpenStreetMap contributors, and the GIS User Community

Figure 1

BALLANTYNE AND PARK SPECIFIC PLAN

Regional Location



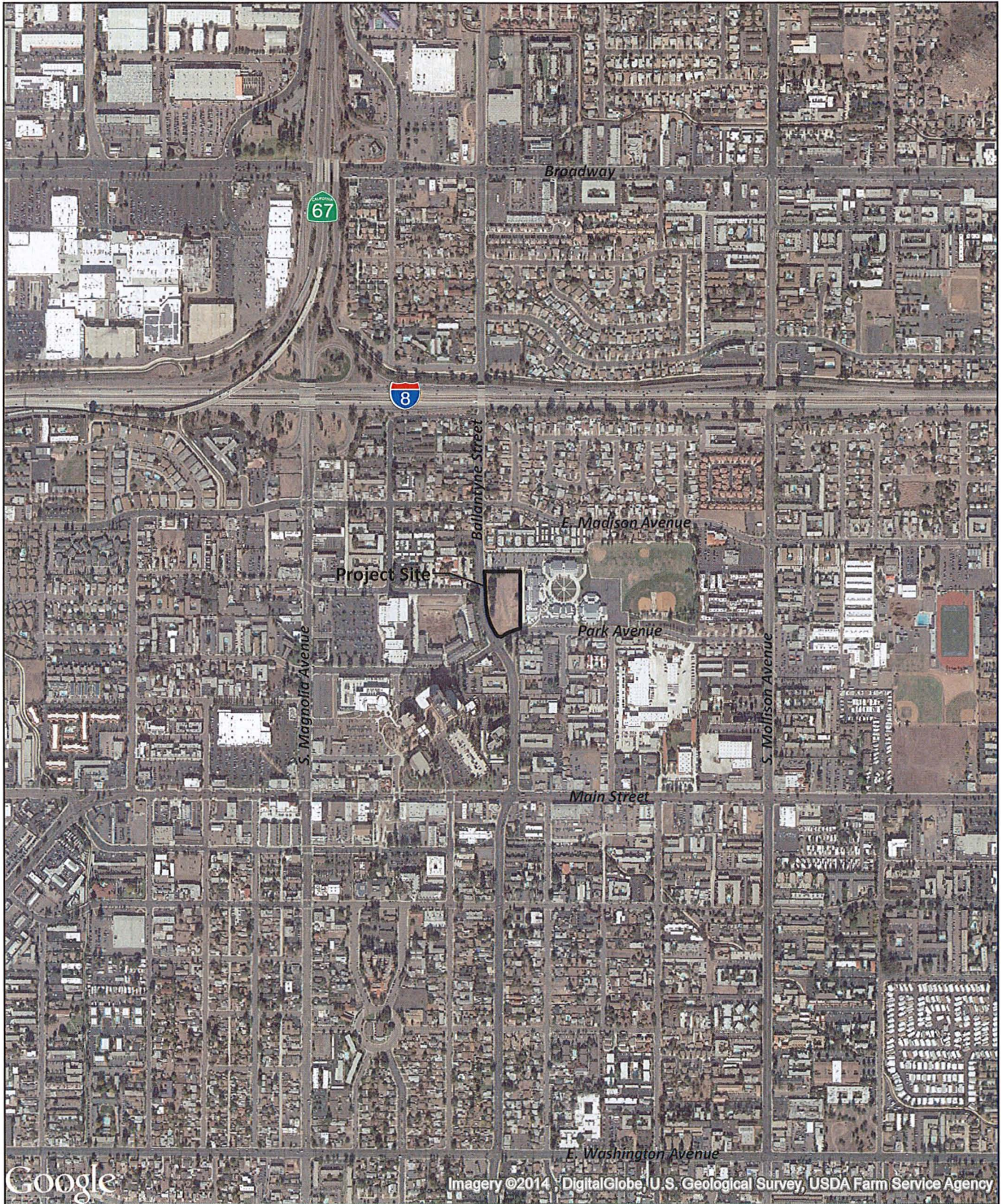
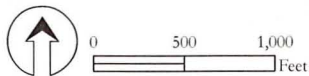
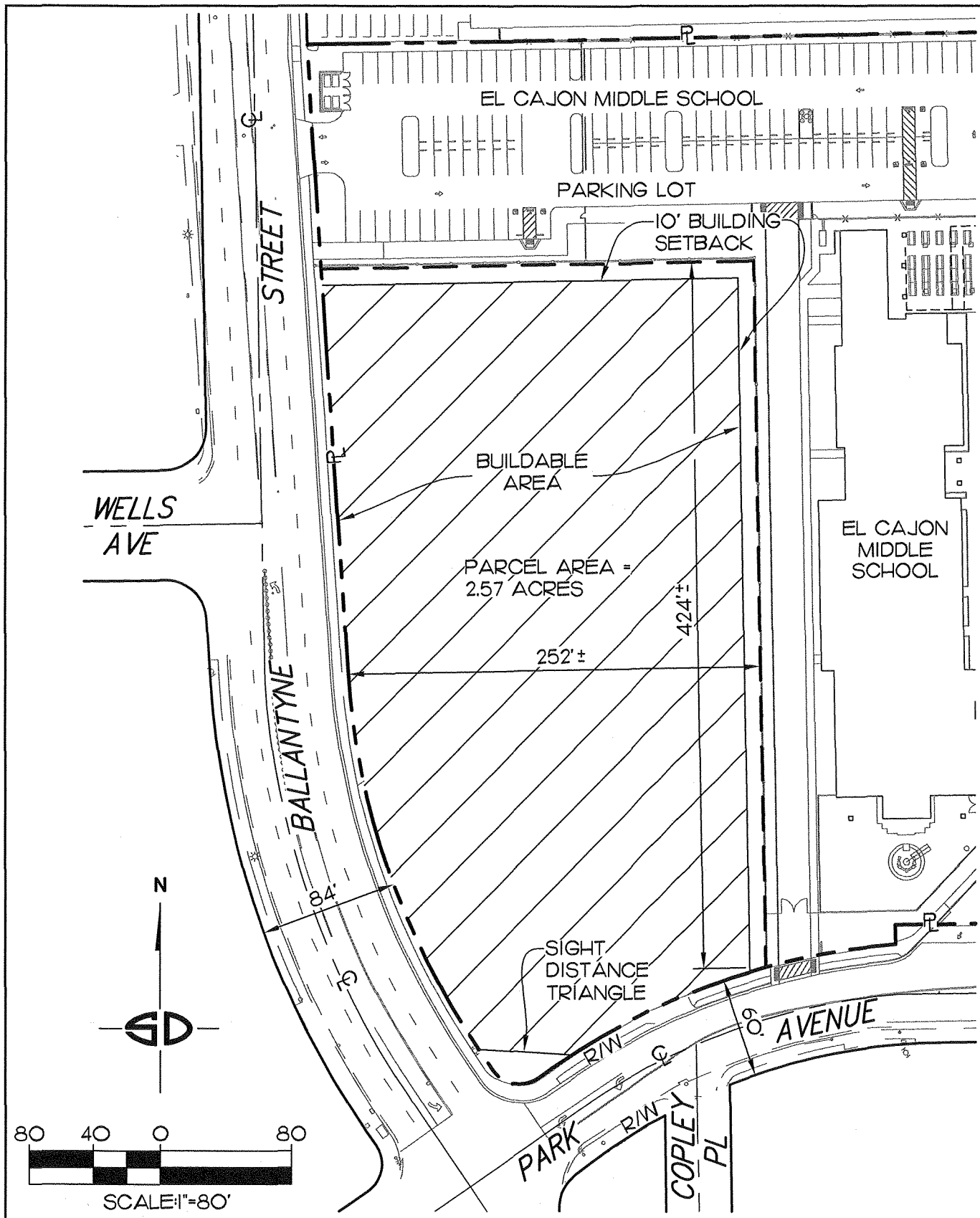


Figure 2  
BALLANTYNE AND PARK SPECIFIC PLAN

Project Vicinity





Source: Snipes-Dye Associates 2014

Figure 3  
BALLANTYNE AND PARK SPECIFIC PLAN



Site Plan

## ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

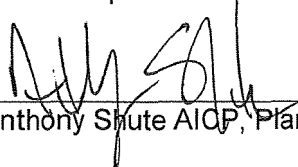
Based upon the initial evaluation presented in the following Initial Study / Environmental Checklist, it is concluded that the Project **would not** result in any potentially significant adverse environmental impacts to the following resource areas:

- Aesthetics
- Agriculture and Forestry Resources
- Air Quality
- Biological Resources
- Cultural Resources
- Geology and Soils
- Greenhouse Gas Emissions
- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Land Use and Planning
- Mineral Resources
- Noise
- Population and Housing
- Public Services
- Recreation
- Transportation/Traffic
- Utilities and Service Systems
- Mandatory Findings of Significance

## DETERMINATION

On the basis of this initial evaluation: (To be completed by the Lead Agency)

- I find that the project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- I find that although the project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- I find that the project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- I find that the project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect (a) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and (b) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT (EIR) is required.
- I find that although the project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or (MITIGATED) NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or (MITIGATED) NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the project, nothing further is required.

  
Anthony Shute AICP, Planning Manager

2/3/15  
Date



## EVALUATION OF ENVIRONMENTAL IMPACTS

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

where appropriate, include a reference to the page or pages where the statement is substantiated.

7. Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.
8. This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project's environmental effects in whatever format is selected.
9. The explanation of each issue should identify:
  - a. The significance criteria or threshold, if any, used to evaluate each question; and
  - b. The mitigation measure identified, if any, to reduce the impact to less than significant.

### ***Impact Terminology***

The following terminology is used to describe the potential level of significance of impacts:

- A finding of ***no impact*** is appropriate if the analysis concludes that the project would not affect the particular resource in any way.
- An impact is considered a ***less than significant impact*** if the analysis concludes that it would not cause substantial adverse change to the environment and requires no mitigation.
- An impact is considered ***less than significant with mitigation incorporated*** if the analysis concludes that it would not cause substantial adverse change to the environment with the inclusion of environmental commitments that have been agreed to by the applicant.
- An impact is considered a ***potentially significant impact*** if the analysis concludes that it could have a substantial adverse effect on the environment and requires mitigation.

## PROJECT DESCRIPTION

The project being proposed by the Cajon Valley School District is a Specific Plan to identify sound design standards and appropriate land uses that are compatible with surrounding uses. The Specific Plan implements the broad policies established in the City of El Cajon General Plan to guide growth and change in El Cajon, and is consistent with the General Plan.

The Specific Plan includes a requirement for ongoing review, intended to ensure that the Plan is functioning as intended. Approval of a site development plan pursuant to the City's Municipal Code is required for any proposed development on the site. The site development plan would include a comprehensive site plan, landscape concept plan, building elevations, and a materials board. Any proposed Specific Plan amendments would require review/approval by the City Council.

The 2.57-acre site is located at the east side of Ballantyne Street between Park and Wells Avenues in the City of El Cajon, California. The Specific Plan would allow a broad range of commercial, transportation/communication/utilities, institutional and charitable uses, and residential uses (up to 30 dwelling units per acre, or part of a mixed-use development). The Ballantyne and Park Specific plan is included herein as Attachment A.

The project would require a General Plan Amendment to change the land use designation from JH (Junior High School) to HR (High Density Residential) and a Change of Zone RS-6 (Residential, Single 6000, square feet) to RM-1450 (Residential, Multi-Family, 1,450 square feet) and adoption of a Specific Plan. The project site is currently vacant. The building that previously housed the existing middle school has been demolished; and the site is vacant.

The proposed project includes a Plan Amendment and Zone Reclassification, and as such, it does not propose specific commercial/private developments. The environmental analysis contained herein is based on the maximum intensity of development and introduction of potential sensitive uses. This includes non-residential development retail and commercial uses of up to 38,000 square feet and up to 30 dwelling units/acre of new multifamily housing. Although cut and fill quantities are not known at this time, the analysis assumes that excavation activities would extend more than three feet into native soils. Any subsequent development of the site exceeding the maximum intensity described above would require additional environmental review.

## I. AESTHETICS

Would the project:

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Have a substantial adverse effect on a scenic vista?	<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 checked="" type="checkbox"/>	<input type="checkbox"/>
d. Create a new source of substantial light or glare that would adversely affect day or nighttime views?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

### Discussion:

- a-b) **No Impact.** There are no scenic vistas or scenic highways in the project area that could be affected by the project; therefore, there will be no impact.
- c) **Less than Significant.** The project vicinity consists of mixed use residential, commercial and small office/small business uses to the north, northwest, and west. Partially surrounding the project site to the north and east is the Cajon Valley Middle School. Project design standards in the Specific Plan require that all proposed buildings be of a high-quality design and architecture, compatible in bulk and scale with the surrounding area, and at an appropriate pedestrian scale. Maximum height for all buildings would be 45 feet and buildings would be oriented to front on Ballantyne Street and Park Avenue, providing direct entries on the public streets. Implementation of the proposed design standards, including the use of trees and landscaping, would be compatible with the surrounding development and would not degrade the existing visual character or quality of the site.

- d) **Less than Significant.** A lighting plan would be required for all improvements and would include light standard heights, intensities, locations, and light reduction strategies to eliminate light spilling onto adjacent properties. The proposed lighting required for the mixed-use retail, commercial and residential uses and surface parking would be consistent with lighting for the surrounding uses including the adjacent middle school and parking lot, multi-family development to the north and west, and office/retail uses to the south. All lighting fixtures would be shielded from neighboring properties. Lighting for the new development would be consistent with the City's lighting standards and would not create a substantially new source of light or glare.

## II. AGRICULTURAL RESOURCES

Would the project:

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<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 1220[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"/>

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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"/>

Discussion:

a-e) **No Impact.** The project site is located in an existing urbanized area with no agricultural or forest resources within the vicinity. The site was previously developed, but the building was demolished, leaving only a graded dirt lot. The project site is not zoned for agricultural or forestry purposes; nor is there a Williamson Act Contract associated with the site or vicinity. Therefore, the project would not convert Important Farmland, conflict with agricultural zoning, or otherwise cause the conversion of farmland or forest land to non-agricultural/non-forest use.

### III. AIR QUALITY

Would the project:

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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 any air quality standard or contribute substantially 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 non-attainment 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 checked="" type="checkbox"/>	<input 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"/>

Discussion:

a–d) **Less Than Significant Impact with Mitigation Incorporated.** The proposed Project is located in the City of El Cajon, within the San Diego Air Basin (SDAB). San Diego Air Pollution Control District (APCD) is the regional government agency that monitors and regulates air pollution within the SDAB and is responsible for measuring the air quality of the region. The SDAB is currently classified as a federal nonattainment area for ozone and a state nonattainment area for ozone, PM10 and PM2.5.

The Regional Air Quality Strategy (RAQS) outlines APCD’s plans and control measures designed to attain the State air quality standards for ozone. In addition, the APCD relies on the State Implementation Plan (SIP), which includes the APCD’s plans and control measures for attaining the ozone NAAQS.



The project would not conflict with or obstruct implementation of the SIP and the RAQS, because the project would not violate any air quality standard or contribute substantially to an existing or projected air quality violation.

### Construction Impacts

For purposes of the air quality analysis, a construction scenario was developed based on maximum intensity and introduction of sensitive uses of the project as allowed by the proposed Specific Plan. This assumes a worst-case buildout scenario of retail/commercial development of up to 38,000 sq. ft. and up to 30 dwelling units/acre of new multifamily housing. Any subsequent development of the site exceeding the maximum intensity analyzed for air quality and GHG would require additional environmental review. Construction of the project site would be completed in three main phases. The first phase involves site grading. The second phase of construction would involve laying the slab and associated paving activities at the site. The third phase of construction would involve construction of the buildings, along with architectural coatings application. Buildout of the site would be completed within 15 months.

Emissions of pollutants such as fugitive dust that are generated during construction are generally highest near the construction site. Emissions from the construction phase of project buildout were estimated through the use of the CalEEMod Model (ENVIRON 2013). Table 1 provides a summary of the emission estimates for construction of the proposed project. As shown in the table, emissions associated with construction are below the significance thresholds for all construction phases and pollutants. Construction of the project would be short-term and temporary. Thus, the emissions associated with construction would not result in a significant impact on the ambient air quality. Because emissions are less than the significance levels, they would not conflict or obstruct the implementation of the San Diego RAQS or applicable portions of the SIP.

The proposed project is not expected to result in significant air quality impacts if the following mitigation measures are implemented. The project will employ best management practices to reduce air emissions during construction, including:

#### AQ-1:

- Application of water three times daily during grading on active grading sites
- Application of water three times daily to unpaved roads
- Reduce speeds to 15 mph on unpaved roads
- Use architectural coatings with a VOC content of 150 g/l or less

### Operational Impacts

The main operational impacts that would occur with buildout of the project site include impacts associated with traffic and area sources, including energy use and maintenance activities. Air emissions due to operation of the project were calculated as shown in Table 2. As shown, emissions are projected to be less than the applicable thresholds for all criteria pollutants

**TABLE 1  
ESTIMATED CONSTRUCTION EMISSIONS**

<b>Emission Source</b>	<b>ROG</b>	<b>NOx</b>	<b>CO</b>	<b>SO<sub>x</sub></b>	<b>PM<sub>10</sub></b>	<b>PM<sub>2.5</sub></b>
lbs/day						
<b>Grading</b>						
Fugitive Dust	-	-	-	-	2.40	1.30
Offroad Diesel	2.97	31.26	20.20	0.02	1.75	1.61
Worker Travel	0.04	0.05	0.49	0.001	0.08	0.02
<b>TOTAL</b>	<b>3.01</b>	<b>31.31</b>	<b>20.69</b>	<b>0.02</b>	<b>4.23</b>	<b>2.93</b>
Significance Criteria	137	250	550	250	100	100
<i>Significant?</i>	<i>No</i>	<i>No</i>	<i>No</i>	<i>No</i>	<i>No</i>	<i>No</i>
<b>Paving</b>						
Asphalt Offgassing	0.06	-	-	-	-	-
Paving Offroad Diesel	1.94	19.75	12.27	0.02	1.24	1.14
Paving Truck Trips	0.06	0.55	0.61	0.001	0.04	0.02
Paving Worker Travel	0.06	0.07	0.74	0.002	0.12	0.03
<b>TOTAL</b>	<b>2.12</b>	<b>20.37</b>	<b>13.62</b>	<b>0.02</b>	<b>1.40</b>	<b>1.19</b>
Significance Criteria	137	250	550	250	100	100
<i>Significant?</i>	<i>No</i>	<i>No</i>	<i>No</i>	<i>No</i>	<i>No</i>	<i>No</i>
<b>Building Construction</b>						
Building Offroad Diesel	4.03	25.84	17.05	0.02	1.76	1.69
Building Vendor Trips	0.15	1.42	1.58	0.003	0.11	0.05
Building Worker Trips	0.12	0.14	1.48	0.003	0.25	0.07
<b>TOTAL</b>	<b>4.30</b>	<b>27.40</b>	<b>20.11</b>	<b>0.03</b>	<b>2.12</b>	<b>1.81</b>
Significance Criteria	137	250	550	250	100	100
<i>Significant?</i>	<i>No</i>	<i>No</i>	<i>No</i>	<i>No</i>	<i>No</i>	<i>No</i>
<b>Architectural Coatings Application</b>						
Architectural Coatings Offgassing	6.49	-	-	-	-	-
Architectural Coatings Offroad Diesel	0.41	2.57	1.90	0.003	0.22	0.22
Architectural Coatings Worker Trips	0.02	0.03	0.30	0.001	0.05	0.01
<b>TOTAL</b>	<b>6.92</b>	<b>2.60</b>	<b>2.20</b>	<b>0.00</b>	<b>0.27</b>	<b>0.23</b>
Significance Criteria	137	250	550	250	100	100
<i>Significant?</i>	<i>No</i>	<i>No</i>	<i>No</i>	<i>No</i>	<i>No</i>	<i>No</i>
<b>Maximum Daily Emissions</b>	<b>11.22</b>	<b>47.76</b>	<b>33.72</b>	<b>0.05</b>	<b>4.23</b>	<b>3.00</b>
Significance Criteria	137	250	550	250	100	100
<i>Significant?</i>	<i>No</i>	<i>No</i>	<i>No</i>	<i>No</i>	<i>No</i>	<i>No</i>

Source: Air Quality Technical Report for Ballantyne and Park Specific Plan, SRA, 2015

**TABLE 2  
ESTIMATED OPERATIONAL EMISSIONS**

<b>Emission Source</b>	<b>ROG</b>	<b>NO<sub>x</sub></b>	<b>CO</b>	<b>SO<sub>x</sub></b>	<b>PM<sub>10</sub></b>	<b>PM<sub>2.5</sub></b>
Summer, lbs/day						
Area Sources	2.21	0.00	0.004	0.00	0.00	0.00
Energy Use	0.002	0.02	0.02	0.00	0.002	0.002
Vehicular Emissions	15.64	26.64	128.98	0.23	15.20	4.28
<b>TOTAL</b>	<b>17.85</b>	<b>26.66</b>	<b>129.01</b>	<b>0.23</b>	<b>15.20</b>	<b>4.28</b>
Significance Criteria	137	250	550	250	100	100
<i>Significant?</i>	<i>No</i>	<i>No</i>	<i>No</i>	<i>No</i>	<i>No</i>	<i>No</i>
Winter, lbs/day <sup>1</sup>						
Area Sources	2.21	0.00	0.004	0.00	0.00	0.00
Energy Use	0.002	0.02	0.02	0.00	0.002	0.002
Vehicular Emissions	16.98	28.25	142.80	0.21	15.20	4.28
<b>TOTAL</b>	<b>19.20</b>	<b>28.27</b>	<b>142.82</b>	<b>0.21</b>	<b>15.20</b>	<b>4.28</b>
Significance Criteria	137	250	550	250	100	100
<i>Significant?</i>	<i>No</i>	<i>No</i>	<i>No</i>	<i>No</i>	<i>No</i>	<i>No</i>
Annual, tons/year						
Area Sources	0.40	0.00	0.00	0.00	0.00	0.00
Energy Use	0.00	0.004	0.003	0.00	0.00	0.00
Vehicular Emissions	2.86	5.12	24.96	0.04	2.70	0.76
<b>TOTAL</b>	<b>3.27</b>	<b>5.12</b>	<b>24.97</b>	<b>0.04</b>	<b>2.70</b>	<b>0.76</b>
Significance Criteria	15	40	100	40	15	15
<i>Significant?</i>	<i>No</i>	<i>No</i>	<i>No</i>	<i>No</i>	<i>No</i>	<i>No</i>

Source: Air Quality Technical Report for Ballantyne and Park Specific Plan, SRA, 2015

There are no large projects identified in the study area that would contribute substantial amounts of pollutants that would result in a cumulative impact. Because the Project's contribution of emissions is small relative to both the significance criteria and the SDAB emissions inventory, and because there are no additional large projects within the study area that would contribute large amounts of air emissions, the Project's contribution to emissions would not be cumulatively considerable.

The Specific Plan would allow mixed-use retail, commercial and residential development and would not generate substantial diesel truck trips. The project would therefore not expose sensitive receptors to substantial pollutant concentrations.

- e) **Less than Significant Impact.** During construction, diesel equipment operating at the site may generate some nuisance odors. To evaluate whether nuisance odors would be detectable at the Cajon Valley Middle School during construction,

a screening analysis of impacts was conducted. Based on the analysis, diesel exhaust compounds would not exceed the odor thresholds at the school (SRA 2014).

Typical land uses associated with odor complaints include agricultural uses, wastewater treatment plants, food processing plants, chemical plants, composting activities, refineries, landfills, dairies, and fiberglass molding operations. These land uses are not proposed for the Ballantyne and Park Specific Plan.

There may be restaurant operations at the project site. Odor emissions from the restaurant operations may be generated from sources such as charbroiling of meat. Charbroiling is not typically considered a nuisance odor. Charbroiling emissions were quantified for the project and were estimated at 0.39 lbs ROG per day. Nuisance odors and other air quality nuisances are regulated by the SDAPCD through Rule 51. Should nuisance odors associated with the restaurant operations be an issue with the school, controls on the restaurant exhaust may be required. This is not a typical requirement for restaurants, and with only 0.39 lbs ROG per day it is unlikely that it will be necessary to require controls. Odor impacts would not be significant.

#### IV. BIOLOGICAL RESOURCES

Would the project:

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Have substantial adverse effects, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife (CDFW) or U.S. Fish and Wildlife Service (USFWS)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Have a substantial adverse effect on any riparian habitat or other community identified in local or regional plans, policies, regulations, or by the CDFW or USFWS?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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"/>

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

Discussion:

- a–c) **No Impact.** The project site consists of a previously developed lot located in an urbanized area. The building previously located on-site was demolished, leaving a vacant lot. The site is surrounded by multi-family residential, retail/commercial, and institutional uses. No habitat for sensitive plant or wildlife species exists on-site; nor are there riparian habitats or wetland resources located on the site. Therefore, no impacts would result from the proposed Specific Plan.
- d) **Less than Significant with Mitigation Incorporated.** The site is located in an urbanized area, which is not near an open space or wildlife corridor; nor does the site itself serve as a wildlife corridor or nursery site. There are no existing trees on the site which would potentially allow for bird nesting activity during the breeding season.
- e) **Less than Significant.** There are no riparian or upland habitats, or other biological resources, located on-site. The site is in a disturbed vacant state.

- f) **No Impact.** The project is not located within a Habitat Conservation Plan (HCP) or within the vicinity of any Natural Community Conservation Plan (NCCP), local, regional, or state conservation plan. Therefore, no conflicts with provisions of an adopted HCP or NCCP, or other approved conservation plan, would occur with the proposed Specific Plan.

## V. CULTURAL RESOURCES

Would the project:

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Cause a substantial adverse change in the significance of an historical resource as defined in §15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

### Discussion:

- a) **No Impact.** The project site is a disturbed vacant parcel. The previous middle-school building was demolished. Therefore, there are no historical resources that would be affected by the proposed land use changes.
- b-c) **Less than Significant Impact with Mitigation Incorporated.** The significance of archaeological resources is based on integrity and potential to yield research information. Because the project parcel was developed in the past, the integrity of the project area has been compromised; thus, the potential for unknown significant subsurface archaeological resources to be present is considered low. Past grading and excavation activities for the construction of the adjacent Cajon Valley Middle School did not yield archeological resources. Excavations went to 14 feet in depth and as close as thirty feet to the proposed project site (Personal Conversation with John Krueger, West Coast Air, January 27, 2015). However, during future project development of the site, excavation activities that extend more than three feet into native soils are expected to occur. For this reason, mitigation measure CR-1 would require an archeological monitor on site during grading.



CR-1 Unanticipated Discovery of Resources. Project excavation or grading activities within the designated limits of disturbance shall be monitored by a qualified archeological monitor to search for potential buried historic, and/or archaeological resources. If unknown cultural resources are discovered during the construction of the Project, the following protocol shall be followed: If evidence of archeological resources (e.g., chipped or ground stone, historical debris, building foundations, or human bone) is identified by the qualified monitor during excavation, all work within 60 feet of the discovery site shall stop until a qualified archaeologist can assess the significance of the find. The monitor shall notify appropriate staff of the City of El Cajon Community Development Department – Planning Division.

Consultation shall be undertaken, as appropriate, between the City; a qualified archaeologist; Native American representatives (if appropriate); and, other appropriate agencies to determine whether the intact portions of the discovered resource can be avoided or if impacts have not occurred, whether work can continue. If it is determined that the resource has been impacted and an assessment of its significance is required, then a qualified archaeologist shall develop appropriate treatment measures for the discovered and impacted resource in consultation with appropriate agencies. Work in the area of the discovery will not resume until permission is received from the City of El Cajon.

All recovered artifacts shall be taken to an archaeological laboratory for sorting, cataloging, and analysis. All data shall be entered into a database program. A report shall be written by a qualified archeologist detailing the results of the monitoring, analyzing the materials recovered, and discussing the importance of the materials as they relate to the history or prehistory of El Cajon.

In the unlikely event that human remains are discovered, existing laws and protocols are required to be followed before proceeding with any project action that would further disturb the remains. Provisions set forth in California Public Resources Code Section 5097.78 and State Health and Safety Code Section 7050.5 would be implemented in consultation with the most likely descendant identified by the Native American Heritage Commission.

- d) **No Impact.** No cemeteries, formal or informal, have been identified on-site. There would be no impacts.

## VI. GEOLOGY & SOILS

Would the project:

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<p>a. Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:</p> <ul style="list-style-type: none"> <li>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?</li> <li>ii. Strong seismic ground shaking?</li> <li>iii. Seismic-related ground failure, including liquefaction?</li> <li>iv. Landslides?</li> </ul>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>b. Result in substantial soil erosion or the loss of topsoil?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>c. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or offsite landslide, lateral spreading, subsidence, liquefaction or collapse?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
d. Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion:

- a) **Less than Significant Impact.** As El Cajon lies within a region known to be seismically active, the potential exists for people and structures associated with new mixed-use developments to be exposed to strong ground shaking, ground failure, and soil instability. The Rose Canyon Fault Zone is the nearest active fault system to the City. Major tectonic activity associated with these and other faults within this regional tectonic framework consists primarily of right-lateral strikeslip movement. Given the close proximity of the Rose Canyon fault system to the City, a strong earthquake on this fault could produce severe ground shaking in the City. Despite the potential of the Rose Canyon fault system to produce severe ground shaking in the City, impacts to the project would be precluded through adherence to requirements specified in the Alquist-Priolo Act, the Uniform Building Code, Title 24 of the California Building Code, and all development regulations of the City. Compliance with these building standards would minimize impacts associated with seismic hazards.
- b-d) **Less than Significant Impact.** The project site and vicinity are relatively flat and most lowland areas with relatively level ground surface are not prone to landslides. Future development on the site would be subject to the recommendations of a geotechnical study in order to minimize potential impacts from expansive soils or soils prone to liquefaction or erosion.
- e) **No Impact.** Future development on the project site would tie into the City's wastewater system and would not require the use of septic systems.

## VII. GREENHOUSE GAS EMISSIONS

Would the project:

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<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"/>

### Discussion:

- a-b) **Less Than Significant Impact.** The City does not currently have adopted thresholds of significance for greenhouse gas (GHG) emissions. Therefore, a 900-metric-ton of carbon dioxide equivalent (MTCO<sub>2</sub>E) screening criterion is used to determine when a detailed GHG analysis would be required by the City. This methodology is consistent with guidance from the California Air Pollution Control Officers Association (CAPCOA) report "CEQA & Climate Change" dated January 2008.

Projects that meet the criterion are not required by the City to prepare a detailed Business as Usual (BAU) GHG technical analysis report. For projects above the 900-metric-ton screening threshold, an approach that identifies the potential reduction from "business as usual" levels has been used by other agencies (City of San Diego 2010). The project's operational emissions would exceed the 900-metric-ton screening threshold; therefore, a detailed GHG analysis was conducted for the project (GHG Analysis for Ballantyne and Park Specific Plan, SRA 2014).

Construction activities emit GHGs primarily through combustion of fuels (mostly diesel) in the engines of off-road construction equipment and through combustion of diesel and gasoline in on-road construction vehicles and in the commute vehicles of the construction workers. Smaller amounts of GHGs are also emitted through the energy use embodied in any water use (for fugitive dust control) and lighting for the construction activity.

Operational activities emit GHGs primarily through the combustion of fuel in vehicles, electricity generation and natural gas consumption, water use, and from solid waste disposal.

Emissions of GHGs were quantified for both construction and operation of the Ballantyne and Park Specific Plan. As shown in Table 3, operational emissions for existing conditions under “business as usual” conditions resulted in 4,359 metric tons of CO<sub>2</sub> Equivalent Emissions/year. Because “business as usual” emissions are above the screening-level threshold of 900 metric tons per year, further analysis was conducted to evaluate whether emissions would be reduced by 28.3%.

<b>TABLE 3 SUMMARY OF ESTIMATED OPERATIONAL GREENHOUSE GAS EMISSIONS BUSINESS AS USUAL SCENARIO</b>				
<b>Emission Source</b>	<b>Annual Emissions (Metric tons/year)</b>			
	<b>CO<sub>2</sub></b>	<b>CH<sub>4</sub></b>	<b>N<sub>2</sub>O</b>	<b>CO<sub>2</sub>e</b>
<b>Operational Emissions</b>				
Electricity Use	175	0.0073	0.0020	176
Natural Gas Use	9	0.0010	0.0000	9
Water Use	19	0.0008	0.0002	19
Solid Waste Management	18	-	-	18
Vehicle Emissions	4,076	0.0296	0.1709	4,122
Amortized Construction Emissions	15	-	-	15
<b>Total</b>	<b>4,312</b>	<b>0.0387</b>	<b>0.1731</b>	<b>4,359</b>
Global Warming Potential Factor	<b>1</b>	<b>28</b>	<b>265</b>	
CO <sub>2</sub> Equivalent Emissions	<b>4,312</b>	<b>1</b>	<b>46</b>	<b>4,359</b>
<b>TOTAL CO<sub>2</sub> Equivalent Emissions</b>	<b>4,359</b>			

Source: Greenhouse Gas Analysis for Ballantyne and Park Specific Plan, SRA 2015

As shown below in Table 4, emissions from the Ballantyne and Park Specific Plan, with the inclusion of GHG reduction measures, will be more than 28.3% below “business as usual” threshold. Accordingly, the project will meet the goals of AB 32 and would not result in cumulatively considerable significant global climate impacts. Additionally, the project would be constructed in accordance with the energy efficiency standards, water reduction goals, and other “green” standards contained in the California Green Building Standards. Finally, the project is an infill, mixed-use development that would place residences, retail and commercial users in close proximity to existing neighborhood amenities and employment. As such, the project would not conflict with plans, policies, or regulations adopted for the purpose of reducing GHG emissions.

**TABLE 4  
SUMMARY OF ESTIMATED OPERATIONAL GREENHOUSE GAS EMISSIONS  
WITH GHG REDUCTIONS**

Emission Source	Annual Emissions (Metric tons/year)			
	CO <sub>2</sub>	CH <sub>4</sub>	N <sub>2</sub> O	CO <sub>2</sub> e
<b>Operational Emissions</b>				
Electricity Use	104	0.0043	0.0012	104
Natural Gas Use	7	0.0008	0.0000	7
Water Use	11	0.0005	0.0001	11
Solid Waste Management	18	-	-	18
Vehicle Emissions	2,835	0.0283	0.1622	2,879
Amortized Construction Emissions	15	-	-	15
<b>Total</b>	<b>2,990</b>	<b>0.0339</b>	<b>0.1635</b>	<b>3,034</b>
Global Warming Potential Factor	<b>1</b>	<b>28</b>	<b>265</b>	
CO <sub>2</sub> Equivalent Emissions	2,990	1	43	<b>3,034</b>
<b>TOTAL CO<sub>2</sub> Equivalent Emissions</b>	<b>3,034</b>			
<b>Business As Usual CO<sub>2</sub> Equivalent Emissions</b>	<b>4,359</b>			
<b>% Reduction</b>	<b>30.40%</b>			

Source: Greenhouse Gas Analysis for Ballantyne and Park Specific Plan, SRA 2015

## VIII. HAZARDS AND HAZARDOUS MATERIALS

Would the project:

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Create a significant hazard to the public or the environment through routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/>	<input 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 result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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"/>
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"/>

Discussion:

- a-c) **No Impact.** The Specific Plan does not permit the use and storage of hazardous materials. Because of the nature of the project, which involves retail, commercial, and residential development, no uses are proposed that would involve the use, transport, or disposal of hazardous materials. Nor would the project generate significant quantities of hazardous materials, be prone to the accidental release of hazardous materials, or emit hazardous substances near a school such as the Cajon Valley Middle School.
- d) **Less than Significant Impact with Mitigation Measures.** The site was evaluated using appropriate databases including the California Department of Toxic Substances Control EnviroStor database which, pursuant to Government Code Section 65962.5, lists Federal Superfund, State Response, Voluntary Cleanup, School Cleanup, Hazardous Waste Permit, and Hazardous Waste Corrective Action sites, and the California State Waterboard's Geotracker, which lists LUFT sites. A LUFT site is an undergoing cleanup due to an unauthorized release from an underground storage tank system. According to the EnviroStor and Geotracker database, there are no listings for the project site.

EnviroStor identified one active cleanup site (a tiered permit for American Metal Processing at Magnolia and Main) approximately .40 mile southwest from the



project site. Because of the nature of, and distance from, the nearest cleanup site, no significant impacts are anticipated.

Geotracker identified one leaking underground storage site (LUST) approximately 500 feet west of the project site. New development projects are typically required to conduct a Phase I site assessment performed by a qualified environmental consulting firm in accordance with the industry required standards. If necessary based on the Phase I assessment, a Phase II analysis may need to be conducted. In the event that contaminants are encountered onsite during a Phase 1 site assessment, all proposed development in the project site where previous hazardous materials releases may have occurred would require remediation and cleanup to levels established by the overseeing regulatory agency (County of San Diego Environmental Health, Regional Water Quality Control Board [RWQCB] or Department of Toxic Substances Control [DTSC]). Adherence to standard practices would avoid potential impacts related to hazardous wastes/materials, and the project would therefore not create a significant hazard to the public or the environment.

HAZ-1 All proposed groundbreaking activities within areas of identified or suspected contamination would be required to be conducted according to a site-specific health and safety plan, prepared by a licensed professional in accordance with Cal/OHSA regulations (contained in Title 8 of the California Code of Regulations) prior to the commencement of groundbreaking.

- e-h) **Less than Significant Impact.** Gillespie Field Airport is located within the City, approximately 2.1 miles from the project site. The project site is within the airport overlay zone and review area 2 of the Gillespie Field Airport Land Use Compatibility Plan. As identified in the Gillespie Field Airport Land Use Compatibility Plan (2010), future projects within the overlay zone and review area are subject to the airport land use compatibility review requirements. The purpose of the compatibility review is (1) protecting against constraints on airport expansion and operations that can result from encroachment of incompatible land uses, and (2) minimizing the public's exposure to excessive noise and safety hazards.

HAZ-2 Future development on the site will need to comply with the ALUC compatibility review requirements (Part 77 notice criteria) to obtain a determination of no hazard to air navigation by the Federal Aviation Administration. Adherence to these requirements will help to reduce safety hazards associated with people residing or working within two miles of a public airport or public use airport to below a level of significance.

The project site is located within an urbanized area far from any urban/wildfire interface areas, and the project would not interfere with any emergency response or evacuation plans.

## IX. HYDROLOGY AND WATER QUALITY

Would the project:

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/>	<input type="checkbox"/>

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
e. Create or contribute runoff water, which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<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 type="checkbox"/>	<input checked="" type="checkbox"/>
j. Contribute to inundation by seiche, tsunami, or mudflow?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion:

a and c) **Less than Significant Impact.** All new development projects proposed in accordance with the Specific Plan, as required by federal, state, and City regulations prior to project approval, shall comply with applicable water quality regulations existing at the time of project proposal. The applicable water quality regulation shall include, at a minimum, the Water Quality Control Basin Plan for the San Diego Basin, the CWA Section 303 (d) List of Water Quality Limited Segments for California, the NPDES's General Permit for Storm Water

Discharges Associated with Construction Activity (Order No. 99-08-DWQ) and California Regional Water Quality Control Board San Diego and Municipal Storm Water Permit requirements (Order No. R9-2013-0001, NPDES No. CAS0109266), the City JURMP, the City Standard Urban Water Mitigation Plan, and City of El Cajon's Storm Water Management and Discharge Control Ordinance (Chapter 13.10). Consistency with this regulatory framework would adequately ensure that the project would not impact water quality.

The proposed project will also need to comply with the County of San Diego Hydromodification Management Plan (HMP). The HMP directs project proponents to design the proposed development with appropriate Best Management Practices (BMPs) that help to control post-project runoff and mimic pre-development runoff peak flows. This approach will help to reduce the impact of the project on receiving water streams.

- b) **No Impact.** The Helix Water District and Padre Dam Municipal Water District provide potable water in the City. Therefore, implementation of the project would not deplete groundwater supplies.
- d-f) **Less than Significant Impact.** City regulations prohibit new development creating runoff volumes or velocities that could cause the City's existing drainage system to exceed its design capacity. The proposed project will need to ensure post-project runoff volumes do not exceed the City's drainage system capacities. In addition, the proposed project must comply with the County of San Diego Hydromodification Management Plan (HMP). The HMP directs project proponents to design the proposed development with appropriate Best Management Practices (BMPs) that help to control post-project runoff and mimic pre-development runoff peak flows. This approach will help to reduce the impact of the project on receiving water streams to below a level of significance.
- g-j) **No Impact.** With regard to risks due to dam or levee failure, the City is not located within an area that would be impacted by any dam or levee failure. Seiche and mudflow risk would also be negligible, as the City is not located near a large contained body of water or downslope from an unstable hillside. With regard to tsunami risk the City is not located within a mapped tsunami inundation area.

## X. LAND USE AND PLANNING

Would the project:

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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 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 type="checkbox"/>	<input checked="" type="checkbox"/>

### Discussion:

a and c) **No Impact.** The project site is vacant and the project is generally consistent with surrounding land uses, which include medium to high-density residential, retail, commercial, and institutional uses. The project would not introduce a physical barrier that would impair mobility within an existing community, or between a community and outlying areas. Therefore, the proposed Specific Plan would not divide an established community. The Specific Plan area does not lie within the planning area for any adopted or proposed habitat conservation or natural community plans. No impact would occur with the project as it relates to a habitat conservation plan or natural community conservation plan.

b) **Less than Significant.** The project would require an amendment to the General Plan to accommodate a change in land use and zoning. The Specific Plan would introduce land uses that are compatible with the surrounding land uses, including uses directly adjacent to the north, south and west, which are medium density residential, and commercial/retail. The Specific Plan implements General Plan policies that require sound design standards while supporting the establishment of defined uses that are compatible with surrounding uses. Upon approval of these discretionary actions, the project would be consistent with the zoning ordinance and general plan, and no significant impacts would result.

## XI. MINERAL RESOURCES

Would the project:

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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"/>

Discussion:

a and b) **No Impact.** There are no known mineral resources of significant value or categorized as locally important within the City that would be lost due to new development as allowed by the Specific Plan. As a result, there would be no impact to mineral resources associated with implementation of the project.

## XII. NOISE

Would the project:

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Expose persons to or generate noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Expose persons to or generate excessive ground borne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Result in a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d. Result in a substantial temporary or periodic increase in ambient noise levels in the project vicinity above 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 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"/>

Discussion:

- a-d) **Less Than Significant Impact with Mitigation Incorporated.** Noise levels in the City of El Cajon are regulated by the General Plan and the Noise Ordinance. According to Goal 8, Objective 8-3 of the City of El Cajon Noise Element to the General Plan, noise levels at residential outdoor use areas should be controlled to be 65 DNL or less. In the event that noise levels exceed 65 DNL, project design features should be proposed to reduce noise levels.

Additional noise regulations applicable to this project are contained within the City of El Cajon Municipal Code Section 17.115.130, which specifies noise limits based on the zoning of the properties in question. The subject property is currently zoned for residential. All neighboring properties are zoned for residential, including the existing school property to the east.

All residentially zoned properties have noise limits of 60 dBA between the hours of 7 a.m. and 7 p.m., 55 dBA between the hours of 7 p.m. and 10 p.m., and 50 dBA between the hours of 10 p.m. and 7 a.m. These limits will be applied at all surrounding property lines. These noise limits do not apply to temporary construction activity, although the performance standards state that any such activity must be limited to the hours of 7 a.m. to 7 p.m.

As part of project development during construction, the project would be required to maintain all equipment in proper operating condition, and engines would be equipped with appropriate mufflers. Adherence to standard noise regulations during construction would minimize short-term noise impacts to below a level of significance.

Traffic Noise Impacts

A noise analysis was conducted for the proposed Specific Plan and the following summarizes the result of the Noise Impact Analysis for the Ballantyne and Park Specific Plan (Eilar & Associates, 2015). Current and future traffic volumes and vehicle mixes for roadway sections near the project site are shown in Table 5.

Roadway Name	Speed Limit (mph)	Vehicle Mix (%)		Current ADT (Year)	Future ADT (2035)*
		Medium Trucks	Heavy Trucks		
Ballantyne Street	35	2.0%	1.0%	14,590 (2013)	21,830
Park Avenue	30	1.0%	0.5%	3,620 (2013)	8,965
Wells Avenue	30	0.5%	0.5%	2,680 (2013)	3,870
Madison Avenue	35	1.0%	0.5%	5,750 (2013)	13,330
I-8 Eastbound	65	1.6%	1.3%	60,800 (2008)	68,900
I-8 Westbound	65	1.6%	1.3%	65,800 (2008)	78,100



Current traffic noise contours were calculated at approximate ground level and showed that traffic noise impacts to the entire project site will be between 65 and 71 DNL.

The future on-site noise environment will be the result of the same traffic noise sources. The future (year 2035) traffic volumes for surrounding roadways were provided by the traffic study prepared for the project (LLG 2014) and SANDAG. By the year 2035, Ballantyne Street is expected to carry approximately 21,830 Average Daily Traffic (ADT). The traffic volume of Park Avenue is expected to increase to 8,965 ADT by the year 2035. The future traffic volume of Wells Avenue is expected to be approximately 3,870 ADT by the year 2035. Madison Avenue is expected to carry 13,330 ADT by the year 2035. The traffic volume of I-8 is expected to increase to 68,900 ADT traveling eastbound and 78,100 ADT traveling westbound by the year 2035.

Future traffic noise levels are expected to range from 66 DNL to 72 DNL, exceeding the maximum acceptable noise level of 65 DNL which would apply at outdoor use areas of multifamily residential developments on-site. Sound attenuation measures incorporated into project design would effectively block the line of sight between the main source of roadway noise (in this case, Ballantyne Street) and the receiver could reasonably be expected to achieve approximately eight to ten decibels of noise reduction, which would reduce noise levels to 65 DNL or less. Mitigation measures listed below would reduce project-related noise levels below the acceptable noise thresholds for the City, thereby reducing significant noise impacts to sensitive receptors in outdoor use areas to below a level of significance.

#### Traffic Noise at Affected Intersections

A traffic impact analysis for the proposed project was performed by LLG Engineers to verify that impacts will be less than significant near potentially affected intersections. The following seven intersections were evaluated in depth:

- Madison Avenue and Magnolia Avenue,
- Madison Avenue and Ballantyne Street,
- Wells Avenue and Ballantyne Street,
- Park Avenue and Magnolia Avenue,
- Park Avenue and Ballantyne Street,
- Park Avenue and Mollison Avenue, and
- Main Street and Ballantyne Street/Avocado Avenue.

Cumulative AM/PM peak hour traffic volumes were compared to cumulative AM/PM peak hour traffic volumes with the influence of project traffic to determine the increase in the noise environment as a result of project traffic.

Based on the noise analysis, the maximum increase in the noise environment due to project-generated traffic would be 2.4 dB. This increase is less than the 3 dB threshold, which is accepted as a “barely perceptible” increase. Therefore,

the project-generated traffic noise would result in a less than significant impact on surrounding properties since noise levels will not be noticeably increased over the existing ambient noise levels.

Additionally, while the City of El Cajon does not have any specific construction noise limits, noise from temporary construction activities is not expected to exceed County of San Diego noise limits at any surrounding property line. Standard construction noise control methods including adhering to permissible hours of operation, maintaining equipment in proper operating condition, and placing staging areas at furthest locations from noise sensitive receivers are expected to be sufficient for reducing noise impacts to surrounding receivers.

### Onsite Noise Sources

An evaluation of potential noise sources introduced by the Specific Plan land uses was conducted for the project. The analysis concluded that most of the proposed land uses would not introduce new noise sources that exceed the City's daytime and nighttime noise thresholds, with the exception of the following activities:

- Nighttime delivery truck movement and/or loading activities
- Outdoor play area
- Air conditioning units
- Trash compactors
- Wireless equipment

The Specific Plan design standards include siting conditions that would restrict service areas such as loading docks, utilities, and refuse storage to avoid conflicts with the adjacent school and nearby residential uses. Additional siting condition measures for these uses are listed below.

### Mitigation Measures

Implementation of the following mitigation measures would minimize potential noise sources introduced by the new development to acceptable noise levels, which would comply with the City of El Cajon noise regulations.

NOI-1 If a multifamily residential development is proposed on site, one of the two following project design features should be implemented in order to adequately control noise levels at outdoor use areas to be 65 DNL or less:

- a. Buildings should be oriented in a "U" or "L" shape with outdoor use areas in a central courtyard on the east side of the buildings (opposite of Ballantyne Street) to allow the building to act as a sound attenuation barrier.
- b. If outdoor use areas have a direct line-of-sight to Ballantyne Street, a sound attenuation barrier wall should be constructed around the outdoor use area to attenuate noise. A six-foot high wall would be expected to be sufficient.

NOI-2 The eight-foot high block wall surrounding the north and east property lines must remain in place upon development of the project site.

NOI-3 Truck deliveries may not occur between the hours of 10 p.m. and 7 a.m.

NOI-4 A parapet wall with a minimum height of four feet should be installed at the roofs of proposed buildings on which air conditioning units will be roof-mounted to appropriately shield the units from neighboring properties.

NOI-5 Any outdoor play areas for child care centers to be located on site should be located at least 80 feet from the west or south property lines, and at least 60 feet from the north or east property lines. Noise from this source was evaluated assuming 25 children would be present; however, if more children are to be present, a more detailed noise analysis may be needed to determine the additional noise impact.

NOI-6 Any trash compactor should be located at least 55 feet from the north and east property lines.

NOI-7 Any wireless equipment to be located on site must include an eight-foot high barrier wall around any proposed generators, and all equipment must be located at least 90 feet from any surrounding property line.

NOI-8 An interior noise analysis would be required prior to issuance of building permits to ensure interior noise levels would be mitigated to less than 45 dba.

Adherence to these mitigation measures would reduce onsite noise impacts to less than significant levels.

- e-f) **Less than Significant Impact.** Gillespie Field is the closest airport to the project site and is located approximately two miles to the north. However, the project site is located well outside (approximately 1.5 miles south) of the 60 community noise equivalent level (CNEL) contour line for Gillespie Field. There would be no impact due to aircraft noise.

### XIII. POPULATION AND HOUSING

Would the project:

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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"/>
b. Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion:

- a) **Less Than Significant Impact.** The Specific Plan would allow new development including retail, commercial and multi-family housing. The project would be implemented within an urban infill site which already has roadway access, all urban infrastructure, and is also surrounded to the north and west by existing medium density residential development and retail/commercial uses to the south; as such, it would not induce substantial population growth.
- b-c) **No Impact.** The project site is vacant; thus, the project would not displace existing housing or people.

## XIV. PUBLIC SERVICES

Would the project:

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
i. Fire protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ii. Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iii. Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iv. Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
v. Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

### Discussion:

- a) **Less Than Significant Impact.** The City receives general public safety and law enforcement services from the City's Police Department. Heartland Fire and Rescue provides fire protection services, emergency services, and hazardous materials response to the project area. The Cajon Valley Unified School District (CVUSD) provides educational services to the project area. Library services are provided by the El Cajon Branch Library, which is part of the San Diego County Library system.

Site plan review for all future building permits will ensure compliance with the requirements of Heartland Fire and Rescue regarding access, water mains, fire flow, brush clearance and hydrants. Compliance with the Fire District requirements will result in a less than significant impact on fire protection services.

Implementation of the proposed project could slightly increase the demand for police and law enforcement services, as the City of El Cajon Police Department would need to respond to any calls for service at the currently vacant parcels. However, as discussed under the Population and Housing section of this

document, the proposed project would not generate substantial population growth and is therefore not expected to result in the need for additional police personnel or facilities.

Future development on the project site would potentially include multi-family housing, up to 30 dwelling units per acre. This new development could slightly increase the demand for school services. Future development would be subject to the City's municipal code requirement (Chapter 15.12 Adequate School Facilities Requirement), that requires each application for land use approval to include a written certification from each school district having jurisdiction in the area covered by the proposed development, stating whether or not that district will be able to provide adequate facilities to the development concurrently with need. If a school district determines that it will not be able to provide such facilities, it requires an explanation of its reasons for that determination, and a description of measures either undertaken or planned which are deemed necessary in order to provide adequate school facilities. Compliance with the City's School Facilities requirements would result in a less than significant impact on school facilities.

## XV. RECREATION

Would the project:

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. 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"/>

Discussion:

- a-b) **Less Than Significant Impact.** As discussed above for Public Services, the Specific Plan would introduce mixed uses consisting of retail, commercial, and residential within an urban infill site with access to existing public infrastructure, including park and recreational facilities. These include the Cajon Valley Middle School Park, the El Cajon Civic Center, and the Prescott Promenade. Future development as allowed by the Specific Plan includes multi-family housing. This increase in potential park users is not of a magnitude that it is anticipated to significantly increase the use of existing parks such that deterioration would accelerate; nor would it require the addition or expansion of park facilities. Therefore, impacts to park and recreation services would be less than significant.

## XVI. TRANSPORTATION/TRAFFIC

Would the project:

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Conflict with an applicable plan, ordinance, or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?	<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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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 type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion:

a,b) **Less Than Significant Impact.** The City has established LOS D as the minimum acceptable operating condition for both intersections and roadway segments. The City of El Cajon follows the SANTEC/ITE Guidelines to determine whether or not traffic impacts on its roadway network system are considered “significant” with the exception that LOS D is considered acceptable.

The traffic study conducted for the Ballantyne and Park Specific Plan evaluated existing intersection operations throughout the study area. Surrounding intersections are currently operating at LOS D or better during the AM and PM peak hours. These intersections include:

- Madison Avenue / Magnolia Avenue
- Madison Avenue / Ballantyne Street
- Wells Avenue / Ballantyne Street
- Park Avenue / Magnolia Avenue
- Park Avenue / Ballantyne Street
- Park Avenue / Mollison Avenue

Weekday street segment operations are currently operating at LOS C or better on a daily basis. These include:

- Madison Avenue: Ballantyne Street to Mollison Avenue
- Wells Avenue: Magnolia Avenue to Ballantyne Street
- Park Avenue: Ballantyne Street to Mollison Avenue
- Ballantyne Street: E. Madison Avenue to E. Main Street
- Mollison Street: Madison Avenue to Park Avenue

All intersections and segments are calculated to operate at LOS D or better with the addition of project and cumulative project traffic. Street segments are calculated to operate at LOS D or better in the Year 2035 without and with the project traffic other than Madison Avenue, between Ballantyne Street and Mollison Avenue. This segment is calculated to operate at LOS E in the 2035

timeframe. The Madison Avenue street segment is not considered a cumulative project impact since the increase in v/c due to the total project does not exceed the allowable threshold of 0.02 for street segments operating at LOS E.

- c) **Less than Significant Impact.** The nearest airport (Gillespie Field) is more than 2 miles from the project site. As described above, future development on the site will need to comply with the ALUC compatibility review requirements (Part 77 notice criteria) to obtain a determination of no hazard to air navigation by the Federal Aviation Administration. Adherence to these requirements will help to reduce safety hazards associated with people residing or working within two miles of a public airport or public use airport.
  
- d-f) **Less than Significant Impact.** Bus stops are located along Ballantyne Street along the project frontage in the northbound direction and a southbound bus stop directly across from the project. Sidewalks are available between the site and the bus stops. Based on a review of traffic volumes, the bus stops, and the availability of sidewalks, the project would not have any negative impacts to pedestrian facilities or access to transit stops.

Adherence to the City standards would serve to reduce potential hazards due to a design feature (e.g., sharp curves or dangerous intersections) and to maintain adequate emergency access. To address any potential safety hazards, a safety analysis for the ingress, egress, and site circulation must be submitted and approved by the City Engineer prior to approval of the Site Development Plan.

TRAF-1 Prior to approval of a site development plan, a transportation safety analysis must be submitted and approved by the City Engineer.

## XVII. UTILITIES AND SERVICE SYSTEMS

Would the project:

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	<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"/>
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"/>

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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 regulation related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion:

a–e) **Less than Significant Impact.** The project would be located within an urbanized infill site that already has access to water, wastewater, and storm water infrastructure. Wastewater and storm water services are provided by the City of El Cajon. Water is supplied by the Helix Water District. Future development of the site as allowed by the Specific Plan would be less than 500 units; thus, future projects would not be required (pursuant to SB 221) to conduct a water supply assessment. While future development of the site would result in an incrementally greater demand for water, wastewater, and storm water treatment compared to the existing condition, the magnitude of the proposed mixed-use retail, commercial, and residential units is anticipated to be such that the incremental increase in demand for services would not result in the need for new or expanded facilities.

Future development would be required to comply with the City General Plan policies and municipal code, which are policies to ensure that adequate utilities are provided by requiring water supply delivery systems and sewage conveyance and treatment capacity to be available at the time of project approval. Impacts to wastewater treatment are considered less than significant.

Design review approval, as well as other discretionary approvals, would be required for subsequent entitlements and future development. Projects would be evaluated for project-level environmental impacts related to storm water drainage facilities consistent with CEQA requirements at the time of the request for subsequent entitlements future development. Therefore, impacts to storm drainage facilities are expected to be less than significant.

f–g) **Less than Significant Impact.** Solid waste service for the City of El Cajon is provided by Waste Management in El Cajon, which disposes of non-recyclable solid waste generated by the City at the Sycamore Landfill. Future development on the site would be required to comply with all federal, state, and local statutes and regulations related to solid waste. Therefore, the project would not result in any impacts on solid waste.

## XVIII. MANDATORY FINDINGS OF SIGNIFICANCE

Does the project:

Issue	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<p>a. Have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>b. Have impacts that are individually limited, but cumulatively considerable ("cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>c. Have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion:

- a) **No Impact.** The Specific Plan site is located in a developed area and is surrounded by residential and commercial development, and roadways. Based on background research and field observations, the proposed Specific Plan land uses do not have the potential to impact the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory. Therefore, the proposed project would not have any impacts as it relates to these criteria.
- b) **No Impact.** The proposed project would not result in environmental impacts that are individually limited but cumulatively significant. Therefore, the proposed project does not result in any impacts that are both individually and cumulatively limited.
- c) **No Impact.** The proposed project would not result in significant effects on human beings either directly or indirectly.

## **XIX. DETERMINATION AND PREPARERS**

### **CALIFORNIA DEPARTMENT OF FISH AND WILDLIFE FEE DETERMINATION**

**(Fish and Game Code Section 711.4, Statutes of 2006 – SB 1535)**

- [ X ] It is hereby found that this project involves no potential for any adverse effect, either individual or cumulatively, on wildlife resources and that a "Certificate of Fee Exemption" shall be prepared for this project.
- [ ] It is hereby found that this project could potentially impact wildlife, individually or cumulatively, and therefore, fees in accordance with Section 711.4(d) of the Fish and Game Code shall be paid to the County Clerk.

#### **Report Preparers**

TTG Environmental Inc., 8885 Rio San Diego Drive Suite 237, San Diego, CA 92108

## **XX. REFERENCES**

Section 15150 of the State CEQA Guidelines permits an environmental document to incorporate by reference other documents that provide relevant data. The documents listed below are hereby incorporated by reference. The pertinent material is summarized throughout this Initial Study / Environmental Checklist where that information is relevant to the analysis of impacts of the Project. The following references were used in the preparation of this Initial Study / Environmental Checklist and are available for review at the City Hall located at 200 Civic Center Way, in El Cajon.

City of El Cajon  
2001 General Plan  
2014 Municipal Code

Air Quality Analysis for the Ballantyne and Park Specific Plan, SRA, January 2015.

Greenhouse Gas Analysis for the Ballantyne and Park Specific Plan, SRA, January 2015

Noise Analysis for the Ballantyne and Park Specific Plan, Eilar & Associates, January 2015.

Traffic Analysis for the Ballantyne and Park Specific Plan, LLG, January 2015.

Krueger, John. West Coast Air. Personal communication with William Fishbeck on January 27, 2015.

**ATTACHMENT A**

**BALLANTYNE AND PARK SPECIFIC PLAN**



Ballantyne and Park Specific Plan  
Specific Plan No. \_\_\_\_\_  
City Council Ordinance No. \_\_\_\_\_

---

## **BALLANTYNE AND PARK SPECIFIC PLAN**

### **Section 1. Purpose and Intent.**

The goal of the Ballantyne and Park Specific Plan is to identify appropriate land uses, program quality development and architectural standards, indicate the development approval process, and provide for amendment procedures for the comprehensive development of the specific plan area. The specific plan implements General Plan policies that require sound design standards while supporting the establishment of defined uses that are compatible with surrounding uses.

### **Section 2. Specific Plan Area.**

The property is located at the northeast corner of Ballantyne and Park Avenues. It consists of approximately 2.57 acres according to the site plan attached hereto and marked Exhibit A.1., being a portion of tax parcel identified as APN 483-310-16.

### **Section 3. Authority and Scope.**

This specific plan is established by the El Cajon City Council in accordance with Chapter 17.70 of the *El Cajon Municipal Code (ECMC)*, which establishes specific plans as an authorized mechanism for regulating land use and development in the City; and as enabled by the State of California Government Code Title 7, Division 1, Chapter 3, Article 8, Sections 65450 through 65457.

This specific plan implements the broad policies established in *The City of El Cajon General Plan* to guide growth and change in El Cajon, and is consistent with the General Plan. The development and design standards, and permitted uses contained within this specific plan supersede the previous land use and development regulations contained within the *ECMC* for the subject sites. Where the specific plan is silent, the regulations of the *ECMC* are applicable.

### **Section 4. CEQA.**

Adoption or amendment of a specific plan constitutes a project under the California Environmental Quality Act (CEQA). The initial environmental review shows that the proposed plan will not significantly affect the environment.

All subsequent approvals necessary to develop property within the specific plan area must be consistent with this specific plan. Additional environmental documentation may be required in the future if significant changes are found to have occurred pursuant to CEQA guidelines.

**Section 5. Amendments to this Specific Plan.**

Specific plan amendments shall be made through the provisions found in the *ECMC*; specifically, Chapters 17.57, 17.63 and 17.70.

The City Council may at any time, after holding a properly noticed public hearing, at which time the applicant may appear and object under applicable law to any potential repeal or modification of the conditions of approval, and after considering testimony as to the operation of the approved uses, repeal this specific plan, or modify the plan with additional conditions as it deems necessary to ensure that the approved uses continue to be compatible with surrounding properties and continue to be operated in a manner that is in the best interest of public convenience and necessity and will not be contrary to the public health, safety or welfare.

**Section 6. Subsequent Approvals.**

Approval of a Site Development Plan Permit pursuant to *ECMC* 17.65 and consistent with the specific plan is required for any proposed development on the site. The application for the Site Development Plan Permit must include a comprehensive site plan, landscape concept plan, building elevations, and a materials board.

The project site is within the airport overlay zone and review area 2 of the Gillespie Field Airport Land Use Compatibility Plan. Any proposed development of the site subject to the Part 77 notice criteria requires a determination of no hazard to air navigation by the Federal Aviation Administration.

**Section 7. Appeal.**

Any decision by the Planning Manager may be appealed to the Planning Commission, upon receipt of a written request for a hearing, in accordance with the provisions of *ECMC* Chapter 17.30. The Planning Manager shall schedule any appeal for the next available Planning Commission meeting based on notice times and agenda availability.

**Section 8. Severability.**

If any section, subsection, sentence, clause or phrase of this ordinance is for any reason held to be invalid, such decision shall not affect the validity of the remaining portions of

this ordinance. The City Council hereby declares that it would have adopted the specific plan and each section, subsection, sentence, clause or phrase thereof, irrespective of the fact that any one or more of the sections, subsections, sentences, clauses or phrases may be declared invalid.

**Section 9. Permitted Uses.**

The following uses are permitted in the specific plan Area unless designated conditional (“C”) or (“Z”), in which case such uses may be undertaken only upon the issuance of a Conditional Use Permit or Administrative Zoning permit as specified below:

**Commercial Uses:**

- Antique sales
- Art galleries, commercial retail
- Artist studios and art restoration services
- Athletic clubs and fitness centers
- Beauty salon, nail salon, barber shop and day spa
- Beauty supply and cosmetics sales
- Book store, including news copy and magazine sales
- Camera and photographic sales and related services
- Child activity centers
- Clothing and apparel store, new
- Clothing and costume rentals
- Clubs, youth clubs, professional organizations, union halls, fraternal organizations C
- Community gardens
- Dance studio
- Day care facility C
- Department store with general retail sales
- Drive through service accessory to an authorized land use C
- Fabric store
- Financial services and institutions
- Florist
- Furniture and home furnishing sales
- General retail sales
- Gift shop, including novelties, souvenirs, greeting cards, etc.
- Headquarters office facility
- Hobby shop
- Household accessories including bedding, linens, kitchen supplies, etc.
- Laundry and dry cleaning services, retail, including coin operated self-service laundry
- Locksmith and related services
- Market, food

Martial arts instruction and training  
Medical and dental office, laboratories and clinics open to the general public including acupuncture, chiropractic and other state licensed health care practices  
Medical and dental laboratory not open to the public  
Modeling agency, talent agencies and entertainment booking services (office only)  
Music lessons conducted indoors  
Music store including the sale of musical instruments, sheet music and recorded music  
Office, administrative, business and professional  
Office machine sales  
Optical goods including eye glasses, contact lenses, and eye exams  
Outdoor dining accessory to authorized restaurant or cocktail lounge Z  
Pet supply stores including pet sales and pet adoption services with accessory indoor veterinary and grooming services  
Pharmacy  
Photocopying and other retail office services for the general public  
Photographic studio including ancillary photo finishing services  
Restaurant C  
Restaurant, take out only as part of a comprehensive commercial development C  
Special training and schooling conducted indoors  
Sporting goods, bicycles and toy stores  
Supermarket  
Tailoring, alteration and sewing services  
Travel agency  
Urban farming C  
Veterinary and small animal hospital, indoors only  
Vocational and trade school (conducted indoors) C  
Watch, clock and jewelry sales and repair

**Light Industrial Uses**

Printing and publishing services, non-retail and excluding contact with the general public

**Transportation, Communication and Utilities**

Media production including broadcasting studios, and audio and video recording studios  
Wireless communication facilities, freestanding C  
Wireless communication facilities, architecturally integrated or other stealth design

### **Institutional and Charitable Uses**

Botanical garden and arboretum	C
Educational institution	C
Governmental administrative offices	C
Hospital	C
Religious facilities	C

### **Residential Uses**

Multifamily housing up to 30 dwelling units per acre, or as part of a mixed-use development

### **Section 10. Development Standards.**

- 10.1 **Height:** The maximum height permitted for any building is 45 ft.
- 10.2 **Setbacks:** The residential setback is 5 to 10 feet from exterior property lines and must be landscaped. Commercial or mixed-use setbacks may be reduced to zero provided that street trees are provided in wells and adequate sidewalk widths maintained.
- 10.3 **Parking Standard:** Residential parking shall be provided at the rate of 1 parking space per studio or 1 bedroom unit and 2 parking spaces per 2 or more bedroom unit. Parking for all other uses shall be determined by the use proposed in accordance with *ECMC* Chapter 17.185 *Parking Standards* or as substantiated by a parking demand analysis prepared by a professional transportation consultant.
- 10.4 **Lot Coverage:** No maximum lot coverage is applicable.
- 10.5 **Recreational Space:** A residential project must provide recreational or open space amenities at a rate of 225 square feet per unit. Recreational space may be provided as private or common space and may include balconies.
- 10.6 **Pedestrian Paths:** Walkways shall be provided adjacent to all on-street parking areas, shall connect all building entrances and parking areas and shall have an unobstructed width of not less than (4) four feet.
- 10.7 **Other Development Standards:** Other development standards as set forth in *ECMC* 17.130 *General Development Standards* are applicable.

- 10.8 **Landscaping:** Landscaping must be provided in accordance with *ECMC 17.195 Water Efficient Landscape Ordinance*.
- 10.9 **Performance Standards:** Any proposed use must comply with the regulations as set forth in Chapter 17.115 General Land Use Regulations and Performance Standards.

### Section 11. Design Standards.

- 11.1 **Building Compatibility:** Buildings shall be of a high-quality design and architecture, compatible in bulk and scale with the surrounding area, and at an appropriate pedestrian scale. Integral architectural details should be balanced on all facades. Varying wall planes, heights, or materials should be integrated to create visual interest.
- 11.2 **Building Orientation:** Buildings should be oriented to front on Ballantyne and Park and should provide direct entries on the public streets.
- 11.3 **Parking:** Surface parking should be located to the rear of the property behind buildings.
- 11.4 **Vehicular Access:** Vehicular access should not disrupt pedestrian traffic. Driveways and curb cuts should be minimized and appropriate site distances observed. The following project design features should be considered as part of the Site Development Plan Permit approval:
- Construct all project driveways to City improvement standards.
  - Construct all project driveways such that City sight distance requirements are met or exceeded.
  - Any access to Park Avenue should be as far as possible from Ballantyne Street (at least 75 feet).
  - Limit driveway access to Ballantyne Street to right turns only.
- 11.5 **Pedestrian Orientation:** Enhanced pedestrian features should be incorporated and may include, but are not limited to, a mini-plaza, larger sidewalks, or pedestrian amenities.

- 11.6 **Landscaping:** Street trees should be provided in all non-contiguous sidewalk planter areas or in tree wells. Trees and landscaping should be located within exterior required yards along Ballantyne and Park compatible with existing landscape theme.
- 11.7 **Transit Connection:** Provide a direct pedestrian connection to the bus stop on Ballantyne. Site design should respect the connection to transit and amenities for transit riders should be provided.
- 11.8 **Bicycle Facilities:** Bicycle facilities must be provided in accordance with *ECMC* section 17.185.150 *Bicycle parking*.
- 11.9 **Lighting:** Lighting shall be of appropriate scale and illumination. All lighting fixtures shall be shielded from neighboring properties. The submittal of lighting plans shall be required for all improvements with light standard heights, intensities, locations, and include light reduction strategies to eliminate light spilling onto adjacent properties. Additionally, all lighting elements must be designed in concert with the overall project theme.
- 11.10 **Service Areas:** Service areas such as loading docks, utilities, and refuse storage should be sited appropriately to avoid conflicts with the adjacent school and nearby residential uses and should be screened from public view.

## **Section 12. Conditions of Approval.**

Prior to the issuance of any building permit for any structure, the applicant shall comply with any applicable mitigation measures if such measures are indicated in the Environmental Document at Exhibit \_\_\_\_.

Prior to the issuance of building permits, or as otherwise determined by the Planning Manager, the applicant shall complete the following:

- i. Approval of a Site Development Plan Permit consistent with this specific plan is required prior to building permit issuance. The application for the Site Development Plan Permit must include a comprehensive site plan, landscape concept plan, building elevations, and a materials board.
- ii. The applicant shall comply with all the conditions listed in the “Standard Conditions of Development” adopted by the Planning Commission by Planning Commission Resolution No. 10649 and labeled Exhibit A.2 as applicable.

- iii. Submit a lighting plan in accordance with *ECMC* Section 17.130.150. The plan shall include the location of all external lighting elements and their respective design. Planning Division approval of the plan is required before building permit issuance.
- iv. Obtain approval of a Landscape Documentation Package (LDP) in conformance with the requirements of Chapter 17.195 of the Zoning Code, and consistent with the guidelines provided in the City of El Cajon Landscape Design Manual.
  - a) Prior to the granting of occupancy or as otherwise determined by the Planning Manager, all on-site improvements shall be completed or guaranteed in accordance with the approved specific plan site plans and building permits. In addition, the following items shall be completed and/or inspected:
    - i. Complete the installation of the approved landscaping and irrigation system and obtain approval of a Certificate of Completion.
  - b) Satisfy all requirements of all pertinent City departments and divisions, including the Public Works Department, Building Division, Fire Safety Division, and utilities including Helix Water District and San Diego Gas and Electric as indicated in the attached comments.

**Section 13. Performance Standards.**

- a) All new parking lot lighting elements shall be directed downward and shielded from adjacent residential properties.
- b) All landscaped areas shall be sufficiently watered and periodically fertilized to establish and maintain healthy growth, and shall be maintained in a neat, litter and weed free condition. All plants shall be pruned and trimmed as necessary, and upon notification by the Planning Division, all plant materials that have died or have failed to show healthy growth shall be replaced by plants of the same or similar species. Replacement by more drought resistant plants may also be approved. Landscape maintenance shall include regular inspection, adjustment, and repair of the irrigation system, including making seasonal changes to the irrigation controller.
- c) All uses under this specific plan shall be operated in a manner that complies at all times with the performance standards listed in Section 17.115.130 of the *ECMC*.



**Section 14. Applicability.**

Where this specific plan is silent in terms of the use and development standards for each site, the underlying zoning district and applicable general zoning regulations shall govern. Furthermore, where a conflict exists between this specific plan and the *ECMC*, this specific plan shall prevail.

**Section 15. Attachments.**

Exhibit A.1 - Reduced Site Plan

Exhibit A.2 –Standard Conditions of Development

**ATTACHMENT B**

**MITIGATION MONITORING AND REPORTING PLAN**

# MITIGATION MONITORING AND REPORTING PROGRAM

The Cajon Valley Union School District (CVUSD) prepared an Initial Study/Mitigated Negative Declaration (IS/MND) in accordance with the requirements of the California Environmental Quality Act (CEQA) (Public Resources Code, Section 21000 et seq.; California Code of Regulations Title 14 Section 15000 et seq. [CEQA Guidelines]). The IS/MND determined that the proposed project could have a significant environmental effect in the following areas: Air Quality, Cultural Resources, Noise, Traffic, and Hazardous Wastes.

Section 21081.6 of the California Public Resources Code requires a public agency to adopt a mitigation monitoring and reporting program (MMRP) at the time of approval for changes to the project that it has adopted and incorporated into the project. The MMRP describes the procedures the Project Applicant or its successor will use to implement the Mitigation Measures adopted in connection with the approval of the Project and the methods of monitoring and reporting on such actions. Monitoring refers to the observation of mitigation activities at the Project Site, in the design of plans or in the operation of designated agencies. A MMRP is necessary only for impacts which would be significant if not mitigated.

The MMRP is presented in tabular format (Table 1-1). The table columns contain the following information:

**Mitigation Number:** Lists the mitigation measures by number, as designated in the IS/MND and by issue area.

**Mitigation Measure:** Provides the text of the mitigation measures (by issue area), as provided in the IS/MND, each of which has been adopted and incorporated into the project.

**Timing/Schedule:** Lists the time frame in which the mitigation is expected to take place.

**Implementation Responsibility:** Identifies the entity responsible for complying with the requirements and conditions of the mitigation measure.

**Completion of Implementation:** The CVUSD is responsible for ensuring these mitigation measures are implemented. The "Action" column is to be used by the CVUSD to describe the action(s) taken to complete implementation. The "Date Completed" column is to be used to indicate when implementation of the mitigation measure has been completed. The CVUSD, at their discretion, may delegate implementation responsibility or portions thereof to qualified consultants or contractors. However, CVUSD still maintains overall responsibility for implementation of mitigation adopted or incorporated into the project.

Table 1-1 Mitigation Monitoring and Reporting Program for the Ballantyne and Park Specific Plan Amendment Project					
Mitigation Number	Mitigation Measure	Timing/ Schedule	Implementation Responsibility	Completion of Implementation	
				Action	Date Completed
AQ-1	<p><b>Air Quality</b></p> <p>The project will employ best management practices to reduce air emissions during construction, including:</p> <ul style="list-style-type: none"> <li>• Application of water three times daily during grading on active grading sites</li> <li>• Application of water three times daily to unpaved roads</li> <li>• Reduce speeds to 15 mph on unpaved roads</li> <li>• Use architectural coatings with a VOC content of 150 g/l or less</li> </ul>				
CR-1	<p><b>Cultural Resources</b></p> <ul style="list-style-type: none"> <li>• Project excavation or grading activities within the designated limits of disturbance shall be monitored by a qualified archeological monitor to search for potential buried historic, and/or archaeological resources. If unknown cultural resources are discovered during the construction of the Project, the following protocol shall be followed:</li> <li>• If evidence of archeological resources (e.g., chipped or ground stone, historical debris, building foundations, or human bone) is identified by the qualified monitor during excavation, all</li> </ul>	Grading and excavation. Confirm agreement with archeological monitor prior to approval of grading plans	Community Development Department		

**Table 1-1  
Mitigation Monitoring and Reporting Program for the Ballantyne and Park Specific Plan Amendment Project**

Mitigation Number	Mitigation Measure	Timing/ Schedule	Implementation Responsibility	Completion of Implementation	
				Action	Date Completed
	<p>work within 60 feet of the discovery site shall stop until a qualified archaeologist can assess the significance of the find.</p> <ul style="list-style-type: none"> <li>• The monitor shall notify appropriate staff of the City of El Cajon Community Development Department – Planning Division.</li> <li>• Consultation shall be undertaken, as appropriate, between the City; a qualified archaeologist; Native American representatives (if appropriate); and, other appropriate agencies to determine whether the intact portions of the discovered resource can be avoided or if impacts have not occurred, whether work can continue. If it is determined that the resource has been impacted and an assessment of its significance is required, then a qualified archaeologist shall develop appropriate treatment measures for the discovered and impacted resource in consultation with appropriate agencies. Work in the area of the discovery will not resume until permission is received from the City of El Cajon.</li> <li>• All recovered artifacts shall be taken to an archaeological laboratory for sorting, cataloging, and analysis. All data shall be entered into a database program. A report shall be written by a qualified archeologist detailing the results of the monitoring, analyzing the materials recovered, and discussing the importance of the materials as they relate to the history or prehistory of El Cajon.</li> </ul>				

**Table 1-1  
Mitigation Monitoring and Reporting Program for the Ballantyne and Park Specific Plan Amendment Project**

Mitigation Number	Mitigation Measure	Timing/ Schedule	Implementation Responsibility	Completion of Implementation	
				Action	Date Completed
	<ul style="list-style-type: none"> <li>In the unlikely event that human remains are discovered, existing laws and protocols are required to be followed before proceeding with any project action that would further disturb the remains. Provisions set forth in California Public Resources Code Section 5097.78 and State Health and Safety Code Section 7050.5 would be implemented in consultation with the most likely descendant identified by the Native American Heritage Commission.</li> </ul>				
<b>HAZ-1</b>	<p><b>Hazardous Wastes</b></p> <p>Geotracker identified one leaking underground storage tank (LUST) approximately 500 feet west of the project site</p> <ul style="list-style-type: none"> <li>All proposed groundbreaking activities within areas of identified or suspected contamination would be required to be conducted according to a site-specific health and safety plan, prepared by a licensed professional in accordance with Cal/OHSA regulations (contained in Title 8 of the California Code of Regulations) prior to the commencement of groundbreaking.</li> </ul>	Prior to issuance of building permits.	Community Development Department		
	The project site is within the airport overlay zone and review area 2 of the Gillespie Field Airport Land Use Compatibility Plan. Future projects within the overlay zone and review area are subject to the airport land use compatibility review requirements.	Prior to approval of the site development plan permit.	Community Development Department		

Table 1-1 Mitigation Monitoring and Reporting Program for the Ballantyne and Park Specific Plan Amendment Project					
Mitigation Number	Mitigation Measure	Timing/ Schedule	Implementation Responsibility	Completion of Implementation	
				Action	Date Completed
HAZ-2	<ul style="list-style-type: none"> <li>Future development on the site will need to comply with the ALUC compatibility review requirements (Part 77 notice criteria) to obtain a determination of no hazard to air navigation by the Federal Aviation Administration. Adherence to these requirements will help to reduce safety hazards associated with people residing or working within two miles of a public airport or public use airport to below a level of significance.</li> </ul>				
NOI-1	<p><b>Noise</b></p> <p>Implementation of the following mitigation measures would minimize potential noise sources introduced by the new development to acceptable noise levels, which would comply with the City of El Cajon noise regulations.</p> <p>If a multifamily residential development is proposed on site, one of the two following project design features should be implemented in order to adequately control noise levels at outdoor use areas to be 65 DNL or less:</p> <ol style="list-style-type: none"> <li>Buildings should be oriented in a “U” or “L” shape with outdoor use areas in a central courtyard on the east side of the buildings (opposite of Ballantyne Street) to allow the building to act as a sound attenuation barrier.</li> <li>If outdoor use areas have a direct line-of-sight to Ballantyne Street, a sound attenuation barrier wall should be constructed around the outdoor use area to attenuate noise. A six-foot high wall would be expected to be sufficient.</li> </ol>	<p>Prior to approval of the site development permit or prior to the issuance of building permits.</p>	<p>Community Development Department</p>		

**Table 1-1  
Mitigation Monitoring and Reporting Program for the Ballantyne and Park Specific Plan Amendment Project**

Mitigation Number	Mitigation Measure	Timing/ Schedule	Implementation Responsibility	Completion of Implementation	
				Action	Date Completed
NOI-2	<ul style="list-style-type: none"> <li>• The eight-foot high block wall surrounding the north and east property lines must remain in place upon development of the project site.</li> <li>• Truck deliveries may not occur between the hours of 10 p.m. and 7 a.m.</li> <li>• A parapet wall with a minimum height of four feet should be installed at the roofs of proposed buildings on which air conditioning units will be roof-mounted to appropriately shield the units from neighboring properties.</li> <li>• Any outdoor play areas for child care centers to be located on site should be located at least 80 feet from the west or south property lines, and at least 60 feet from the north or east property lines. Noise from this source was evaluated assuming 25 children would be present; however, if more children are to be present, a more detailed noise analysis may be needed to determine the additional noise impact.</li> <li>• Any trash compactor should be located at least 55 feet from the north and east property lines.</li> <li>• Any wireless equipment to be located on site must include an eight-foot high barrier wall around any proposed generators, and all equipment must be located at least 90 feet from any surrounding property line.</li> <li>• An interior noise analysis would be required prior to issuance of building permits to ensure interior noise levels would be mitigated to less than 45 dba.</li> </ul>				
NOI-3					
NOI-4					
NOI-5					
NOI-6					
NOI-7					
NOI-8					



**Table 1-1  
Mitigation Monitoring and Reporting Program for the Ballantyne and Park Specific Plan Amendment Project**

Mitigation Number	Mitigation Measure	Timing/ Schedule	Implementation Responsibility	Completion of Implementation	
				Action	Date Completed
<b>TRAF-1</b>	<p><b>Transportation/Traffic</b></p> <p>Adherence to the following City standards would serve to reduce potential hazards due to a design feature (e.g., sharp curves or dangerous intersections) and to maintain adequate emergency access.</p> <ul style="list-style-type: none"> <li>• Prior to approval of a site development plan, a transportation safety analysis must be submitted and approved by the City Engineer.</li> </ul>	Prior to approval of the site development plan permit.	Community Development Department		

**Ballantyne and Park Specific Plan**  
**March 17, 2015**

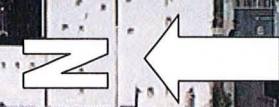


**Project Site**

**Ballantyne Street**

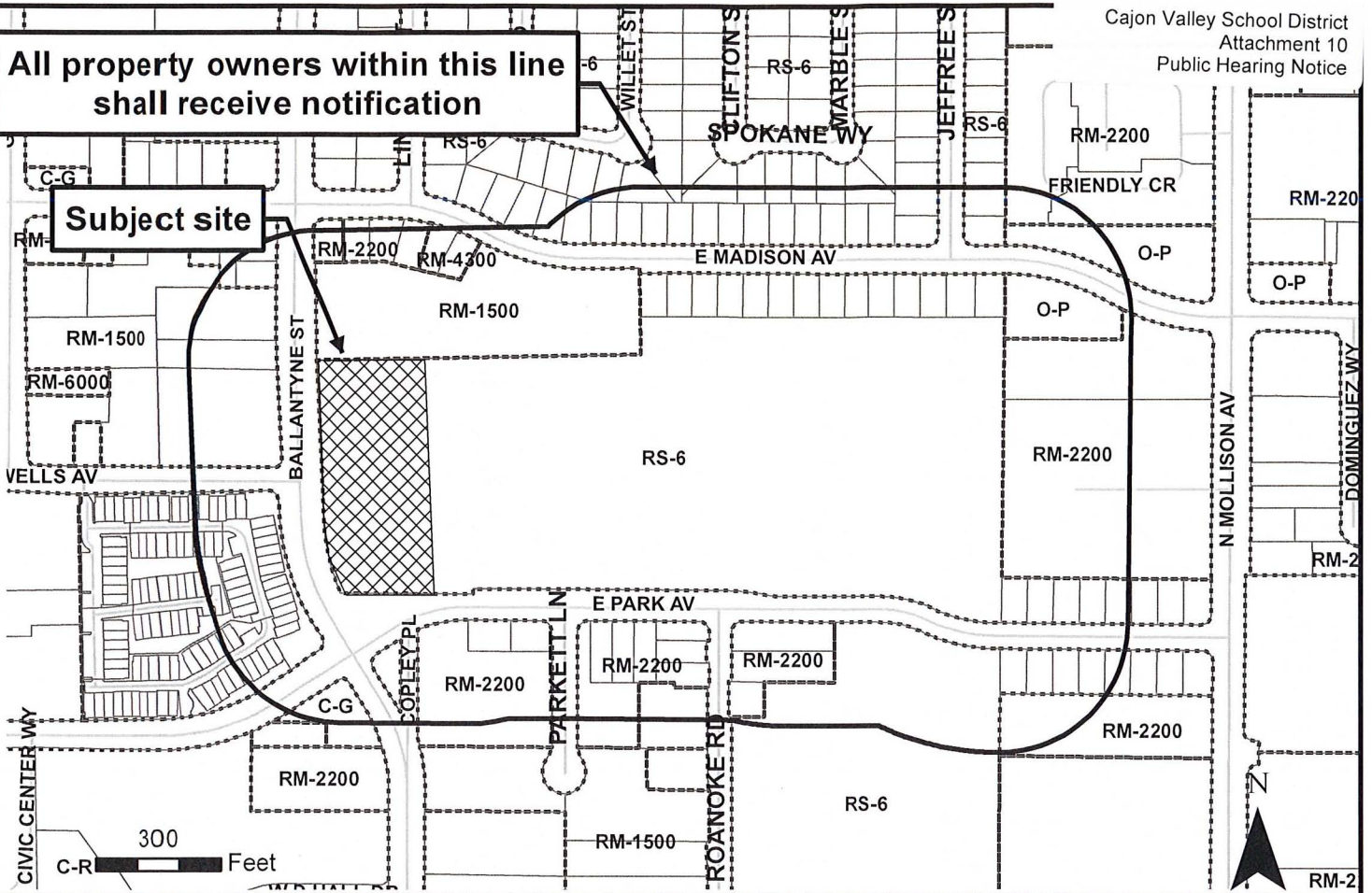
**Cajon Valley Middle School**

**Park Avenue**



All property owners within this line shall receive notification

Subject site



### NOTICE OF PUBLIC HEARING APPEAL OF PLANNING COMMISSION DECISION

NOTICE IS HEREBY GIVEN that the El Cajon City Council will hold a public hearing at **7:00 p.m., Tuesday, April 14, 2015** in the City Council Chambers, 200 Civic Center Way, El Cajon, CA, to consider: **AN APPEAL OF PLANNING COMMISSION ACTION DENYING CAJON VALLEY SCHOOL DISTRICT – GENERAL PLAN AMENDMENT NO. 2012-02, ZONE RECLASSIFICATION NO. 2311, AND SPECIFIC PLAN NO. 525** as submitted by Cajon Valley Union School District (Scott Buxbaum), to redesignate the subject property from Junior High to High Density Residential in the General Plan, to rezone the subject property from RS-6 to RM-1450, and to adopt a specific plan for future development. A Draft Mitigated Negative Declaration has been prepared in compliance with the California Environmental Quality Act. The subject property is located at the northeast corner of Ballantyne and Park Avenues and is a portion of APN: 483-310-16-00.

On March 17, 2015, the Planning Commission adopted Resolution No. 10796 denying General Plan Amendment No. 2012-02, Zone Reclassification No. 2311, and Specific Plan No. 525, respectively.

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 for City Council at <http://www.ci.el-cajon.ca.us/council/agendas.aspx>. To download a copy, click the *current agenda – full version* link, then the agenda item. 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 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 the Planning Division at 619.441.1742. More information about planning and zoning in El Cajon is available at [www.ci.el-cajon.ca.us/dept/comm/planning.html](http://www.ci.el-cajon.ca.us/dept/comm/planning.html).

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](mailto:mdevine@cityofelcajon.us) and reference "Cajon Valley School District" in the subject line.



General Plan Amendment

City of El Cajon

Community Development Department  
Planning Division  
**DISCRETIONARY PERMIT APPLICATION**

**Type of Discretionary Permit(s) Requested**

- AZP       CUP       LLA       PRD       PUD  
 Specific Plan       TPM       TSM       VAR       ZR

Other: General Plan Amendment 2012-02

**Applicant Information** (the individual or entity proposing to carry out the project; not for consultants)

Company Name: Cajon Valley Union School District  
Contact Name: Scott A. Buxbaum, Assistant Superintendent  
Address: c/o Business Services  
PO BOX 1007, El Cajon, CA 92022-1007  
Phone: (619) 588-3060 Email: buxbaums@cajonvalley.net  
Interest in Property:  Own       Lease       Option

**ATTORNEY**

**Project Representative Information** (if different than applicant; consultant information here)

Company Name: Fischbeck & Oberndorfer, A.P.C.  
Contact Name: William L. Fischbeck License: Bar #068883  
Address: 5464 Grossmont Center Dr., La Mesa, CA 91942  
Phone: (619) 464-1200 Email: wlf@lamesalaw.com

**Property Owner's Project Manager:**

**Property Owner Information** (if different than applicant)

Company Name: G. Wayne Oetken & Associates  
Contact Name: Wayne Oetken  
Address: PO BOX 1161, La Mesa, CA 91944-1161  
Phone: (619) 825-6502 Email: gwoassociates@cox.net

**Project Location**

Parcel Number (APN): A portion of 483-310-16  
Address: East Park Avenue, El Cajon, CA  
Nearest Intersection: Park Avenue and Ballantyne Street

**Project Description (or attach separate narrative)**

General Plan Amendment to the Cajon Valley Middle School site described as  
approx. the southerly 490 feet of the westerly 265 feet of the property of  
which consists of approx. 2.57 acre lot to allow for Neighborhood Commercial  
zone.

**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 Signature<sup>1</sup>: *Scott A. Buxbaum* Date: 10/18/12  
Scott A. Buxbaum, Asst. Superintendant  
Property Owner Signature<sup>2</sup>: *Scott A. Buxbaum* Date: 10/18/12  
Scott A. Buxbaum, Asst. Superintendant

- 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.



City of El Cajon

Community Development Department  
Planning Division  
**DISCLOSURE STATEMENT**

---

**Disclosure Statement - General Plan Amendment**

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.

Cajon Valley Union School District

PO BOX 1007, El Cajon, CA 92022-1007

List the names and address of all persons having any ownership interest in the property involved.

Cajon Valley Union School District

PO BOX 1007, El Cajon, CA 92022-1007

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.

N/A

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.

N/A

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.

Please see attached documentation.

---

---

---

"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.

Scott A. Buxbaum 10/18/12  
Signature of applicant / date

Scott A. Buxbaum, Asst. Superintendant  
Print or type name of applicant

NOTE: Attach appropriate names on additional pages as necessary.

Account	Check Number	Date	Payee	Amount	
TREASURER	508554	10/6/2011	CITY OF EL CAJON	\$95.07	Plan Submittal Fee for roof at 225 Roanoke
TREASURER	101349	11/9/2011	CITY OF EL CAJON	\$351.71	Permit fee for roof over boiler at CN
TREASURER	513498	6/25/2012	CITY OF EL CAJON..	\$275.00	Stormwater Inspection fee
Total Fees				\$721.78	
TREASURER	514623	8/29/2012	CITY OF EL CAJON ALARM CLERK	\$375.00	Alarm Response
TREASURER	513765	7/11/2012	CITY OF EL CAJON ALARM CLERK	\$1,875.00	Alarm Response
TREASURER	513497	6/25/2012	CITY OF EL CAJON ALARM CLERK	\$1,950.00	Alarm Response
TREASURER	512519	5/10/2012	CITY OF EL CAJON ALARM CLERK	\$150.00	Alarm Response
TREASURER	512125	4/19/2012	CITY OF EL CAJON ALARM CLERK	\$900.00	Alarm Response
TREASURER	511650	3/22/2012	CITY OF EL CAJON ALARM CLERK	\$2,400.00	Alarm Response
TREASURER	511257	3/8/2012	CITY OF EL CAJON ALARM CLERK	\$2,925.00	Alarm Response
TREASURER	510930	2/16/2012	CITY OF EL CAJON ALARM CLERK	\$75.00	Alarm Response
TREASURER	510669	2/2/2012	CITY OF EL CAJON ALARM CLERK	\$1,350.00	Alarm Response
Total Alarm Response Fees				\$12,000.00	
TREASURER	514735	9/13/2012	CITY OF EL CAJON - REC CENTER	\$1,008.00	Joint use shared costs
TREASURER	510931	2/16/2012	CITY OF EL CAJON..	\$2,196.79	Joint use shared costs
Total Recreation Shared costs				\$3,204.79	
TREASURER	512803	5/24/2012	CITY OF EL CAJON.	\$3,240.20	Water/Sewer Charges
TREASURER	511722	3/29/2012	CITY OF EL CAJON.	\$2,820.28	Water/Sewer Charges
TREASURER	511651	3/22/2012	CITY OF EL CAJON.	\$702.20	Water/Sewer Charges
TREASURER	515572	10/15/2012	CITY OF EL CAJON..	\$1,531.24	Water/Sewer Charges
TREASURER	513050	6/7/2012	CITY OF EL CAJON..	\$464.21	Water/Sewer Charges
TREASURER	511860	4/3/2012	CITY OF EL CAJON..	\$443.39	Water/Sewer Charges
TREASURER	515573	10/15/2012	CITY OF EL CAJON	\$1,758.20	Water/Sewer Charges
TREASURER	515442	10/15/2012	CITY OF EL CAJON	\$11,478.40	Water/Sewer Charges
TREASURER	515177	10/4/2012	CITY OF EL CAJON	\$14,861.98	Water/Sewer Charges
TREASURER	515027	9/26/2012	CITY OF EL CAJON	\$9,282.60	Water/Sewer Charges
TREASURER	514392	8/16/2012	CITY OF EL CAJON	\$1,513.40	Water/Sewer Charges
TREASURER	514337	8/9/2012	CITY OF EL CAJON	\$9,681.60	Water/Sewer Charges
TREASURER	514269	8/9/2012	CITY OF EL CAJON	\$13,740.40	Water/Sewer Charges
TREASURER	514231	8/2/2012	CITY OF EL CAJON	\$11,439.44	Water/Sewer Charges
TREASURER	513164	6/14/2012	CITY OF EL CAJON	\$5,037.00	Water/Sewer Charges
TREASURER	513049	6/7/2012	CITY OF EL CAJON	\$8,635.20	Water/Sewer Charges
TREASURER	512854	5/24/2012	CITY OF EL CAJON	\$1,089.44	Water/Sewer Charges
TREASURER	511989	4/12/2012	CITY OF EL CAJON	\$5,925.80	Water/Sewer Charges
TREASURER	511859	4/3/2012	CITY OF EL CAJON	\$3,851.60	Water/Sewer Charges
TREASURER	510929	2/16/2012	CITY OF EL CAJON	\$1,619.57	Water/Sewer Charges
TREASURER	510756	2/9/2012	CITY OF EL CAJON	\$3,409.90	Water/Sewer Charges
TREASURER	510668	2/2/2012	CITY OF EL CAJON	\$1,094.39	Water/Sewer Charges
TREASURER	510556	1/26/2012	CITY OF EL CAJON	\$990.57	Water/Sewer Charges
TREASURER	509853	12/15/2011	CITY OF EL CAJON	\$5,944.51	Water/Sewer Charges
TREASURER	509715	12/8/2011	CITY OF EL CAJON	\$6,969.70	Water/Sewer Charges
TREASURER	509496	12/1/2011	CITY OF EL CAJON	\$6,556.40	Water/Sewer Charges
TREASURER	508889	10/20/2011	CITY OF EL CAJON	\$12,646.13	Water/Sewer Charges
TREASURER	508668	10/13/2011	CITY OF EL CAJON	\$13,781.23	Water/Sewer Charges
TREASURER	508360	9/23/2011	CITY OF EL CAJON	\$7,838.41	Water/Sewer Charges
Total Water/Sewer				\$168,347.39	



**CEQA APPENDIX H:  
ENVIRONMENTAL INFORMATION FORM**

*(To be Completed by Applicant)*

Date Filed \_\_\_\_\_

**General Information**

1. Name and address of developer or project sponsor: Cajon Valley Union School District
2. Address of project: East Park Avenue, El Cajon, CA  
Assessor's Block and Lot Number: Block 310 Lot 16
3. Name, address, and telephone number of person to be contacted concerning this project:  
William L. Fischbeck, Attorney  
5464 Grossmont Center Dr., El Cajon, CA 91942
4. Indicate number of the permit application for the project to which this form pertains: \_\_\_\_\_
5. List and describe any other related permits and other public approvals required for this project, including those required by city, regional, state and federal agencies:  
Rezone and General Plan Amendment - none
6. Existing zoning district: RS-6 - Residential Single Family
7. Proposed use of site (Project for which this form is filed): Neighborhood Commercial  
uses: office, retail

**Project Description - Rezone and General Plan Amendment**

*(see site plan with one possible design)*

8. Site size.
9. Square footage.
10. Number of floors of construction.
11. Amount of off-street parking provided.
12. Attach plans.
13. Proposed scheduling.
14. Associated projects.
15. Anticipated incremental development.
16. If residential, include the number of units, schedule of unit sizes, range of sale prices or rents, and type of household size expected.
17. If commercial, indicate the type, whether neighborhood, city or regionally oriented, square footage of sales area, and loading facilities.
18. If industrial, indicate type, estimated employment per shift, and loading facilities.

**Governing Board**  
of Cajon Valley Union School District

Phone: (619) 588-3005  
Fax: (619) 588-7653



Office Address:  
750 E. Main Street, El Cajon, CA 92020  
Mailing Address:  
PO Box 1007, El Cajon, CA 92022-1007  
www.cajonvalley.net

**EXCERPT OF BOARD MINUTES**

The following is an excerpt of the Minutes of the Regular Governing Board meeting held on August 28, 2012.

V. BUSINESS SESSION

D. Business Services Division

7. Approval of Authorization Language to Pursue the Rezoning of the Cajon Valley Middle School Surplus Property Parcel

By consent, Authorization Language to Pursue the Rezoning of the Cajon Valley Middle School Surplus Property Parcel was approved as presented.

I certify the above to be a true and correct copy of the excerpt as indicated.

\_\_\_\_\_  
Lisa Arreola  
Executive Assistant to the Superintendent

#507-13/la



Zoning Reclass

City of El Cajon

Community Development Department  
Planning Division  
DISCRETIONARY PERMIT APPLICATION

Type of Discretionary Permit(s) Requested

- |  |                              |                              |                              |  |
|--|------------------------------|------------------------------|------------------------------|--|
| <input type="checkbox"/> AZP           | <input type="checkbox"/> CUP | <input type="checkbox"/> LLA | <input type="checkbox"/> PRD | <input type="checkbox"/> PUD           |
| <input type="checkbox"/> Specific Plan | <input type="checkbox"/> TPM | <input type="checkbox"/> TSM | <input type="checkbox"/> VAR | <input checked="" type="checkbox"/> ZR |

Other: ZR 2311

**Applicant Information** (the individual or entity proposing to carry out the project; not for consultants)

Company Name: Cajon Valley Union School District  
Contact Name: Scott A. Buxbaum, Assistant Superintendant  
Address: c/o Business Services  
PO BOX 1007, El Cajon, CA 92022-1007  
Phone: (619) 588-3060 Email: buxbaums@cajonvalley.net  
Interest in Property:  Own  Lease  Option

ATTORNEY

**Project Representative Information** (if different than applicant; consultant information here)

Company Name: Fischbeck & Oberndorfer, A.P.C.  
Contact Name: William L. Fischbeck License: Bar #068883  
Address: 5464 Grossmont Center Dr., La Mesa, CA 91942  
Phone: (619) 464-1200 Email: wlf@lamesalaw.com

Property Owner's Project Manager:

~~Property Owner~~ **Information** (if different than applicant)

Company Name: G. Wayne Oetken & Associates  
Contact Name: Wayne Oetken  
Address: PO BOX 1161, La Mesa, CA 91944-1161  
Phone: (619) 825-6502 Email: gwoassociates@cox.net

**Project Location**

Parcel Number (APN): A portion of 483-310-16

Address: East Park Avenue, El Cajon, CA

Nearest Intersection: Park Avenue and Ballantyne Street

**Project Description (or attach separate narrative)**

To allow Neighborhood Commercial zoning for a portion of the Cajon Valley Middle School site described as approximately the southerly 490 feet of the westerly 265 feet of the property of which consists of approx. 2.57 acre lot.

**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 Signature<sup>1</sup>: *Scott A. Buxbaum* Date: 10/18/12  
Scott A. Buxbaum, Asst. Superintendent

Property Owner Signature<sup>2</sup>: *Scott A. Buxbaum* Date: 10/18/12  
Scott A. Buxbaum, Asst. Superintendent

- 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.



City of El Cajon

Community Development Department  
Planning Division  
**DISCLOSURE STATEMENT**

---

**Disclosure Statement** - Zoning Reclass

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.

Cajon Valley Union School District

PO BOX 1007, El Cajon, CA 92022-1007

List the names and address of all persons having any ownership interest in the property involved.

Cajon Valley Union School District

PO BOX 1007, El Cajon, CA 92022-1007

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.

N/A

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.

N/A

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.

Please see attached documentation.  
\_\_\_\_\_  
\_\_\_\_\_

"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.

Scott A. Buxbaum 10/18/12      Scott A. Buxbaum, Asst. Superintendent  
Signature of applicant / date      Print or type name of applicant

NOTE: Attach appropriate names on additional pages as necessary.

Account	Check Number	Date	Payee	Amount	
TREASURER	508554	10/6/2011	CITY OF EL CAJON	\$95.07	Plan Submittal Fee for roof at 225 Roanoke
TREASURER	101349	11/9/2011	CITY OF EL CAJON	\$351.71	Permit fee for roof over boiler at CN
TREASURER	513498	6/25/2012	CITY OF EL CAJON..	\$275.00	Stormwater Inspection fee
Total Fees				\$721.78	
TREASURER	514623	8/29/2012	CITY OF EL CAJON ALARM CLERK	\$375.00	Alarm Response
TREASURER	513765	7/11/2012	CITY OF EL CAJON ALARM CLERK	\$1,875.00	Alarm Response
TREASURER	513497	6/25/2012	CITY OF EL CAJON ALARM CLERK	\$1,950.00	Alarm Response
TREASURER	512519	5/10/2012	CITY OF EL CAJON ALARM CLERK	\$150.00	Alarm Response
TREASURER	512125	4/19/2012	CITY OF EL CAJON ALARM CLERK	\$900.00	Alarm Response
TREASURER	511650	3/22/2012	CITY OF EL CAJON ALARM CLERK	\$2,400.00	Alarm Response
TREASURER	511257	3/8/2012	CITY OF EL CAJON ALARM CLERK	\$2,925.00	Alarm Response
TREASURER	510930	2/16/2012	CITY OF EL CAJON ALARM CLERK	\$75.00	Alarm Response
TREASURER	510669	2/2/2012	CITY OF EL CAJON ALARM CLERK	\$1,350.00	Alarm Response
Total Alarm Response Fees				\$12,000.00	
TREASURER	514735	9/13/2012	CITY OF EL CAJON - REC CENTER	\$1,008.00	Joint use shared costs
TREASURER	510931	2/16/2012	CITY OF EL CAJON..	\$2,196.79	Joint use shared costs
Total Recreation Shared costs				\$3,204.79	
TREASURER	512803	5/24/2012	CITY OF EL CAJON.	\$3,240.20	Water/Sewer Charges
TREASURER	511722	3/29/2012	CITY OF EL CAJON.	\$2,820.28	Water/Sewer Charges
TREASURER	511651	3/22/2012	CITY OF EL CAJON.	\$702.20	Water/Sewer Charges
TREASURER	515572	10/15/2012	CITY OF EL CAJON..	\$1,531.24	Water/Sewer Charges
TREASURER	513050	6/7/2012	CITY OF EL CAJON..	\$464.21	Water/Sewer Charges
TREASURER	511860	4/3/2012	CITY OF EL CAJON..	\$443.39	Water/Sewer Charges
TREASURER	515573	10/15/2012	CITY OF EL CAJON	\$1,758.20	Water/Sewer Charges
TREASURER	515442	10/15/2012	CITY OF EL CAJON	\$11,478.40	Water/Sewer Charges
TREASURER	515177	10/4/2012	CITY OF EL CAJON	\$14,861.98	Water/Sewer Charges
TREASURER	515027	9/26/2012	CITY OF EL CAJON	\$9,282.60	Water/Sewer Charges
TREASURER	514392	8/16/2012	CITY OF EL CAJON	\$1,513.40	Water/Sewer Charges
TREASURER	514337	8/9/2012	CITY OF EL CAJON	\$9,681.60	Water/Sewer Charges
TREASURER	514269	8/9/2012	CITY OF EL CAJON	\$13,740.40	Water/Sewer Charges
TREASURER	514231	8/2/2012	CITY OF EL CAJON	\$11,439.44	Water/Sewer Charges
TREASURER	513164	6/14/2012	CITY OF EL CAJON	\$5,037.00	Water/Sewer Charges
TREASURER	513049	6/7/2012	CITY OF EL CAJON	\$8,635.20	Water/Sewer Charges
TREASURER	512854	5/24/2012	CITY OF EL CAJON	\$1,089.44	Water/Sewer Charges
TREASURER	511989	4/12/2012	CITY OF EL CAJON	\$5,925.80	Water/Sewer Charges
TREASURER	511859	4/3/2012	CITY OF EL CAJON	\$3,851.60	Water/Sewer Charges
TREASURER	510929	2/16/2012	CITY OF EL CAJON	\$1,619.57	Water/Sewer Charges
TREASURER	510756	2/9/2012	CITY OF EL CAJON	\$3,409.90	Water/Sewer Charges
TREASURER	510668	2/2/2012	CITY OF EL CAJON	\$1,094.39	Water/Sewer Charges
TREASURER	510556	1/26/2012	CITY OF EL CAJON	\$990.57	Water/Sewer Charges
TREASURER	509853	12/15/2011	CITY OF EL CAJON	\$5,944.51	Water/Sewer Charges
TREASURER	509715	12/8/2011	CITY OF EL CAJON	\$6,969.70	Water/Sewer Charges
TREASURER	509496	12/1/2011	CITY OF EL CAJON	\$6,556.40	Water/Sewer Charges
TREASURER	508889	10/20/2011	CITY OF EL CAJON	\$12,646.13	Water/Sewer Charges
TREASURER	508668	10/13/2011	CITY OF EL CAJON	\$13,781.23	Water/Sewer Charges
TREASURER	508360	9/23/2011	CITY OF EL CAJON	\$7,838.41	Water/Sewer Charges
Total Water/Sewer				\$168,347.39	



**Type of Planning Permit(s) Requested**

- AZP       CUP       LLA       PRD       PUD  
 Specific Plan       TPM       TSM       VAR       ZR  
 Other: \_\_\_\_\_

**Applicant Information** (the individual or entity proposing to carry out the project; not for consultants)

Company Name: Cajon Valley Union School District  
Contact Name: Scott A. Buxbaum, Assistant Superintendant  
Address: c/o Business Services  
PO BOX 1007, El Cajon, CA 92022-1007  
Phone: (619) 588-3060 Email: buxbaums@cajonvalley.net  
Interest in Property:  Own       Lease       Option

**ATTORNEY:**

**Project Representative Information** (if different than applicant; consultant information here)

Company Name: Fischbeck & Oberndorfer, A.P.C.  
Contact Name: William L. Fischbeck License: Bar #068883  
Address: 5464 Grossmont Center Dr., 3rd Flr. La Mesa CA 91942  
Phone: (619) 464-1200 Email: wlf@lamesalaw.com

**Project Manager:**

**Property Owner Information** (if different than applicant) - *Same as applicant*

Company Name: G. Wayne Oetken & Associates  
Contact Name: Wayne Oetken  
Address: PO BOX 1161, La Mesa, CA 91944-1161  
Phone: (619) 825-6502 Email: gwoassociates@cox.net



**Project Location**

Parcel Number (APN): A portion of APN: 483-310-16

Address: East Park Avenue, El Cajon, CA

Nearest Intersection: Park Avenue and Ballantyne Street

**Project Description (or attach separate narrative)**

The additional action of a Specific Plan is needed to allow for a mixture of uses in the development of a portion of the Cajon Valley Middle School described as approximately the southerly 490 feet of the westerly 265 feet of the property which consists of an approximately 2.57 acre lot.

**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 Signature<sup>1</sup>: Scott A. Buxbaum Date: 3/10/15  
Scott A. Buxbaum, Asst. Superintendent

Property Owner Signature<sup>2</sup>: Scott A. Buxbaum Date: 3/10/15  
Scott A. Buxbaum, Asst. Superintendent

- 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.

Cajon Valley Union School District  
\_\_\_\_\_

PO BOX 1007, El Cajon, CA 92022-1007  
\_\_\_\_\_

List the names and address of all persons having any ownership interest in the property involved.

Cajon Valley Union School District  
\_\_\_\_\_

PO BOX 1007, El Cajon, CA 92022-1007  
\_\_\_\_\_

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.

N/A  
\_\_\_\_\_  
\_\_\_\_\_

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.

N/A  
\_\_\_\_\_  
\_\_\_\_\_

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.

*Scott A. Buxbaum*      3/10/15  
Signature of applicant / date

Scott A. Buxbaum, Asst. Superintendent  
Print or type name of applicant

NOTE: Attach appropriate names on additional pages as necessary.

# APPEAL OF PLANNING COMMISSION DECISION

(Public Hearing)

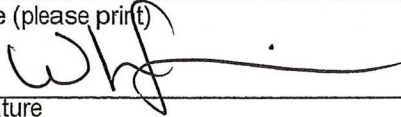
<b>FILING FEE: \$945.00</b> <b>(Make checks payable to:</b> <b>City of El Cajon)</b>	<b>NOTE:</b> Submit this form and the filing fee to the City Clerk's office, 200 Civic Center Way, El Cajon 92020. When appealing an item on which a map or drawing has previously been submitted, 10 copies of map or drawing must be submitted to the City Clerk along with this appeal form.
--	---

TO: The City Council of the City of El Cajon, California  
C/O: City Clerk

Your petitioner would respectfully show that the Planning Commission of the City of El Cajon on March 17, 2015 rendered a decision by Resolution No. 10796, denying/~~granting~~ application for General Plan Amendment, Re-Zone, Specific Plan as sought by Cajon Valley Unified School District re: excess school property at Ballantyne and Park.

Your petitioner appeals the decision of the Planning Commission upon the following grounds: The Commission denied the Applications (3-2) on erroneous grounds: Concerns about what would happen at the end of a ground lease. All applications were to go to Council for action and Applicant believes the recommendations of Staff to approve all actions should be the decision of Council.

Petitioner therefore requests that Planning Commission Resolution No. 10796 adopted on March 17, 2015, be set aside and that the Applications be granted for General Plan Amendment, Re-zone ~~be granted/denied~~ and Specific Plan and to adopt the Mitigated Negative Declaration (circle one)

William L. Fischbeck, Esq.  
Name (please print)  
  
Signature  
March 18, 2015  
Date  
5464 Grossmont Center Drive, Suite 300  
Address  
La Mesa, CA 91942

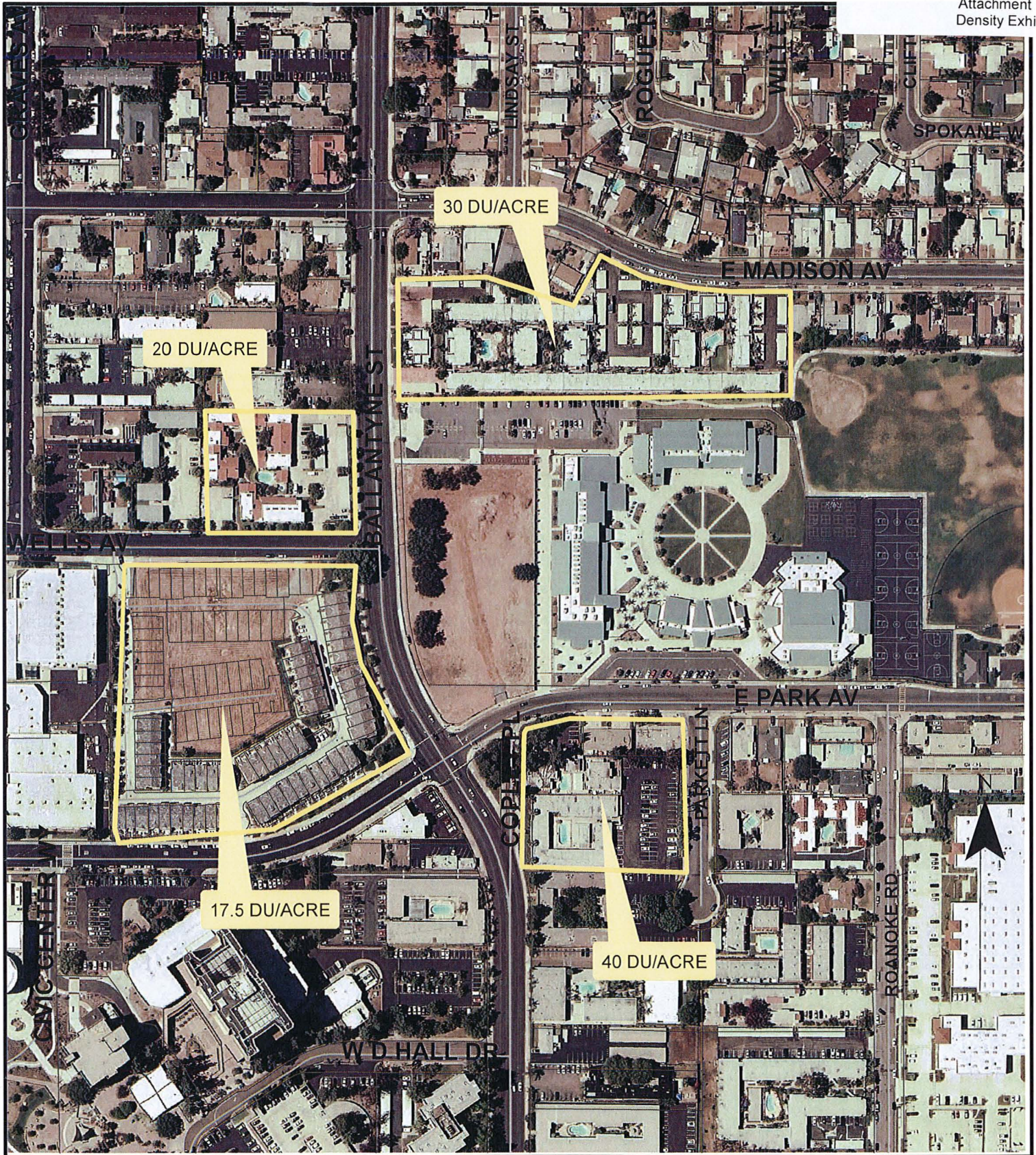
wlf@lamesalaw.com  
Email address  
 Applicant  
 Applicant's Representative  
 Opponent  
(Specify)

Telephone: (619) 464-1200

RECEIVED OFFICE OF  
CITY CLERK  
EL CAJON CA  
2015 MAR 19 A 10:10

# Ballantyne & Park Density Exhibit

Cajon Valley School District  
Attachment 13  
Density Exhibit



0 0.05 0.1 0.2 Miles



City of El Cajon  
Planning Division

MAP CREATED FROM SOURCES DEEMED RELIABLE BY  
THE CITY OF EL CAJON INCLUDING SOME DATA PROVIDED BY



A JOINT POWERS AGENCY (WWW.SANGIS.ORG)

EVERY REASONABLE EFFORT HAS BEEN MADE TO ASSURE THE ACCURACY OF THIS MAP. HOWEVER, THE CITY OF EL CAJON DOES NOT ASSUME ANY LIABILITY ARISING FROM ITS USE. THIS MAP IS PROVIDED WITHOUT WARRANTY OF ANY KIND, EITHER EXPRESS OR IMPLIED, INCLUDING, BUT NOT LIMITED TO, THE IMPLIED WARRANTIES OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE. PROPRIETARY INFORMATION: THE USE OF THIS INFORMATION IS PURSUANT TO SUBLICENSING AGREEMENT ONLY. ANY RESALE OR RELICENSING OF THIS INFORMATION IS PROHIBITED, EXCEPT IN ACCORDANCE WITH SUCH SUBLICENSING AGREEMENTS.



## Residential Building Types in Smart Growth Areas

Table 4-1 shows the types of residential buildings that are typically most appropriate in Smart Growth Areas. Building types should be chosen based on the anticipated housing needs of a community, as well as SANDAG's density targets for each Smart Growth Place Type.

Table 4-1 Residential Building Types

Building Type	Typical Net Density	Typical Square Footage	Typical Bedrooms	Typical Height and Construction Type	Typical Parking
 Small-Lot Single Family Home	8 to 20 du/ac	800 to 1,200	1 to 2	2 to 3 stories, wood frame	Attached or detached garage and/or driveway
 Townhouse*	15 to 40 du/ac	800 to 1,600	1 to 3	2 to 4 stories, wood frame	Tuck-under garage
 Low-Rise Apartments / Condominiums**	20 to 75 du/ac	800 to 1,600	1 to 3	2 to 4 stories, wood frame	Tuck-under garage and/or surface lot; potential for structured parking
 Mid-Rise Apartments / Condominiums**	50 to 125 du/ac	800 to 1,600	1 to 3	3 to 5 stories, concrete podium with wood frame	Structured parking
 High-Rise Apartments / Condominiums**	100+ du/ac	800 to 1,600	1 to 3	7+ stories, steel and/or concrete frame	Structured parking

\* Townhouses can be combined with apartments and condominiums, either on the ground floor or on upper stories.

\*\* These building types also support mixed-use development with commercial uses on the ground floor.










Adapted from Metropolitan Transportation Commission, 2007, *Station Area Planning Manual*.

# Explaining Residential Density

John G. Ellis

Ellis, John G. (2004). Explaining Residential Density. Places, 16(2). Retrieved from <https://escholarship.org/uc/item/2np5t9ct>

## Residential Density Matrix

	Single Family Detached (2 Story) Alley Loaded	Semi-Detached w/ In-Law Unit (2-3 Story) Alley Loaded	Front Loaded Row Houses (3 Story) Front Loaded
			
			
			
<b>Density Dwellings/ Net Acre</b>	10 DU/ AC	15 DU/ AC	20-25 DU/ AC
<b>Parking Type</b>	2 Car Garage	1 Car per Dwelling	1 Car per Dwelling
<b>Construction Type</b>	Wood Frame	Wood Frame	Wood Frame
<b>Construction Cost Index</b>	1.00	0.95	0.90

<p><b>Rear Loaded Row Houses</b></p> <p>(3 Story) Rear Loaded</p>    <p>25-30 DU/ AC 2 Cars per Dwelling Wood Frame</p> <p>0.90</p>	<p><b>Stacked Rowhouses</b></p> <p>(4 Story) Rear Loaded</p>    <p>30-35 DU/ AC 2 Cars Per Dwelling Wood Frame</p> <p>1.20</p>	<p><b>Stacked Flats</b></p> <p>(5 Story) 1 Level Podium</p>    <p>35-45 DU/ AC 1 Car per Unit Wood Frame Over Concrete Garage</p> <p>1.60</p>	<p><b>Midrise Stacked Flats</b></p> <p>(below 8 Stories) 2 Level Podium Below Life Safety</p>    <p>45-75 DU/ AC 1 Car per Unit Concrete Frame</p> <p>2.00</p>	<p><b>Highrise Stacked Flats</b></p> <p>(above 8 Stories) 3 Level Podium Above Life Safety</p>    <p>75-125 DU/ AC 1 Car per Unit Concrete Frame</p> <p>2.50</p>
Unstacked	Stacked			
	Tuck Under Parking	Podium Parking		
		Wood Frame Construction	Concrete Construction	



CALIFORNIA GOVERNMENT CODE § 65852.9 : California Code - Section 65852.9

(a) The Legislature recognizes that unused schoolsites represent a potentially major source of revenue for school districts and that current law reserves a percentage of unused schoolsites for park and recreational purposes. It is therefore the intent of the Legislature to ensure that unused schoolsites not leased or purchased for park or recreational purposes pursuant to Article 5 (commencing with Section 17485) of Chapter 4 of Part 10.5 of the Education Code can be developed to the same extent as is permitted on adjacent property. It is further the intent of the Legislature to expedite the process of zoning the property to avoid unnecessary costs and delays to the school district. However, school districts shall be charged for the administrative costs of this rezoning.

(b) If all of the public entities enumerated in Section 17489 of the Education Code decline a school district's offer to sell or lease school property pursuant to Article 5 (commencing with Section 17485 of Chapter 4 of Part 10.5 of the Education Code, the city or county having zoning jurisdiction over the property shall, upon request of the school district, zone the schoolsite as defined in Section 39392 of the Education Code, consistent with the provisions of the applicable general and specific plans and compatible with the uses of property surrounding the schoolsite. The schoolsite shall be given the same land use control treatment as if it were privately owned. In no event shall the city or county, prior to the school district's sale or lease of the schoolsite, rezone the site to open-space, park or recreation, or similar designation unless the adjacent property is so zoned, or if so requested or agreed to by the school district.

(c) A rezoning effected pursuant to this section shall be subject to any applicable procedural requirements of state law or of the city or county.

(d) A school district that requests a zoning change pursuant to this section shall, in the fiscal year in which the city or county incurs costs in effecting the requested zoning change, reimburse the city or county for the actual costs incurred by it.