



City of El Cajon

Planning Commission Agenda

Tuesday, November 15, 2022 Meeting

7:00 PM

DARRIN MROZ, Chair
REBECCA POLLACK-RUDE, Vice Chair
PAUL CIRCO
ANTHONY SOTTILE
ELIZABETH VALLES

Meeting Location: City Council Chambers, 200 Civic Center Way, El Cajon, CA, 92020

Please note that, pursuant to State and County Health Orders, in-person meetings have resumed. The public is welcome to attend and participate.

The meeting will be live-streamed through the City website at: <https://www.elcajon.gov/your-government/city-meetings-with-agendas-and-minutes-all>.

To submit written comments on an item on this agenda, or a Public Comment, please e-mail the comments with Planning Commission in the subject line to planning@elcajon.gov before 5 p.m. on Tuesday, November 15, 2022. Comments will be limited to 300 words and will be entered into the official Commission Meeting Record.

The City of El Cajon is endeavoring to be in total compliance with the Americans with Disabilities Act. If you require assistance or auxiliary aids in order to participate at the Commission meeting, please contact our office at 619-441-1742, option 3, as soon as possible.

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

CHAIRPERSON'S WELCOME

PUBLIC COMMENT

This is the opportunity for the public to address the Commission on any item of business within the jurisdiction of the Commission that is not on the agenda. Under state law no action can be taken on items brought forward under Public Comment except to refer the item to staff for administrative action or to place it on a future agenda. Non-agenda public comments must be submitted before the end of public comment during the meeting.

CONSENT

Agenda Item:	1
	Planning Commission minutes of November 1, 2022

Decisions and Appeals - A decision of the Planning Commission is final unless appealed within 10 days of the date of the Commission's action. The appeal period for the items on this Agenda will end on Monday, November 28, 2022, at 5:00 p.m. Agenda items which are forwarded to City Council for final action need not be appealed.

PUBLIC HEARINGS

Agenda Item:	2
Project Name:	Off-Sale Alcohol Sales at Parkway Plaza
Request:	Amend Specific Plan No. 19 to expand opportunities for off-sale alcohol sales at Parkway Plaza
CEQA Recommendation:	Exempt
STAFF RECOMMENDATION:	RECOMMEND CITY COUNCIL APPROVAL
Location:	Parkway Plaza; south side of Fletcher Parkway between North Johnson Ave., Interstate 8, and State Route 67
Applicant:	S. Douglas Kerner; kerner@higgslaw.com
Project Planner:	Noah Alvey; 619-441-1795; nalvey@elcajon.gov
City Council Hearing Required?	Yes December 13, 2022
Recommended Actions:	<ol style="list-style-type: none"> 1. Conduct the public hearing; and 2. MOVE to adopt the next resolutions in order recommending City Council approval of the proposed CEQA exemption and to amend Specific Plan No. 19 to allow for off-sale alcohol sales subject to specific standards

Agenda Item:	3
Project Name:	Neighborhood Healthcare General Plan Amendment
Request:	General Plan Amendment and Zoning Reclassification
CEQA Recommendation:	Negative Declaration
STAFF RECOMMENDATION:	RECOMMEND CITY COUNCIL APPROVAL
Project Number(s):	General Plan Amendment (GPA) No. 2021-0002 Zoning Reclassification (ZR) No. 2021-0001 Negative Declaration (CEQA) No. 2022-0002
Location:	470 North Mollison Avenue
Applicant:	Mike DeLeon, Neighborhood Healthcare; 760-520-8601
Project Planner:	Mike Viglione, mviglione@elcajon.gov , 619-441-1773
City Council Hearing Required?	Yes December 13, 2022
Recommended Actions:	<ol style="list-style-type: none"> 1. Conduct the public hearing; and 2. MOVE to adopt the next resolutions in order recommending City Council approval of CEQA Negative Declaration No. 2022-0002, GPA-2021-0002, and ZR-2021-0001.

Decisions and Appeals - A decision of the Planning Commission is final unless appealed within 10 days of the date of the Commission's action. The appeal period for the items on this Agenda will end on Monday, November 28, 2022, at 5:00 p.m. Agenda items which are forwarded to City Council for final action need not be appealed.

Agenda Item:	4
Project Name:	2022 Zoning Code Amendment
Request:	Initiate Zoning Code Amendment
CEQA Recommendation:	EXEMPT
STAFF RECOMMENDATION:	APPROVE
Project Number(s):	ZCA-2022-0001
Location:	Citywide
Applicant:	Community Development Department
Project Planner:	Noah Alvey; nalvey@elcajon.gov ; 619-441-1795
City Council Hearing Required?	No
Recommended Actions:	<ol style="list-style-type: none"> 1. Conduct the public hearing; and 2. MOVE to adopt the next resolution in order, initiating an amendment to the El Cajon Zoning Code

5. OTHER ITEMS FOR CONSIDERATION

6. STAFF COMMUNICATIONS

7. COMMISSIONER REPORTS/COMMENTS

8. ADJOURNMENT

This Planning Commission meeting is adjourned to December 6, 2022 at 7 p.m.



MINUTES PLANNING COMMISSION MEETING November 1, 2022

The meeting of the El Cajon Planning Commission was called to order at 7:00 p.m.

PLEDGE OF ALLEGIANCE & MOMENT OF SILENCE.

COMMISSIONERS PRESENT: Paul CIRCO
Anthony SOTTILE
Elizabeth VALLES

COMMISSIONERS ABSENT: Darrin MROZ (Chair)
Rebecca POLLACK-RUDE (Vice Chair)

STAFF PRESENT: Noah ALVEY, Deputy Director of Community Development
Mario SANCHEZ, Deputy Director of Public Works
Barbara LUCK, Staff Attorney
Mike VIGLIONE, Senior Planner
Laura JUSZAK, Administrative Secretary

Acting Chair CIRCO opened the Planning Commission meeting explaining the rules of conduct.

PUBLIC COMMENT:

There was no public comment.

CONSENT CALENDAR:

Prior to the Consent Calendar vote, LUCK reminded COMMISSIONERS that a unanimous vote would be required for an item to be approved due to absences by two COMMISSIONERS. LUCK informed applicants that they can request to postpone their item until all five COMMISSIONERS are present. =

Agenda Item:	1
	Planning Commission minutes of October 18, 2022

Motion was made by VALLES, seconded by SOTTILE, to approve the October 18, 2022 minutes; motion carried 3-0, with MROZ & POLLACK-RUDE absent.

PUBLIC HEARING ITEM:

Agenda Item:	2
Project Name:	Hyundai Auto Dealership
Request:	Auto Dealership
CEQA Recommendation:	Exempt
STAFF RECOMMENDATION:	RECOMMEND CITY COUNCIL APPROVAL
Project Number(s):	Specific Plan (SP) No. 2022-0001, an Amendment to Specific Plan No. 452)
Location:	1155 Graves Avenue
Applicant:	John P. Kiefer; JKC Graves, LLC; 541-915-6091; j.kiefer@gokiefer.com
Project Planner:	Mike Viglione; 619-441-1773; mviglione@elcajon.gov
City Council Hearing Required?	Yes December 13, 2022
Recommended Actions:	<ol style="list-style-type: none"> 1. Conduct the public hearing; and 2. MOVE to adopt the next resolutions in order, recommending City Council approval of the CEQA determination, and SP-2022-0001, an Amendment to Specific Plan No. 452, subject to conditions.

VIGLIONE summarized the staff report through a PowerPoint presentation.

COMMISSIONERS asked questions with VIGLIONE providing answers.

CIRCO opened the public hearing.

Applicant Chris GEORGE spoke in support of the project.

Architect Bryan MAC DERMOTT spoke in support of the project and answered COMMISSIONERS' questions.

Neighboring property owner Joyce PETERSON spoke in support of the project and asked questions regarding parking requirements and driveway changes.

Motion was made by CIRCO, seconded by VALLES, to close the public hearing; motion carried 3-0, with MROZ and POLLACK-RUDE absent.

COMMISSIONERS discussed the item.

Motion was made by CIRCO, seconded by VALLES, to recommend City Council approve the CEQA exemption and SP-2022-0001, an amendment to SP No. 452; motion carried 3-0, with MROZ and POLLACK-RUDE absent.

OTHER ITEMS FOR CONSIDERATION:

STAFF COMMUNICATIONS:

ALVEY informed Planning Commissioners that the State of California Department of Housing and Community Development found the General Plan Housing Element to be in compliance with State Housing Element Law on October 27, 2022.

SOTTILE asked for information about 101 East Main Street; ALVEY confirmed that a building permit has been issued and confirmed that he would provide information regarding the original project approval.

COMMISSIONER REPORTS/COMMENTS:

ADJOURNMENT:

Motion was made by SOTTILE, seconded by VALLES, to adjourn the meeting of the El Cajon Planning Commission at 7:23 p.m. this 1st day of November, 2022, until 7:00 p.m., Tuesday, November 15, 2022; motion carried 3-0, with MROZ and POLLACK-RUDE absent.

Paul CIRCO, Acting Chair

ATTEST:

Noah ALVEY, Secretary



Community Development Department
PLANNING COMMISSION AGENDA REPORT

Agenda Item:	2
Project Name:	Off-Sale Alcohol Sales at Parkway Plaza
Request:	Amend Specific Plan No. 19 to expand opportunities for off-sale alcohol sales at Parkway Plaza
CEQA Recommendation:	Exempt
STAFF RECOMMENDATION:	RECOMMEND CITY COUNCIL APPROVAL
Location:	Parkway Plaza; south side of Fletcher Parkway between North Johnson Ave., Interstate 8, and State Route 67
Applicant:	S. Douglas Kerner; kerner@higgslaw.com
Project Planner:	Noah Alvey; 619-441-1795; nalvey@elcajon.gov
City Council Hearing Required?	Yes December 13, 2022
Recommended Actions:	<ol style="list-style-type: none">1. Conduct the public hearing; and2. MOVE to adopt the next resolutions in order recommending City Council approval of the proposed CEQA exemption and to amend Specific Plan No. 19 to allow for off-sale alcohol sales subject to specific standards

PROJECT DESCRIPTION

This is a request to amend Specific Plan (SP) No. 19 in order to expand opportunities for off-sale alcohol sales at Parkway Plaza. Currently, SP No. 19 does not include any procedures for off-sale alcohol sales. As such, any proposed off-sale alcohol related uses at Parkway Plaza are subject to El Cajon Municipal Code (ECMC) Chapter 17.210, which includes strict requirements related to the location and conditions of approval of new off-sale alcohol uses citywide. The proposed amendment to SP No. 19 would allow general retail stores, grocery stores, or retail pharmacies with greater than 10,000 square feet of gross floor area and a maximum of 10 percent of the gross floor area devoted to off-sale alcohol uses at Parkway Plaza.

BACKGROUND

General Plan:	Special Development Area (SDA) No. 8
Specific Plan:	Specific Plan No. 19
Zone:	C-R (Regional Commercial)
Notable State Law(s):	Business and Professions Code Section 23958.4(b)(2)

On July 29, 2022, ALDI store representatives filed a request for a Director's Determination for a public convenience or necessity (PCN) finding for a Type 20 Off-Sale Alcohol General License at 123 Fletcher Parkway. On August 26, 2022, the request was denied by

the Director due to an overconcentration of off-sale licenses and high crime rate within the census tract where the ALDI store is located. On September 2, 2022, ALDI Store representatives filed an appeal of the Director's determination. On October 4, 2022 the Planning Commission denied the appeal due to ECMC Chapter 17.210 standards that prohibit the overconcentration of alcohol licenses within individual census tracts.

Project Site & Constraints

The Parkway Plaza regional shopping mall is developed with several major retail stores, specialty retail shops and restaurants, a food court, a movie theater, and parking garages. The regional shopping mall is accessed from Fletcher Parkway and North Johnson Ave. and is bound by Interstate-8 on the south and State Route 67 on the east.

Surrounding Context

Properties surrounding the subject site are developed and zoned as follows:

Direction	Zones	Land Uses
North	C-R	Miscellaneous retail uses
South	N/ A	Interstate 8
East	N/ A	State Route 67
West	C-R	Various Retail

General Plan

Parkway Plaza has a General Plan designation of "Regional Commercial/Special Development Area No. 8". The Regional Commercial designation is intended to accommodate large shopping centers with shared parking and vehicular access. SDA No. 8 is specifically intended to accommodate the development of Parkway Plaza as a regional shopping mall. Goal 9 advocates for the creation and retention of a strong, competitive region-wide commercial base. Objective 9-1 further states that Parkway Plaza and its immediate vicinity will be maintained as the City's regional shopping center and Policy-1.1 states, "Parkway Plaza shall be expanded from its original size and the number of major tenants and stores shall be increased."

Specific Plan

SP No. 19 was first adopted in 1958 for the development on the Parkway Plaza site. The plan was amended several times to accommodate new buildings, additions, and parking structures. The site includes ample parking areas, convenient access, and an efficient circulation system that supports the mall's many retail uses.

Municipal Code/Zoning Code

Chapter 17.70 of the ECMC includes requirements for specific plans. Specifically, section 17.70.010 indicates that, "a specific plan is a plan for a particular portion of the city where circumstances require a more detailed plan of development than the general plan, and/or more detailed standards than the general provisions of the Zoning Code." Furthermore,

section 17.70.050 indicates that specific plans may include, “regulations of the use of land and buildings...”, as well as, “such other matters which will accomplish the purposes of this chapter, including procedures for the administration of such regulations.”

In 2013, the City Council adopted the Alcohol Sales and Deemed Approved Alcohol Sales Regulations Ordinance which is codified in ECMC Chapter 17.210. The purpose of the ordinance, among other things, is to protect commercial districts and neighborhoods from harmful effects attributable to the sales of alcoholic beverages by limiting the number of new establishments to areas where there is a capacity to add licenses.

Business and Professions Code

Section 23817.5 of the Business and Professions Code established a moratorium on off-sale licenses in cities and counties where the ratio of off-sale licenses exceeds one for each 2,500 inhabitants. The City of El Cajon is included in this moratorium and according to State Alcoholic Beverage Control (ABC) staff, the moratorium only applies to original use applications. However, a transfer of a license from outside of the City to a location within the City would not fall under this moratorium restriction, but would still need to satisfy other ABC criteria such as “public convenience or necessity”.

Section 23958.4(b)(2) of the Business and Professions Code allows ABC to approve the transfer of a license provided the governing body of the area in which the applicant’s premises is to be located determines that public convenience or necessity is served by the issuance of said license. A PCN is required when the proposed location is within a census tract that has an overconcentration of licenses or a crime rate that exceeds 120% of the citywide average.

DISCUSSION

Parkway Plaza is a regional attraction serving communities primarily within the east county portion of San Diego County. Customers traveling from outlying communities patronize Parkway Plaza due to its convenient access to local freeways and the wide variety of available products, services, and businesses.

Parkway Plaza is located in Census Tract 162.02, where ABC regulations allow two off-sale alcohol licenses based on a population of 3,600 people. Census Tract 162.02 (including a portion of the unincorporated County) has 11 existing off-sale alcohol licenses. Five of the eleven issued licenses are within the City of El Cajon.

- 7-Eleven at Madison and Chambers
- Arnele Liquor at Arnele and Johnson
- CVS at Fletcher Parkway and Pioneer
- Smart & Final at Fletcher Parkway and Marshall
- Walmart at Parkway Plaza

Only 7-Eleven is located in an area that serves the surrounding residential neighborhood. The other four off-sale locations are north of Interstate 8 in the regional commercial shopping district, and one of those is located at Parkway Plaza.

This overconcentration of licenses within Census Tract 162.02 is due to off-sale alcohol establishments approved prior to the adoption of the City's Deemed Approved Ordinance. Moreover, the ordinance prohibits the further overconcentration of alcohol licenses, including a grocery store with 10% or less alcohol display area. As stated above, the General Plan indicates that Parkway Plaza and the surrounding area be maintained as a regional commercial district that is strong and competitive. Bolstering Parkway Plaza's commercial activity with a full service grocery store is consistent with the General Plan. The means to achieve this goal is by amending SP No. 19 to establish a procedure for the allowance off-sale alcohol sales at Parkway Plaza. This will allow Parkway Plaza to attract major commercial tenants that have incidental off-sale alcohol sales (less than 10% display area), which will result in convenient access to alcohol for individuals shopping for retail items, including groceries or medicine.

The proposed amendment will allow the Director of Community Development to approve a PCN finding at Parkway Plaza even though there is an overconcentration of licenses, but it will still require a review and recommendation by the Police Department to address crime or safety issues associated with a proposed use. It should be noted that if the proposed amendment is approved, the number of off-sale licenses will increase in Census Tract 162.02.

FINDINGS

The following findings must be made to approve a specific plan.

A. The proposed specific plan serves the public interest.

The proposed specific plan amendment serves the public interest as it will provide convenient access to off-sale alcohol for customers patronizing regional serving businesses such as general retail stores, grocery stores, or retail pharmacies with greater than 10,000 square feet of gross floor area.

B. The proposed specific plan will systematically implement the City's General Plan.

The proposed specific plan amendment will systematically implement the city's general plan because it is consistent with General Plan Goal 9, which encourages the creation and retention of a strong, competitive region-wide commercial base, as well as specific implementing Policy 9-1.1 which seeks to expand the number of major retail tenants at Parkway Plaza.

CALIFORNIA ENVIRONMENTAL QUALITY ACT

The proposed specific plan amendment is exempt from the California Environmental Quality Act (CEQA) under Section 15301 (Existing Facilities) of CEQA Guidelines. This classification covers projects where the building already exists and the proposed use involves little or no expansion of the use.

PUBLIC NOTICE & INPUT


Notice of this public hearing was mailed on November 3, 2022, to all property owners within 300 feet of the project site and to anyone who requested such notice in writing, and was similarly published in the San Diego Union-Tribune the same day, November 3, 2022, 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 was also mailed to the two public libraries in the City of El Cajon, located at 201 East Douglas Avenue and 576 Garfield Avenue.

City staff did not receive any comments in response to the Notice of Public Hearing prior to preparation of this report. Comments received after publication will be presented to the Planning Commission at the hearing.

RECOMMENDATION


Staff is recommending approval of the amendment of SP No. 19 in order to facilitate a strong and competitive regional commercial base at Parkway Plaza.

PREPARED BY:



Noah Alvey
DEPUTY DIRECTOR
OF COMMUNITY
DEVELOPMENT

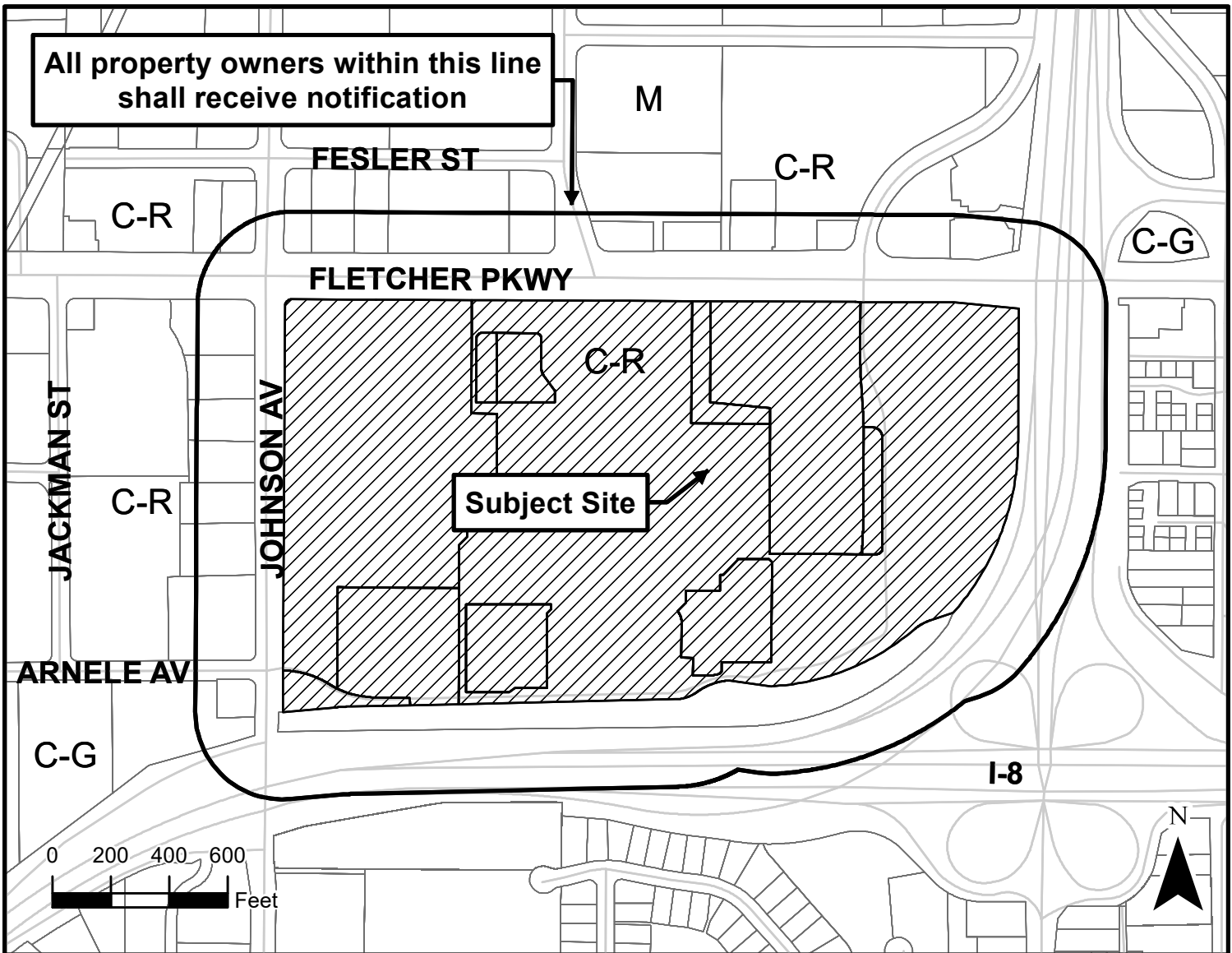
APPROVED BY:



Anthony Shute
DIRECTOR OF
COMMUNITY
DEVELOPMENT

ATTACHMENTS

1. Public Hearing Notice/Location Map
2. Proposed Resolution
3. Aerial Photograph of Subject Site and Surrounding Off-Sale Establishments
4. Application & Disclosure Statement



**NOTICE OF PROPOSED
AMENDMENT TO SPECIFIC PLAN NO. 19
TO MODIFY PROCEDURES FOR AUTHORIZING OFF-SALE ALCOHOL SALES AT PARKWAY PLAZA SHOPPING CENTER**

NOTICE IS HEREBY GIVEN that the El Cajon Planning Commission will hold a public hearing at **7:00 p.m., Tuesday, November 15, 2022** and the City Council will hold a public hearing at **3:00 p.m., Tuesday, December 13, 2022**, at the City Council Chambers, 200 Civic Center Way, El Cajon, CA, to consider:

AMENDMENT TO SPECIFIC PLAN NO. 19 as submitted by Skip Janes of Aldi, Inc., requesting to modify procedures for authorizing a finding of "public convenience or necessity" for off-sale alcohol sales at a general retail store, or grocery store, or retail pharmacy with greater than 10,000 square feet of gross floor area and a maximum of 10 percent of the gross floor area devoted to the sale and display of off-sale alcoholic beverages at Parkway Plaza Shopping Center. No new development is proposed. This project is exempt from the California Environmental Quality Act (CEQA).

The public is invited to attend and participate in this public hearing. The agenda report for this project will be available 72 hours prior to the Planning Commission meeting at <https://www.elcajon.gov/your-government/city-meetings-with-agendas-and-minutes-all>. In an effort to reduce the City's carbon footprint, paper copies will not be provided at the public hearing, but will be available at City Hall in the Project Assistance Center upon request.

If you challenge the matter in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice or in written correspondence delivered to the Commission, or prior to, the public hearing. The City of El Cajon encourages the participation of disabled individuals in the services, activities, and programs provided by the City. Individuals with disabilities who require reasonable accommodation in order to participate in the public hearing should contact Planning at 619-441-1742. More information about planning and zoning in El Cajon is available at <http://www.elcajon.gov/your-government/departments/community-development/planning-division>.

If you have any questions, or wish any additional information, please contact **NOAH ALVEY** at 619-441-1795 or via email at nalvey@elcajon.gov and reference "SP-2022-0003" in the subject line.

PROPOSED PLANNING COMMISSION RESOLUTION

A RESOLUTION RECOMMENDING CITY COUNCIL APPROVAL OF AN AMENDMENT TO SPECIFIC PLAN NO. 19 TO EXPAND OPPORTUNITIES FOR OFF-SALE ALCOHOL SALES AT A REGIONAL SHOPPING CENTER IN THE (C-R) ZONE, GENERAL PLAN DESIGNATION: REGIONAL COMMERCIAL (RC)

WHEREAS, the El Cajon Planning Commission duly advertised and held a public hearing on November 15, 2022, to consider the Amendment to Specific Plan No. 19, for the expansion of opportunities for off-sale alcohol sales and an existing regional shopping center in the Regional Commercial (C-R) zone, on the southeast corner of Fletcher Parkway and Johnson Avenue, and addressed as 415 Parkway Plaza; and

WHEREAS, the existing regional shopping center, "Parkway Plaza", is a regional asset that serves surrounding communities; and

WHEREAS, off-sale alcohol in conjunction with general retail stores, grocery stores, or retail pharmacies with greater than 10,000 square feet of gross floor area and a maximum of 10 percent of the gross floor area devoted to off-sale alcohol uses at Parkway Plaza will provide convenient access to off-sale alcohol for customers patronizing regional serving businesses; and

WHEREAS, the proposed Amendment to Specific Plan No. 19 is appropriate and promotes the economic viability of a major commercial site in the City; and

WHEREAS, at the public hearing the Planning Commission received evidence through public testimony and comment in the form of verbal and written communications, and reports prepared and presented to the Planning Commission, including (but not limited to) evidence such as the following:

- A. The proposed specific plan amendment serves the public interest as it will provide convenient access to off-sale alcohol for customers patronizing regional serving businesses such as general retail stores, grocery stores, or retail pharmacies with greater than 10,000 square feet of gross floor area.
- B. The proposed specific plan amendment will systematically implement the city's general plan because it is consistent with General Plan Goal 9, which encourages the creation and retention of a strong, competitive region-wide commercial base, as well as specific implementing Policy 9-1.1 which seeks to expand the number of major retail tenants at Parkway Plaza.

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 Specific Plan No. 19.

Section 2. That based upon said findings of fact, the El Cajon Planning Commission hereby RECOMMENDS City Council APPROVAL of an amendment of Specific Plan No. 19, by adding the following requirements for off-sale alcohol uses:

The Community Development Department Director may authorize a finding of “public convenience or necessity” for off-sale alcohol sales at a general retail store, or grocery store, or retail pharmacy with greater than 10,000 square feet of gross floor area and a maximum of 10 percent of the gross floor area devoted to the sale and display of off-sale alcoholic beverages. The decision shall be based solely on the operational standards for off-sale alcoholic beverage sales activities contained in Section 17.210.100 of the Municipal Code and the recommendation of the Police Department. Sections 17.210.110.D and 17.210.120.A of the Municipal Code shall not apply to the determination of public convenience or necessity and an overconcentration of off-sale alcohol outlets shall not be cause for denial of a public convenience or necessity determination.

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Proposed Planning Commission Resolution

PASSED AND ADOPTED by the El Cajon City Planning Commission at a regular meeting held November 15, 2022, by the following vote:

AYES:
NOES:
ABSENT:

Darrin MROZ, Chairperson

ATTEST:

Noah ALVEY, Secretary



Aerial Image
Surrounding Off-Sale Establishments





Project Assistance Center
PLANNING PERMIT APPLICATION

Type of Planning Permit(s) Requested:

<input type="checkbox"/> AZP Administrative Zoning Permit	<input type="checkbox"/> CUP Conditional Use Permit	<input type="checkbox"/> LLA Lot Line Adjustment	<input type="checkbox"/> MA Minor Amendment
<input type="checkbox"/> MUP Minor Use Permit	<input type="checkbox"/> PRD Planned Residential Development	<input type="checkbox"/> PUD Planned Unit Development	<input type="checkbox"/> SDP Site Development Plan Permit
<input checked="" type="checkbox"/> SP Specific Plan	<input type="checkbox"/> SCR Substantial Conformance Review	<input type="checkbox"/> TPM Tentative Parcel Map	<input type="checkbox"/> TSM Tentative Subdivision Map
<input type="checkbox"/> VAR Variance	<input type="checkbox"/> ZR Zone Reclassification	<input type="checkbox"/> Other: _____	

Project Location

Parcel Number (APN): 4822705600

Address: 123 Fletcher Parkway, El Cajon, CA 92020

Nearest Intersection: Magnolia Avenue

Project Description (or attach separate narrative)

In connection with its exterior facade remodel and interior improvements for a new
23,870 s.f. ALDI market, the applicant proposes to amend Specific Plan No. 19 to
add the attached provision related to off-sale alcohol sales (see attached narrative):

Project Screening Questions

Existing use?	<input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes	If yes, please describe: <u>Retail Space</u>
Modification of use?	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes	
New development or addition?	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes	
Existing Structures?	<input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes	Age of the structures: _____

Demolition or substantial modification proposed to site improvements or structures? ☒ No ☐ Yes _____

Tenant improvements proposed? ☐ No ☒ Yes TI & Exterior Facade modification

Existing vegetation or trees on site proposed for removal? ☒ No ☐ Yes _____

Proposed grading? ☒ No ☐ Yes Proposed quantities of cut and/or fill.

Applicant Information (the individual or entity proposing to carry out the project; not for consultants)

Company Name: Aldi Inc.

Contact Name: Skip Janes

Mailing Address: 12661 ALDI Place Moreno Valley, CA 92555

Phone: 951-498-6592 Email: skip.janes@aldi.us

Interest in Property: ☐ Own ☒ Lease ☐ Option

Project Representative Information (if different than applicant; consultant information here)

Company Name: RSI Group, Inc.

Contact Name: Preet Shergill License: _____

Mailing Address: 3187 Alrway Avenue, Suite A, Costa Mesa, CA 92626

Phone: 714-609-7882 Email: Preet@rsi-group.com

Property Owner Information (if different than applicant)

Company Name: Star-West Parkway Mall, LP

Contact Name: Bradley Scher (signatory) Daisy Melena (property)

Mailing Address: 415 Fletcher Parkway, El Cajon, CA 92020

Phone: 619-579-9974 Email: DMelena@VisitParkwayPlaza.com

Hazardous Waste and Substances Statement

Section 65962.5(f) of the State of California Government Code requires that before the City of El Cajon accepts as complete an application for any discretionary project, the applicant submit a signed statement indicating whether or not the project site is identified on the State of California Hazardous Waste and Substances Sites List. This list identifies known sites that have been subject to releases of hazardous

chemicals, and is available at <http://www.calepa.ca.gov/sitecleanup/corteselist/>. Check the appropriate box and if applicable, provide the necessary information:

The development project and any alternatives proposed in this application:

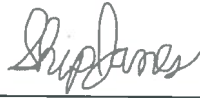
☒ is/are NOT contained on the lists compiled pursuant to Government Code Section 65962.5.

☐ is/are contained on the lists compiled pursuant to Government Code Section 65962.5.

If yes, provide Regulatory Identification Number: _____ Date of List: _____

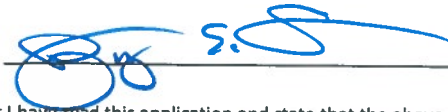
Authorization

Applicant Signature¹:



Date: 10/24/22

Property Owner
Signature²:



Date: 10/25/2022

1. **Applicant's Signature:** I certify that I have read this application and state that the above information is correct, and that I am the property owner, authorized agent of the property owner, or other person having a legal right, interest, or entitlement to the use of the property that is the subject of this application. I understand that the applicant is responsible for knowing and complying with the governing policies and regulations applicable to the proposed development or permit. The City is not liable for any damages or loss resulting from the actual or alleged failure to inform the applicant of any applicable laws or regulations, including before or during final inspections. City approval of a permit application, including all related plans and documents, is not a grant of approval to violate any applicable policy or regulation, nor does it constitute a waiver by the City to pursue any remedy, which may be available to enforce and correct violations of the applicable policies and regulations. I authorize representatives of the City to enter the subject property for inspection purposes.
2. **Property Owner's Signature:** If not the same as the applicant, property owner must also sign. A signed, expressed letter of consent to this application may be provided separately instead of signing this application form. By signing, property owner acknowledges and consents to all authorizations, requirements, conditions and notices described in this application. Notice of Restriction: property owner further acknowledges and consents to a Notice of Restriction being recorded on the title to their property related to approval of the requested permit. A Notice of Restriction runs with the land and binds any successors in interest.

Pre-submittal Review

The purpose of a pre-submittal review is to provide you an opportunity to review your project with the City's development team in a preliminary form to finalize submittal requirements and receive a cursory identification of potential issues. **A pre-application is required unless waived by staff.**



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.

Al California LLC

12661 ALDI Place Moreno Valley CA 92555

ALDI Inc.

1200 North Kirk Road Batavia IL 90510-1477

List the names and address of all persons having any ownership interest in the property involved.

Star-West Parkway Mall, LP

56 Harrison Street Suite 203A New Rochelle, NY 10801

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 X

If yes, please indicate person(s), dates, and amounts of such transactions or gifts.

"Person" is defined as "Any individual, proprietorship, firm, partnership, joint venture, syndicate, business trust, company, corporation, association, committee, and any other organization or group of persons acting in concert." Gov't Code §82047.

 11/10/22 Skip Janes, ALDI Director of Real Estate
Signature of applicant / date Print or type name of applicant

NOTE: Attach appropriate names on additional pages as necessary.



City of El Cajon

Community Development Department PLANNING COMMISSION AGENDA REPORT

Agenda Item:	3
Project Name:	Neighborhood Healthcare General Plan Amendment
Request:	General Plan Amendment and Zoning Reclassification
CEQA Recommendation:	Negative Declaration
STAFF RECOMMENDATION:	RECOMMEND CITY COUNCIL APPROVAL
Project Number(s):	General Plan Amendment (GPA) No. 2021-0002 Zoning Reclassification (ZR) No. 2021-0001 Negative Declaration (CEQA) No. 2022-0002
Location:	470 North Mollison Avenue
Applicant:	Mike DeLeon, Neighborhood Healthcare; 760-520-8601
Project Planner:	Mike Viglione, mviglione@elcajon.gov, 619-441-1773
City Council Hearing Required?	Yes December 13, 2022
Recommended Actions:	1. Conduct the public hearing; and 2. MOVE to adopt the next resolutions in order recommending City Council approval of CEQA Negative Declaration No. 2022-0002, GPA-2021-0002, and ZR-2021-0001.

PROJECT DESCRIPTION

The application proposes a General Plan Amendment ("GPA") to change the General Plan Land Use designation from Medium Density Residential to Office/Non-Retail and a corresponding Zoning Reclassification ("ZR") from RM-2200 ("Residential, Multi-family, 2,200 square foot") to O-P ("Office Professional") to enable Neighborhood Healthcare to operate a medical clinic by right. Aside from tenant improvements, no alterations or development are proposed. The subject property is located on the southwest corner of the intersection of East Madison and North Mollison Avenues and is addressed as 470 North Mollison Avenue.

BACKGROUND

General Plan:	MR (Medium Density Residential)
Specific Plan:	Specific Plan (SP) No. 513
Zone:	RM-2200 (Residential, Multi-family, 2,200 square foot)
Other City Plan(s):	CUP No. 116; CUP No. 2020-0008
Regional and State Plan(s):	N/A
Notable State Law(s):	California Environmental Quality Act

Project Site & Constraints

The project site is approximately 77,000 square feet – 1.77 acres. The site includes a 12,504 square foot structure, 121 parking spaces, and approximately 7,400 square feet of landscaped area. The site is accessed from both East Madison and North Mollison Avenues and shares interconnecting access for parking with the Neighborhood Healthcare medical clinic to the north.

Surrounding Context

Properties surrounding the subject site are developed and zoned as follows:

Direction	Zones	Land Uses
North	O-P	Neighborhood Healthcare Clinic
South	RM-2200	Key Largo Apartments
East	RM-2200	The Terraces Apartments
West	RS-6	Cajon Valley Middle School Park

General Plan

The land use designation of the subject property is MR ("Medium Density Residential") according to the General Plan Land Use Map. The MR designation is intended to accommodate residential density between 18 and 20 units per acre.

Municipal Code/Zoning Code

The zone for the subject site is RM-2200. The Residential Land Use Table in the El Cajon Municipal Code identifies various non-residential uses which may be considered in residential zones. While examples of non-residential uses include religious facilities, government building and service facilities, day care facilities, and non-profit service organizations devoted to serving the general public, a medical clinic may not operate in a residential zone.

Specific Plan No. 513

The subject property and the adjacent property to the north—addressed as 855 East Madison Avenue and operated as a medical clinic by Neighborhood Healthcare—are governed by Specific Plan ("SP") No. 513. The SP was approved by the El Cajon City Council in 2008 in conjunction with an expansion of the medical clinic; the expansion called for additional parking which could not be realized onsite. SP No. 513 authorizes 16 offsite parking spaces, which are provided on the subject property in perpetuity.

Conditional Use Permit No. 116

In 1961, Conditional Use Permit ("CUP") No. 116 authorized development of a religious facility at the subject site. The church building was expanded as recently as 1978 but remained largely unchanged thereafter. The church is the most recent, active use of the property.

Conditional Use Permit No. 2020-0008

On December 1, 2020, El Cajon Planning Commission granted CUP No. 2020-0008 authorizing the operation of a non-profit community service center at the subject site. The center proposed to offer enrollment services for programs like Cal Fresh, Medicare MediCal, as well as housing assistance, job counseling, job training, and translations services among other things. Though a tenant improvement building permit was issued, alterations are not complete and the use has not commenced.

Government Code section 65863 (No Net Loss Law)

No Net Loss Law requires a jurisdiction to maintain a sufficient supply of adequate sites in its housing element at all times throughout the housing element planning period to meet a jurisdiction's remaining unmet share of the Regional Housing Needs Allocation ("RHNA") for each income category. To comply with the No Net Loss Law, jurisdictions must ensure their actions do not create a shortfall of available sites. When making decisions regarding zoning and land use (e.g. downzoning). The City's Housing Element does not identify the subject property in its Sites Inventory and therefore remaining sites in the Housing Element are adequate to accommodate the City's RHNA.

DISCUSSION

Land Use and Zoning

After obtaining CUP No. 2020-0008 for the service center at the subject site, the applicant determined that their operations would benefit the community most by expanding capacity to provide medical services. As indicated in the preceding section, the existing land use and zoning permits residential units up to 20 dwelling units per acre and limited non-residential uses, however a medical clinic is not a permitted use. Consequently, a GPA proposing a change in designation from Medium Density Residential to Office/Non-Retail and a corresponding ZR proposing a change in zone from RM-2200 to O-P is requested to enable the applicant to operate a medical clinic by right at the subject site.

The larger area surrounding the subject property consists of single- and multi-family residential zones, primarily RS-6 and RM-2200 respectively, and includes institutional uses such as schools. O-P zoned properties are, however, immediately adjacent to the subject site as well. Neighborhood Healthcare currently operates a medical clinic at 855 E Madison to the northwest of the subject site while the properties along the north side of the intersection of East Madison and North Mollison Avenues are also zoned O-P with commercial uses.

The General Plan recognizes that areas devoted to Office or Non-Retail businesses may be located in close proximity to residential provided their operations are compatible. Such restrictions are already implemented in the Zoning Code through the Office-

Professional zone which primarily limits uses in the Office/Non-Retail designation to office related uses and performance standards in Chapter 17.130 which outline operational requirements related to noise, air quality, odor, property upkeep and other nuisances. Noise standards include daytime, evening, and nighttime noise thresholds to ensure compatibility between any proposed use and adjacent residential uses. Similarly, property upkeep standards ensure the exterior landscape areas and parking lot are maintained in a sanitary conditions, free of trash and debris. Furthermore, the environmental assessment found that potential impacts to glare, odor, and noise would be less than significant with the anticipated medical clinic use.

General Plan Goals, Objectives and Policies also accommodate the proposed GPA and ZR. General Plan policy 9-4.13, indicates that commercial areas shall be integrated with well-designed interconnecting access between adjacent commercial developments. As stated earlier, SP No. 513 creates a permanent shared parking arrangement between the adjacent commercial property addressed as at 855 East Madison and the subject site to maximize parking and access efficiency. Policy 9-4.4 also encourages commercial activities to be located so as to benefit from the access afforded by major streets such as East Madison and North Mollison, which are identified as secondary thoroughfares in the Circulation Element. The proposed GPA and ZR are consistent with the General Plan and are appropriate for the area.

Traffic and Parking

Pursuant to the parking standards in section 17.185.190 of the Zoning Code, general office uses require one (1) space per 250 square feet of gross floor area up to 10,000 square feet, plus one (1) space per 300 square feet for the next 15,000 square feet. Therefore, the parking requirement for an office use, like a medical clinic, in the 12,504 square foot building is 48 spaces.

The project site must also include 16 offsite parking spaces pursuant to SP No. 513, as discussed above. A total of 64 spaces must be available on the project site. Project plans show a total of 121 parking spaces, exceeding the minimum Zoning Code and Specific Plan requirements.

It is important to note that no intensification of parking or traffic demand is anticipated between the approved social service center under CUP No. 2022-0008 and the medical clinic, if the GPA and ZR are approved. The social service center and the anticipated medical clinic have the same parking requirement. Moreover, traffic generation of these uses are equivalent based on parking demand.

FINDINGS

General Plan Amendment No. 2021-0002

- 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 designation at the subject site to Office/Non-Retail is in conformance with applicable Government Code sections because California Native American tribes identified by the Native American Heritage Commission were notified pursuant to Government Code section 65352.3 for the purpose of preserving or mitigating impacts to cultural places, features, and objects. A single request for consultation was received from San Luis Rey Band of Mission Indians but was ultimately withdrawn. The proposed amendment is the first amendment to the Land Use Element in the calendar year consistent with the Government Code section 65358 prohibition on more than four amendments to a required General Plan Element within a calendar year.

- 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 Medium Density Residential to Office/Non-Retail continues the Office/Non-Retail land use designation from the immediately adjacent property and those at the north side of the intersection of North Mollison and East Madison Avenues. It also facilitates investment into the property and creates an integrated commercial office area with access to major streets consistent with General Plan Policies 11-1.2, 9-4.4, and 9-4.13.

- 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 proposed amendment does not compromise any policies found in the other General Plan Elements, including the Housing Element because the subject property is not in the Sites Inventory and therefore remaining sites in the Housing Element are adequate to accommodate the City's RHNA. Furthermore, it is consistent with Environmental Justice Element Goal 7 by increasing healthcare services to the surrounding area. It will also improve the quality of the neighborhood by facilitating investment into the property through the assignment of land use permissions better suited to the existing conditions and improvements on the property.

Zone Reclassification No. 2021-0001

- 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 Zone Reclassification from RM-2200 to O-P is consistent with the proposed change of the General Plan Land Use Designation to Office/Non-Retail pursuant to the General Plan Zoning Consistency Chart. The proposed zone would further provide for office and other compatible non-retail businesses in close proximity to residential as anticipated in the General Plan. Moreover, the proposed amendment will create an appropriately integrated medical facility consistent with General Plan Land Use Element Policies 9-4.4 and 9-4.13, and Environmental Justice

Element Goal 7, and will further facilitate investment into the property consistent with Land Use Policy 11-1.2 which seeks quality development of all kinds.

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

The proposed amendment is consistent with Specific Plan No. 513 as it preserves the 16 required offsite parking spaces for the adjacent healthcare clinic to the north.

- 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 encourage the use of an underutilized property through the creation of an integrated commercial area with land use permissions that are better suited to existing conditions and improvements. The zone change will expand health care access in the Bostonia Environmental Justice Community identified in the Environmental Justice Element and bring additional jobs and economic opportunity to the area.

- D. When a reduction in residential density is proposed, the following additional finding shall be made: The remaining sites identified in the housing element are adequate to accommodate the city's share of the regional housing need pursuant to California Government Code sections 65584, and 65863.*

The subject site was developed with an assembly building which dates to April of 1962 and has remained a non-residential use since that time. Furthermore, the adopted Housing Element does not identify the subject property in its Sites Inventory and therefore remaining sites in the Housing Element are adequate to accommodate the City of El Cajon's Regional Housing Needs Allocation.

CALIFORNIA ENVIRONMENTAL QUALITY ACT

In accordance with California Environmental Quality Act ("CEQA"), an Initial Study and Negative Declaration ("ND") were prepared for the proposed General Plan Amendment and Zoning Reclassification. The ND evaluated potential environmental impacts of the proposed use against the former and most recent use of the property as a church and determined that the proposed project could not have a significant effect on the environment.

A Notice of Intent to Adopt the Negative Declaration was published on August 12, 2022, and the ND was circulated for public review and comment from August 12 – August 31, 2022. One comment letter was received from the California Department of Transportation ("Caltrans"). The Caltrans letter generally requested clarification of the City's Vehicle Miles Travelled ("VMT") assessment thresholds, recommended strategies to reduce vehicle trips, and requested appropriate permits and coordination with Caltrans where the agency has jurisdiction. A response is included in with the final ND

which broadly reiterates the threshold and clarifies that there are no impacts to Caltrans rights-of-way.

PUBLIC NOTICE & INPUT

Consistent with the requirements of Government Code section 65352 et seq., authorized representatives of California Native American Tribes identified by the Native American Heritage Commission were sent notice of the proposed General Plan Amendment on June 28, 2022 and July 21, 2022 via Certified Mail. A single request for consultation was received during the 90 period provided by Government Code from the San Luis Rey Band of Mission Indians however the request for consultation was later withdrawn on September 7, 2022.

Notice of this public hearing was mailed on November 3, 2022, to all property owners within 300 feet of the project site and to anyone who requested such notice in writing, and was similarly published in East County Gazette the same day 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 was also mailed to the two public libraries in the City of El Cajon, located at 201 East Douglas Avenue and 576 Garfield Avenue.

City staff did not receive any comments in response to the Notice of Public Hearing prior to preparation of this report. Comments received after publication will be presented to the Planning Commission at the hearing.

RECOMMENDATION

Staff's recommendation is that the Planning Commission recommend City Council approval of the proposed General Plan Amendment and Zone Reclassification. The request creates an integrated medical office facility and support system to the community.

PREPARED BY:



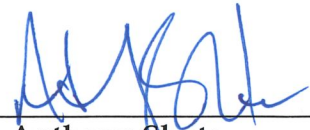
Mike Viglione
SENIOR
PLANNER

REVIEWED BY:



Noah Alvey
DEPUTY DIRECTOR
OF COMMUNITY
DEVELOPMENT

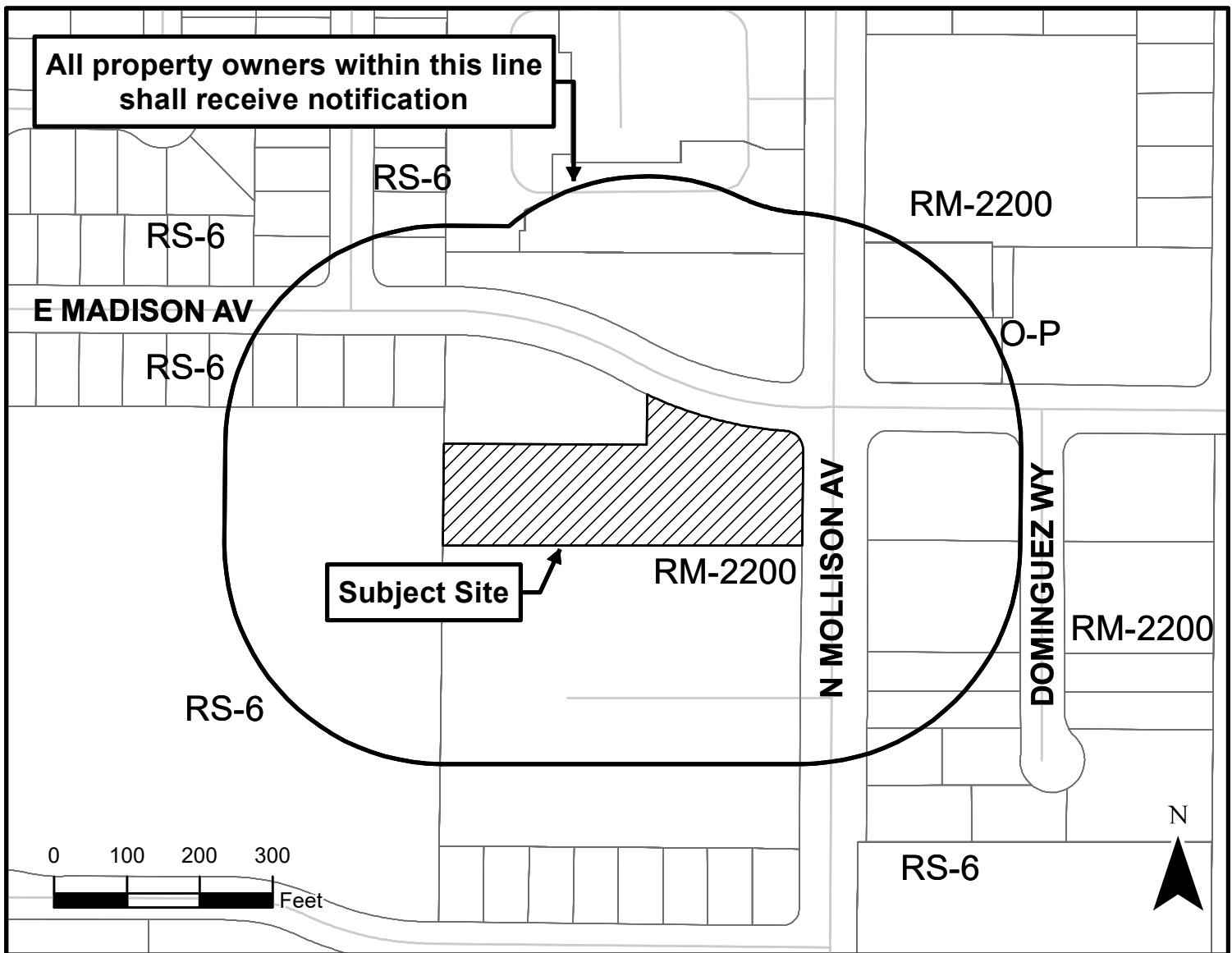
APPROVED BY:



Anthony Shute
DIRECTOR OF
COMMUNITY
DEVELOPMENT

ATTACHMENTS

1. Public Hearing Notice/Location Map
2. Proposed Resolution RECOMMENDING APPROVAL of the Negative Declaration
 - a. Exhibit A Negative Declaration
3. Proposed Resolution RECOMMENDING APPROVAL of General Plan Amendment No. 2021-0002
 - a. Exhibit A General Plan Amendment Map
4. Proposed Resolution RECOMMENDING APPROVAL of Zoning Reclassification No. 2021-0001
 - a. Exhibit A Zone Reclassification Map
5. Aerial Image of Subject Site
6. Application and Disclosure Statement
7. Applicant Project Description
8. Zoning Consistency Chart
9. Site Plan



**NOTICE OF PROPOSED
GENERAL PLAN AMENDMENT AND ZONE RECLASSIFICATION
FOR NEIGHBORHOOD HEALTHCARE MEDICAL CLINIC**

NOTICE IS HEREBY GIVEN that the El Cajon Planning Commission will hold a public hearing at **7:00 p.m., Tuesday, November 15, 2022** and the City Council will hold a public hearing at **7:00 p.m., Tuesday, December 13, 2022**, at the City Council Chambers, 200 Civic Center Way, El Cajon, CA, to consider:

GENERAL PLAN AMENDMENT (GPA) NO. 2021-0002 & ZONING RECLASSIFICATION (ZR) NO. 2021-0001, as submitted by Neighborhood Healthcare, requesting a change of the General Plan Land Use designation from Medium Density Residential to Office/Non-Retail and a corresponding zone reclassification from RM-2200 (Residential, multi-family, 2,200 s.f.) to O-P (Office Professional). The subject property is addressed as 470 North Mollison Avenue. A Negative Declaration was prepared for this project in accordance with the California Environmental Quality Act (CEQA).

The public is invited to attend and participate in this public hearing. The agenda report for this project will be available 72 hours prior to the Planning Commission meeting at <https://www.elcajon.gov/your-government/city-meetings-with-agendas-and-minutes-all>. In an effort to reduce the City's carbon footprint, paper copies will not be provided at the public hearing, but will be available at City Hall in the Project Assistance Center upon request.

If you challenge the matter in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice or in written correspondence delivered to the Commission, or prior to, the public hearing. The City of El Cajon encourages the participation of disabled individuals in the services, activities, and programs provided by the City. Individuals with disabilities who require reasonable accommodation in order to participate in the public hearing should contact Planning at 619-441-1742. More information about planning and zoning in El Cajon is available at <http://www.elcajon.gov/your-government/departments/community-development/planning-division>.

If you have any questions, or wish any additional information, please contact **MICHAEL VIGLIONE** at 619-441-1773 or via email at mviglione@elcajon.gov and reference "GPA-2021-0002 & ZR-2021-0001" in the subject line.

PROPOSED PLANNING COMMISSION RESOLUTION

A RESOLUTION RECOMMENDING CITY COUNCIL ADOPTION OF A NEGATIVE DECLARATION FOR THE NEIGHBORHOOD HEALTHCARE MEDICAL CLINIC GENERAL PLAN AMENDMENT AND ZONING RECLASSIFICATION REQUEST ON THE WEST SIDE OF NORTH MOLLISON AVENUE BETWEEN EAST MADISON AND EAST PARK AVENUES IN THE PENDING OFFICE/NON-RETAIL GENERAL PLAN DESIGNATION AND PENDING O-P (OFFICE-PROFESSIONAL) ZONE; APN: 488-061-17-00.

WHEREAS, the El Cajon Planning Commission held a duly advertised public hearing on November 15, 2022 to consider General Plan Amendment No. 2022-0002 to redesignate the site from Medium Density Residential to Office/Non-Retail, and to consider Zone Reclassification No. 2022-0001 to change the zoning classification from RM-2200 ("Residential, Multi-family, 2,200 square feet") to O-P ("Office-Professional") for a medical clinic on the west side of North Mollison Avenue between East Madison and East Park Avenues, and addressed as 470 North Mollison; and

WHEREAS, the City prepared an Initial Study and Negative Declaration in accordance with CEQA guidelines, which indicates that the potential environmental effects of the proposed project would be less than significant; and

WHEREAS, the Negative Declaration reflects the City's independent judgment as required by section 21082.1 of the Public Resources Code; and

WHEREAS, pursuant to section 21082.1 of the Public Resources Code, the draft Mitigated Negative Declaration was circulated for public review from August 12, 2022 to August 31, 2022; and

WHEREAS, one comment letter was received during the public review period, which did not raise any issues pertaining to the adequacy of the Initial Study and Negative Declaration; and

WHEREAS, in accordance with California Environmental Quality Act ("CEQA") Guidelines section 15074(c), the custodian of the Initial Study and Negative Declaration is the El Cajon Community Development Department, and all supporting documentation is in the General Plan Amendment No. 2022-0002 file; and

WHEREAS, after considering the evidence and facts, the Planning Commission considered the Initial Study and Negative Declaration as presented at its November 15, 2012, meeting.

NOW, THEREFORE, BE IT RESOLVED by the El Cajon Planning Commission as follows:

Section 1. That the foregoing recitals are true and correct, and are findings of fact of the El Cajon Planning Commission in regard to the Negative Declaration.

Section 2. That based upon said findings of fact, the El Cajon Planning Commission hereby RECOMMENDS CITY COUNCIL ADOPTION of the Negative Declaration for the General Plan Amendment and Zoning Reclassification.

A. Adoption of the Negative Declaration shall only apply to the subject project and shall not waive compliance with all other provisions of the Zoning Code and all other applicable City ordinances in effect at the time construction permits are submitted.

B. The applicant shall defend, indemnify, and hold harmless the City, its agents, officers, and employees from any and all claims, actions, proceedings, damages, judgments, and costs, including attorneys' fees, against the City or its agents, officers or employees, relating to this Negative Declaration determination (the "CEQA Determination"), and relating to the approval of General Plan Amendment No. 2022-0002 and Zone Reclassification No. 2022-0001, 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.

Planning Commission Resolution No.

PASSED AND ADOPTED by the El Cajon Planning Commission at a regular meeting held November 15, 2022, by the following vote:

AYES:
NOES:
ABSTAIN:

Darrin MROZ, Chair

ATTEST:

Noah Alvey, Secretary

**INITIAL STUDY/ENVIRONMENTAL
CHECKLIST
AND NEGATIVE DECLARATION
FOR THE
MOLLISON MEDICAL OFFICE BUILDING
SCH NO. 2022080283**

Prepared for:



Community Development Department, Planning Division
200 Civic Center Way
El Cajon, California 92020

Prepared by:



9984 Scripps Ranch Boulevard, #138
San Diego, California 92131
Contact: Kim Baranek

November 2022

MOLLISON MEDICAL OFFICE BUILDING INITIAL STUDY/ENVIRONMENTAL CHECKLIST AND NEGATIVE DECLARATION LETTER OF COMMENT AND RESPONSES

Written comments on the Draft Initial Study/Environmental Checklist (IS) and Negative Declaration (ND) are reproduced on the following pages, along with responses to those comments. CEQA does not require lead agencies to provide formal responses to comments received on Initial Studies supporting proposed NDs. However, the City prepared this response to comments document to provide responses to comments received on the ND in order to provide comprehensive information and disclosure for both the public and the City's decision-makers.

One comment letter was received during the public review period (August 12, 2022 to August 31, 2022) from the California Department of Transportation (Caltrans) on August 29, 2022 and responses are provided herein. No changes were deemed necessary to clarify the Draft ND text in response to the comments.

An additional correspondence was received from the San Luis Rey Band of Mission Indians on September 7, 2022 waiving their request for consultation pursuant to Government Code section 65352 et. seq. This correspondence is acknowledged. Changes deemed necessary to clarify the Draft ND text in response to this correspondence are demarcated with revision marks (underline for new text, ~~strikeout~~ for deleted text). The changes to the document are primarily minor editorial revisions to the Project Description and XVIII. Tribal Cultural Resources to clarify that no request for consultation were received. Refinements to the language of the aforementioned sections do not result in new or increased levels of environmental impacts or constitute "significant new information," in accordance with CEQA Guidelines Section 15073.5.

California Department of Transportation

DISTRICT 11
4050 TAYLOR STREET, MS-240
SAN DIEGO, CA 92110
(619) 709-5152 | FAX (619) 688-4299 TTY 711
www.dot.ca.gov



August 29, 2022

11-SD-8

PM

Mollison Medical Office Building
NEG/SCH#2022080283

Mr. Michael Viglione
Senior Planner
City of El Cajon
200 Civic Center Way
El Cajon, CA 92020

Dear Mr. Viglione:

Thank you for including the California Department of Transportation (Caltrans) in the environmental review process for the Negative Declaration (NEG) for the Mollison Medical Office Building – General Plan Amendment GPA-2021-002; Zoning Reclassification ZR-2001-0001 Project located near Interstate 8 (I-8). The mission of Caltrans is to provide a safe and reliable transportation network that serves all people and respects the environment. The Local Development Review (LDR) Program reviews land use projects and plans to ensure consistency with our mission and state planning priorities.

Safety is one of Caltrans' strategic goals. Caltrans strives to make the year 2050 the first year without a single death or serious injury on California's roads. We are striving for more equitable outcomes for the transportation network's diverse users. To achieve these ambitious goals, we will pursue meaningful collaboration with our partners. We encourage the implementation of new technologies, innovations, and best practices that will enhance the safety on the transportation network. These pursuits are both ambitious and urgent, and their accomplishment involves a focused departure from the status quo as we continue to institutionalize safety in all our work.

Caltrans is committed to prioritizing projects that are equitable and provide meaningful benefits to historically underserved communities, to ultimately improve transportation accessibility and quality of life for people in the communities we serve.

We look forward to working with the City of El Cajon in areas where the City and Caltrans have joint jurisdiction to improve the transportation network and connections

between various modes of travel, with the goal of improving the experience of those who use the transportation system.

Caltrans has the following comments:

Traffic Impact Study

A1

- Due to the proximity of the project site location being within a quarter of a mile from the state highway on and off-ramps a Vehicle Miles of Travel (VMT) based Traffic Impact Study (TIS) and/or mobility study should be provided for this project. Please use the Governor's Office of Planning and Research Guidance to identify VMT related impacts.¹
- The TIS may also need to identify the proposed project's near-term and long-term safety or operational issues, on or adjacent any existing or proposed State facilities.
- The Governor's Office of Planning and Research Guidance states "Absent substantial evidence indicating that a project would generate a potentially significant level of VMT, or inconsistency with a Sustainable Communities Strategy (SCS) or general plan, projects that generate or attract fewer than **110 trips** per day generally may be assumed to cause a less-than-significant transportation impact".
- If ITE Guidelines of 500 ADT as a VMT threshold is the approved City VMT threshold, please identify this as the City Council approved VMT threshold.

Complete Streets and Mobility Network

A2

Caltrans views all transportation improvements as opportunities to improve safety, access and mobility for all travelers in California and recognizes bicycle, pedestrian and transit modes as integral elements of the transportation network. Caltrans supports improved transit accommodation through the provision of Park and Ride facilities, improved bicycle and pedestrian access and safety improvements, signal prioritization for transit, bus on shoulders, ramp improvements, or other enhancements that promotes a complete and integrated transportation network. Early coordination with Caltrans, in locations that may affect both Caltrans and the City of El Cajon is encouraged.

¹ California Governor's Office of Planning and Research (OPR) 2018. "Technical Advisory on Evaluating Transportation Impacts in CEQA." https://opr.ca.gov/docs/20190122-743_Technical_Advisory.pdf

A2

To reduce greenhouse gas emissions and achieve California's Climate Change target, Caltrans is implementing Complete Streets and Climate Change policies into State Highway Operations and Protection Program (SHOPP) projects to meet multi-modal mobility needs. Caltrans looks forward to working with the City to evaluate potential Complete Streets projects.

A3

Bicycle, pedestrian, and public transit access during construction is important. Mitigation to maintain bicycle, pedestrian, and public transit access during construction is in accordance with Caltrans' goals and policies.

Land Use and Smart Growth

A4

Caltrans recognizes there is a strong link between transportation and land use. Development can have a significant impact on traffic and congestion on State transportation facilities. In particular, the pattern of land use can affect both local vehicle miles traveled and the number of trips. Caltrans supports collaboration with local agencies to work towards a safe, functional, interconnected, multi-modal transportation network integrated through applicable "smart growth" type land use planning and policies.

The City should continue to coordinate with Caltrans to implement necessary improvements at intersections and interchanges where the agencies have joint jurisdiction.

Environmental

A5

Caltrans welcomes the opportunity to be a Responsible Agency under the California Environmental Quality Act (CEQA), as we have some discretionary authority of a portion of the project that is in Caltrans' R/W through the form of an encroachment permit process. We look forward to the coordination of our efforts to ensure that Caltrans can adopt the alternative and/or mitigation measure for our R/W. We would appreciate meeting with you to discuss the elements of the EIR that Caltrans will use for our subsequent environmental compliance.

An encroachment permit will be required for any work within the Caltrans' R/W prior to construction. As part of the encroachment permit process, the applicant must provide approved final environmental documents for this project, corresponding technical studies, and necessary regulatory and resource agency permits. Specifically, CEQA determination or exemption. The supporting documents must address all environmental impacts within the Caltrans' R/W and address any impacts from avoidance and/or mitigation measures.

A5

We recommend that this project specifically identifies and assesses potential impacts caused by the project or impacts from mitigation efforts that occur within Caltrans' R/W that includes impacts to the natural environment, infrastructure including but not limited to highways, roadways, structures, intelligent transportation systems elements, on-ramps and off-ramps, and appurtenant features including but not limited to lighting, signage, drainage, guardrail, slopes and landscaping. Caltrans is interested in any additional mitigation measures identified for the project's draft Environmental Document.

Should future projects based upon the changes enacted from the General Plan have elements and/or mitigation measures that affect Caltrans Right-of-Way, Caltrans would welcome the opportunity to be a Responsible Agency under the California Environmental Quality Act (CEQA).

Broadband

A6

Caltrans recognizes that teleworking and remote learning lessen the impacts of traffic on our roadways and surrounding communities. This reduces the amount of VMT and decreases the amount of greenhouse gas (GHG) emissions and other pollutants. The availability of affordable and reliable, high speed broadband is a key component in supporting travel demand management and reaching the state's transportation and climate action goals.

Right-of-Way

A7

- Per Business and Profession Code 8771, perpetuation of survey monuments by a licensed land surveyor is required, if they are being destroyed by any construction.
- Any work performed within Caltrans' R/W will require discretionary review and approval by Caltrans and an encroachment permit will be required for any work within the Caltrans' R/W prior to construction.

Additional information regarding encroachment permits may be obtained by contacting the Caltrans Permits Office at (619) 688-6158 or emailing D11.Permits@dot.ca.gov or by visiting the website at <https://dot.ca.gov/programs/traffic-operations/ep>. Early coordination with Caltrans is strongly advised for all encroachment permits.

Mr. Michael Viglione, Senior Planner
August 29, 2022
Page 5

If you have any questions or concerns, please contact Kimberly Dodson, LDR Coordinator, at (619) 985-1587 or by e-mail sent to Kimberly.Dodson@dot.ca.gov.

Sincerely,

Maurice A. Eaton

MAURICE EATON
Branch Chief
Local Development Review

Responses to Caltrans Letter

- A1 As CEQA lead agency, the City can adopt its own standards for assessing projects transportation impacts. As stated on page 36 of the Draft IS/ND, the City requires a traffic study or Vehicle Miles Traveled (VMT) analysis for any project that generates 500 average daily trip (ADT) that is not in conformance with the General Plan, in accordance with the 2019 SANTEC/ITE guidelines. Given that the proposed medical office building would generate 348 net new daily trips, neither a traffic impact study nor a VMT analysis is required for the project in accordance with the City's criteria.
- A2 Comment noted; no transportation or street improvements are proposed or required within the Caltrans right-of-way. The City supports the state policies with regard to Complete Streets where it is relevant to projects.
- A3 During project construction, no public right-of-way improvements are proposed and all access to bicycle, pedestrian and public transit in the project area would be maintained, as required by the City.
- A4 Comment noted; refer to response to comment A1. There is no joint jurisdiction on the project.
- A5 Comment noted; the project does not require any permits from Caltrans and no Responsible Agency requirements under CEQA.
- A6 The City acknowledges that broadband access can be one of many methods for reducing vehicular trips and GHG emissions; however, based on the limited amount of traffic generated by the project, there is no requirement for travel demand management measures.
- A7 As noted in response to comment A2, there is no work proposed within the Caltrans right-of-way and an encroachment permit is not required by the project.

Michael Viglione

From: Carmen Mojado <cmslrmissionindians@gmail.com>
Sent: Wednesday, September 7, 2022 9:19 AM
To: Michael Viglione
Cc: Natane Castaneda
Subject: Re: SB-18 Consultation - Mollison Office Building Project (APN: 488-061-17-00)

CAUTION: [EXTERNAL EMAIL] Do not click any links or open any attachments unless you trust the sender and know the content is safe.

Good Morning Mike,

The San Luis Rey Band of Mission Indians will not be consulting on the Mollison Office Building project (APN: 488-061-17-00). Please contact the closest Tribe to help you with any concerns they may have regarding the project.

Thank you,

Cami Mojado

Sent from my iPhone

On Sep 6, 2022, at 2:42 PM, Michael Viglione <MViglione@elcajon.gov> wrote:

Hello Cami,

It was nice speaking with you earlier. Can you please confirm that San Luis Rey Band of Mission Indians does not desire consultation on this project in the City of El Cajon?

Thank you so much for your time.

Respectfully,

Mike Viglione – Senior Planner

[City of El Cajon](#) | [Community Development](#)

[200 Civic Center Way](#) | [El Cajon CA 92020](#)

E: mviglione@elcajon.gov | P: 619-441-1773

City Hall is open 7:30am to 5:30pm M.-Th. and open 8:00am to 5:00pm alternating Fridays.

From: Michael Viglione
Sent: Wednesday, August 24, 2022 5:29 PM
To: Cami Mojado <cmslrmissionindians@gmail.com>
Cc: Natane Castaneda <natanecast99@gmail.com>
Subject: RE: SB-18 Consultation - Mollison Office Building Project (APN: 488-061-17-00)

Hi Cami,

It seems we are playing phone tag so I thought I'd try email instead. Are there some times over the next two weeks when you might be able to meet for a consultation? I'd be happy to reserve a conference room at City Hall, set up a Zoom meeting, or meet elsewhere.

That said, I'd also like to put together an agenda for our consultation. Are there specific topics, such as those identified in [Public Resources Code section 21080.3.2](#), you'd like to cover during this meeting? I will have project documents available for the consultation. I would like to clarify however that a Geotechnical Report for ground disturbance, as referenced in your consultation request, will not be available. There is no ground disturbance with this project as it is limited to a change in land use permissions and an interior tenant improvement, architectural coatings for the building (e.g. stucco etc), and restriping the lot.

Please let me know and we'll get something scheduled.

Thanks!

Respectfully,

Mike Viglione – Senior Planner

[City of El Cajon](#) | [Community Development](#)

[200 Civic Center Way](#) | [El Cajon CA 92020](#)

E: mviglione@elcajon.gov | P: 619-441-1773

City Hall is open 7:30am to 5:30pm M.-Th. and open 8:00am to 5:00pm alternating Fridays.

From: Michael Viglione

Sent: Friday, July 22, 2022 8:50 AM

To: Cami Mojado <cmslrmissionindians@gmail.com>

Cc: Natane Castaneda <natanecast99@gmail.com>

Subject: RE: SB-18 Consultation - Mollison Office Building Project (APN: 488-061-17-00)

Hello Cami,

Thanks for your email. I will give you a call next week to provide some additional information about the project and schedule a mutually convenient time to have further discussions.

Respectfully,

Mike Viglione – Senior Planner

[City of El Cajon](#) | [Community Development](#)

[200 Civic Center Way](#) | [El Cajon CA 92020](#)

E: mviglione@elcajon.gov | P: 619-441-1773

City Hall is open 7:30am to 5:30pm M.-Th. and open 8:00am to 5:00pm alternating Fridays.

From: Cami Mojado <cmslrmissionindians@gmail.com>

Sent: Thursday, July 14, 2022 1:59 PM

To: Michael Viglione <MViglione@elcajon.gov>

Cc: Natane Castaneda <natanecast99@gmail.com>

Subject: SB-18 Consultation - Mollison Office Building Project (APN: 488-061-17-00)

CAUTION: [EXTERNAL EMAIL] Do not click any links or open any attachments unless you trust the sender and know the content is safe.

Dear Mr. Viglione,

Attached please find a letter from the San Luis Rey Band of Mission Indians requesting to consult with the City of EL Cajon pursuant to SB-18 regarding the Specific Plan, Mollison Office Building project in EL Cajon, CA. We appreciate you honoring our request to consult pursuant to SB-18.

Please contact me at (760) 917-1736 to arrange a mutually convenient meeting date and time.

Respectfully,

Cami Mojado

Cami Mojado

Cultural Resource Management Specialist
& Project Director

Saving Sacred Sites | Vista, CA

Mobile: (760) 917 1736

cmslrmissionindians@gmail.com

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CITY OF EL CAJON

INITIAL STUDY/ENVIRONMENTAL CHECKLIST AND NEGATIVE DECLARATION

INTRODUCTION

This Initial Study/Environmental Checklist and Negative Declaration has been prepared pursuant to the California Environmental Quality Act (CEQA) [Public Resources Code Section 21000 et seq.] and the CEQA Guidelines [California Code of Regulations Section 15000 et seq.]. This Initial Study/Environmental Checklist determines that the Mollison Medical Office Building project would not result in significant impacts on the environmental resources and issues evaluated herein. As a result, this document serves as a Negative Declaration pursuant to Public Resources Code Section 21064.

This document is being made available for a 20-day public review comment period, beginning August 10, 2022 and ending August 30, 2022. Comments regarding the contents and conclusions reached in this Initial Study/Environmental Checklist and Negative Declaration must be made in writing and received by 5 p.m. on the last day of the public review period:

Michael Viglione
City of El Cajon Planning Division, Community Development Department
200 Civic Center Way
El Cajon, CA 92020

PROJECT DESCRIPTION

- 1. Project Title:** Mollison Medical Office Building (General Plan Amendment [GPA-2021-0002]; Zone Reclassification)
- 2. Lead Agency Name and Address:**
City of El Cajon
200 Civic Center Way
El Cajon, CA 92020
- 3. Contact Person and Phone Number:**
Mike Viglione, Senior Planner
(619) 441-1773
- 4. Project Location:** 470 N. Mollison Avenue, El Cajon, CA (APN 488-061-17) between East Madison Avenue and East Park Avenue
- 5. Project Sponsor's Name and Address:**
Mike DeLeon, Neighborhood Healthcare
1540 E. Valley Parkway, Escondido, CA 92027
- 6. General Plan Designation:** Medium-Density Residential (MR)
- 7. Zoning:** Residential Multi-family, 2,200 square feet (RM-2200)

8. Description of Project:

The project is a General Plan Amendment (GPA) and zoning reclassification application for the Mollison Medical Office Building (project). The project site is designated Medium Density Residential (MR) in the City's General Plan and zoned Residential, Multi-Family (RM-2200). The project proposes a GPA to change the existing land use from MR to Office/Non-Residential (O/NR). The zoning reclassification would reclassify on-site zoning from RM-2200 to Office Professional (O-P) for consistency with the GPA. The project site currently operates under CUP-#116 overlaid for church use, which would be rescinded upon project approval.

The project site, Assessor's Parcel Number (APN) 488-061-17, is 1.77 acres in size. The project would convert an existing, vacant church building to a medical office building that would provide medical and limited social services to the local community. Neighborhood Healthcare (Neighborhood) is a non-profit healthcare service organization that would occupy the building. Besides changing its use, the interior of the structure would be reconfigured for office use; no changes to the exterior to the building or surrounding site are proposed. The project would comply with the building setback, height, and massing regulations contained in the City Zoning Code. The project would also include the application of architectural coatings for the building exterior and restriping of the surface parking lot.

Neighborhood would provide the following medical services at the project site:

- General and specialty medical exams
- Women's health
- Obstetrician/gynecological exams
- Acupuncture treatments
- Chiropractic treatments
- Prenatal counseling and education

In addition, a limited amount of social services would be offered to the public at the project site, in concert with a partnership with Interfaith Community Services.

The project site is fully developed and consists of 121-space paved surface parking lot, a single-story building previously used as a church, with an attached two-story classroom building. The single-story church building is 6,584 square feet and the attached, two-story classroom building is 5,840 square feet. The church and classroom building are a combination of painted concrete masonry units and colored stucco over wooden frame. The parking lot contains 6 American with Disabilities Act (ADA) spaces, an ADA path of travel, and 115 total parking spaces divided into an east and west parking lot separated by the church and classroom building. One overhead light pole is present in the parking area, adjacent to East Madison Avenue. Eight large palm trees are adjacent to the north and east edge of the church and classroom building. A painted, attached wooden trellis is present along the southwest portion of the church building. Building setbacks are landscaped along the parcel frontage of East Madison Avenue and North Mollison Avenue. There is a fire hydrant and covered bus stop for Metropolitan Transit System (MTS) Route 864 at the southwest intersection of East Madison and North Mollison Avenues. Utilities are present on site, serving the existing building. A trash bin pad is located on the west parking lot, without an enclosure, gates, or a roof. Six-foot metal fencing is present on the west, south, and along some northerly portions of the project

site. There are no fences abutting the street frontage along East Madison or North Mollison Avenues.

The existing parking lot would continue to provide 121 parking spaces, consisting of 6 ADA parking stalls and 115 standard parking stalls to comply with the parking requirements of the project. The project would not result in alterations to the existing site access that is provided via driveways on East Madison and North Mollison Avenues. See **Figures 1 and 2** showing the project location and site plan.

The project does not propose utility improvements. No changes to existing drainage and stormwater collection on the project site would occur. The existing landscaping would remain intact.

Construction would include building interior reconfiguration consisting of demolition and improvements, the application of architectural coatings on the exterior of the structure and restriping of the surface parking lot. Overall, project construction activities would occur over a period of five months, with a planned opening of the medical office building in December 2022.

9. Surrounding Land Uses and Setting *(briefly describe the project's surroundings):*

The project site is in the central portion of the City, approximately 1,000 feet south of Interstate 8 (I-8). The property is a level, developed lot, situated in a largely residential neighborhood, at the southwest corner of the East Madison Avenue/North Mollison Avenue intersection. To the north of the project site, land uses consist of two-story multi-family residential uses, with some commercial uses fronting North Mollison Avenue. To the east, land uses include two-story multi-family residential and commercial fronting East Madison Avenue, with El Cajon Valley High School located beyond the adjacent multi-family residential. Two-story multi-family residential uses are located south of the project site. To the west, and immediately adjacent to the project site, is a medical clinic operated by Neighborhood Healthcare. Farther west is El Cajon City Park and Cajon Valley Middle School, with a small number of single-family residences located directly north of El Cajon City Park.

10. Other public agencies whose approval is required *(e.g., permits, financing approval, or participation agreement):*

None.

11. Have California Native American tribes traditionally and culturally affiliated with the project area requested consultation pursuant to Public Resources Code Section 21080.3.1? If so, is there a plan for consultation that includes, for example, the determination of significant impacts to tribal resources, procedures regarding confidentiality, etc.?

The Barona Band of Mission Indians, Jamul Indian Village of California, and Mesa Grande Band of Indians, which are traditionally and culturally affiliated with the geographic area within the City of El Cajon's jurisdiction, requested formal notice of and information on proposed projects within the City. On June 28, 2022 and July 21, 2022, in compliance with Government Code Section 65352 (Senate Bill [SB] 18), the City, as Lead Agency, sent a letter to the applicable tribes identified by the Native American Heritage Commission (NAHC) notifying them of the proposed project, its location on an in-fill site and its lack of ground disturbance. To date, one request for consultation was received from the San Luis Rey Band of Mission Indians tribe but it was subsequently withdrawn on September 7, 2022. No other consultation requests were received. as discussed in Section XVIII of this Initial Study; should additional responses be received during public

review of the Initial Study/Negative Declaration, the tribal concerns will be incorporated into the final environmental document.

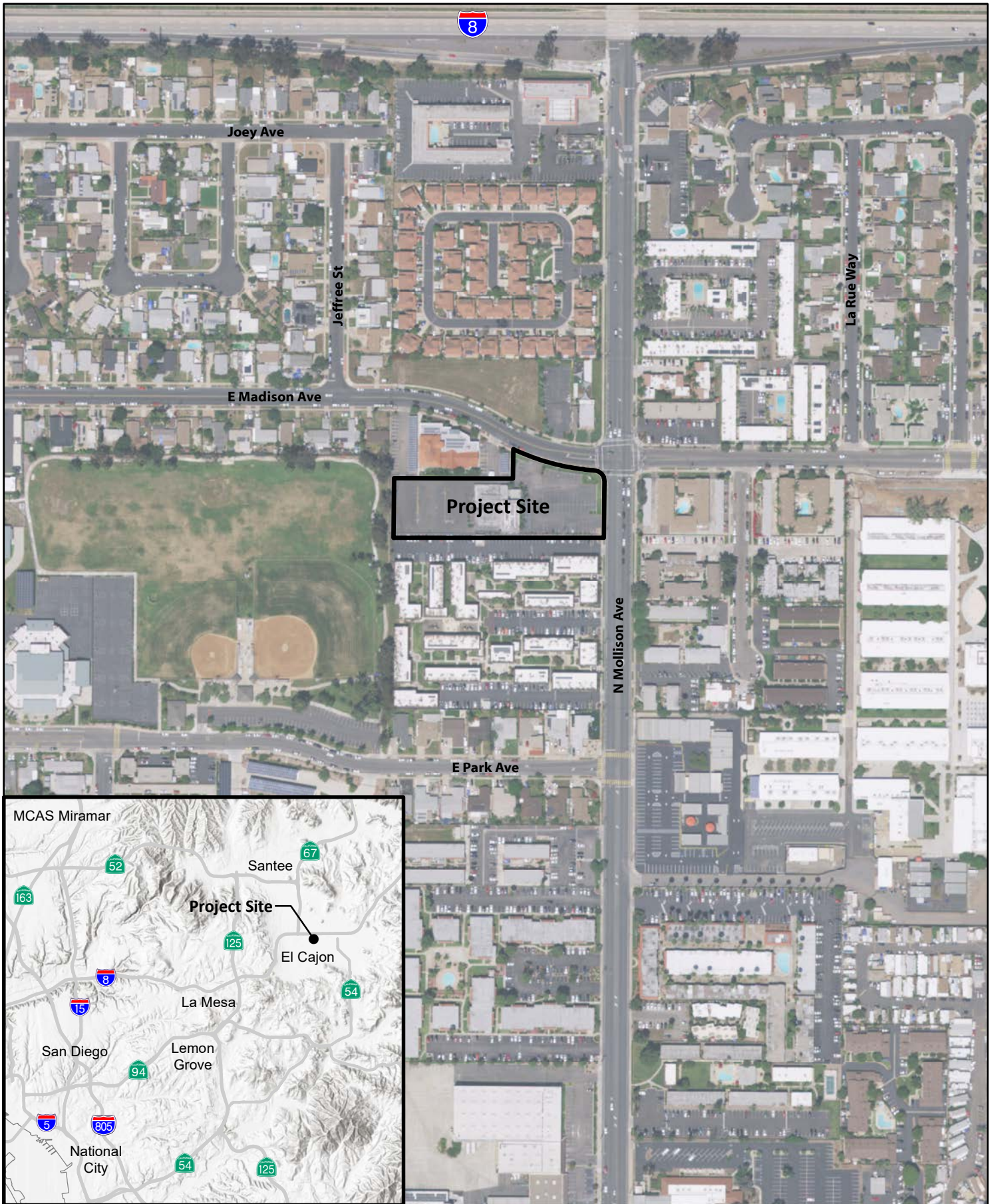
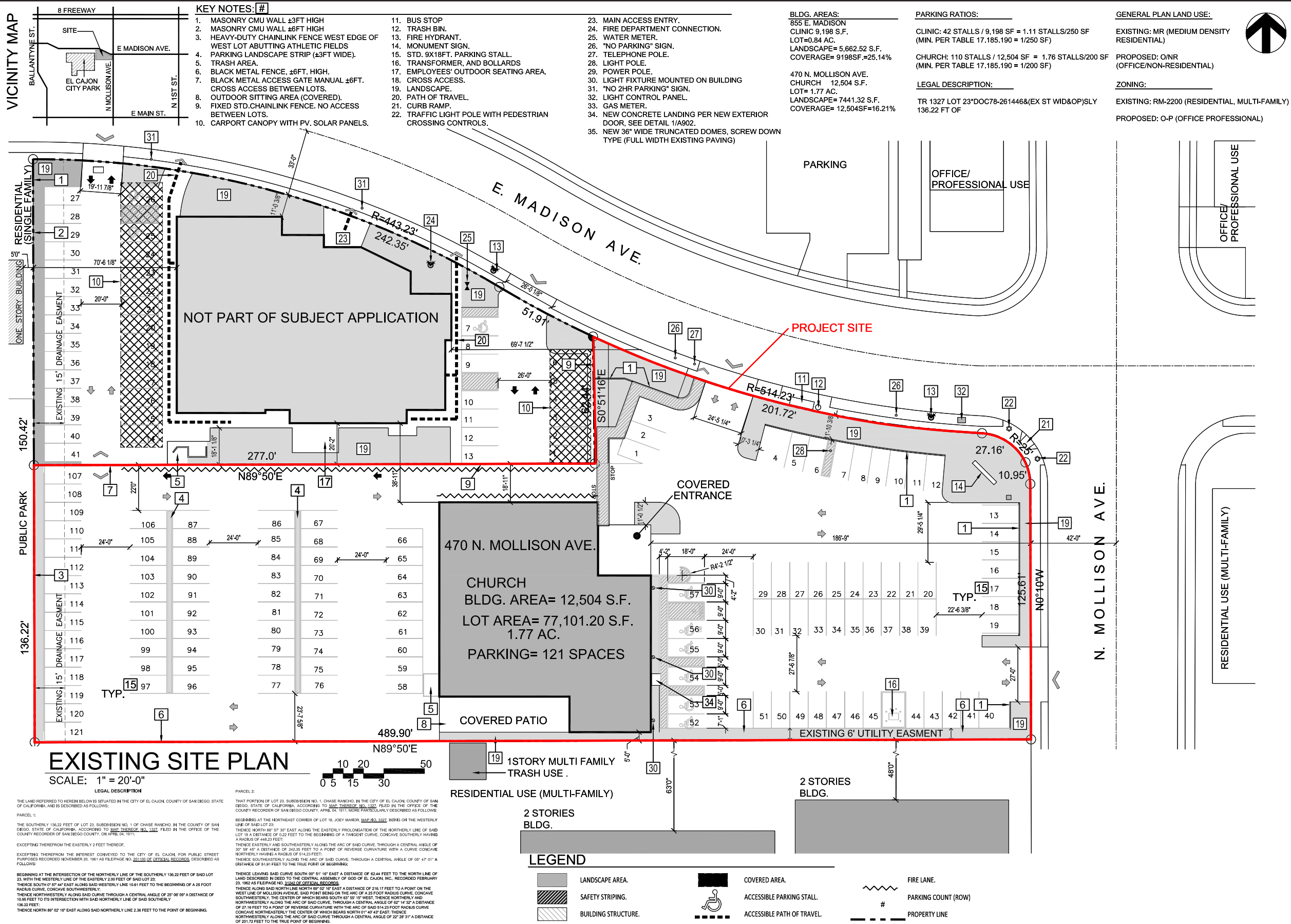


Figure 1

Project Location Map and Aerial



Source: Mour Group Engineering + Design 2022

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact", as indicated by the checklist on the following pages. It is concluded that the project would result in the following potentially significant adverse environmental impacts to the following resource areas:

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

DETERMINATION

On the basis of this initial evaluation (*select one*):

- ☒ I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- ☐ I find that although the proposed project could have a significant effect 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 proposed project MAY have a significant effect on the environment, and ENVIRONMENTAL IMPACT REPORT is required.
- ☐ I find that the proposed project MAY have a significant effect(s) on the environment, but at least one effect: (1) has been adequately analyzed in an earlier document pursuant to applicable legal standards; and (2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets, if the effect is a "potentially significant impact" or "potentially significant unless mitigated". An ENVIRONMENTAL IMPACT REPORT will be required, but it must analyze only the effects that remain to be addressed.
- ☐ I find that although the proposed project could have a significant effect on the environment, there WILL NOT be a significant effect in this case 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 proposed project. Nothing further is required.



Signature

11/9/2022

Date

EVALUATION OF ENVIRONMENTAL IMPACTS

Each of the responses in the following environmental checklist considers the whole action involved, including project-level, cumulative, on-site, off-site, indirect, construction, and operational impacts. A brief explanation is provided for all answers and supported by the information sources cited:

1. 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).
2. A "Less-than-Significant Impact" applies when the proposed project would not result in a substantial and adverse change in the environment. This impact level does not require mitigation measures.
3. A "Less-than-Significant Impact with Mitigation Incorporated" applies when the proposed project would not result in a substantial and adverse change in the environment after mitigation measures are applied.
4. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect is significant. If there are one or more "Potentially Significant" entries when the determination is made, an EIR is required.

ENVIRONMENTAL ANALYSIS

I. Aesthetics

	Potentially Significant Impact	Less-than- Significant Impact with Mitigation Incorporated	Less-than- Significant Impact	No Impact
I. AESTHETICS. Except as provided in Public Resources Code Section 21099, would the Project:				
a) Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Substantially degrade the existing visual character or quality of public views 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 of the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Project Impacts and Mitigation Measures

- a) The project would consist of interior reconfiguration, including demolition and improvements, application of architectural coatings for the building exterior, and restriping the surface parking lot. Visible changes outside of the building would be limited to exterior painting and parking lot restriping. The project site is fully developed, and the project does not include components that would result in alterations to the building mass or scale. The project site is located within the valley portion of the City and is not located within Hillside overlay areas. Policies of the General Plan that protect scenic resources are focused on protecting views of the surrounding open space system and not the valley floor. As such, the project would not have a substantial adverse effect on a scenic vista, and no impact would occur.
- b) The project site is located along North Mollison Avenue, approximately 1,000 feet south of I-8 in the central portion of the City. I-8 is not a designated state scenic highway nor does the City's General Plan identify roadways in the project area as scenic. Changes to the project site would not be visible from I-8. No impact associated with scenic resources within a state scenic highway would occur.
- c) The project site is zoned RM-2200, which allows for moderately dense residential development, and the project would process a zone reclassification to O-P. The project would convert an existing, vacant church to a medical office building that would provide medical services to the local community. Besides changing the use, the interior of the structure would be reconfigured for office use; no changes to the exterior to the building (except application of architectural coatings) or surrounding site (except parking lot restriping) are proposed. The project would comply with the

building setback, height and massing regulations contained in the City Zoning Code. Policies of the General Plan that protect scenic resources are focused on protecting views of the surrounding open space system and not the valley floor. As noted above under response I.a, the project occurs on a fully developed site in the valley area of the City that would not adversely impact views from or to scenic vistas. The proposed office use would not change the mass or scale of the building and would continue to be consistent with the existing development patterns in the area. Thus, the project would conform to applicable zoning and other regulations governing scenic quality. The project would improve the existing visual quality of the site and would not degrade visual character as viewed from the adjacent public roads. A less-than-significant impact would occur.

- d) The project is proposed on a fully developed site in an urbanized area. The project site contains an existing light fixture in the parking lot, as well as minor exterior lighting on the building. The project would ensure that lighting sufficient for safety is integrated into the project, as necessary, to comply with City Municipal Code Section 17.130.150. As the only exterior changes to the building would include the application of architectural coatings, the project would not result in new sources of glare. Thus, no impact associated with substantial new sources of light and glare would occur as a result of the project.

II. Agriculture and Forestry Resources

	Potentially Significant Impact	Less-than- Significant Impact with Mitigation Incorporated	Less-than- Significant Impact	No Impact
II. AGRICULTURE AND FORESTRY RESOURCES. In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and the forest carbon measurement methodology provided in Forest protocols adopted by the California Air Resource Board. Would the Project:				
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to nonagricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code Section 12220(g)), timberland (as defined by Public Resources Code Section 4526), or timberland zoned Timberland Production (as defined by Government Code Section 51104(g))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	Potentially Significant Impact	Less-than- Significant Impact with Mitigation Incorporated	Less-than- Significant Impact	No Impact
d) Result in the loss of forestland or conversion of forestland to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Involve other changes in the existing environment, which due to their location or nature, could result in conversion of Farmland to nonagricultural use or conversion of forestland to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Project Impacts and Mitigation Measures

- a-d) The project site is located in an existing urbanized area with no agricultural or forest resources within the vicinity. The site is mapped as Urban and Built-Up Land in the California Important Farmland Finder system operated by the California Department of Conservation. The project site is not zoned for agricultural or forestry purposes; and there is not a Williamson Act Contract associated with the site or in the 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. The project would have no impact to agriculture and forestry resources.
- e) The project consists of interior improvements, the application of architectural coatings, and parking lot restriping on a developed parcel. There are no agricultural uses or forest land uses on-site or in the vicinity of the project site. Therefore, the project would not result in the significant conversion of farmland or forest land to a non-agriculture use. No impact would occur.

III. Air Quality

	Potentially Significant Impact	Less-than- Significant Impact with Mitigation Incorporated	Less-than- Significant Impact	No Impact
III. AIR QUALITY. Where available, the significance criteria established by the applicable air quality management district or air pollution control district may be relied upon to make the following determinations. Would the Project:				
a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Project Impacts and Mitigation Measures

- a) The project site is located within the San Diego Air Basin (Basin). The California Air Resources Board coordinates and oversees both State and federal air pollution control programs in California. The California State Implementation Plan (SIP) is the document that sets forth the State's strategies for attaining the National Ambient Air Quality Standards. The San Diego Air Pollution Control District (SDAPCD) is the agency responsible for preparing and implementing the portion of the California SIP applicable to the Basin. The SDAPCD has adopted air quality plans to improve air quality, protect public health, and protect the climate. The San Diego Regional Air Quality Strategy (RAQS) outlines SDAPCD's plans and control measures designed to attain and maintain the state standards, while San Diego's portions of the SIP are designed to attain and maintain federal standards. The RAQS are based on the growth projections of the San Diego Association of Governments (SANDAG) and land use plans developed by the cities and by the County. As such, projects that propose growth consistent with city and the County land use plans, and thus consistent with the growth anticipated by SANDAG, would be consistent with the RAQS and SIP. Development consistent with the City's General Plan would be consistent with the RAQS and SIP.

The project site is designated for residential use in the General Plan. The proposed project includes a GPA to change the General Plan land use to Office/Non-Retail (O/NR). While the project is not consistent with the existing General Plan designation, the GPA to change the General Plan land use to Office/Non-Retail (O/NR) would not exceed the General Plan growth assumptions in the RAQS and SIP because the GPA would change the site from a residential use (which has the potential to increase population growth) to an office use (which is non-population-

inducing). As such, even though a GPA is required for the project, the project would not conflict with or obstruct implementation of the applicable air quality plan because it would not result in growth in excess of that anticipated by SANDAG. Impacts would be less-than-significant.

- b) Both the State and the Federal governments have established health-based ambient air quality standards for seven air pollutants. These pollutants include ozone, carbon monoxide, nitrogen dioxide, sulfur dioxide, particulate matter smaller than or equal to 10 microns in diameter, particulate matter smaller than or equal to 2.5 microns in diameter, and lead. In addition, California maintains ambient air quality standards for sulfates, hydrogen sulfide, vinyl chloride, and visibility-reducing particles. These standards are designed to protect public health and welfare.

Project implementation would produce temporary pollutant emissions during construction and long-term operational emissions. Temporary emissions during construction would be generated by vehicles used by construction workers, and by vehicles used for debris removal. Due to the minor amount of construction equipment required for the project, consisting of interior building improvements, application of architectural coatings, and parking lot restriping, construction emissions would be minimal. Because construction emissions would be minor and temporary in nature, lasting six or less months in time, impacts would be less-than-significant.

Operational air pollutant emissions would include those associated with stationary sources, energy sources, and mobile sources. Stationary sources associated with the project would come from landscape equipment, general energy use, and solid waste. Energy emissions would come from electricity and natural gas use. Mobile source emissions would be generated due to personal vehicles use from employees, the public using project services, as well as deliveries and maintenance (estimated to be 435 average daily trips (ADT) based on the Medical Office Building ITE trip generation rate of 34.8 trips per 1,000 SF). Because of the small project size, project-related long-term operational emissions are expected to be minor and would result in less-than-significant impacts.

- c) Sensitive receptors include schools, hospitals, resident care facilities, day care centers, or other facilities that may house concentrations of individuals with health conditions that would be adversely impacted by changes in air quality. Project construction is limited to interior building improvements, the application of architectural coatings, and parking lot restriping. While there are two schools located within 0.25 mile (El Cajon Valley High School is located approximately 700 feet to the east and Cajon Valley Middle School is located approximately 600 feet to the west), the proposed construction activities would be minimal and mainly occur within the interior of the building. The application of architectural coatings and parking lot restriping would temporarily emit very small amounts of toxic air contaminants. Based on the minimal amount of construction activities proposed for the project, the project would not generate a substantial amount of pollutant concentrations. Therefore, the project would not expose sensitive receptors to substantial pollutant concentrations and less-than-significant impacts would occur.
- d) Minor construction odors would be produced as a result of construction equipment use at the site and during application of architectural coatings and parking lot restriping; however, construction activities would primarily occur within the existing building, and odors associated with construction activity would largely be contained within the building. Odors that would occur would not be noticeable beyond the

project boundaries. Additionally, for the application of architectural coatings on the exterior of the building, and during parking lot restriping, minor odors would be short-term in nature and would not be expected to be noticeable beyond the project boundaries. The proposed medical office uses providing medical services to the public would not include odor-producing activities. As construction activities would be temporary in nature and no odors would occur during long-term operation of the project, impacts associated with odors would be less-than-significant.

IV. Biological Resources

	Potentially Significant Impact	Less-than- Significant Impact with Mitigation Incorporated	Less-than- Significant Impact	No Impact
IV. BIOLOGICAL RESOURCES. Would the Project:				
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special-status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies or regulations or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nesting sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Project Impacts and Mitigation Measures

- a) The project site is located in an urbanized area and is fully developed with an existing building and surface parking lot and contains no suitable habitat for state and/or federally listed or regionally sensitive wildlife. Due to the project's location in an urban environment and lack of biological resources at the project site, no impact associated with species identified as a candidate, sensitive, or special-status species in local or regional plans, policies, or regulations would occur.
- b-c) The project site is in an urbanized area and is fully developed with an existing building and surface parking lot. No wetlands or jurisdictional resources regulated by the United States Army Corps of Engineers, California Department of Fish and Wildlife or Regional Water Quality Control Board occur within or immediately adjacent to the project site. Therefore, the project would have no impact to any riparian habitat or other sensitive natural community, and no impact to jurisdictional areas or federally protected wetlands would occur.
- d) The site is in an urbanized area and is not adjacent to an open space or wildlife corridor; nor does the site itself serve as a wildlife corridor or nursery site. No impact related to the movement of wildlife through corridors would occur.
- e-f) The City does not have an approved MSCP Subarea Plan in place. The project site is not located within a Habitat Conservation Plan or within the vicinity of any local, regional, or state conservation plan. The project site is fully developed and is located within an urbanized area. Therefore, no impact related to the project's compliance with regional and state conservation plans would occur.

V. Cultural Resources

	Potentially Significant Impact	Less-than- Significant Impact with Mitigation Incorporated	Less-than- Significant Impact	No Impact
V. CULTURAL RESOURCES. Would the Project:				
a) Cause a substantial adverse change in the significance of a historical resource pursuant to in Section 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 as defined in Public Resources Code Section 21083.2 and 21084.1, and CEQA Guidelines Section 15064.5, respectively?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Disturb any Native American tribal cultural resources or human remains, including those interred outside of dedicated cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Project Impacts and Mitigation Measures

- a) The project site is fully developed with an existing building and surface parking. The building was constructed in the early 1960s when the neighborhood was established,

and local roads and infrastructure were put in. The project site does not contain any listed historical resources and the project does not propose removal of the existing structures. Therefore, implementation of the project would not create a substantial adverse change in the significance of a historical resource as defined in Section 15064.5, and no impact would occur.

- b) Due to its fully developed state and the proposed project improvements, which do not include ground disturbance, the project would not result in potential impacts to archaeological resources. Therefore, the project would not cause a substantial adverse change in the significance of an archaeological resource, and no impact would occur.
- c) The project would occur on a fully developed site and does not include ground disturbance. As such, the project would not have the potential to disturb human remains, including those located outside of formal cemeteries. No impact associated with the discovery of human remains would occur.

VI. Energy

	Potentially Significant Impact	Less-than-Significant Impact with Mitigation Incorporated	Less-than-Significant Impact	No Impact
VI. ENERGY. Would the Project:				
a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Project Impacts and Mitigation Measures

- a) Construction of the proposed project would result in temporary energy consumption and one-time, non-recoverable energy usage associated with interior demolition and improvements activities, the application of architectural coatings, and parking lot restriping. Energy consumption related to construction of the proposed project would primarily consist of the consumption of fossil fuels as a result of use of on-road vehicles for worker commutes and trucks for debris removal. The temporary demand for energy associated with construction would not, however, be excessive because of the minor amount of proposed construction, consisting of interior demolition and improvements, the architectural coatings application for the building, and parking lot restriping. This energy usage would be minor and would cease upon completion of the project construction activities.

The project's operational energy usage would be minimized through compliance with the California Building Code Standards (i.e., California Code of Regulations [CCR] Title 24) and California Green Building Standards Code, as applicable to the project. Therefore, the project would not result in the wasteful, inefficient, or unnecessary consumption of energy resources. Less-than-significant impacts would occur.

- b) To minimize its energy demand, the project would comply with CCR Title 24 and California Green Building Code Standards, as described above in response VI.a. Because the project would integrate design features to comply with the applicable regulations pertaining to energy efficiency, less-than-significant impacts would occur and the project would not conflict with or obstruct a state or local plan for renewable energy or energy efficiency, including the California Energy Commission's Integrated Energy Policy Report.

VII. Geology and Soils

	Potentially Significant Impact	Less-than- Significant Impact with Mitigation Incorporated	Less-than- Significant Impact	No Impact
VII. GEOLOGY AND SOILS. Would the Project:				
a) Directly or indirectly cause potential substantial adverse effects, including the risk of injury, damage or death involving?				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Map issued by the State Geologist for the area or based upon on other substantial evidence of a known fault?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
ii) Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iii) Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iv) Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Directly or indirectly destroy a unique paleontological resource or site or unique geological feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Project Impacts and Mitigation Measures

- a) The project would not directly or indirectly cause potential substantial adverse effects, including the risk of injury, damage or death as follows:
- i) Major known active faults in San Diego County include Rose Canyon, La Nación, Elsinore, San Jacinto, Coronado Bank, and San Clemente Fault Zones. La Nación is the closest of these faults, located approximately 10 miles west of El Cajon. According to the City of El Cajon Safety Element, there are no Alquist-Priolo earthquake fault zones within the City. Since no active faults are known to transect the project site, ground surface rupture is unlikely. For this reason, no impact related to rupture of a known earthquake fault would occur.
 - ii) The site is located in a seismically active area, as is the majority of southern California, and the potential for strong ground motion is considered significant. Due to its presence in a seismically active area, the project would be subjected to a moderate to severe risk associated with ground shaking related to a large-magnitude earthquake on one of the regional faults noted above. The project does not include structural changes to the existing building or building foundation and thus, would not alter the suitability of building in regards to safety during seismic shaking. Impacts would be less-than-significant.
 - iii) Liquefaction potential is based on soil strength and the presence of a shallow water table. Liquefaction occurs when soil is saturated with water and subject to a destabilizing force such as an earthquake, resulting in the soil behaving like a liquid. Liquefaction generally occurs during significant earthquake activity. Over half of the City, including the project site, is a liquefaction risk area, as shown on the City of El Cajon Safety Element Figure S-5. The project does not include structural changes to the existing building or building foundation, and thus, would not alter the suitability of building in regards to liquefaction risks. Impacts would be less-than-significant.
 - iv) Landslides in the El Cajon Valley are known to occur in the western slopes within the Friars Formation. The City of El Cajon Safety Element identifies the northwest portion of the City as the area with the most landslide risk but indicates that landslide risk areas occur throughout El Cajon. The project site and adjacent uses are located within the central portion of the City, within an urban area that is topographically level with no slopes or interface with natural sloping areas. The project site is fully developed, and the project does not propose structural changes to the existing building or building foundation. Based on the developed nature of the site, the flat topography of the site and surrounding areas, and lack of structural changes associated with the project, no impact associated with landslides would occur.
- b) The project does not include ground disturbance, soil movement, or the exposure of soil. The project site is fully developed with a building, surface parking, and small landscaped areas adjacent to East Madison and North Mollison Avenues. As the project does not include ground disturbance or soil movement and the project site is fully developed, no impact associated with soil erosion or loss of topsoil would occur.
- c-d) The project site is fully developed with the existing building and surface parking. During construction of the existing structure, soil would have been determined adequate for supporting building construction. Since the project would utilize the

existing structure, no impact associated with unstable or expansive soils would occur.

- e) The project would utilize the existing wastewater (i.e., sewer) infrastructure that currently services the project site. The project does not include the provision of septic systems or alternative wastewater systems and no impact would occur.
- f) The project does not include ground disturbance or excavation. As such, there is no potential to disturb underground paleontological resources. No impact would occur.

VIII. Greenhouse Gas Emissions

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

Project Impacts and Mitigation Measures

- a) The City adopted its *Sustainability Initiative* in 2020, which is a plan to reduce greenhouse gas (GHG) emissions within its jurisdiction. The City does not have a qualified Climate Action Plan (CAP) and has not established a screening threshold for GHG emissions. As such, a project-specific greenhouse gas study (Bluescape Environmental 2022) was prepared using California Air Pollution Control Officers Association (CAPCOA) screening threshold as an emission level that would indicate project emissions would result in less-than-cumulatively-significant impacts and would not interfere with the ability of the state to achieve state reduction targets. With the passage of Senate Bill (SB) 32, the state extended and increased its commitment to GHG reductions to 40 percent below 1990 levels by 2030. To accomplish this objective, the CAPCOA 900 MT CO₂e screening threshold was reduced annually by 5 percent for projects with operational years of 2021 to 2030, to demonstrate compliance with the SB 32 target by 2030. In the case of the proposed project, which would become operational by 2023, a screening threshold of 765 MT CO₂e is used for assessing the project's GHG emissions (Bluescape Environmental 2022).

The project's GHG emissions sources include mobile sources associated with construction (on-road vehicles for construction workers and potential haul trucks for demolition debris), and operational emissions from energy use (electricity and natural gas), solid waste, water use and transportation, with the majority of operational emissions being associated with vehicle trips. Area emissions include landscaping equipment, architectural coatings, and consumer products. In the case of the proposed project, GHG emissions estimates were calculated using the California Emissions Estimator Model (CalEEMod) software. The project-specific GHG

study estimated the project's construction emissions would be 1.08 MT CO₂e amortized over 30 years, while the operational GHG emissions were estimated at 324.2 MT CO₂e per year. When construction and operational emissions are combined and compared to the adjusted screening threshold of 765 MT CO₂e, it was determined that the project would produce 325.3 MT CO₂e per year, less than the screening threshold.

Additionally, an operational GHG emissions comparison between the former use of the building as a church and the proposed office uses was conducted to determine the difference in operational GHG emissions between the two land uses. The operational GHG emissions for the former church were calculated at 138.5 MT CO₂e, while the project's construction and operational emissions total 325.3 MT CO₂e. The combined total GHG emissions for the project are higher than total GHG emissions associated with the previous use of the site as a church, due to increased energy and water usages and increased ADT of the medical office land use. However, the GHG emissions between the church uses and medical office uses are both well below the significance threshold of 765 MT CO₂e. Therefore, the project would not generate GHG emissions in excess of the screening threshold and its impacts on climate change would be less-than-significant.

- b) As discussed in response VIII.a, the project would generate GHG emissions that would not be cumulatively considerable. Further, the project's GHG emissions would decline in the future based on regulatory forecasting. Vehicle emissions would continue to decline due to regulations that increase vehicle efficiency, and the development of alternative fuel vehicles and technologies. GHG emissions associated with energy and the transportation and treatment of water would continue to decrease, as San Diego Gas & Electric continues to increase renewable sources of energy in accordance with Renewable Portfolio Standard goals. Given the reasonably anticipated decline in project emissions, due to existing regulatory programs, once the project is fully constructed and operational, the project emissions would continue to decline in line with the GHG reductions needed to achieve the state's interim (2030) and horizon-year (2050) goals established by AB 32 and SB 32. The project would not conflict with any local or state plan, policy, or regulation aimed at reducing GHG emissions from land use and development. Impacts would be less-than-significant.

IX. Hazards and Hazardous Materials

	Potentially Significant Impact	Less-than-Significant Impact with Mitigation Incorporated	Less-than-Significant Impact	No Impact
IX. HAZARDS AND HAZARDOUS MATERIALS. Would the Project:				
a) Create a significant hazard to the public or the environment through the routine transport, use, emission or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonable foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

	Potentially Significant Impact	Less-than- Significant Impact with Mitigation Incorporated	Less-than- Significant Impact	No Impact
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) For a project located within an airport land use plan area or, where such a plan has not been adopted, within 2 miles of a public airport or a public use airport, result in a safety hazard or excessive noise for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) 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"/>
g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Project Impacts and Mitigation Measures

- a-b) The project consists of interior building improvements, application of exterior architectural coatings, and parking lot restriping on a parcel that is fully developed. Proposed uses for the existing building are limited to medical office uses providing medical services to the public. During construction activities, hazardous materials may be present on site (such as fuels, lubricants, solvents, etc.); however, these materials would be present in small quantities and typical of those used in construction activities. These materials would be stored, handled, used, and disposed of by the construction contractor in accordance with applicable regulations and requirements, and would not create a significant hazard to the public or environment. Additionally, due to the age of the building, which was constructed in the early 1960s, there is potential for asbestos containing materials (ACM) or lead-based paint (LBP) to be present. During interior remodeling, the project would comply with regulatory requirements for testing and abating these materials. During long-term operation of the project, minor amounts of hazardous materials, such as cleaning materials, typical of an office setting would be present at the project site. These materials would not be substantial or prone to accidental releases and would not create a significant hazard to the public or the environment. Additionally, the proposed medical uses would produce medical waste which could generate biohazardous waste and sharps. Medical waste would be handled and disposed of in accordance with existing regulations for medical waste. Impacts would be less-than-significant.

- c) The nearest schools are El Cajon Valley High School, located approximately 700 feet to the east, and Cajon Valley Middle School, located approximately 600 feet to the west of the project site. The project would generate a small amount of temporary construction emissions during interior building improvements, application of architectural coatings, and parking lot restriping; however, these emissions would be minor and would only occur during the approximately five-month construction period. In the long-term, an office land use such as the project would not emit or handle acutely hazardous materials or waste. Medical waste would be handled and disposed of in accordance with existing regulations for medical waste. Therefore, impacts associated with the emission of hazardous materials within 0.25 mile of a school would be less-than-significant.
- d) Based on a review of the California Department of Toxic Substances Control EnviroStor database, neither the project site nor directly adjacent properties are included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5. Therefore, no impact would occur.
- e) The project site is located approximately 1.8 miles southeast of Gillespie Field. In January 2010, the Regional Airport Authority adopted the Gillespie Field Airport Land Use Compatibility Plan (ALUCP). The project site is located in the Airport Influence Area (AIA) for the Gillespie Field, within Review Area 2 of the AIA. Review Area 2 consists of locations beyond Review Area 1 but within airspace protection and overflight notification areas. Limits on the heights of structures are the only restriction on land uses within Review Area 2. The project does not propose changes to the building height. Based on ALUCP Exhibit III-1, the project site is not located within noise compatibility contours for Gillespie Field, and thus, the project would not result in the exposure of people to excessive aircraft noise. The project is not within identified Safety Zones for Gillespie Field, as shown on ALUCP Exhibit III-2, and thus, the project would not result in safety hazards for people working at the project site. There are no other public airports or airstrips in the project area. No impact would occur from safety hazards or noise from regional aircraft operations.
- f) Emergency access to and from the site would occur via the existing driveways on East Madison Avenue and North Mollison Avenue. The project does not require off-site improvements or temporary lane closures adjacent to the project site or along area roadways. The project would comply with the City's requirements with regard to emergency access, as determined through site plan reviews by Heartland Fire and Rescue Department. Review of the site plan in accordance with these requirements would result in adequate emergency access, and no impact would occur.
- g) The project site is completely developed and is located in an urbanized area. The nearest area mapped as Very High Fire Hazard Severity Zone (VHFSZ) is approximately 1.5 mile west of the project site; therefore, the project site does not have a direct interface with areas designated as VHFSZ. The project does not propose exterior building modifications or new structures but would need to comply with fire code requirements; however, the site plan would be reviewed by the Heartland Fire and Rescue Department staff for compliance with the regulations. Upon review of the project design to verify compliance with the applicable regulations, the project would have no impact related to wildfire risk.

X. Hydrology and Water Quality

	Potentially Significant Impact	Less-than- Significant Impact with Mitigation Incorporated	Less- than- Signific- ant Impact	No Impact
X. HYDROLOGY AND WATER QUALITY. Would the Project:				
a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	<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 or a stream or river or through the addition of impervious surfaces, in a manner that would:				
i) Result in substantial erosion or siltation on or off site;	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
ii) substantially increase the rate or amount of surface runoff in a manner which would result in flooding on or off site;	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iii) 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; or	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iv) impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Project Impacts and Mitigation Measures

- a) The project site is fully developed with the existing building and surface parking. Since the project would utilize the existing structure and parking lot, it would not alter the existing drainage conditions or impervious surface areas at the site. The change in land use from a church use to a professional office use would not alter the types of pollutants that would occur at the site, mainly associated with the continued use of the surface parking, such as oil and grease. Construction activities do not

include soil movement or removal of existing impervious areas. As the project site is already developed, runoff would be conveyed to an existing stormwater system already in place. Post-construction runoff would not increase the potential for urban contaminants since no operational changes are proposed to the parking area. Based on the lack of physical changes to the surface parking and building structure, and the lack of construction activities outside of the building, the project would not violate water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality. No impact would occur.

- b) The project does not propose the use of local groundwater supplies or the construction of groundwater wells. The project would rely on water service from the Helix Water District and not ground water supplies. The project site is fully developed, with impervious surfaces covering most of the site, except landscaped areas adjacent to the East Madison Avenue and North Mollison Avenue frontages. The project would not result in changes to the impervious areas at the site and thus, would not result in changes to groundwater recharge. Therefore, the project would not substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin. No impact would occur.
- c) Drainage patterns on the project site would not be altered by the project. The project site is fully developed and consists mostly of impervious areas. Small, landscaped areas adjacent to the East Madison Avenue and North Mollison Avenue frontages provide the only pervious areas on the project site. As no soil movement would occur and the project would not result in the exposure of soil, no impacts associated with erosion or siltation would occur. The project does not propose changes or construction activities on the building exterior, except for the application of architectural coatings and parking lot restriping. These activities would not have the potential to change the rate or amount of surface runoff in a manner which would result in flooding on- or offsite, 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. The northern portion of the project site, adjacent to East Madison Avenue, is within the 500-year floodplain, as mapped by the Federal Emergency Management Agency; however, a large portion of the project site, including the existing building, is not located within flood hazard zones. As exterior work associated with the project is limited to the application of architectural coatings and parking lot restriping, the project would not result in alterations at the site that would impede or redirect flood flows. No impact associated with altering the exiting drainage of the project site would occur.
- d) As discussed above, no alteration to the existing site drainage would occur. The project site is outside any defined 100-year floodplains and is located approximately 18 miles inland from the Pacific Ocean, over 7 miles south of San Vicente Reservoir, and approximately 5 miles southwest of Lake Jennings. Due to these intervening distances, there would be no drainage or water quality impacts related to flood hazards or inundation by tsunami or seiche. No impact would occur.
- e) The project site is fully developed with the existing building and surface parking. Since the project would utilize the existing structure and parking lot, based on the lack of physical changes to the surface parking and building structure, and the lack of construction activities outside of the building, the project would not conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan. No impact would occur.

XI. Land Use and Planning

	Potentially Significant Impact	Less-than-Significant Impact with Mitigation Incorporated	Less-than-Significant Impact	No Impact
XI. LAND USE AND PLANNING. Would the Project:				
a) Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Project Impacts and Mitigation Measures

- a) The project site is fully developed and located within an urbanized area. The project does not propose construction of new structures and building alterations would be limited to interior and minor exterior improvements. As such, construction of the project would not physically divide an established community. No impact would occur.
- b) The project site is designated Medium Density Residential (MR) in the City's General Plan and zoned RM-2200. The project proposes a GPA to change the existing land use from Medium Density Residential to Office/Non-Retail (O/NR). The zoning reclassification would reclassify on-site zoning from RM-2200 to Office Professional (O-P) for consistency with the GPA. While a GPA and zoning reclassification is required, the project would not result in inconsistencies with General Plan policies. The project would convert an existing, vacant church to a medical office building that would provide medical services to the local community. The project would comply with the building setback, height and massing regulations contained in the City Zoning Code. As discussed in response III.a, the project would not result in conflicts with the RAQS and SIP, because the GPA would change the site use from a residential use (which has the potential to induce population growth) to an office use (which is non-population-inducing). Additionally, as discussed in response VIII.b, the project would not result in inconsistencies with GHG plans and regulations. The project would not result in land use consistency impacts associated with the Gillespie Field ACLUP, as discussed in responses IX.e and XIII.c. Therefore, the project would not cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect. Less-than-significant impacts would occur.

XII. Mineral Resources

	Potentially Significant Impact	Less-than-Significant Impact with Mitigation Incorporated	Less-than-Significant Impact	No Impact
XII. MINERAL RESOURCES. Would the Project:				
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Project Impacts and Mitigation Measures

- a-b) The project site is in an urbanized area and is fully developed. There are no known mineral resources of significant value or categorized as locally important on the project site or within the City and the project site is not appropriate for mineral extraction activities due to its developed nature. As a result, there would be no impact to mineral resources associated with project implementation.

XIII. Noise

	Potentially Significant Impact	Less-than-Significant Impact with Mitigation Incorporated	Less-than-Significant Impact	No Impact
XIII. NOISE. Would the Project:				
a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Generation of excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) For a project located within the vicinity of a private airstrip or an airport land use plan, or where such a plan has not been adopted, within 2 miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Project Impacts and Mitigation Measures

- a) Temporary, short-term noise would be produced during construction of the project. Construction personnel, construction equipment, and materials deliveries to the site would incrementally increase noise levels on local roads leading to the site. Although there would be a relatively high single event noise exposure potential causing intermittent noise nuisance (passing trucks), the effect on longer-term (hourly or daily) ambient noise levels would be small when compared to existing hourly/daily traffic volumes on East Madison Avenue and North Mollison Avenue. Also, due to the nature of the construction activities, which would consist of interior demolition and improvements, the transport of construction material to the site would be less than a typical construction project, as no materials for building construction would be required. Construction vehicles accessing the project site would be temporary, vehicles speeds would be low, and the volume of traffic would not be substantial due to the small project size and the nature of the construction activities (limited to interior demolition and improvements, exterior building application of architectural coatings, and parking lot restriping). Therefore, short-term, construction-related noise impacts associated with worker commute and equipment/materials transport to the project site would be less-than-significant.

Noise generated during equipment usage on the project site would also result in short-term noise increases in ambient noise levels over the course of the construction schedule; however, construction does not include ground disturbance or exterior building construction activities and would not require the use of outdoor heavy equipment. Construction would occur within the building for interior demolition and improvements, and thus, noise would be reduced as compared to typical construction activities that require exterior equipment use and the use of heavy equipment. The City Noise Ordinance specifies maximum 1-hour average sound level limits at the boundary of a property. These maximum 1-hour sound level limits are the maximum noise levels allowed at any point on or beyond the property boundaries due to activities occurring on the property. For residential uses (such as the uses adjacent to the project site to the south), these limits are 60 dBA 1-hour sound level (Leq) between 7 a.m. and 7 p.m., 55 dBA Leq between 7 p.m. and 10 p.m., and 50 dBA Leq between 10 p.m. and 7 a.m. The project is subject to the provisions of the City Noise Ordinance, and therefore, temporary increases in ambient noise during construction would be less-than-significant.

In terms of permanent noise, on OP/NR use would generate traffic noise by adding 435 weekday ADT to local roads in the project area, assuming the Institute of Traffic Engineers (ITE) trip rate of 34.8 trips per thousand square feet for Medical Office Building (Bluescape Environmental 2022). The project would generate 107 ADT on Saturdays and 18 ADT on Sundays. For comparison, the ADT associated with church usage of the building was estimated at 87 weekday ADT, 75 ADT on Saturday, and 345 ADT on Sundays, based on the ITE trip rates for Place of Worship (Bluescape Environmental 2022). Therefore, during the weekday, the project would result in a net increase of 348 weekday ADT compared to the church use of the building. During weekends, the project would result in an increase of 32 Saturday ADT as compared to the church use and would result in a decrease of 327 Sunday ADT. Project traffic would primarily travel along East Madison Avenue and North Mollison Avenue for direct access to the site and would travel along other area roadways to access East Madison and North Mollison Avenues. A 3 dB change in noise levels is the minimum level required for a perceptible change in noise levels for the general population. In order to increase ambient road noise by 3 dB, a project would have to double the

amount of traffic on that road (U.S. Department of Transportation 2018). East Madison Avenue between Magnolia Avenue and Ballantyne Street (which is one block west of the project site) carries approximately 8,700 daily trips, while East Madison Avenue east of Jamacha Road carries 10,400 daily trips (Chen Ryan 2016). North Mollison Avenue between East Main Street and Park Avenue (approximately one block south of the project site) carries approximately 17,900 daily trips (Chen Ryan 2016). The 348 additional weekday daily trips the project would add (in comparison to the church uses) to these roadways would not result in a doubling of traffic volume, and thus, would not cause a perceptible noise increase associated off-site roadway traffic. The amount of new vehicle trips attributable to the project would be very minor in comparison to the amount of existing traffic on nearby roads. Therefore, the incremental increase in noise along roads in the project area attributable to project traffic would be imperceptible to local residents. A less-than-significant permanent impact to ambient noise levels would occur as a result of the project.

- b) Groundborne vibration is almost exclusively a concern inside buildings and is rarely perceived as a problem outdoors, where the motion may be discernible, but without the effects associated with the shaking of a building there is less adverse reaction. The project does not include components such as grading or ground disturbance that would require the use of heavy construction equipment. The proposed activities, consisting of interior building improvements, application of architectural coatings, and restriping the parking lot would not require the use of equipment that would generate groundborne vibration. Additionally, the proposed uses would not generate groundborne vibration during project operation. No impact would occur.
- c) No private airports occur in the project vicinity. The project site is located approximately 1.8 miles southeast of Gillespie Field. Based on ALUCP Exhibit III-1, the project site is not located within noise compatibility contours for Gillespie Field, and thus, the project would not result in the exposure of people to excessive aircraft noise. No impact would occur.

XIV. Population and Housing

	Potentially Significant Impact	Less-than-Significant Impact with Mitigation Incorporated	Less-than-Significant Impact	No Impact
XIV. POPULATION AND HOUSING. Would the Project:				
a) Induce substantial unplanned 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 type="checkbox"/>	<input checked="" type="checkbox"/>
b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Project Impacts and Mitigation Measures

- a) The project is proposed on a fully developed site in an urbanized area and would utilize the existing building on site. The proposed GPA would change the use from a

residential use (which has the potential to increase population growth) to an office use (which is non-population-inducing). Therefore, the project does not include uses that would induce population growth, such as residential uses or large job-generating uses. The project does not propose components that would extend or increase infrastructure capacity in the project area, nor would it provide infrastructure to previously unserved areas. No new public roads are proposed, and the project would utilize existing utility infrastructure already present at the site. Therefore, the project site would not induce substantial unplanned population growth in the area. No impact would occur.

- b) The project site contains a vacant building that is not in use, and the project would reuse the existing building. The project would not result in the displacement of people or housing. Therefore, no impact would occur.

XV. Public Services

	Potentially Significant Impact	Less-than- Significant Impact with Mitigation Incorporated	Less-than- Significant Impact	No Impact
XV. PUBLIC SERVICES. Would the Project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the following public services:				
a) Fire protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Project Impacts and Mitigation Measures

- a) Fire protection services for the City are provided by Heartland Fire and Rescue Department, which maintains staff at eight fire stations. El Cajon Fire Station No. 6 is located at 100 East Lexington Avenue, approximately 0.7 mile southwest of the project site. El Cajon Fire Station No. 8 is located at 1470 East Madison Avenue is located approximately 1.3 miles west of the project site. The site would maintain its existing access points on East Madison Avenue and North Mollison Avenue, and as such, would be accessible by fire and emergency equipment. The church use of the building required fire protection services. The project would result in similar fire protection demand as the church use and would not necessitate the construction of new or expanded fire protection facilities. The project site is fully developed and is located in an urbanized area that has existing fire protection. Therefore, there would be no environmental impacts associated with serving the project site from existing fire and emergency response facilities. No impact would occur.
- b) Police protection for the City is provided by the El Cajon Police Department from its headquarters at 100 Civic Center Way. The project would provide medical services to

existing residents within the City and would utilize an existing structure in an urbanized area. Based on the service of existing residents and the use of an existing structure, the project would not result in the need for new or altered police protection facilities. The demand for police protection services would be served from the existing police protection facilities. Therefore, there would be no environmental impacts associated with serving the project site from existing police protection facilities. No impact would occur.

- c) The project site is located within the Cajon Valley Union School District and the Grossmont Unified High School District. The project is a medical office use that would provide medical services to existing residents in the area and would not result in increased need for school facilities. As such, no impact to school facilities would occur as a result of the project.
- d) The project is a medical office use that would provide medical services to existing residents in the area. As such, the project would not result in increased demand on existing parks. No impact to parks would occur.
- e) The project is a medical office use that would provide medical services to existing residents in the area and would utilize an existing building. The project would not result in substantial adverse impacts associated with the need for new or altered public facilities. No impact would occur.

XVI. Recreation

	Potentially Significant Impact	Less-than- Significant Impact with Mitigation Incorporated	Less-than- Significant Impact	No Impact
XVI. RECREATION				
a) Would the project increase the use of existing neighborhood or 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 type="checkbox"/>	<input checked="" type="checkbox"/>
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Project Impacts and Mitigation Measures

- a) The project does not propose uses that would generate a demand on existing neighborhood or regional parks or other recreational facilities. The project would serve existing residents in the area but does not include resident-generating uses or large job-generating uses that would bring new residents to the City. No impact on existing neighborhood or regional parks, or other recreational facilities would occur as a result of the project.

- b) The project is a medical office use providing medical services. It does not include recreational facilities or require the construction or expansion of recreational facilities. No impact would occur.

XVII. Transportation

	Potentially Significant Impact	Less-than-Significant Impact with Mitigation Incorporated	Less-than-Significant Impact	No Impact
XVII. TRANSPORTATION. Would the project:				
a) Conflict with a program plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Would the project conflict or be inconsistent with CEQA Guidelines Section 15064.3, subdivision (b)(1)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Substantially increase hazards due to a geometric design feature (e.g., sharp curve or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Project Impacts and Mitigation Measures

- a) The project does not include changes to the circulation system, including transit, roadway, bicycle, or pedestrian facilities. There is a covered bus stop for MTS Route 864 at the southwest intersection of East Madison and North Mollison Avenues, along the sidewalk adjacent to the project site. Bus stop access along the segment of Madison Avenue adjacent to the project site would be maintained during and after project construction. The property is, therefore, within the ¼ mile walkshed of a bus route. The El Cajon Bicycle Master Plan and Active Transportation Plan identify East Madison Avenue and North Mollison Avenue as having existing and proposed Class 2 bicycle lanes in the immediate project vicinity (KTUA 2011). There are no missing sidewalks for pedestrian usage along either road in the project vicinity, according to the Active Transportation Plan (City of El Cajon 2022). As the project does not include any off-site circulation work or changes to road configurations or conditions, it would not conflict with the City's Bicycle Master Plan or the Active Transportation Plan. No changes or closures to the sidewalks would occur during project construction or operation; existing pedestrian access would be maintained. The project would not cause any changes to major roads, pedestrian facilities or bicycle facilities in the area. The project would not conflict with any adopted programs, plans or policies related to the local circulation system. No impact would occur.
- b) The project would generate 435 weekday ADT based on the ITE trip generation factor for Medical Office Building (i.e., 34.8 trips per 1,000 square feet). The project would generate 107 ADT on Saturdays and 18 ADT on Sundays. Daily trips associated with church usage of the building were estimated at 87 weekday ADT, 75

ADT on Saturday, and 345 ADT on Sundays, based on the ITE trip rate for Place of Worship (Bluescape Environmental 2022). During the weekday, the project would result in a net increase of 348 weekday ADT compared to the church use of the building. During weekends, the project would result in an increase of 32 Saturday ADT, and a decrease of 318 Sunday ADT as compared to the church use. The City has not adopted guidelines for conducting either screening level or full vehicle miles traveled (VMT) analysis in accordance with Senate Bill 743. Therefore, the San Diego Region Guidelines prepared by the ITE were utilized to determine if the project has the potential for VMT impacts (ITE 2019). Based on the ITE guidelines, a project that is not consistent with the General Plan designation and generates less than 500 ADT would not require a VMT analysis. Based on the guidelines, the project generating 435 weekday ADT, a VMT analysis is not necessary for the project. Therefore, the project's VMT impacts are presumed to be less-than-significant.

- c-d) The project site would maintain its existing access points on East Madison Avenue and North Mollison Avenue. No alterations to driveway configuration or site access are proposed. The restriping of the parking lot would maintain existing drive aisles in the parking area and would not place parking areas in such a way as to create design hazards or access issues. No changes to off-site streets are proposed and no construction activities would occur off site. The project would not create a geometric design feature that would substantially increase hazards in the project area. No impact would occur.

XVIII. Tribal Cultural Resources

	Potentially Significant Impact	Less-than- Significant Impact with Mitigation Incorporated	Less-than- Significant Impact	No Impact
XVIII. TRIBAL CULTURAL RESOURCES. Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code Section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:				
a) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code Section 5020.1(k), or	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) to Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Project Impacts and Mitigation Measures

- a) The project area was graded and heavily disturbed in the 1960s when the local neighborhood was established, and local roads and infrastructure were installed. The project site is fully developed, and to implement the project there would be no ground disturbance or removal of existing structures, pavement or landscaping at the site. Therefore, implementation of the project would not create a substantial adverse change in the significance of a historical resource as defined in Public Resources Code Section 5020.1(k), and no impact would occur.
- b) The Barona Band of Mission Indians, Jamul Indian Village of California, and Mesa Grande Band of Mission Indians requested to be informed through formal notification of proposed projects within El Cajon under the provisions of SB 18 and SB 52. Because of the proposed General Plan Amendment, a SB 18 consultation was initiated when a formal notification letter containing a written description of the project, a project map, and lead agency contact information was sent to the authorized representatives on June 28, 2022 and July 21, 2022 in accordance with Government Code Section 65352. To date, a request for consultation was received from San Luis Rey Band of Mission Indians and there is the potential for other tribes to request consultation during the 90-day period but it was subsequently withdrawn on September 7, 2022. Due to lack of ground disturbance associated with the project that would occur at the site ~~and the consultation conducted to date,~~ no impact to tribal cultural resources would be expected to occur as a result of the proposed project.

XIX. Utilities and Service Systems

	Potentially Significant Impact	Less-than- Significant Impact with Mitigation Incorporated	Less-than- Significant Impact	No Impact
XIX. UTILITIES AND SERVICE SYSTEMS. Would the Project:				
a) Require or result in the relocation or construction of new or expanded water, wastewater treatment or stormwater drainage, electric power, natural gas, or telecommunications facilities the construction or relocation of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) 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"/>
d) Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Comply with federal, state and local management and reduction statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Project Impacts and Mitigation Measures

- a-c) The project site is already served by existing water, wastewater, stormwater, electric power, natural gas, and telecommunications infrastructure. Wastewater and stormwater services are provided by the City. The project would use existing sewer mains in the project area. Water service would be provided to the project through existing water line connections that already serve the site and would be supplied by the Helix Water District. The project is not of sufficient size to require (pursuant to Senate Bill 221) a water supply assessment. While the project would result in an increase in demand above the existing levels required by the church and current vacant building, the demand for water, wastewater, stormwater treatment and other utilities would be similar in scale to that of the prior site use and would not result in the need for new or expanded facilities. No significant environmental effects would occur, and less-than-significant impacts are identified.
- d-e) The project would result in new medical office uses occurring in the existing building that would generate solid waste during construction and long-term operation. Medical office uses would likely result in increased solid waste generation as

compared to church uses, due to the increased number of people present at the building on a daily (weekday) basis; however, compliance with the applicable provisions of the El Cajon Municipal Code would ensure that both short-term and long-term project-level impacts would not occur. For construction, the City encourages applicants for demolition and building permits to divert at least 65% of the waste generated on site. While construction waste is expected to be minor due to the proposed construction activities at the site, the interior demolition activities would generate construction debris, which would be handled and disposed of consistent with diversion goals and solid waste handling requirements. For operational waste, the City has granted an exclusive franchise agreement to EDCO for solid waste and disposal services in the City. The project would comply with the City's implementation of the Source Reduction and Recycling Element (SREE), required pursuant to the State Legislature's Integrated Waste Management Act, which mandated that all cities reduce waste disposal in landfills from generators within their borders. The incremental increase in solid waste associated with the project would not cause impacts on the City's waste management goals. Therefore, solid waste impacts would be less-than-significant.

XX. Wildfire

	Potentially Significant Impact	Less-than-Significant Impact with Mitigation Incorporated	Less-than-Significant Impact	No Impact
XX. WILDFIRE. If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the Project:				
a) Substantially impair an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Project Impacts and Mitigation Measures

- a) Emergency access to and from the site would not change as a result of the project and would be provided via the existing driveways on East Madison Avenue and North Mollison Avenue. The project would comply with the City requirements with regard to

emergency access. City review of the site plan would result in adequate emergency access, and no impact would occur.

- b) The project site is fully developed and located in an urbanized area. According to the City of El Cajon Safety Element Figure S-8, the project site is not located within or adjacent to Very High, High, or Moderate Wildfire Hazard Severity Zones. The nearest area mapped as VHFSZ is approximately 1.5 mile west of the project site; therefore, the project site does not have a direct interface with wildlands. The project includes interior improvements, exterior architectural coatings, and parking lot restriping. The interior project improvements would be subject to review by Heartland Fire and Rescue Department to ensure compliance with all fire code requirements contained in the El Cajon Municipal Code. Due to the lack of adjacent wildland interfaces and slopes and compliance with fire code requirements, the project would have less-than-significant impacts related to wildfire risk.
- c) The project would not require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment. The project would reuse the existing building and surface parking lot. Project improvements are limited to interior improvements, architectural coatings on the building exterior, and restriping of the parking lot. No impact to the environment would occur related to fire infrastructure.
- d) The project site is situated in an urbanized area in the central portion of El Cajon and does not have a direct interface with wildlands or natural drainages. Therefore, the project would not expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes. No impact would occur.

XXI. Mandatory Findings of Significance

	Potentially Significant Impact	Less-than- Significant Impact with Mitigation Incorporated	Less-than- Significant Impact	No Impact
XXI. MANDATORY FINDINGS OF SIGNIFICANCE				
a) Does the project have the potential to substantially 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, substantially 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion

The following are Mandatory Findings of Significance in accordance with CEQA Guidelines Section 15065.

- a) The project site is fully developed, in an urbanized area. The project includes a GPA and a zoning reclassification, along with interior building improvements, exterior architectural coatings, and parking lot restriping. As the project would reuse the existing building and surface parking, no ground disturbance is required. Based on the urban location and nature of the project, the project does not have potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, or substantially reduce the number or restrict the range of a rare or endangered plant or animal. No existing vegetation would be removed by the project. In addition, due to the lack of ground disturbance for the project, there is a no potential for the project to result in the discovery of intact cultural resources or tribal cultural resources. Therefore, the project would not cause a substantial adverse change in the significance of a prehistoric or historic resource. No impact would occur.

- b) As documented in this Initial Study, the project is proposed on a fully developed site in an urban area and would result in no impact or less-than-significant impacts. No mitigation is required for the project. As such, the project would not contribute to potentially significant cumulative environmental impacts. Impacts would be less-than-significant.
- c) As discussed in this Initial Study, there are no hazardous conditions on the project site or in the surrounding area. Construction activities would not create hazardous conditions that would significantly directly or indirectly impact human beings. Any hazardous materials used at the site or removed from the site as part of the construction process would be handled in accordance with applicable regulations for the transport, use, storage, and disposal of such materials, ensuring that no substantial adverse effect on human beings would occur. Due to the age of the existing building, ACM or LBP may be encountered; however, removal and abatement of these materials in compliance with existing regulations would ensure they would not result in hazardous conditions. As described in this Initial Study, the project would not result in significant long-term impacts associated with air quality, geology, hazards or hazardous materials, hydrology/water quality, or noise, and as such, would not result in an adverse effect on human beings, either directly or indirectly. Impacts would be less-than-significant.

REFERENCES

Bluescape Environmental

- 2022 *Greenhouse Gas Study Results for Project: Neighborhood Healthcare Medical Professional Offices, 470 Mollison Avenue., El Cajon, CA, June 1.*

California Department of Forestry and Fire Protection (CAL FIRE)

- 2022 Fire Hazard Severity Zones Viewer. <https://egis.fire.ca.gov/FHSZ/>

California Air Pollution Control Officers Association (CAPCOA)

- 2008 *CEQA and Climate Change, Evaluating and Addressing Greenhouse Gas Emissions from Projects Subject to CEQA, January.*

California Department of Conservation

- 2022 California Important Farmland Finder.
<https://maps.conservation.ca.gov/DLRP/CIFF/>.

California Department of Toxic Substances Control

- 2022 EnviroStor Mapping database. <https://www.envirostor.dtsc.ca.gov/public/search>.

California Energy Commission

- 2022 *Final 2021 Integrated Energy Policy Report.* February.

Chen Ryan

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Memorandum

To: Kim Baranek, Principal, Baranek Consulting Group

From: James Westbrook, BlueScape Environmental

Date: June 1, 2022

Subject: Greenhouse Gas Study Results, for Project:
Neighborhood Healthcare Medical Professional Offices,
470 Mollison Ave. El Cajon, California

This memo outlines the greenhouse gas study performed for the Neighborhood Healthcare (Neighborhood) Medical Professional Offices project (Project), proposed to be located on 470 Mollison Avenue, in El Cajon, California in an existing building that was a church. The information contained in this memo is intended to accompany the environmental documentation in accordance with the California Environmental Quality Act (CEQA) for the initial study.

Project Description

Neighborhood Healthcare is a non-profit healthcare service organization dedicated to serving the general public in El Cajon. Neighborhood has a clinic at 855 E. Madison Ave. That location serves approximately 50,000 patient visits annually. Neighborhood has been in El Cajon since 1994.

Adjacent to Neighborhood's clinic is 470 N. Mollison, the site of a former church which Neighborhood leased as an overflow parking lot. An electric gate, owned by Neighborhood, separates the western church parking lot from Neighborhood's western parking lot as well. Neighborhood purchased the church parcel in July of 2020. Neighborhood proposes to remodel the interior of the former church to incorporate multiple professional and medical offices, with the primary use as a medical clinic and any associated patient/social services limited to 15% of floor area.

The existing property currently has a 12,504 square foot building, formerly occupying a church, and a 121-space parking lot associated with the building; the total lot area is 77,101.2 square feet. Neighborhood is seeking a General Plan Amendment and zoning reclassification to change the former church property's land use designation from Medium-Density to Office-Medical/Professional and zoning from Residential Multi-family (RM-2200) to

Office-Medical/Professional. Neighborhood is requesting to allow for by-right use of the property as a medical clinic.

GHG Study Methodology

This Project is analyzed using the California Air Pollution Control Officers Association (CAPCOA) guidelines, which aims to streamline the review process for discretionary projects that require environmental review pursuant to CEQA, and CAPCOA's 900 metric tons (MT) of carbon dioxide equivalent (CO₂e). The 900 MT CO₂e screening threshold was determined by CAPCOA as an emission level that would indicate project emissions would result in less than cumulatively significant impacts and would not interfere with the ability of the state to achieve state reduction targets, identified by Assembly Bill No. 32 (AB 32). Under AB 32, the state has reviewed its commitment to also reduce its GHG emissions to 40% below 1990 levels by 2030. Based on a linear regression, under the assumption that CAPCOA's 900 MT CO₂e threshold is applicable for projects up to operational year 2020, an annual reduction of 5% is applied to projects with operational years of 2021 to 2030, to demonstrate compliance with the SB 32 target by 2030. Based on the annual reduction rate, the 2023 project-specific screening level would be 765 MT CO₂e, a 15% reduction for operational year 2023.

GHG emission estimates were calculated using the California Emissions Estimator Model (CalEEMod), software version 2020.4.0. CalEEMod results are included as an attachment to this memo. An operational GHG emissions comparison was performed for the old land use type of "Place of Worship" and the new land use type of "Medical Office Building" to determine the difference in operational GHG emissions between the two land uses. The Project's estimated GHG emissions were compared to a project specific 2023 threshold of 765 MT CO₂e.

CalEEMod Assumptions

Construction Scenario

Construction of the Project would generate temporary GHG emissions primarily from vehicles transporting construction workers to and from the site, with minimal indoor equipment use. Although all demolition activities will be done on the inside of the building, and emissions will be minimal, 32 cubic yards of demolition debris was input into CalEEMod as a conservative estimate for truck hauling emissions. Grading, site preparation, and paving phases of construction are not included in CalEEMod, due to the fact that the building will only be renovated on the interior and the parking lot is already constructed. Construction may commence in June 2022 and it is estimated to take approximately 5 months to complete. The modeled construction schedule, which assumes a 5-day work week, is as follows:

- Interior Demolition (25 days)
- Building Renovation and Remodeling Construction (60 days)

- Architectural Coating (20 days)

Operational Scenario – New Professional Offices

The first year of Project operations will be 2023. The land use types selected in CalEEMod for the Project were General Office Building, 12,504 sq. ft. and Parking Lot, 121 spaces. Because Neighborhood Healthcare will be providing both professional and medical services at the 470 Mollison Avenue building, default traffic volumes for a Medical Office Building were assumed in CalEEMod and are consistent with the characteristics of a medical office building.

Residential solid waste emissions are associated with municipal solid waste activities. In 2016, the California legislature adopted SB 1383 which targets a 50 percent reduction in the landfilling of organic waste in 2022, by recycling, composting, and other diversion measures. Since the Project operations begin in 2023, a 50% reduction in landfill organic waste generation was applied as a Project design feature.

Operational Scenario – Former Church

The church was modeled in CalEEMod as an existing operational source of emissions. The year of church operations was entered into CalEEMod as 2023 to demonstrate an equivalent annual comparison. The land use types selected in CalEEMod were Place of Worship, 12,504 sq. ft. and Parking Lot, 121 spaces. Default traffic volumes for Place of Worship were applied in CalEEMod.

As with the offices, a 50% reduction in landfill organic waste generation was applied as a Project design feature in CalEEMod.

Construction Emissions

Table 1 shows the greenhouse gas emissions associated with construction.

TABLE 1. CONSTRUCTION GREENHOUSE GAS EMISSIONS	
Year	Annual Emissions (MT CO₂e/yr)
2022	32.3
Amortized over 30 years	1.08

The estimated greenhouse gas emissions for building remodeling construction activity would generate an estimated 32.3 MT of CO₂e in 2022. When amortized over a 30-year period, construction of the project would generate about 1.08 MT CO₂e per year.

Operational Emission Sources

Operational emissions include energy use, solid waste, water use, and transportation. The majority of operational emissions are associated with

vehicle trips. Area emissions include landscaping equipment, architectural coatings, and consumer products.

Combined Operational and Construction Emissions

Table 2 shows the combined operational and construction GHG emissions associated with the Project and the operational GHG emissions for the former church, for comparison purposes.

TABLE 2. CHURCH AND PROJECT GREENHOUSE GAS EMISSIONS		
Emission Source	Former Church Emissions (MT CO₂e/yr)	Project Emissions (MT CO₂e/yr)
Area	0.003	0.003
Energy	38.4	58.8
Mobile Source	78.7	223.5
Solid Waste	17.9	33.9
Water Use	3.46	8.0
Total Operational	138.5	324.2
Amortized Construction	--	1.08
Total Operation + Construction	138.5	325.3
Adjusted Screening Threshold	--	765
Exceeds Threshold?	--	No

The combined total GHG emissions for the Project are approximately 325.3 MT CO₂e. These emissions would not exceed the adjusted screening threshold of 765 MT CO₂e, per year. The proposed medical office building is estimated to have higher total GHG emissions than the existing church, due to the increased potential for vehicle trips, energy and water usage. However, the medical offices are still well below the significance threshold.

Conclusions

GHG emissions associated with the 470 Mollison Avenue medical office building are estimated to be 325.3 MT CO₂e. Since Project emissions would not exceed CAPCOA's 900 MT CO₂e threshold and the adjusted 765 MT CO₂e screening threshold annually, the Project would not generate a substantial increase in GHG emissions and Project impacts on climate change would be considered less than significant.

ATTACHMENT A

CALEEMOD RESULTS

470 Mollison Ave Medical Offices - San Diego County APCD Air District, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

470 Mollison Ave Medical Offices
San Diego County APCD Air District, Annual

1.0 Project Characteristics**1.1 Land Usage**

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Medical Office Building	12.50	1000sqft	0.29	12,500.00	0
Parking Lot	121.00	Space	1.48	64,597.20	0

1.2 Other Project Characteristics

Urbanization	Urban	Wind Speed (m/s)	2.6	Precipitation Freq (Days)	40
Climate Zone	13			Operational Year	2023
Utility Company	San Diego Gas & Electric				
CO2 Intensity (lb/MWhr)	539.98	CH4 Intensity (lb/MWhr)	0.033	N2O Intensity (lb/MWhr)	0.004

1.3 User Entered Comments & Non-Default Data

Project Characteristics -

Land Use - Lot acreage per site plan = 1.77 acres. Parking lot area = 77,101.2 sq ft - 12,504 sq ft = 64,597.2 sq ft.

Construction Phase - Assume no site prep, grading or paving construction phases. Demolition will be interior only. Per client: Construction to begin June 2022 and completed in 5 months.

Off-road Equipment - Architectural coating phase will not include heavy equipment, but may include an air compressor for paint application.

Off-road Equipment - Building construction will be interior only, so no outdoor heavy equipment use.

Off-road Equipment - Interior demolition, so no heavy equipment use, but may include an industrial saw.

Trips and VMT - Demolition may include 2 trips to haul debris from project site.

Demolition - Assume 32 cubic yards of haul away demo debris, at 0.2 tons/cubic yard.

Architectural Coating - SDAPCD Rule 67.0.1: 50 g/L flat coatings, 100 g/L traffic markings

Area Coating - SDAPCD Rule 67.0.1: 50 g/L flat coatings, 100 g/L traffic markings.

470 Mollison Ave Medical Offices - San Diego County APCD Air District, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Area Mitigation - SDAPCD Rule 67.0.1: 50 g/L flat coatings, 100 g/L traffic markings

Waste Mitigation - 50% reduction in waste for recycling and composting services

Table Name	Column Name	Default Value	New Value
tblArchitecturalCoating	EF_Nonresidential_Exterior	250.00	50.00
tblArchitecturalCoating	EF_Nonresidential_Interior	250.00	50.00
tblArchitecturalCoating	EF_Parking	250.00	100.00
tblArchitecturalCoating	EF_Residential_Exterior	250.00	50.00
tblArchitecturalCoating	EF_Residential_Interior	250.00	50.00
tblAreaCoating	Area_EF_Nonresidential_Exterior	250	50
tblAreaCoating	Area_EF_Nonresidential_Interior	250	50
tblAreaCoating	Area_EF_Parking	250	100
tblAreaCoating	Area_EF_Residential_Exterior	250	50
tblAreaCoating	Area_EF_Residential_Interior	250	50
tblAreaMitigation	UseLowVOCPaintParkingCheck	False	True
tblConstructionPhase	NumDays	10.00	20.00
tblConstructionPhase	NumDays	200.00	60.00
tblConstructionPhase	NumDays	20.00	25.00
tblConstructionPhase	PhaseEndDate	4/21/2023	10/27/2022
tblConstructionPhase	PhaseEndDate	4/7/2023	9/30/2022
tblConstructionPhase	PhaseEndDate	7/1/2022	7/8/2022
tblConstructionPhase	PhaseStartDate	4/8/2023	9/30/2022
tblConstructionPhase	PhaseStartDate	7/2/2022	7/9/2022
tblLandUse	LandUseSquareFeet	48,400.00	64,597.20
tblLandUse	LotAcreage	1.09	1.48
tblOffRoadEquipment	UsageHours	6.00	8.00
tblTripsAndVMT	HaulingTripNumber	1.00	2.00

2.0 Emissions Summary

470 Mollison Ave Medical Offices - San Diego County APCD Air District, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied**2.1 Overall Construction****Unmitigated Construction**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	tons/yr										MT/yr					
2022											0.0000	31.8471	31.8471	3.2300e-003	1.3900e-003	32.3412
Maximum											0.0000	31.8471	31.8471	3.2300e-003	1.3900e-003	32.3412

Mitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	tons/yr										MT/yr					
2022											0.0000	31.8470	31.8470	3.2300e-003	1.3900e-003	32.3412
Maximum											0.0000	31.8470	31.8470	3.2300e-003	1.3900e-003	32.3412

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Percent Reduction	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

Quarter	Start Date	End Date	Maximum Unmitigated ROG + NOX (tons/quarter)	Maximum Mitigated ROG + NOX (tons/quarter)
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470 Mollison Ave Medical Offices - San Diego County APCD Air District, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Highest

2.2 Overall Operational**Unmitigated Operational**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area											0.0000	2.3900e-003	2.3900e-003	1.0000e-005	0.0000	2.5400e-003
Energy											0.0000	58.5162	58.5162	3.0200e-003	5.8000e-004	58.7642
Mobile											0.0000	219.8023	219.8023	0.0177	0.0109	223.4908
Waste											27.4038	0.0000	27.4038	1.6195	0.0000	67.8917
Water											0.4976	5.8153	6.3130	0.0515	1.2500e-003	7.9721
Total											27.9014	284.1362	312.0376	1.6917	0.0127	358.1213

470 Mollison Ave Medical Offices - San Diego County APCD Air District, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied**2.2 Overall Operational****Mitigated Operational**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area											0.0000	2.3900e-003	2.3900e-003	1.0000e-005	0.0000	2.5400e-003
Energy											0.0000	58.5162	58.5162	3.0200e-003	5.8000e-004	58.7642
Mobile											0.0000	219.8023	219.8023	0.0177	0.0109	223.4908
Waste											13.7019	0.0000	13.7019	0.8098	0.0000	33.9459
Water											0.4976	5.8153	6.3130	0.0515	1.2500e-003	7.9721
Total											14.1995	284.1362	298.3357	0.8820	0.0127	324.1755

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Percent Reduction	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	49.11	0.00	4.39	47.87	0.00	9.48

3.0 Construction Detail**Construction Phase**

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Demolition	Demolition	6/6/2022	7/8/2022	5	25	Interior demolition
2	Building Construction	Building Construction	7/9/2022	9/30/2022	5	60	
3	Architectural Coating	Architectural Coating	9/30/2022	10/27/2022	5	20	

470 Mollison Ave Medical Offices - San Diego County APCD Air District, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied**Acres of Grading (Site Preparation Phase): 0****Acres of Grading (Grading Phase): 0****Acres of Paving: 1.48****Residential Indoor: 0; Residential Outdoor: 0; Non-Residential Indoor: 18,750; Non-Residential Outdoor: 6,250; Striped Parking Area: 3,876 (Architectural Coating – sqft)****OffRoad Equipment**

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Demolition	Concrete/Industrial Saws	1	8.00	81	0.73
Building Construction	Other General Industrial Equipment	1	8.00	88	0.34
Architectural Coating	Air Compressors	1	8.00	78	0.48

Trips and VMT

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Demolition	1	3.00	0.00	2.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Building Construction	1	31.00	13.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Architectural Coating	1	6.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

470 Mollison Ave Medical Offices - San Diego County APCD Air District, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied**3.2 Demolition - 2022****Unmitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust											0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road											0.0000	6.7207	6.7207	3.7000e-004	0.0000	6.7299
Total											0.0000	6.7207	6.7207	3.7000e-004	0.0000	6.7299

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling											0.0000	0.0627	0.0627	0.0000	1.0000e-005	0.0657
Vendor											0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker											0.0000	0.2473	0.2473	1.0000e-005	1.0000e-005	0.2496
Total											0.0000	0.3100	0.3100	1.0000e-005	2.0000e-005	0.3154

470 Mollison Ave Medical Offices - San Diego County APCD Air District, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied**3.2 Demolition - 2022****Mitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust											0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road											0.0000	6.7207	6.7207	3.7000e-004	0.0000	6.7299
Total											0.0000	6.7207	6.7207	3.7000e-004	0.0000	6.7299

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling											0.0000	0.0627	0.0627	0.0000	1.0000e-005	0.0657
Vendor											0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker											0.0000	0.2473	0.2473	1.0000e-005	1.0000e-005	0.2496
Total											0.0000	0.3100	0.3100	1.0000e-005	2.0000e-005	0.3154

470 Mollison Ave Medical Offices - San Diego County APCD Air District, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied**3.3 Building Construction - 2022****Unmitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road											0.0000	6.7500	6.7500	2.1800e-003	0.0000	6.8045
Total											0.0000	6.7500	6.7500	2.1800e-003	0.0000	6.8045

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling											0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor											0.0000	8.1330	8.1330	2.5000e-004	1.1800e-003	8.4913
Worker											0.0000	6.1333	6.1333	1.9000e-004	1.8000e-004	6.1909
Total											0.0000	14.2664	14.2664	4.4000e-004	1.3600e-003	14.6822

470 Mollison Ave Medical Offices - San Diego County APCD Air District, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied**3.3 Building Construction - 2022****Mitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road											0.0000	6.7499	6.7499	2.1800e-003	0.0000	6.8045
Total											0.0000	6.7499	6.7499	2.1800e-003	0.0000	6.8045

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling											0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor											0.0000	8.1330	8.1330	2.5000e-004	1.1800e-003	8.4913
Worker											0.0000	6.1333	6.1333	1.9000e-004	1.8000e-004	6.1909
Total											0.0000	14.2664	14.2664	4.4000e-004	1.3600e-003	14.6822

470 Mollison Ave Medical Offices - San Diego County APCD Air District, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied**3.4 Architectural Coating - 2022****Unmitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Archit. Coating											0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road											0.0000	3.4043	3.4043	2.2000e-004	0.0000	3.4099
Total											0.0000	3.4043	3.4043	2.2000e-004	0.0000	3.4099

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling											0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor											0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker											0.0000	0.3957	0.3957	1.0000e-005	1.0000e-005	0.3994
Total											0.0000	0.3957	0.3957	1.0000e-005	1.0000e-005	0.3994

470 Mollison Ave Medical Offices - San Diego County APCD Air District, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied**3.4 Architectural Coating - 2022****Mitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Archit. Coating											0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road											0.0000	3.4043	3.4043	2.2000e-004	0.0000	3.4099
Total											0.0000	3.4043	3.4043	2.2000e-004	0.0000	3.4099

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling											0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor											0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker											0.0000	0.3957	0.3957	1.0000e-005	1.0000e-005	0.3994
Total											0.0000	0.3957	0.3957	1.0000e-005	1.0000e-005	0.3994

470 Mollison Ave Medical Offices - San Diego County APCD Air District, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied**4.0 Operational Detail - Mobile****4.1 Mitigation Measures Mobile**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Mitigated											0.0000	219.8023	219.8023	0.0177	0.0109	223.4908
Unmitigated											0.0000	219.8023	219.8023	0.0177	0.0109	223.4908

4.2 Trip Summary Information

	Average Daily Trip Rate			Unmitigated	Mitigated
Land Use	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Medical Office Building	435.00	107.13	17.75	643,061	643,061
Parking Lot	0.00	0.00	0.00		
Total	435.00	107.13	17.75	643,061	643,061

4.3 Trip Type Information

	Miles			Trip %			Trip Purpose %		
Land Use	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
Medical Office Building	9.50	7.30	7.30	29.60	51.40	19.00	60	30	10
Parking Lot	9.50	7.30	7.30	0.00	0.00	0.00	0	0	0

4.4 Fleet Mix

470 Mollison Ave Medical Offices - San Diego County APCD Air District, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Medical Office Building	0.553514	0.062792	0.181046	0.120736	0.024419	0.006214	0.008493	0.006184	0.000715	0.000556	0.029185	0.000982	0.005164
Parking Lot	0.553514	0.062792	0.181046	0.120736	0.024419	0.006214	0.008493	0.006184	0.000715	0.000556	0.029185	0.000982	0.005164

5.0 Energy Detail

Historical Energy Use: N

5.1 Mitigation Measures Energy

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Electricity Mitigated											0.0000	45.1552	45.1552	2.7600e-003	3.3000e-004	45.3239
Electricity Unmitigated											0.0000	45.1552	45.1552	2.7600e-003	3.3000e-004	45.3239
NaturalGas Mitigated											0.0000	13.3610	13.3610	2.6000e-004	2.4000e-004	13.4404
NaturalGas Unmitigated											0.0000	13.3610	13.3610	2.6000e-004	2.4000e-004	13.4404

470 Mollison Ave Medical Offices - San Diego County APCD Air District, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied**5.2 Energy by Land Use - NaturalGas****Unmitigated**

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	tons/yr										MT/yr					
Medical Office Building	250375											0.0000	13.3610	13.3610	2.6000e-004	2.4000e-004	13.4404
Parking Lot	0											0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total												0.0000	13.3610	13.3610	2.6000e-004	2.4000e-004	13.4404

Mitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	tons/yr										MT/yr					
Medical Office Building	250375											0.0000	13.3610	13.3610	2.6000e-004	2.4000e-004	13.4404
Parking Lot	0											0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total												0.0000	13.3610	13.3610	2.6000e-004	2.4000e-004	13.4404

470 Mollison Ave Medical Offices - San Diego County APCD Air District, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied**5.3 Energy by Land Use - Electricity****Unmitigated**

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Medical Office Building	161750	39.6176	2.4200e-003	2.9000e-004	39.7655
Parking Lot	22609	5.5377	3.4000e-004	4.0000e-005	5.5583
Total		45.1552	2.7600e-003	3.3000e-004	45.3239

Mitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Medical Office Building	161750	39.6176	2.4200e-003	2.9000e-004	39.7655
Parking Lot	22609	5.5377	3.4000e-004	4.0000e-005	5.5583
Total		45.1552	2.7600e-003	3.3000e-004	45.3239

6.0 Area Detail

470 Mollison Ave Medical Offices - San Diego County APCD Air District, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied**6.1 Mitigation Measures Area**

Use Low VOC Paint - Residential Interior

Use Low VOC Paint - Residential Exterior

Use Low VOC Paint - Non-Residential Interior

Use Low VOC Paint - Non-Residential Exterior

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Mitigated											0.0000	2.3900e-003	2.3900e-003	1.0000e-005	0.0000	2.5400e-003
Unmitigated											0.0000	2.3900e-003	2.3900e-003	1.0000e-005	0.0000	2.5400e-003

470 Mollison Ave Medical Offices - San Diego County APCD Air District, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied**6.2 Area by SubCategory****Unmitigated**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr										MT/yr					
Architectural Coating											0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products											0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping											0.0000	2.3900e-003	2.3900e-003	1.0000e-005	0.0000	2.5400e-003
Total											0.0000	2.3900e-003	2.3900e-003	1.0000e-005	0.0000	2.5400e-003

470 Mollison Ave Medical Offices - San Diego County APCD Air District, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied**6.2 Area by SubCategory****Mitigated**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr										MT/yr					
Architectural Coating											0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products											0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping											0.0000	2.3900e-003	2.3900e-003	1.0000e-005	0.0000	2.5400e-003
Total											0.0000	2.3900e-003	2.3900e-003	1.0000e-005	0.0000	2.5400e-003

7.0 Water Detail**7.1 Mitigation Measures Water**

470 Mollison Ave Medical Offices - San Diego County APCD Air District, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

	Total CO2	CH4	N2O	CO2e
Category	MT/yr			
Mitigated	6.3130	0.0515	1.2500e-003	7.9721
Unmitigated	6.3130	0.0515	1.2500e-003	7.9721

7.2 Water by Land Use**Unmitigated**

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Medical Office Building	1.56851 / 0.298763	6.3130	0.0515	1.2500e-003	7.9721
Parking Lot	0 / 0	0.0000	0.0000	0.0000	0.0000
Total		6.3130	0.0515	1.2500e-003	7.9721

470 Mollison Ave Medical Offices - San Diego County APCD Air District, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied**7.2 Water by Land Use****Mitigated**

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Medical Office Building	1.56851 / 0.298763	6.3130	0.0515	1.2500e-003	7.9721
Parking Lot	0 / 0	0.0000	0.0000	0.0000	0.0000
Total		6.3130	0.0515	1.2500e-003	7.9721

8.0 Waste Detail

8.1 Mitigation Measures Waste

Institute Recycling and Composting Services

470 Mollison Ave Medical Offices - San Diego County APCD Air District, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied**Category/Year**

	Total CO2	CH4	N2O	CO2e
	MT/yr			
Mitigated	13.7019	0.8098	0.0000	33.9459
Unmitigated	27.4038	1.6195	0.0000	67.8917

8.2 Waste by Land Use**Unmitigated**

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Medical Office Building	135	27.4038	1.6195	0.0000	67.8917
Parking Lot	0	0.0000	0.0000	0.0000	0.0000
Total		27.4038	1.6195	0.0000	67.8917

470 Mollison Ave Medical Offices - San Diego County APCD Air District, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied**8.2 Waste by Land Use****Mitigated**

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Medical Office Building	67.5	13.7019	0.8098	0.0000	33.9459
Parking Lot	0	0.0000	0.0000	0.0000	0.0000
Total		13.7019	0.8098	0.0000	33.9459

9.0 Operational Offroad

Equipment Type	Number	Hours/Day	Days/Year	Horse Power	Load Factor	Fuel Type
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10.0 Stationary Equipment**Fire Pumps and Emergency Generators**

Equipment Type	Number	Hours/Day	Hours/Year	Horse Power	Load Factor	Fuel Type
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Boilers

Equipment Type	Number	Heat Input/Day	Heat Input/Year	Boiler Rating	Fuel Type
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User Defined Equipment

Equipment Type	Number
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11.0 Vegetation

470 Mollison Ave Medical Offices - San Diego County APCD Air District, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

470 Mollison Ave Church Operations - San Diego County APCD Air District, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied**470 Mollison Ave Church Operations****San Diego County APCD Air District, Annual****1.0 Project Characteristics****1.1 Land Usage**

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Place of Worship	12.50	1000sqft	0.29	12,504.00	0
Parking Lot	121.00	Space	1.48	64,597.20	0

1.2 Other Project Characteristics

Urbanization	Urban	Wind Speed (m/s)	2.6	Precipitation Freq (Days)	40
Climate Zone	13			Operational Year	2023
Utility Company	San Diego Gas & Electric				
CO2 Intensity (lb/MWhr)	539.98	CH4 Intensity (lb/MWhr)	0.033	N2O Intensity (lb/MWhr)	0.004

1.3 User Entered Comments & Non-Default Data

Project Characteristics -

Land Use - Lot acreage per site plan = 1.77 acres; Parking lot area = 77,101.2 sq ft - 12,504 sq ft = 64,597.2 sq ft

Construction Phase - No construction emissions. Operational GHG only.

Trips and VMT - No construction emissions. Operational GHG only.

Architectural Coating - No construction emissions. Operational GHG only.

Area Coating - SDAPCD Rule 67.0.1: 50 g/L flat coatings, 100 g/L traffic markings

Area Mitigation - SDAPCD Rule 67.0.1: 50 g/L flat coatings, 100 g/L traffic markings

Waste Mitigation - 50% reduction in waste for recycling and composting services.

Table Name	Column Name	Default Value	New Value
tblArchitecturalCoating	ConstArea_Nonresidential_Exterior	6,252.00	0.00

470 Mollison Ave Church Operations - San Diego County APCD Air District, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

tblArchitecturalCoating	ConstArea_Nonresidential_Interior	18,756.00	0.00
tblArchitecturalCoating	ConstArea_Parking	3,876.00	0.00
tblAreaCoating	Area_EF_Nonresidential_Exterior	250	50
tblAreaCoating	Area_EF_Nonresidential_Interior	250	50
tblAreaCoating	Area_EF_Parking	250	100
tblAreaMitigation	UseLowVOCPaintParkingCheck	False	True
tblConstructionPhase	NumDays	10.00	0.00
tblLandUse	LandUseSquareFeet	12,500.00	12,504.00
tblLandUse	LandUseSquareFeet	48,400.00	64,597.20
tblLandUse	LotAcreage	1.09	1.48
tblTripsAndVMT	WorkerTripNumber	6.00	0.00

2.0 Emissions Summary

470 Mollison Ave Church Operations - San Diego County APCD Air District, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied**2.1 Overall Construction****Unmitigated Construction**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	tons/yr										MT/yr					
2022											0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Maximum											0.0000	0.0000	0.0000	0.0000	0.0000	0.0000

Mitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	tons/yr										MT/yr					
2022											0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Maximum											0.0000	0.0000	0.0000	0.0000	0.0000	0.0000

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Percent Reduction	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

Quarter	Start Date	End Date	Maximum Unmitigated ROG + NOX (tons/quarter)	Maximum Mitigated ROG + NOX (tons/quarter)
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470 Mollison Ave Church Operations - San Diego County APCD Air District, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

Highest

2.2 Overall Operational**Unmitigated Operational**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area											0.0000	2.3900e-003	2.3900e-003	1.0000e-005	0.0000	2.5400e-003
Energy											0.0000	38.2767	38.2767	2.0200e-003	3.7000e-004	38.4366
Mobile											0.0000	77.4060	77.4060	6.4000e-003	3.9200e-003	78.7350
Waste											14.4631	0.0000	14.4631	0.8548	0.0000	35.8317
Water											0.1241	2.9120	3.0361	0.0129	3.2000e-004	3.4552
Total											14.5872	118.5971	133.1843	0.8761	4.6100e-003	156.4611

470 Mollison Ave Church Operations - San Diego County APCD Air District, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied**2.2 Overall Operational****Mitigated Operational**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area											0.0000	2.3900e-003	2.3900e-003	1.0000e-005	0.0000	2.5400e-003
Energy											0.0000	38.2767	38.2767	2.0200e-003	3.7000e-004	38.4366
Mobile											0.0000	77.4060	77.4060	6.4000e-003	3.9200e-003	78.7350
Waste											7.2316	0.0000	7.2316	0.4274	0.0000	17.9159
Water											0.1241	2.9120	3.0361	0.0129	3.2000e-004	3.4552
Total											7.3556	118.5971	125.9527	0.4487	4.6100e-003	138.5452

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Percent Reduction	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	49.57	0.00	5.43	48.78	0.00	11.45

3.0 Construction Detail**Construction Phase**

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Architectural Coating	Architectural Coating	2/15/2022	2/14/2022	5	0	

Acres of Grading (Site Preparation Phase): 0

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

Acres of Paving: 1.48

OffRoad Equipment

Trips and VMT

3.1 Mitigation Measures Construction

3.2 Architectural Coating - 2022

Unmitigated Construction On-Site

[illegible]

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

Unmitigated Construction Off-Site

[illegible]

470 Mollison Ave Church Operations - San Diego County APCD Air District, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied**3.2 Architectural Coating - 2022****Mitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000

4.0 Operational Detail - Mobile**4.1 Mitigation Measures Mobile**

470 Mollison Ave Church Operations - San Diego County APCD Air District, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Mitigated											0.0000	77.4060	77.4060	6.4000e-003	3.9200e-003	78.7350
Unmitigated											0.0000	77.4060	77.4060	6.4000e-003	3.9200e-003	78.7350

4.2 Trip Summary Information

Land Use	Average Daily Trip Rate			Unmitigated	Mitigated
	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Parking Lot	0.00	0.00	0.00		
Place of Worship	86.88	74.88	345.38	228,391	228,391
Total	86.88	74.88	345.38	228,391	228,391

4.3 Trip Type Information

Land Use	Miles			Trip %			Trip Purpose %		
	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
Parking Lot	9.50	7.30	7.30	0.00	0.00	0.00	0	0	0
Place of Worship	9.50	7.30	7.30	0.00	95.00	5.00	64	25	11

4.4 Fleet Mix

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Parking Lot	0.553514	0.062792	0.181046	0.120736	0.024419	0.006214	0.008493	0.006184	0.000715	0.000556	0.029185	0.000982	0.005164
Place of Worship	0.553514	0.062792	0.181046	0.120736	0.024419	0.006214	0.008493	0.006184	0.000715	0.000556	0.029185	0.000982	0.005164

5.0 Energy Detail

470 Mollison Ave Church Operations - San Diego County APCD Air District, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

Historical Energy Use: N

5.1 Mitigation Measures Energy

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Electricity Mitigated											0.0000	30.5898	30.5898	1.8700e-003	2.3000e-004	30.7041
Electricity Unmitigated											0.0000	30.5898	30.5898	1.8700e-003	2.3000e-004	30.7041
NaturalGas Mitigated											0.0000	7.6869	7.6869	1.5000e-004	1.4000e-004	7.7325
NaturalGas Unmitigated											0.0000	7.6869	7.6869	1.5000e-004	1.4000e-004	7.7325

470 Mollison Ave Church Operations - San Diego County APCD Air District, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied**5.2 Energy by Land Use - NaturalGas****Unmitigated**

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	tons/yr										MT/yr					
Parking Lot	0											0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Place of Worship	144046											0.0000	7.6869	7.6869	1.5000e-004	1.4000e-004	7.7325
Total												0.0000	7.6869	7.6869	1.5000e-004	1.4000e-004	7.7325

Mitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	tons/yr										MT/yr					
Parking Lot	0											0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Place of Worship	144046											0.0000	7.6869	7.6869	1.5000e-004	1.4000e-004	7.7325
Total												0.0000	7.6869	7.6869	1.5000e-004	1.4000e-004	7.7325

470 Mollison Ave Church Operations - San Diego County APCD Air District, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied**5.3 Energy by Land Use - Electricity****Unmitigated**

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Parking Lot	22609	5.5377	3.4000e-004	4.0000e-005	5.5583
Place of Worship	102283	25.0522	1.5300e-003	1.9000e-004	25.1458
Total		30.5898	1.8700e-003	2.3000e-004	30.7041

Mitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Parking Lot	22609	5.5377	3.4000e-004	4.0000e-005	5.5583
Place of Worship	102283	25.0522	1.5300e-003	1.9000e-004	25.1458
Total		30.5898	1.8700e-003	2.3000e-004	30.7041

6.0 Area Detail

470 Mollison Ave Church Operations - San Diego County APCD Air District, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied**6.1 Mitigation Measures Area**

Use Low VOC Paint - Non-Residential Interior

Use Low VOC Paint - Non-Residential Exterior

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Mitigated											0.0000	2.3900e-003	2.3900e-003	1.0000e-005	0.0000	2.5400e-003
Unmitigated											0.0000	2.3900e-003	2.3900e-003	1.0000e-005	0.0000	2.5400e-003

470 Mollison Ave Church Operations - San Diego County APCD Air District, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied**6.2 Area by SubCategory****Unmitigated**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr										MT/yr					
Architectural Coating											0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products											0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping											0.0000	2.3900e-003	2.3900e-003	1.0000e-005	0.0000	2.5400e-003
Total											0.0000	2.3900e-003	2.3900e-003	1.0000e-005	0.0000	2.5400e-003

470 Mollison Ave Church Operations - San Diego County APCD Air District, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied**6.2 Area by SubCategory****Mitigated**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr										MT/yr					
Architectural Coating											0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products											0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping											0.0000	2.3900e-003	2.3900e-003	1.0000e-005	0.0000	2.5400e-003
Total											0.0000	2.3900e-003	2.3900e-003	1.0000e-005	0.0000	2.5400e-003

7.0 Water Detail**7.1 Mitigation Measures Water**

470 Mollison Ave Church Operations - San Diego County APCD Air District, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

	Total CO2	CH4	N2O	CO2e
Category	MT/yr			
Mitigated	3.0361	0.0129	3.2000e-004	3.4552
Unmitigated	3.0361	0.0129	3.2000e-004	3.4552

7.2 Water by Land Use**Unmitigated**

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Parking Lot	0 / 0	0.0000	0.0000	0.0000	0.0000
Place of Worship	0.391111 / 0.611738	3.0361	0.0129	3.2000e-004	3.4552
Total		3.0361	0.0129	3.2000e-004	3.4552

470 Mollison Ave Church Operations - San Diego County APCD Air District, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied**7.2 Water by Land Use****Mitigated**

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Parking Lot	0 / 0	0.0000	0.0000	0.0000	0.0000
Place of Worship	0.391111 / 0.611738	3.0361	0.0129	3.2000e-004	3.4552
Total		3.0361	0.0129	3.2000e-004	3.4552

8.0 Waste Detail

8.1 Mitigation Measures Waste

Institute Recycling and Composting Services

470 Mollison Ave Church Operations - San Diego County APCD Air District, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied**Category/Year**

	Total CO2	CH4	N2O	CO2e
	MT/yr			
Mitigated	7.2316	0.4274	0.0000	17.9159
Unmitigated	14.4631	0.8548	0.0000	35.8317

8.2 Waste by Land Use**Unmitigated**

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Parking Lot	0	0.0000	0.0000	0.0000	0.0000
Place of Worship	71.25	14.4631	0.8548	0.0000	35.8317
Total		14.4631	0.8548	0.0000	35.8317

470 Mollison Ave Church Operations - San Diego County APCD Air District, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied**8.2 Waste by Land Use****Mitigated**

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Parking Lot	0	0.0000	0.0000	0.0000	0.0000
Place of Worship	35.625	7.2316	0.4274	0.0000	17.9159
Total		7.2316	0.4274	0.0000	17.9159

9.0 Operational Offroad

Equipment Type	Number	Hours/Day	Days/Year	Horse Power	Load Factor	Fuel Type
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10.0 Stationary Equipment**Fire Pumps and Emergency Generators**

Equipment Type	Number	Hours/Day	Hours/Year	Horse Power	Load Factor	Fuel Type
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Boilers

Equipment Type	Number	Heat Input/Day	Heat Input/Year	Boiler Rating	Fuel Type
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User Defined Equipment

Equipment Type	Number
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11.0 Vegetation

470 Mollison Ave Church Operations - San Diego County APCD Air District, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

PROPOSED PLANNING COMMISSION RESOLUTION

A RESOLUTION RECOMMENDING CITY COUNCIL APPROVAL OF GENERAL PLAN AMENDMENT NO. 2021-0002 TO AMEND THE LAND USE ELEMENT OF THE GENERAL PLAN BY REDESIGNATING THE PROPERTY LOCATED ON THE WEST SIDE OF NORTH MOLLISON AVENUE BETWEEN EAST MADISON AND EAST PARK AVENUES AND ADDRESSED AS 470 NORTH MOLLISON AVENUE FROM MEDIUM DENSITY RESIDENTIAL (MR) TO OFFICE/NON-RETAIL; APN: 488-061-17-00.

WHEREAS, the El Cajon Planning Commission held a duly advertised public hearing on November 15, 2022, to consider General Plan Amendment No. 2022-0002, to consider a change in the land use designation from Medium Density Residential to Office/Non-Retail, as submitted by Mike DeLeon on behalf of Neighborhood Healthcare; and

WHEREAS, the Planning Commission considered the draft Negative Declaration in accordance with the California Environmental Quality Act ("CEQA") and CEQA Guidelines section 15074 for the proposed project; and

WHEREAS, the Planning Commission adopted the next resolution in order recommending City Council approval of the Initial Study and Negative Declaration for General Plan Amendment No. 2022-0002; and

WHEREAS, at the public hearing the Planning Commission received evidence through public testimony and comment, in the form of both verbal and written communications and reports prepared and presented to the Planning Commission, including (but not limited to) evidence such as the following:

- A. The proposed amendment to the General Plan Land Use Element to change the designation at the subject site to Office/Non-Retail is in conformance with applicable Government Code sections because California Native American tribes identified by the Native American Heritage Commission were notified pursuant to Government Code section 65352.3 for the purpose of preserving or mitigating impacts to cultural places, features, and objects. A single request for consultation was received from San Luis Rey Band of Mission Indians but was ultimately withdrawn. The proposed amendment is the first amendment to the Land Use Element in the calendar year consistent with the Government Code section 65358 prohibition on more than four amendments to a required General Plan Element within a calendar year.
- B. The change in land use designation from Medium Density Residential to Office/Non-Retail continues the Office/Non-Retail land use designation from the

immediately adjacent property and those at the north side of the intersection of North Mollison and East Madison Avenues. It also facilitates investment into the property and creates an integrated commercial office area with access to major streets consistent with General Plan Policies 11-1.2, 9-4.4, and 9-4.13.

- C. The proposed amendment does not compromise any policies found in the other General Plan Elements, including the Housing Element because the subject property is not in the Sites Inventory and therefore remaining sites in the Housing Element are adequate to accommodate the City's Regional Housing Needs Allocation. Furthermore, it is consistent with Environmental Justice Element Goal 7 by increasing healthcare services to the surrounding area. It will also improve the quality of the neighborhood by facilitating investment into the property through the assignment of land use permissions better suited to the existing conditions and improvements on the property.

WHEREAS, after considering such evidence and facts the Planning Commission did consider General Plan Amendment No. 2022-0002 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 No. 2022-0002.

Section 2. That based upon said findings of fact, the El Cajon Planning Commission hereby RECOMMENDS City Council APPROVAL of General Plan Amendment No. 2022-0002 to amend the Land Use Element of the General Plan by changing the General Plan designation of the property on the west side of North Mollison Avenue from Medium Density Residential to Office/Non-Retail, in accordance with the attached Exhibit "A".

[The remainder of this page intentionally left blank.]

Planning Commission Resolution No.

PASSED AND ADOPTED by the El Cajon Planning Commission at a regular meeting held November 15, 2022, by the following vote:

AYES:

NOES:

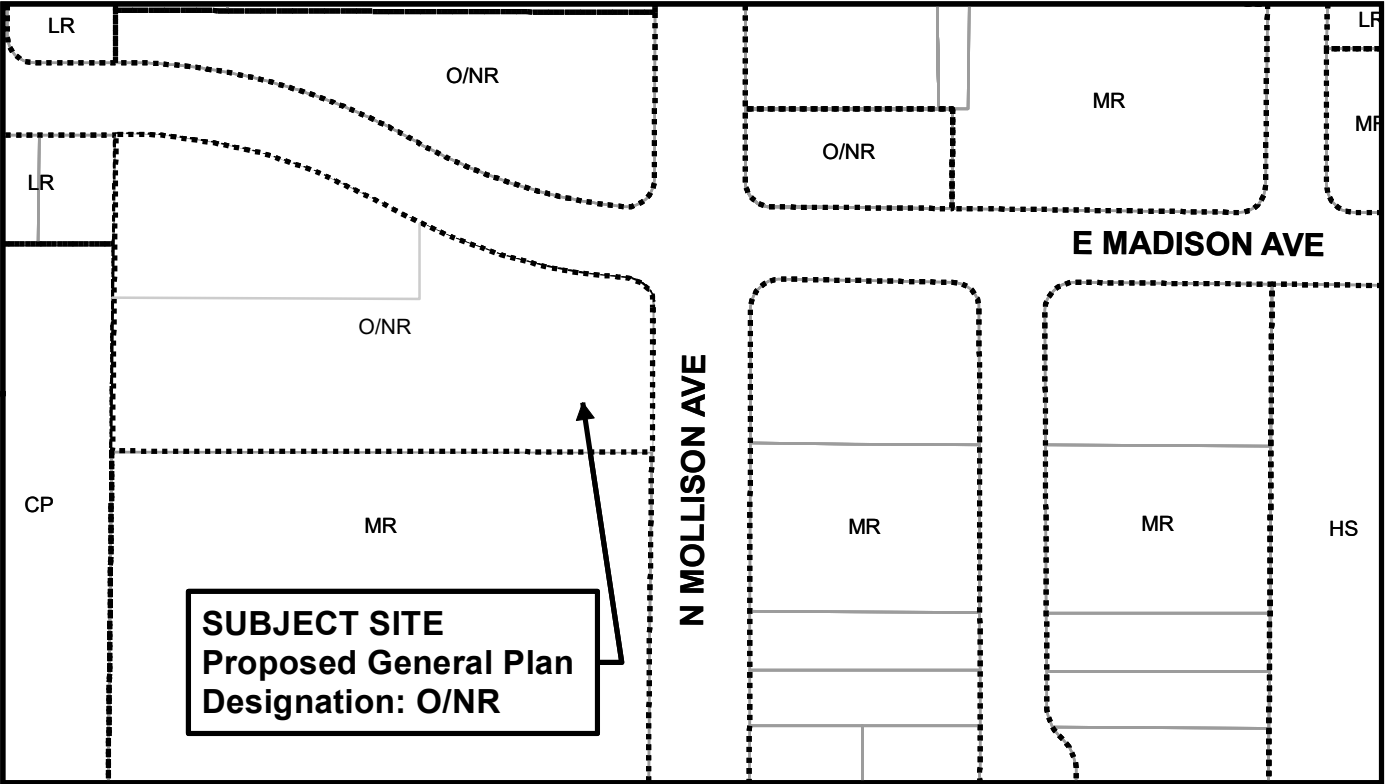
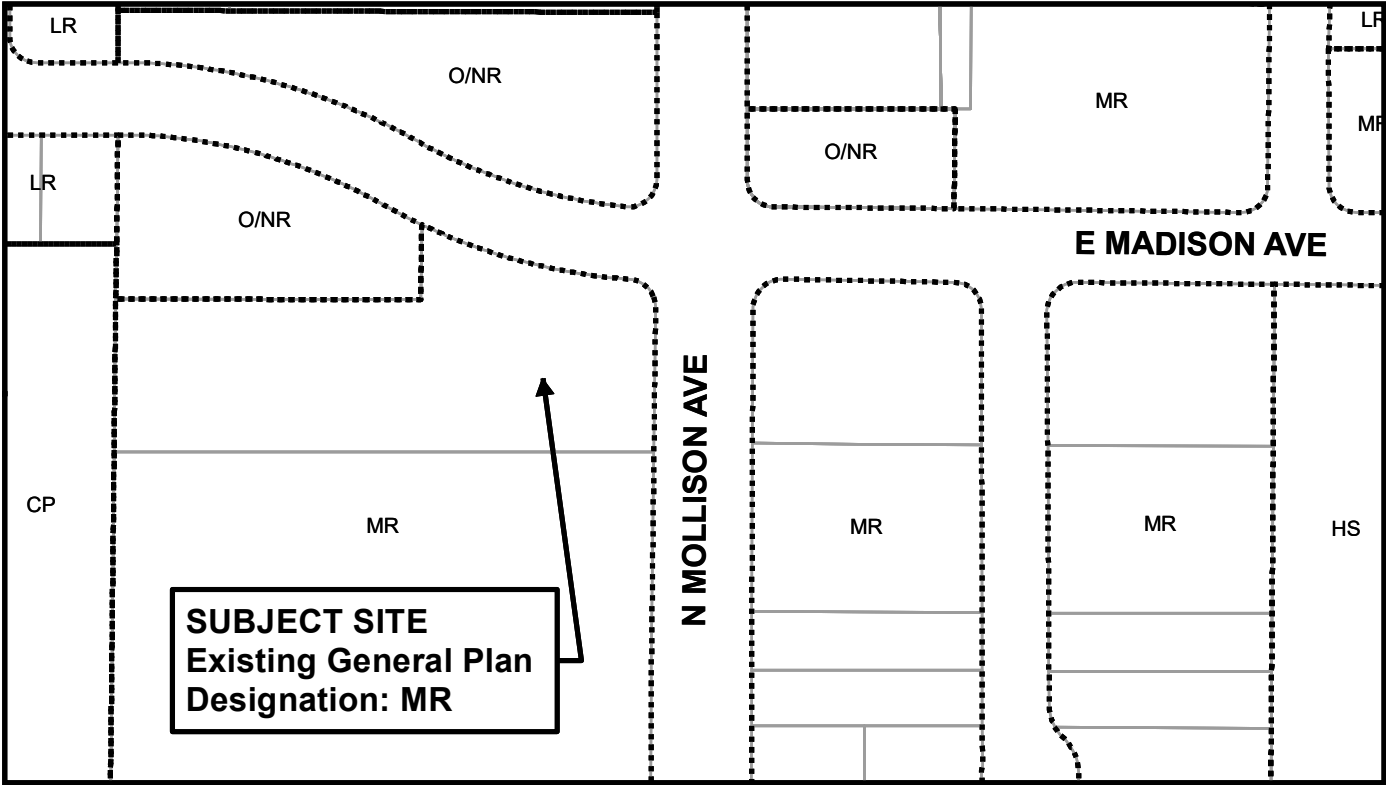
ABSTAIN:

Darrin MROZ, Chair

ATTEST:

Noah ALVEY, Secretary

Exhibit "A"
General Plan Amendment No. 2021-0002



PLANNING COMMISSION RESOLUTION NO.

A RESOLUTION RECOMMENDING CITY COUNCIL APPROVAL OF ZONE RECLASSIFICATION NO. 2021-0001 OF THE PROPERTY LOCATED ON THE WEST SIDE OF NORTH MOLLISON AVENUE BETWEEN EAST MADISON AND EAST PARK AVENUES AND ADDRESSED AS 470 NORTH MOLLISON FROM RM-2200 (RESIDENTIAL, MULTI-FAMILY, 2,200 SQUARE FOOT) TO O-P (OFFICE PROFESSIONAL) ZONE; APN: 488-061-17-00.

WHEREAS, the El Cajon Planning Commission held a duly advertised public hearing on November 15, 2022, to consider Zone Reclassification No. 2022-0001, to consider a change in the zoning designation from RM-2200 ("Residential, Multi-family, 2,200 square foot") to O-P ("Office Professional") zone, as submitted by Mike DeLeon on behalf of Neighborhood Healthcare; and

WHEREAS, the Planning Commission considered the draft Negative Declaration in accordance with the California Environmental Quality Act ("CEQA") and CEQA Guidelines section 15074 for the proposed project; and

WHEREAS, the Planning Commission adopted the next resolution in order recommending City Council approval of the Initial Study and Negative Declaration for General Plan Amendment No. 2022-0002; and

WHEREAS, at the public hearing the Planning Commission received evidence through public testimony and comment, in the form of verbal and written communications and reports prepared and presented to the Planning Commission, including (but not limited to) evidence such as the following:

- A. The proposed Zone Reclassification from RM-2200 to O-P is consistent with the proposed change of the General Plan Land Use Designation to Office/Non-Retail pursuant to the General Plan Zoning Consistency Chart. The proposed zone would further provide for office and other compatible non-retail businesses in close proximity to residential as anticipated in the General Plan. Moreover, the proposed amendment will create an appropriately integrated medical facility consistent with General Plan Land Use Element Policies 9-4.4 and 9-4.13, and Environmental Justice Element Goal 7, and will further facilitate investment into the property consistent with Land Use Policy 11-1.2 which seeks quality development of all kinds.
- B. The proposed amendment is consistent with Specific Plan No. 513 as it preserves the 16 required offsite parking spaces for the adjacent healthcare clinic to the north.
- C. The proposed zone change will encourage the use of an underutilized property through the creation of an integrated commercial area with land use permissions that are better suited to existing conditions and improvements. The zone change will expand health care access in the Bostonia Environmental Justice Community

Planning Commission Resolution No.

identified in the Environmental Justice Element and bring additional jobs and economic opportunity to the area.

- D. The subject site was developed with an assembly building which dates to April of 1962 and has remained a non-residential use since that time. Furthermore, the adopted Housing Element does not identify the subject property in its Sites Inventory and therefore remaining sites in the Housing Element are adequate to accommodate the City of El Cajon's Regional Housing Needs Allocation.

WHEREAS, after considering such evidence and facts the Planning Commission did consider Zone Reclassification No. 2022-0001 as presented at its meeting.

NOW, THEREFORE, BE IT RESOLVED by the El Cajon Planning Commission as follows:

Section 1. That the foregoing recitals are true and correct, and are findings of fact of the El Cajon Planning Commission in regard to Zone Reclassification No. 2022-0001.

Section 2. That based upon said findings of fact, the El Cajon Planning Commission hereby RECOMMENDS City Council APPROVAL of Zone Reclassification No. 2022-0001 to rezone the property on the west side of North Mollison Avenue from RM-2200 to O-P, in accordance with the attached Exhibit "A", and subject to the condition that all other land use entitlements benefitting the subject property shall be null and void upon effectiveness of this Zone Reclassification.

{The remainder of this page is intentionally blank}

Planning Commission Resolution No.

PASSED AND ADOPTED by the El Cajon City Planning Commission at a regular meeting held November 15, 2022, by the following vote:

AYES:
NOES:
ABSENT:

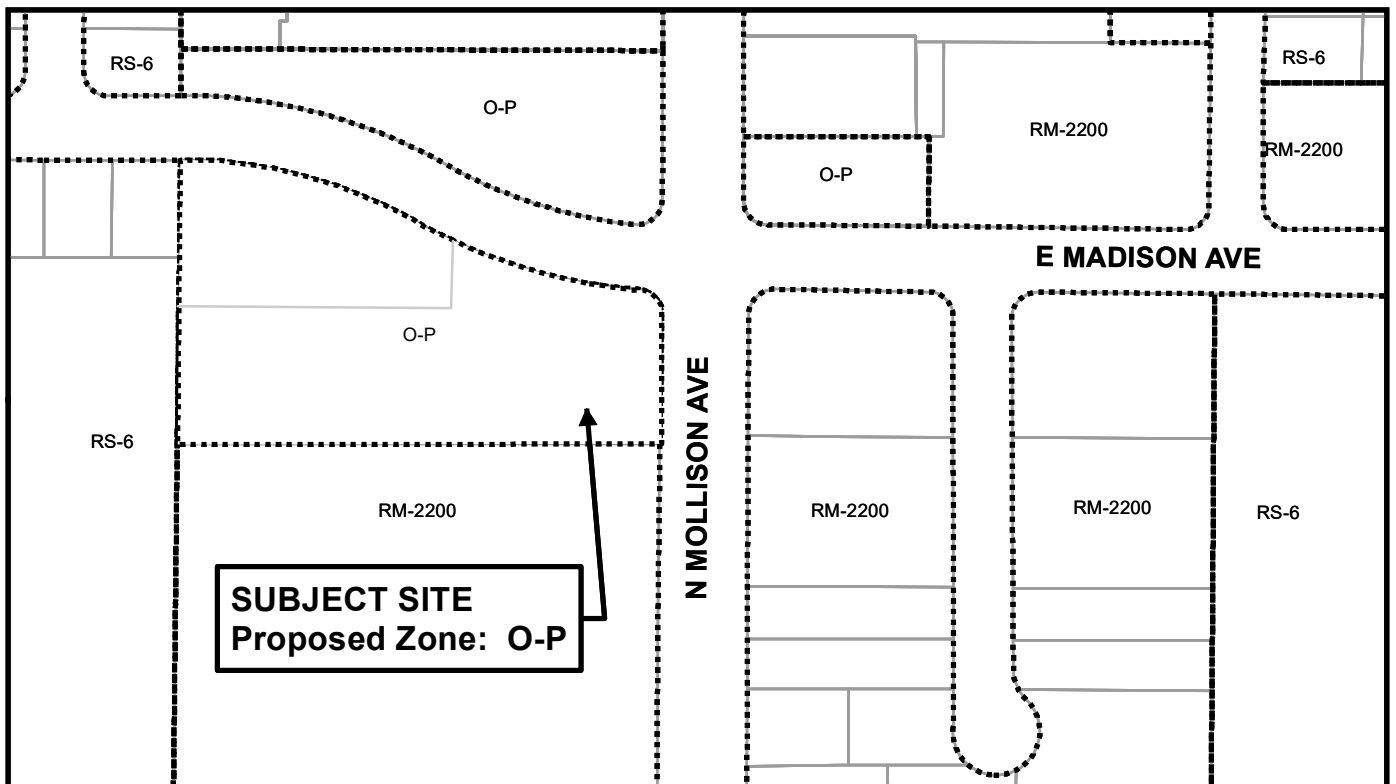
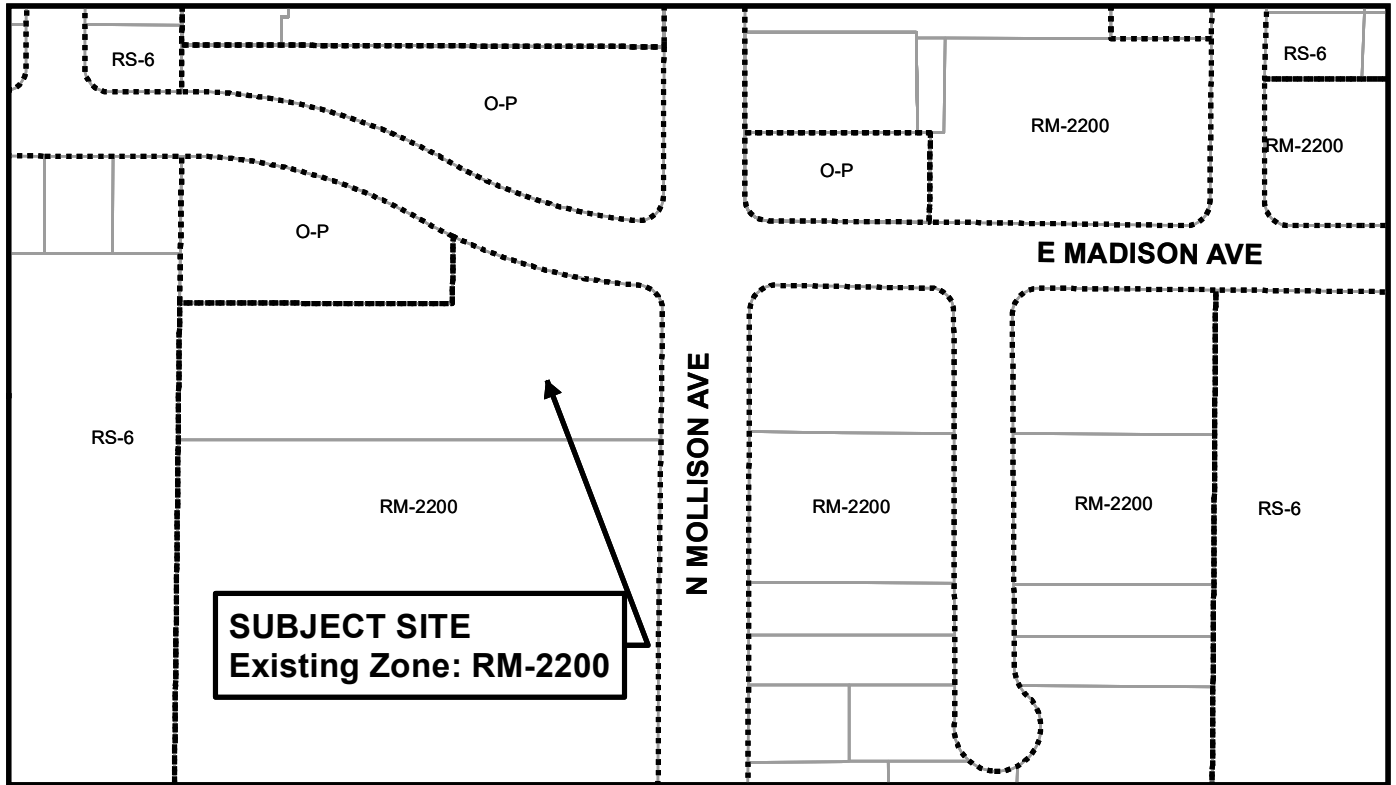
Darren MROZ, Chair

ATTEST:

Noah ALVEY, Secretary

Exhibit "A"

Zone Reclassification No. 2021-0001



Site Aerial





City of El Cajon

Project Assistance Center
PLANNING PERMIT APPLICATION

Type of Planning Permit(s) Requested:

<input type="checkbox"/> AZP Administrative Zoning Permit	<input type="checkbox"/> CUP Conditional Use Permit	<input type="checkbox"/> LLA Lot Line Adjustment	<input type="checkbox"/> MA Minor Amendment
<input type="checkbox"/> MUP Minor Use Permit	<input type="checkbox"/> PRD Planned Residential Development	<input type="checkbox"/> PUD Planned Unit Development	<input type="checkbox"/> SDP Site Development Plan Permit
<input type="checkbox"/> SP Specific Plan	<input type="checkbox"/> SCR Substantial Conformance Review	<input type="checkbox"/> TPM Tentative Parcel Map	<input type="checkbox"/> TSM Tentative Subdivision Map
<input type="checkbox"/> VAR Variance	<input checked="" type="checkbox"/> ZR Zone Reclassification	<input checked="" type="checkbox"/> Other: <u>General Plan Amendment</u>	

Project LocationParcel Number (APN): 488-061-17Address: 470 N. Mollison Ave., El CajonNearest Intersection: Madison Ave.**Project Description** (or attach separate narrative)See attached**Project Screening Questions**

Existing use?

☐ No ☒ Yes

Modification of use?

☐ No ☒ Yes

New development or addition?

☒ No ☐ Yes

Existing Structures?

☐ No ☒ Yes**If yes, please describe:**CUP 2020-008, Non profit community service centerAdding Medical Office as an approved use, no increase in sq ftAge of the structures: 1987

Demolition or substantial modification proposed to site improvements or structures?	<input type="checkbox"/> No	<input type="checkbox"/> Yes	_____
Tenant improvements proposed?	<input type="checkbox"/> No	<input type="checkbox"/> Yes	T-I bldg permit under separate applicaiton
Existing vegetation or trees on site proposed for removal?	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes	No
Proposed grading?	<input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes	Proposed quantities of cut and/or fill.
			None

Applicant Information (the individual or entity proposing to carry out the project; not for consultants)

Company Name: Neighborhood Healthcare

Contact Name: Mike DeLeon, Facilities Director

Mailing Address: 2180 Chablis Ct., #107, Escondido CA 92029

Phone: 760-520-8601 Email: mike.deleon@nhcare.org

Interest in Property: ☒ Own ☐ Lease ☐ Option

Project Representative Information (if different than applicant; consultant information here)

Company Name: Higgins and Associates Inc.

Contact Name: Karl Higgins License: N/A

Mailing Address: 1247 Firecrest Way, Fallbrook CA 92028

Phone: 619-888-5525 Email: karlhiggins1955@charter.net

Property Owner Information (if different than applicant)

Company Name: Same as Applicant

Contact Name: _____

Mailing Address: _____

Phone: _____ Email: _____

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:

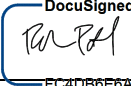
☒ is/are **NO**T contained on the lists compiled pursuant to Government Code Section 65962.5.

☐ is/are contained on the lists compiled pursuant to Government Code Section 65962.5.

If yes, provide Regulatory Identification Number: _____ Date of List: _____

Authorization

Applicant Signature¹:

DocuSigned by:

 FC4DB6E6A60640F...

Date: 10/18/2021 | 5:21 PM PDT

Property Owner
Signature²:

Applicant is also property owner

Date: _____

1. **Applicant's Signature:** I certify that I have read this application and state that the above information is correct, and that I am the property owner, authorized agent of the property owner, or other person having a legal right, interest, or entitlement to the use of the property that is the subject of this application. I understand that the applicant is responsible for knowing and complying with the governing policies and regulations applicable to the proposed development or permit. The City is not liable for any damages or loss resulting from the actual or alleged failure to inform the applicant of any applicable laws or regulations, including before or during final inspections. City approval of a permit application, including all related plans and documents, is not a grant of approval to violate any applicable policy or regulation, nor does it constitute a waiver by the City to pursue any remedy, which may be available to enforce and correct violations of the applicable policies and regulations. I authorize representatives of the City to enter the subject property for inspection purposes.
2. **Property Owner's Signature:** If not the same as the applicant, property owner must also sign. A signed, expressed letter of consent to this application may be provided separately instead of signing this application form. By signing, property owner acknowledges and consents to all authorizations, requirements, conditions and notices described in this application. Notice of Restriction: property owner further acknowledges and consents to a Notice of Restriction being recorded on the title to their property related to approval of the requested permit. A Notice of Restriction runs with the land and binds any successors in interest.

Pre-application Conference

The purpose of a pre-application conference is to provide you an opportunity to review your project with City staff in a preliminary form to finalize submittal requirements and receive a cursory identification of potential issues. **A pre-application is required unless waived by staff.**

Conference date: _____

Application Submittal

To submit your application, **it must be done by appointment** scheduled in advance for all Level 3, 4, & 5 project reviews, unless waived by staff. It is recommended for projects that will subsequently meet the criteria for a Level 1-C review through Level 2.

Appointment date: Electronic submittal by PACO per COVID 19

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.

Neighborhood Healthcare 1540 E. Valley Parkway
Escondido, CA 92027

List the names and address of all persons having any ownership interest in the property involved.

Neighborhood Healthcare 1540 E. Valley Parkway
Escondido, CA 92027

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.

The corporation is a non profit public service organization

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 xx

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.

Karl Higgins

 Digitally signed by Karl Higgins
Date: 2021.10.14 13:38:50 -07'00'

Signature of applicant / date

Karl Higgins

Print or type name of applicant

NOTE: Attach appropriate names on additional pages as necessary.

Project Description Medical Office—470 N. Mollison Ave., El Cajon

Neighborhood Healthcare is a non-profit healthcare service organization dedicated to serving the general public in El Cajon. Neighborhood has a clinic at 855 E. Madison Ave. That address and property is not a part of the current subject application. Neighborhood also now owns the facility at 470 N. Mollison which is adjacent to the main clinic on Madison Ave. The N. Mollison building was a former church. Neighborhood has been in El Cajon since 1994 and serves approximately 50,000 patient visits annually.

In consultation with city staff and the city manager, Neighborhood is now seeking a Zoning Reclassification of the former church property on N. Mollison to increase its capacity to serve the community and the neighborhood population's medical needs. The applicant also proposes limited social services as an accessory use not to exceed 15% of the gross floor area as allowed by city code at 17.115.110. A Zoning Reclassification and General Plan Amendment, along with an environmental Initial Study are required to make the program changes required. The Zoning designation of OP, Office Professional is proposed. A General Plan land use designation of Office/Non-Retail is also proposed with this action. There are no changes to the Site Plan with the current Zoning Reclassification and GPA.

The subject property APN is 488-061-17. The parcel is 1.77 acres and is currently zoned RM2200. The general plan land use category is residential, multi-family. The parcel currently has a CUP 2020-008. Neighborhood will provide the following medical services upon approval of city council approvals, building permits and any necessary amendments and reclassifications.

- General and specialty medical exams
- Women's Health
- OB/GYN exams
- Acupuncture treatments
- Chiropractic treatments
- Prenatal counseling and education

Geographically, to the north of the parcel are two story garden style multi-family residential zoned apartments with on street and onsite parking. Also nearby are some single-story commercial store fronts that are fronting Mollison Ave. with off

street parking in front of the commercial businesses. North of Mollison is Interstate 8, which is generally elevated to roof height above the neighborhood development. To the east is additional two-story multi-family residential and some single story commercial stores fronting Madison Ave. El Cajon Valley High School is 3 blocks east of the subject site. To the south is two story multi-family residential. To the west, and immediately adjacent to the subject parcel, is the existing Neighborhood Healthcare medical clinic. Farther west is single story single family residential with small backyards and garages, El Cajon City Park and Cajon Valley Middle School. All the residential and commercial development is set back from the existing streets by sidewalks with landscape buffers.

Topographically, the site and adjoining residential and commercial are flat. The parcel is 100% developed with a 6,584 sq. ft single story building and attached 5,840sq ft two story classroom building. The existing buildings are a combination of painted CMUs and colored stucco over wood frame. The parking lot contains 5 ADA spaces, an ADA Path of Travel and 110 total parking spaces divided into an east and west parking lot separated by the former church and classroom buildings. No light standards are visible in the parking lots. Eight large palm trees are adjacent to the north and east edge of the church and classroom buildings. A painted attached wooden trellis is present along the southwest portion of the church building. Building setbacks are landscaped along the parcel frontage of Madison Ave. and Mollison Ave. There is a fire hydrant and covered bus stop for MTS Route 864 at the SW intersection of Madison and Mollison. Utilities are onsite serving the current buildings. A trash bin pad is located on the west parking lot without an enclosure, gates or a roof. Six-foot metal fencing is present at the property line on the west, south and some northerly portions of the subject parcel. There are no fences abutting street frontage along Madison or Mollison.

Point of Contact—Karl Higgins, Project Representative for Neighborhood Healthcare
619-888-5525; karl@mdevair.com

V1 kh 8/12/2021

V3 10/14/2021

V4 1/4/2022 kh

V5 5/19/2022 kh

City of El Cajon
Zoning Consistency Chart – Adopted by City Council on July 13, 2010 – Resolution No. 94-10

	O-S	PRD	RS-40	RS-20	RS-14	RS-9	RS-6	RM - 6000	RM-4300	RM-2500	RM-2200	RM-1500	M-HR	M-U	O-P	P	C-N	C-G	C-R	C-M	M	H ^A
Industrial Park																X				■	X	■
Light Industrial																X				X	■ ^C	■
Regional Commercial														X		X	■		X			■
General Commercial														X		X	■	X				■
Neighborhood Commercial														X	X	X	X	■				■
Office/ Non-Retail														■	X	X						■
Low Low Residential	■ ^B	X	X	X	■																	■
Low Residential		X		■ ^B	X	X	X	■	■													■
Low Medium Residential		X					■ ^B	■	X	X												■
Medium Residential		■							■ ^B	■ ^B	X			■								■
High Residential		■								■ ^B	■ ^B	X	■	X								■
Open Space	X	■	■																			■

LEGEND: X – Consistent with General Plan
 ■ – May be found consistent with applicable general plan land use designation

Footnotes: A. Rezoning to add hillside overlay may be found consistent, if at least 50% of the lot has an average natural slope of 10% or more.
 B. May be found consistent with applicable General Plan land use designation, if property owner makes such a request and there is no public purpose in requiring a more intense use.
 C. May be found consistent with Light Industrial land use designation under unique and unusual circumstances – such finding enables the property to be used for all purposes and uses authorized by the M zoning district.

General Notes: 1. All zones may be found consistent with General Plan public institution, school, and park land use designations.
 2. All zones may be found consistent with special development areas, if found to further the provisions of the particular special development area.

HISTORICAL NOTES

Originally adopted 12/26/79, pursuant to Resolution No. 640-79.

Amended on 12/20/80, pursuant to Resolution No. 509-83 to show “M” zone consistent with “Light Industrial” under unique and unusual circumstances.

Amended on 12/18/84, pursuant to Resolution No. 519-84 to show “R-P” zone consistent with “Medium Density Residential” under unique and unusual circumstances; also added language to the symbol for consistency under unique and unusual circumstances as follows:

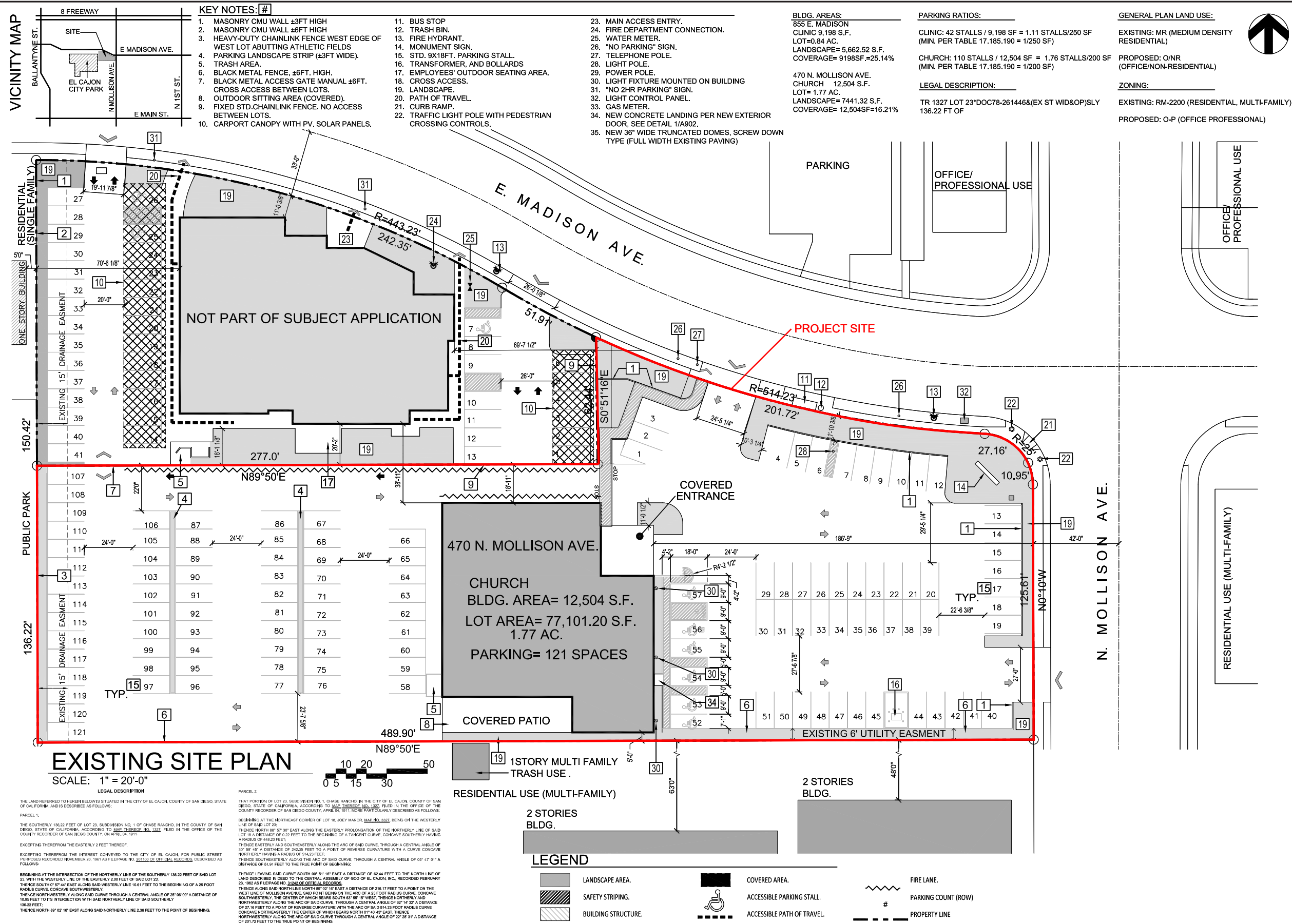
“The finding of ‘unique and unusual circumstances’ which enables a property to conform to the General Plan and to retain the property’s existing zoning, enables the property to be used for all purposes and uses authorized by the existing zoning and does not in any way limit the uses of the property to the specific uses engaged in at the time of the finding of unique and unusual circumstances.”

Amended on 1/8/91, pursuant to Resolution No. 10-91 to add the “Low Medium Residential” designation and to revise zoning consistency for residential zones to reflect lower density ranges resulting from Ordinance No. 4212 (12/89) and GPA 1990-01. Also amended to show PRD Low Low zone consistent with the “Open Space” designation under unique and unusual circumstances, and to remove the “General Industrial” classification and the G-M zone from the matrix.

Amended on 3/17/92, pursuant to Resolution No. 96-92 to show R-2 consistent with the “Low Residential” designation under unique and unusual circumstances.

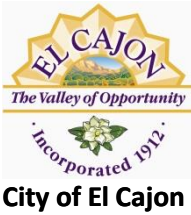
Amended on 8/10/93, pursuant to Resolution No. 300-93 to add the “General Industrial” classification, and show that it is consistent with the P, M, and G-M zones, and consistent under unique and unusual circumstances with the H zone.

Amended on 2/28/95, pursuant to Resolution No. 75-95 to delete the “General Industrial” classification and the L-M and G-M zones.



Source: Mour Group Engineering + Design 2022

Figure 2
Site Plan



Community Development Department
PLANNING COMMISSION AGENDA REPORT

Agenda Item:	4
Project Name:	2022 Zoning Code Amendment
Request:	Initiate Zoning Code Amendment
CEQA Recommendation:	EXEMPT
STAFF RECOMMENDATION:	APPROVE
Project Number(s):	ZCA-2022-0001
Location:	Citywide
Applicant:	Community Development Department
Project Planner:	Noah Alvey; nalvey@elcajon.gov ; 619-441-1795
City Council Hearing Required?	No
Recommended Actions:	<ol style="list-style-type: none">1. Conduct the public hearing; and2. MOVE to adopt the next resolution in order, initiating an amendment to the El Cajon Zoning Code

PROJECT DESCRIPTION

The request is for the initiation of an amendment to the Zoning Code. Updates or revisions are periodically required to address current issues, provide clarification or conform to changes in state law. The 2022 Zoning Code Update will focus on two primary areas: economic development to support business retention and growth, and housing related updates. Other minor, non-substantive changes will also be included to improve clarity and consistency in the interpretation of the Zoning Code. Staff is requesting the Planning Commission formally initiate an amendment to the Zoning Code.

BACKGROUND

El Cajon Municipal Code section 17.20.020 provides that amendments to the Zoning Code may be initiated by the Planning Commission or City Council. The Zoning Code was comprehensively updated in 2010 and has been amended semi-annually to address specific issues or as part of regular omnibus updates.

DISCUSSION

Unlike previous periodic updates, several chapters of the Zoning Code will likely be significantly modified or repealed and replaced in their entirety. The proposed changes are summarized below.

Economic Development Initiatives

- Allow for biotech office and research uses in commercial zones
- Add electric vehicle storage, sales, and delivery to the industrial land use tables
- Allow home based businesses such as piano lessons to be conducted at a residence

Housing

- Update the Accessory Dwelling Unit Ordinance to comply with new state laws
- Create new objective design standards for residential development
- Update standards for affordable housing pursuant to state density bonus law
- Urban lot split in single family zones – conformance with SB 9
- Extend the emergency housing pilot program sunset date through 2024

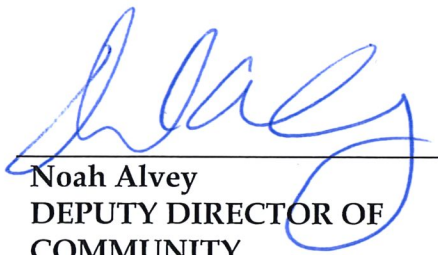
CALIFORNIA ENVIRONMENTAL QUALITY ACT

Initiation of these amendments is not a project subject to the California Environmental Quality Act (CEQA) because it is a procedural, administrative step in the process, which only directs staff to study and prepare potential amendments for future consideration.

RECOMMENDATION

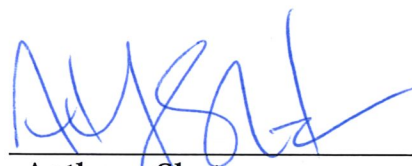
Initiate the Zoning Code Amendment

PREPARED BY:



Noah Alvey
DEPUTY DIRECTOR OF
COMMUNITY
DEVELOPMENT

APPROVED BY:



Anthony Shute
DIRECTOR OF
COMMUNITY
DEVELOPMENT

ATTACHMENTS

1. Proposed Resolution APPROVING Initiation of the Zoning Code Amendment

PROPOSED PLANNING COMMISSION RESOLUTION

A RESOLUTION OF INTENT DIRECTING STAFF TO PREPARE FOR CONSIDERATION AN AMENDMENT TO TITLE 17 OF THE EL CAJON MUNICIPAL CODE TO ADDRESS ECONOMIC DEVELOPMENT, HOUSING, AND OTHER MINOR TECHNICAL CHANGES.

WHEREAS, Planning staff administer Title 17 (Zoning) of the El Cajon Municipal Code and in that capacity periodically identify the need for revisions to address current issues, provide clarification or conform to changes in state law; and

WHEREAS, the Zoning Code requires regular maintenance to ensure that it is consistent and effective in regulating the use and development of land in the City; and

WHEREAS, Planning staff have identified potential updates and revisions to the Zoning Code to further economic development and housing goals; and

WHEREAS, the facilitation of high quality housing development is a local and state priority; and

WHEREAS, the Planning Commission considered the scope of work in the agenda report in addition to public testimony; and

WHEREAS, the El Cajon Planning Commission acknowledges that the initiation of these amendments is not a project subject to the California Environmental Quality Act (CEQA) because it is a procedural, administrative step in the process, which only directs staff to study and prepare potential amendments for future consideration.

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

An amendment to El Cajon Municipal Code Title 17 (Zoning) to consider revisions for economic development, housing, and various technical changes.

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Proposed Planning Commission Resolution

PASSED AND ADOPTED by the El Cajon Planning Commission at a regular meeting held November 15, 2022, by the following vote:

AYES:

NOES:

ABSENT:

Darin MROZ, Chair

ATTEST:

Noah ALVEY, Secretary