LEMON GROVE CITY COUNCIL
AGENDA ITEM SUMMARY

Item No. 3
Mtg. Date April 19, 2016
Dept. Development Services Department

Item Title: **Public Hearing to Consider Planned Development Permit PDP-150-0002 and Tentative Map TM0-000-0061 to Authorize a 14-lot Subdivision with 12 Single-Family Homes on a 1.59-Acre Parcel at 6800 Mallard Street.**

Staff Contact: **David De Vries, Development Services Director**

Recommendation:

1) Conduct the public hearing; and
2) Adopt a resolution (**Attachment B**) approving Tentative Map TM-000-0061 and certifying Negative Declaration ND16-03; and
3) Adopt a resolution (**Attachment C**) approving Planned Development Permit PDP150-0002.

Item Summary:

The proposed project is located at 6800 Mallard Street on a 1.59 acre vacant lot. The project is requesting a Tentative Subdivision Map and a Planned Development Permit to authorize a 14-lot subdivision on a 1.59 acre parcel, including 12 residential lots, one private street lot and one common area lot, with a total of 12 detached single-family dwelling units (four restricted to moderate-income households as a part of a density bonus request), common open space, pedestrian paths, all-ages play equipment, lighting, landscaping, and other improvements. The attached staff report (**Attachment A**) describes the project in detail. The project, as proposed and conditioned in the resolutions (**Attachment B & C**), complies with the Municipal Code.

Fiscal Impact:

No fiscal impact.

Environmental Review:

☐ Not subject to review
☐ Categorically Exempt
☒ Negative Declaration
☐ Mitigated Negative Declaration

Public Information:

☐ None
☐ Newsletter article
☒ Notice to property owners within 500 ft.
☒ Notice published in local newspaper
☐ Neighborhood meeting

Attachments:

A. Staff Report
B. Resolution (TM0-000-0061)
C. Resolution (PDP-150-0002)
D. Negative Declaration (ND16-03)
E. Vicinity Map
F. Applicant Letter
G. Exhibit “A” – Project Plans

Attachment A

LEMON GROVE CITY COUNCIL
STAFF REPORT

Item No. 3

Mtg. Date April 19, 2016

Item Title: **Public Hearing to Consider Planned Development Permit PDP150-0002 and Tentative Map TM-000-0061 Authorizing Construction of a 14-lot subdivision with 12 Single Family Homes on 1.59 Acres at 6800 Mallard Street.**

Staff Contact: David De Vries, Development Services Director

Application Summary:

APPLICANT/OWNER:	Lorraine Weiland, Infill Development Company, 771 Jamacha Rd., # 516, El Cajon, CA 92019
PROPERTY LOCATION:	The site is located at 6800 Mallard Street, north of Mallard Street and west of 69th Street (APN: 479-402-23-00)
PROJECT AREA:	1.59 acres (69,438 square feet) gross and 1.24 acres (53,794 square feet) net
EXISTING ZONE:	Residential Low/Medium (RL/M)
GENERAL PLAN LAND USE DESIGNATION:	Low/Medium Density Residential (up to 7 dwelling units per net acre)
SURROUNDING PROPERTIES:	North: Single-family residential (City of San Diego) South: Single-family residential (City of San Diego) East: Single-family residential (City of Lemon Grove) West: Single-family residential (City of San Diego)
ENVIRONMENTAL IMPACT:	A Negative Declaration of Environmental Impact will be filed subsequent to the adoption and final approval of the proposed project by the City Council. The Initial Environmental Study prepared for this project found that the proposed project could not have a significant impact on the environment. A draft Negative Declaration was filed with the County Clerk prior to the City Council public hearing.

Attachment A

Background:

The property is a 69,438 square foot vacant parcel (1.59 gross acre) located on the north side of Mallard Street directly across from the intersection of Springfield Street and Mallard Street, approximately 140 feet west of 69th Street. To the north, south, east and west are detached single-family residential land uses. The site is rectangular, with the exception of a 140-foot long, seven-foot wide strip to the east that connects the main portion of the site to 69th Street.

In 2008, the City Council approved a request from a different applicant to authorize the subdivision of the property into nine condominiums and a common lot to include a club house, off-street parking, and associated improvements (Tentative Map TM0057 and Planned Development Permit PDP07-005). After the project's approval by City Council, the project was never pursued.

In June 2015, Infill Development Company purchased the proposed project and thereafter applied for a new tentative subdivision map and planned development that would allow 12 single-family detached homes. Since the project did not substantially conform to previous approvals, new applications were required.

This staff report provides a description of the existing site, the proposed project and the conformance to the regulatory framework.

Discussion:

Project Description

Lorraine Weiland, Infill Development Company, filed a complete application on March 17, 2016.

The proposed project is a request for approval of a Tentative Subdivision Map and a Planned Development Permit to authorize a 14-lot subdivision, including 12 lots with 12 detached single-family homes, one private street lot, and one common area lot.

The subdivision proposes 12 residential lots ranging in size from 2,715 to 4,307 square feet, a lot for a private street, and a lot providing common open space and storm water detention facilities. The proposed project consists of 12 detached single-family dwelling units, four of which will be restricted to moderate-income households as a part of a density bonus request. All the proposed dwelling units are two-story and have an attached two-car garage and a two-car driveway (allowing for four cars per lot) consistent with the surrounding single-family homes in the area.

The 15,254 square foot open space lot is located along the east side of the site and includes three bio-retention areas, decomposed granite (dirt trail style) walking paths around the detention area and out to 69th Street, site furnishings, natural climbing structures allowing for all-ages passive and active recreational uses, benches, site lighting, and gathering spaces. The common open space area is accessed from the development via a walkway along the southern property line of Lot 12 or via 69th Street along the seven foot wide property strip. Additionally, each unit has private open space (back yard) ranging from 759 to 2,248 square feet, providing an additional 13,132 square feet of private usable open space.

The proposed private street will be accessed from Mallard Street. Along the main entry portion, the private street provides four-foot wide sidewalks and a four-foot wide planted parkway with enhanced street lighting, parking is not allowed on either side of the private street. The project requires a 30-foot dedication along the Mallard Street frontage and a three-foot dedication along 69th Street.

The State has established Regional Housing Needs Allocation (RHNA) targets for each City in order to ensure adequate housing stock. This project works towards the City's goals of meeting

its RHNA figures by providing four housing units to moderate income households (restricted covenant required) and eight units affordable to above-moderate income households (market rate).

Land Use Designation and Density Bonus

The General Plan Land Use designation for this site is Low/Medium Density Residential which allows detached single-family homes (up to seven (7) dwelling units per net acre). The property is a 69,438 square foot vacant parcel (1.59 gross acre). After subtracting the required street dedication along Mallard Street to allow for a 60 foot right-of-way width and the area of the private street and adjoining sidewalks and landscape parkways, the net area of the site is 1.24 acres. Based on the maximum allowable density of the Land Use designation, a maximum of 8.68 units would be allowed. With the proposed density bonus allowed through the City's Density Bonus Ordinance and required by State Density Bonus Law, 12 units are allowed, four of which will be required to be restricted to moderate income households as a part of the density bonus provisions. The proposed density for this project is 9.7 dwelling units per acre, which includes the proposed density bonus. This project is consistent with the City's General Plan because it works toward the Housing Element goals of providing detached single-family homes and provides housing towards the City's Regional Housing Needs Allocation (RHNA) goals.

Zoning District Regulations and Equivalent Benefits

The property is zoned Residential Low/Medium which allows single-family homes, parks, schools, and related uses. Generally, lots in this zone are required to be larger with homes setback from the streets and related provisions for back yards, fencing, and landscape. The Municipal Code allows applicants to request deviations from development standards through the Planned Development Permit process where it can be found that the project provides equivalent benefits and/or achieves efficiencies in use, structures, transportation and/or utility systems. The applicant proposes a pedestrian-oriented single-family residential development with an enhanced common open space area that provides open space, gathering and recreational opportunities into a needed storm water retention area. The common open space area includes enhanced drought-tolerant landscaping that exceeds minimum requirements, as well as five citrus trees, decomposed granite walking paths, benches with dog bag waste stations, play equipment, an all-ages natural climbing and seating area consisting of large boulders and logs; and homes that exceed energy efficiency standards. In addition, a community library kiosk will be provided adjacent to the private street. In order to accomplish this project design, the applicant requests various deviations from the Zoning and Subdivision Codes, including deviations to the private usable open space (back yard), building envelope, setbacks, lot area, lot dimensions, and public street requirements. The following table describes the development standards of the Residential Low/Medium Zone and the project's proposal.

Criteria	Residential Low/Medium (RL/M) Zone	Mallard Court
Open Space	1,500 sq. ft. of private usable open space per unit 18,000 sq. ft. total usable open space	15,254 sq. ft. provided as common open space, plus a total of 13,132 sq. ft. of private open space
Min. Lot Area	6,000 SF	2,715 to 4,307 SF (3,212 SF average)

Attachment A

Min. Lot Width/Depth	60-feet x 90-feet	34-feet minimum width 67-feet minimum depth
Setbacks	25-feet (front) 5-feet (side) 20-feet (rear)	17- to 20-feet (front) 4-feet (interior side) 10-feet (exterior side along Mallard Street) 15- to 35-feet (rear)
Building Height	25-feet maximum	Plan 1: 24'-2" Plan 2: 24'-11"
Bicycle Parking	Two required.	One ceiling mounted bike rack within the garage (per PDP condition of approval for "Equivalent Benefit")

Building Design

A total of 12 detached single-family residences are proposed, with two different floor plans, both of which are two-story. Floor Plan 1 provides 1,430 square feet of living area, including three bedrooms and two-and-one-half bathrooms, and a 479 square foot two-car garage/laundry area. Floor Plan 2 provides 1,619 square feet of living area with either three bedrooms plus a loft area or four bedrooms and two-and-one-half bathrooms, and a 446 square foot two-car garage/laundry area. Both plans are Mission style and the materials are a combination of stucco, painted wood siding, plaster columns with stone bases, and asphalt composition shingle roofing. Plan 1 is designed with a gable roof style, while Plan 2 is designed with a hipped roof style on the front and side elevations, and a gable roof viewed from the rear elevation.

The majority of the residences that abut the site on the west and north (on Madroncillo Street) are two stories, while those to the south (across Mallard Street) and the east (on 69th Street) are one story. The majority of the surrounding structures have exterior stucco siding and asphalt shingle roofing materials.

Grading

The site is vacant and generally slopes to the east and north, with a shallow valley on the east side. Elevations range from 442 feet above Mean Sea Level (MSL) in the northeast portion of the site to 466 feet above MSL at the south end of the site. Proposed earthwork includes 1,000 cubic yards of cut, and 5,000 cubic yards of fill, requiring 4,000 cubic yards to be imported. The site will be graded to provide building pads that gently slope down the lots towards the private street, with an overall change in finished pad elevation of 3.5 feet. Storm water will flow from the private street and Mallard Street into the storm water retention common open space area to the east. Retaining walls are proposed along portions of Mallard Street, along the west and south property lines of the site, between the rear property lines of proposed Lots 8 through 11 and the open space area, and within the common open space just west of the middle storm water retention area.

Landscaping and HOA

Projects located in residential zones are required to landscape a minimum of 15 percent of the total lot area. The landscaping proposed for the 12 residential lots ranges from 16.9 to 44.4 percent per lot. The total amount of landscaping proposed for the entire project, excluding the area to be dedicated, is 29,762 square feet, or approximately 48 percent. Landscaping will be

provided and maintained by the Home Owners Association (HOA) for the parkway of the private street and along Mallard Street at the property's frontage, within the front yards of the residential lots, and throughout the common area. All private street and open space facilities will also be maintained by an HOA. Seventeen trees are proposed on the 12 residential lots; eight street trees are proposed in the landscaped parkway of the private street; 10 street trees are proposed in the landscaped parkway of Mallard Street; and 22 trees are proposed within the common open space areas including five citrus trees as required by the new landscape ordinance. All existing on-site trees will be removed to accommodate the change in grade (11 total).

Fencing and Screening

The project proposes five-foot high wood fences on top of the retaining walls along the west and south property lines and between each proposed residential lot. Five-foot "view" fences are proposed along the rear lot lines of proposed Lots 8 through 12 to provide views from the residences onto the common open space area to allow for Crime Prevention Through Environmental Design (CPTED).

Traffic

The project is located on the north side of Mallard Street on the westerly boundary of the City of Lemon Grove. Areas directly south, west, and north of the project area are located in the Community of Encanto in the City of San Diego. The project includes a private street which will provide access to the residential lots. The project will generate approximately 120 average daily trips (ADT) based on a trip generation rate of 10 ADT for a single-family residence, or 120 trips for 12 single-family residences. Based on the San Diego Traffic Engineers' Council (SANTEC) and the Institute of Transportation Engineers (ITE) document *SANTEC/ITE Guidelines for Traffic Impact Studies in the San Diego Region*, a Traffic Impact Study is not required because the project's trip generation is calculated to be less than 1,000 ADT and less than 100 peak hour trips. The project does not increase the volume-to-capacity ratio by more than 0.02 per the significance threshold of both the jurisdictions and therefore would not have an impact on adjacent roadway segments. The 69th Street/Mallard Street intersection is projected to operate at Level of Service (LOS) C or better with and without project conditions; therefore, the proposed project would not have a significant traffic impact under future conditions.

Parking and Bicycle Storage

Single-family residences require two parking spaces per dwelling unit, with the spaces required to be garaged. The project proposes two-car garages for all units, which meets Code requirements. In addition, each unit is designed with an 18-foot wide by 20-foot long driveway capable of providing off-street parking for two additional vehicles (4 spaces per unit). There will also be eight additional on-street parking spaces provided along Mallard Street.

One rack or other secure device for at least one bicycle is required for every 10 parking spaces, or two for this project. A condition of approval has been included in the Planned Development Permit resolution to require a minimum of one ceiling-mounted bike rack within each garage. This condition is considered an additional equivalent benefit toward providing a pedestrian- and bicycle-friendly infill development.

Public Street Dedication and Improvement Requirements

The subject property has approximately 246 feet of frontage along Mallard Street and approximately 14 feet of frontage along 69th Street. Mallard Street is located within the City of San Diego. The City of San Diego designates Mallard Street as requiring a 30-foot one-half right-of-way width, similar to Lemon Grove's Class III Collector Street with a required 30-foot one-half right-of-way width. The Mallard Street frontage of the subject property is currently not

dedicated to the required City of San Diego standard of 30-foot one-half right-of-way width. The Mallard Street frontage is proposed to be dedicated with the required 30-foot one-half right-of-way width and improved with new curb, gutter, sidewalk, a five foot wide landscaped parkway, 10 street trees, paving improvements, and the undergrounding of public utilities. A street light exists at the southeast corner of Springfield Street and Mallard Street and no additional street lights are required by the San Diego Lighting District. Current public improvements along the Mallard Street frontage of the subject property include street paving improvements and utility poles only. There is no existing curb, gutter, or sidewalk.

The City of Lemon Grove Engineering Department is requiring a three-foot dedication along the 69th Street frontage of the subject property. The Engineering Department is not requesting public street improvements within the 14 feet fronting on 69th Street because the improvements may create a safety hazard installed in such a small area.

Undergrounding of Overhead Utility Lines

The Municipal Code requires that all of the overhead utility distribution facilities located within the boundaries of the subdivision or within any half-street width abutting the subdivision be placed underground. There is one overhead utility pole located within the half-street width of Mallard Street abutting the property. A condition has been included in the Resolution which requires that the overhead utilities along Mallard Street and 69th Street abutting the subject property be placed underground. A condition has also been included requiring that the utility connections to the proposed single family dwellings be placed underground.

Sanitation District

The existing project site is within the Lemon Grove Sanitation District, but is not connected to the City's sewer system. The City requires that all new dwelling units of the proposed subdivision be connected to a sanitary sewer system. Since the site is surrounded by the City of San Diego on three sides and by Lemon Grove along the 69th Street frontage, the project could either connect to the City of Lemon Grove's or the City of San Diego's sewer system. The applicant opted to connect to San Diego's sewer system. Conditions in the Resolution require that the subdivider obtain a sewer permit prior to the issuance of a building permit for the new residences. The onsite sewer main is required to be private.

Drainage/Water Quality

The applicant prepared a Drainage Study and a Stormwater Management Plan for this project. The site runoff will be collected within the private street and conveyed to storm water retention areas within the open space area along the east side of the site. According to the Drainage Study prepared for the project, there are no major diversions of drainage that will create nuisances downstream. The project will detain the proposed runoff so that the amount leaving the site will be equal to or less than the amount leaving the site in the existing condition. This will be accomplished by the proposed storm water retention areas on the east side of the project site. The implementation, construction and on-going maintenance of the project components recommended in these reports are included as conditions in the Draft Resolution of Approval.

Expiration Date of the Planned Development Permit

The Tentative Map and Planned Development Permits will expire within two (2) years if the tentative map is not recorded. This requirement has been included in the Resolution of Approval.

Public Information:

The Notice of Public Hearing was published in the March 24, 2016 edition of the East County Californian and mailed to all property owners within 500 feet of the subject property.

The City received no comments in response to the Notice of Public Hearing and Environmental Analysis at the time this staff report was prepared. Staff will provide the Council at the time of the public hearing with any comments that may come in past the distribution of the staff report.

Conclusion:

Staff recommends that the City Council conduct the public hearing and approve the resolutions (**Attachments B & C**).

Attachment B

RESOLUTION NO. [ ]

RESOLUTION OF THE LEMON GROVE [CITY COUNCIL] [APPROVING TENTATIVE MAP TM0-000-0061 AUTHORIZING THE SUBDIVISION OF A 1.59 ACRE PARCEL INTO TWELVE RESIDENTIAL LOTS, ONE COMMON LOT FOR A PRIVATE STREET, AND ONE COMMON OPEN SPACE LOT ON AN UNDEVELOPED SITE AT 6800 MALLARD STREET, LEMON GROVE, CALIFORNIA.]

WHEREAS, [the applicant, Lorraine Weiland of Infill Development Company, filed a complete application for a Tentative Map (TM0-000-0061) on March 17, 2016 to authorize the subdivision of 1.59 acres of land into 12 single-family residential lots, a lot for a private street, and a lot for common open space as part of an application for a Planned Development Permit (PDP-150-0002; and

WHEREAS, a Negative Declaration of Environmental Impact (ND16-03) will be filed subsequent to its adoption and the approval of the proposed project. The Initial Environmental Study prepared for this project found that the project would have no significant effect on the environment. A notice of intent to adopt a negative declaration was filed with the County Clerk prior to the City Council public hearing; and

WHEREAS, a public hearing was duly noticed and held by the Lemon Grove City Council on April 19, 2016; and

WHEREAS, the City Council finds that the project qualifies for a 35 percent density bonus in exchange for four of the 12 units restricted to Moderate Income households in accordance with the Density Bonus Ordinance and Government Code Section 65915 (Density Bonus Law) and therefore the Subdivision and Planned Development are consistent with the Lemon Grove General Plan (density calculations round up as a part of bonus calculations). The proposed density for this project is 9.7 dwelling units per acre, which includes the proposed density bonus. The maximum density in the Low/Medium Residential Land Use Designation is 7 dwelling units per net acre absent a density bonus. This project assists the City in meeting Housing Element goals of providing detached single-family homes and provides housing towards the City's Regional Housing Needs Allocation (RHNA) goals; and

WHEREAS, the applicant has requested no incentives in accordance with the Density Bonus Ordinance or the State Density Bonus Law, only modifications and deviations in accordance with the Subdivision Ordinance and Planned Development Permit provisions; and

WHEREAS, the City Council finds that the tentative map complies with the findings of fact required to approve this project pursuant to Municipal Code Section 16.16.400 because the project complies with the time limitations of the State Subdivision Map Act; the existing lot is a legal lot; the proposed subdivision creates more than 5 lots; the proposed subdivision complies with the requirements of the Subdivision Ordinance; the map and design or improvements are consistent with applicable general and specific plans or as allowed to be modified; the site is physically suitable for the type of development; and the site is physically suitable for the proposed density of development; and

WHEREAS, the City Council has considered said Tentative Map and recommendations of the Planning Department, City Engineer, and the Lemon Grove Fire Department with respect thereto and has determined that the conditions hereinafter enumerated are necessary to insure that the subdivision and the improvements thereof will conform to all ordinances, plans, rules, and improvement and design standards of the City of Lemon Grove; and

Attachment B

WHEREAS, the City Council has considered Planned Development Permit PDP-150-002 including site, architectural, and landscape plans dated received March 17, 2016 associated with Tentative Map TM0-000-061; and

WHEREAS, in accordance with Section 16.12.280, the City Council finds that it is impractical in this particular case for this subdivision to conform fully to the Design Standards of the Subdivision Ordinance because the Subdivision Ordinance does not account for lots sized for planned developments and waivers granted as part of the approval of this project are found to conform to the spirit and purpose of the Subdivision Map Act and of the Subdivision Ordinance of the Municipal Code; and

WHEREAS, the City Council hereby makes the following findings:

1. The design of the subdivision or the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat because the property has no environmentally protected resources as discussed in the Negative Declaration; and
2. The proposed Tentative Subdivision Map (TM0-000-0061) is consistent with the Low/Medium Density Residential (up to seven (7) dwelling units per net acre) Land Use Designation of the General Plan because of density bonuses allowable through the Density Bonus Ordinance and State Density Bonus Law; and
3. The site is physically suitable for the proposed density of development because public utilities will be available to serve the proposed density; and
4. The design of the subdivision or the type of improvements will not cause serious public health problems because public services (e.g., sewer, water, gas, and electricity) will be provided to the subdivision; and
5. The design of the subdivision or type of improvements do not conflict with easements, acquired by the public at large, for access through, or use of property within the proposed subdivision as defined under Section 66474 of the Government Code, State of California; and
6. The design and improvements of the proposed subdivision map complies with the requirements of the State Subdivision Map Act and the Subdivision Ordinance except as specifically waived or modified for the requested deviations in accordance with Section 16.12.280 and pursuant to the Planned Development Permit process; and

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Lemon Grove, California:

SECTION 1. Finds and determines that the facts set forth in the recitals of this Resolution are declared to be true; and

SECTION 2. Certifies the adequacy of the Negative Declaration of Environmental Impact ND16-03; and

SECTION 3. Waives or modifies the following Design Standards in accordance with Section 16.12.280:

1. Section 16.12.220B (Minimum Lot Area of 6,000 sq. ft.) to allow 12 single-family residential lots with areas ranging from 2,715 sq. ft. to 4,307 sq. ft.
2. Section 16.12.220C (Lots Shall Front on Dedicated Street) to allow 12 single-family residential lots to not front on a dedicated street.

3. Section 16.12.220D (Minimum Lot Width and Depth of 60 feet by 90 feet) to allow 12 lots with minimum dimensions of less than sixty feet by ninety feet.

SECTION 4. Approves Tentative Map TM0-000-0061 in association with Planned Development Permit PDP-150-0002 and the grading, site, landscape, and architectural plans dated received March 17, 2016 (incorporated herein by reference as Exhibit A) pursuant to the City of Lemon Grove Subdivision Ordinance (Title 16 of the Municipal Code). The approval conditionally authorizes the development of a vacant site with a 12 unit planned development with an associated private street and common area located at 6800 Mallard St., Lemon Grove, California (APN: 479-402-23-00). The subdivider shall comply with all applicable provisions of the Subdivision Map Act, the City of Lemon Grove Subdivision Ordinance, and the following conditions of approval:

NO PARCEL SHOWN ON THIS APPROVED TENTATIVE SUBDIVITION MAP SHALL BE LEASED, SOLD, CONVEYED, OR TRANSFERRED, UNLESS AND UNTIL A SUBDIVISION MAP APPROVED BY THE CITY ENGINEER HAS BEEN FILED IN THE OFFICE OF THE COUNTY RECORDER.

A. WITHIN FIVE DAYS OF APPROVAL, THE SUBDIVIDER/APPLICANT SHALL COMPLY WITH THE FOLLOWING:

1. Submit the appropriate payment for the CEQA filing fee (Department of Fish and Game ND and County Clerk Processing Fee).
2. Pay all outstanding fees for City permits related to this project.

B. PRIOR TO ISSUANCE OF A GRADING OR IMPROVEMENT PERMIT AND/OR DURING GRADING ACTIVITY, THE SUBDIVIER/APPLICANT SHALL COMPLY WITH THE FOLLOWING:

1. All physical elements of the proposed project shown on the approved plans dated March 17, 2016 except as noted herein, shall be located substantially where they are shown and shall be constructed in accordance with applicable Lemon Grove City Codes to the satisfaction of the Development Services Director.
2. Obtain a grading permit from the City prior to any grading activities. The grading permit shall constitute an authorization to do only that work which is described or illustrated on the application for the permit, or in the plans and specifications approved by the City Engineer.
3. All grading permit fees and deposits shall be paid and all actions necessary preceding the issuance of the grading permit shall be completed.
4. Coordinate with Helix Water District for the installation of water facilities and ensure that all of the appropriate permits are obtained.
5. Obtain an encroachment permit for the installation of private facilities and/or for grading work in/or adjacent to the public right-of-way.
6. Building permits shall be submitted with the grading plans for retaining and freestanding walls where required. Except as noted in this condition, building permits shall be termed building permits for post-grading activities in the resolutions approving this project.
7. Safety fencing shall be required at the top of retaining walls and slopes and shall be shown on all Grading Plans where appropriate.

Attachment B

8. A private Storm Water Facility and Best Management Practice maintenance agreement shall be recorded for the future repair and rehabilitation of the proposed private drainage and storm water treatment. The City will provide the template for the agreement.
9. As a part of the grading permit submittal, a private improvement, grading, and drainage plan shall be submitted showing all of the proposed and existing on-site improvements. The plan shall be prepared in accordance with the City's standard requirements by a Registered Civil Engineer. All necessary measures for prevention of storm water pollution and hazardous material run-off to the public storm drain system from the proposed development shall be implemented with the design of the grading.
10. A public improvement plan as a part of an improvement plan check, shall be submitted with applicable deposit showing all of the proposed and existing improvements within the public right-of-way. The plan shall be prepared in accordance with the City's standard requirements by a Registered Civil Engineer.
11. As-built drawings shall be submitted to SDG&E to energize all of the required street lights.
12. Submit the street improvement and grading plans to Helix Water for review and signature.
13. All utilities shall be shown on the grading plans.
14. Prior to the issuance of a grading permit, a deposit shall be paid to cover the City's expenses, costs, and overhead for the field inspection, office engineering, and administration of the work performed, including landscape and irrigation work. The amount of the deposit shall be as determined by the City Engineer.
15. All existing survey monuments shall be shown on the grading plan.
16. Evidence indicating that arrangements have been made for the preservation and/or relocation of existing monuments shall be submitted to the City Engineer prior to the issuance of a grading permit.
17. Grading plans shall be prepared and submitted with the grading permit application in accordance with the city engineering standards and the requirements of the City Engineer.
18. All grading plans shall be signed by a registered civil engineer and by the soil engineer.
19. Conditions imposed by the city engineer shall be shown on the grading plans under the heading "General Notes."
20. The subdivider shall execute a Subdivision Improvement Agreement and a Subdivision Improvement Security in accordance with Section 16.12.200. A cost estimate for all of the proposed grading, drainage, street improvements, landscaping, and retaining and freestanding walls work proposed shall be submitted with the grading and improvement plans. A separate cost estimate shall be submitted for work proposed within the public right-of-way. Templates for these agreements are available from the City. The applicant shall post a security with the City comprised of a cash deposit of a combination of cash deposit and corporate surety bond of a surety authorized to do business in the state. An instrument of credit or other security pledging the performance of the work, may be submitted in lieu of the surety bond to

insure installation of required structures, drains, landscaping, irrigation and other improvements shown on the grading plan. Such funds are trust funds for the purposes of satisfying the cost of correcting any deficiency, hazard or injury created by the work or lack of maintenance thereof. An irrevocable standby letter of credit issued by a financial institution subject to the regulation by the state or federal government may be posted in lieu of the surety bond, instrument of credit or other security. The estimated cost of the work shall be determined by the City Engineer after reviewing the civil engineer's estimate. The total amount of the security shall be equal to one hundred fifty percent of the estimated cost of the grading work authorized by the permit plus an additional sum equal to one hundred percent of the estimated cost for the construction of drainage structures or facilities, including standard terrace drains, slope planting, irrigation system, erosion control devices, retaining walls and similar facilities authorized by the permit.

21. Submit improvement plans and enter into a secured agreement for public street improvements to the satisfaction of the City Engineer.

22. Three copies of a preliminary soils engineering report shall be submitted with the application of a grading permit. Each report shall be prepared by a soil engineer and contain all information applicable to the project in accordance with generally accepted geotechnical engineering practice. The preliminary soil engineering report shall include, but not be limited to, the requirements outlined within 18.08.120 A. All recommendations outlined in the soils report shall be imbedded into the grading plans. The grading plans shall include site monitoring and inspections to ensure recommendations of the Geotechnical Evaluation are adhered to. The Evaluation recommends that undocumented fill, colluvium and bedrock be removed. Removal depths are estimated at two to seven feet with variation. Properly designed site drainage is required to reduce erosion damage to the planned improvements. Typical erosion control measures will be required during site grading.

23. The soil engineer and engineering geologist should refer to the geologic conditions element of the Lemon Grove General Plan in preparing the reports required in 18.08.120.

24. Recommendations contained within approved reports and technical analyses shall be incorporated into the grading plan and specifications and shall become conditions of the grading permit.

25. Submit a truck hauling route with diagram showing streets. This should include the source of borrow and/or disposal and any BMPs tied to the imported material.

26. Submit a final Hydrology Report and Storm Water Quality Management Plan (SWQMP) to determine and analyze the increased volume of storm water runoff as a result of the proposed design. The SWQMP must be revised to incorporate all comments presented within the March 25, 2016 letter from DMax Engineering. Analysis of the downstream onsite detention basin must be based on hydrology calculations. Any modifications must be reflected on the plans. This report should contain calculations and diagrams of pre and post-development conditions. The SWQMP shall be completed and approved prior to the issuance of any other permits. Grading and site improvements shall be in accordance with the SWQMP for the proposed project. The SWQMP shall specify implementation of BMPs required in 8.48 and 18.08 of Municipal Code and the BMP Design Manual. Provide evidence that treatment Best Management Practices (BMPs) are adequately sized for the increase in impervious surfaces.

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27. Plans for an erosion control system shall be prepared and submitted for the review and approval of the City Engineer and Water Quality Coordinator as a part of any application for a construction permit. The erosion control system shall comply with the requirements of the latest state general construction stormwater permit and any amendments thereto, the MS4 Permit, Lemon Grove Municipal Code Chapter 8.48, and 18.08.170.
28. A private Stormwater Facilities and Best Management Practices maintenance agreement shall be submitted for the future repair and rehabilitation of the proposed private drainage and stormwater treatment facilities prior to the issuance of a grading or improvement permit.
29. An agreement not-to-oppose the formation of a future utility undergrounding district will be required to be submitted prior to issuance of grading or improvement permits (frontages on 69th Street and Mallard Street will be considered to be a part).
30. An agreement not-to-oppose the formation of a future street improvement district will be required to be submitted prior to issuance of grading or improvement permits (frontages on 69th Street and Mallard Street will be considered to be a part).
31. The developer shall submit erosion and sediment control plans with construction Best Management Practices (BMPs) and an irrigation plan for review and approval by the Water Quality Coordinator, which will be required to be abided by during grading activities.
32. The applicant shall submit sewer lateral plans with the improvement plans. These sewer lateral plans shall be submitted to the satisfaction of the City Engineer.
33. The structural pavement section for the private access located on the subject property shall be based on the soils report prepared by a Geotechnical Engineer to the satisfaction of the City Engineer.
34. Improvements, where applicable, shall conform to the San Diego Regional Standard Drawings unless otherwise specified by the City Engineer.
35. The subdivider shall provide proof satisfactory to the Director of Public Health that there exists an adequate potable water supply available to each lot or parcel, and that the subdivider install or agree to install water supply pipes of a minimum six inches in diameter, provided that the City Engineer may required such other diameter of water supply pipe as may be recommended by Helix Water District.
36. Sight distance requirements along streets and at all intersections shall conform to the intersectional sight distance criteria as provided by the Caltrans Highway Design Manual.
37. The subdivider shall provide the City Engineer with letters from the serving utility companies stating that arrangements satisfactory to the utility have been made to serve all parcels created. No letter will be required from the Pacific Bell Telephone Company.
38. A private Sewer Maintenance Agreement shall be submitted for the future repair and rehabilitation of the proposed private sewer prior to the issuance of grading or improvement permits. The City will provide the template for the agreement.
39. The Sewer main for this project shall be designated as private, not public.
40. Provide the City with a final drainage/hydrology report indicating that the site design is in accordance with the report and the National Pollutant Discharge Elimination

System (NDPES) permit. On-site drainage shall be in compliance with the NDPES permit.

41. Submit a maintenance agreement for the on-going maintenance of the private street and access improvements, parking and other proposed paved areas, fencing, landscape and irrigation (private and within the public right-of-way along the property's frontage), drainage and water quality facilities required by the SWQMP, and recreational and other facilities as specified to be reviewed and approved by the City Engineer and Director of Development Services. This maintenance agreement shall be adhered to by the HOA and incorporated into the CC&Rs to the satisfaction of the Director of Development Services and City Engineer.

42. All plans and technical studies required to be submitted to the Engineering Department for review and approval shall be prepared by a California Registered Professional Engineer or applicable utility provider.

43. The permittee shall be responsible to maintain in an obvious and accessible location on the site, a copy of the grading and improvement permit and grading plans bearing the approval of the City Engineer.

44. After grading permit issuance, but prior to any land development work involving grading, brushing or clearing, there shall be a pre-grading meeting. Prior to pouring curbs and gutters or placement of base materials, there shall be a pre-paving meeting held on the site. The permittee, or his or her agent, shall notify the City Engineer at least two working days prior to the meeting and shall be responsible for notifying all principals responsible for grading and paving related operations. The Storm Water Coordinator shall be a part of the meeting.

45. All land development work shall be performed by a contractor licensed by the state to perform the types of work required by the permit.

46. The property owner shall pay the City for all costs of placing, repairing, replacing or maintaining a city-owned facility within the public right-of-way when the city facility has been damaged or has failed as a result of the construction or existence of the owner's land development work during the progress of such work. The costs of placing, replacing or maintaining the city-owned facility shall include the cost of obtaining an alternate easement if necessary. The City may withhold certification of the completion of a building or other work where a notice has been issued.

47. The subdivider shall submit record drawings (as-builts) and engineering documentation with applicable fees for all public improvements to the City to the satisfaction of the City Engineer.

48. In accordance with Municipal Code Sections 12.10.080 and 16.12.240, the property owner(s) shall underground all existing utility distribution facilities, including telecommunication lines, on and along the frontage of the subject property as required by the City Engineer. The property owner(s) shall make the necessary arrangements with each of the serving utilities, including licensed communication operators for the installation or relocation of such facilities. No new overhead poles shall result from undergrounding activities.

49. Submit street improvement plans with roadway cross-sections with rolled curb configuration to the Fire Marshal for review and approval. Minimum 20 foot fire lane for emergency access required.

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50. Prior to combustibles being brought to the site, the developer shall provide written certification from the Water Purveyor, dated within the last thirty days, that:

    a. All public fire hydrants required of the project have been installed, tested, and approved by the Water Purveyor; and

    b. Are permanently connected to the public water main system; and

    c. Are capable of supplying the required fire flow as required by Heartland Fire & Rescue.

51. Group R-3 and U Occupancies: An approved water supply capable of supplying the required fire flow for fire protection shall be provided to all premises upon which facilities, buildings, or portions of buildings are hereafter constructed or moved into or within the jurisdiction. When any portion of the facility or building protected is in excess of 400 feet (122 mm) from a water supply on a public street, as measured by an approved route around the exterior of the facility or building, on-site fire hydrants and mains capable of supplying the required flow shall be provided when required by the Fire Code official. The size of fire hydrant outlets shall be a minimum of one 4 inch and one 2-½ inch NST outlet or greater as required by the Fire Code official.

52. The subdivider/applicant shall conduct a Sacred Lands File search of the project area to determine if there is likelihood for on-site Native American cultural resources. A copy of a letter regarding the records search shall be provided to the Development Services Department prior to issuance of grading or improvement permits. Additional mitigation measures may be required as a result.

53. If cultural resources are discovered during site preparation and/or grading, then any further work shall cease and programs and procedures shall be initiated as outlined in CEQA guidelines 15064.5.

54. The geotechnical engineer shall monitor and inspect cuts into the soil. If cuts are found to impact the Mission Valley Formation (currently not anticipated), then, in order to mitigate any impacts that grading may cause to paleontological and archaeological resources, the following conditions shall be complied with:

    a. A qualified paleontologist, archaeologist, and culturally affiliated Native American with cultural resource knowledge shall be present at the pre-grading meeting to consult with the grading and excavation contractors. A qualified paleontologist is defined as an individual with a Bachelor's or higher degree in paleontology or geology experienced in pale ontological techniques and procedures.

    b. A qualified paleontologist, archaeologist, and culturally affiliated Native American with cultural resource knowledge shall be present at all times during the original cutting of previously undisturbed sediments of the Mission Valley Formation. These monitors shall inspect an excavation which exposes sediments of the Mission Valley Formation. Said monitors shall salvage remains as they are uncovered.

    c. The paleontologist, archaeologist, and culturally affiliated Native American with cultural resource knowledge shall be allowed to temporarily direct, divert or halt grading to allow recovery of fossil and artifact remains.

    d. The paleontologist, archaeologist, and culturally affiliated Native American with cultural resource knowledge shall document the stratigraphic and geologic context of salvaged fossil and artifact remains.

e. The paleontologist, archaeologist, and culturally affiliated Native American with cultural resource knowledge shall clean, repair and sort salvaged fossils and artifacts for eventual donation.

f. Prior to final inspection, a report shall be prepared summarizing the results of the mitigation program and submitted to the Development Services Director. This report will include a discussion of methods employed, fossils and artifacts recovered, geologic context of fossil and artifact remains and the significance of the mitigation program.

g. Donate all curated fossil and artifact specimens to an institution with a proven history of professional, long term care and storage of paleontological and archaeological collections, such as the San Diego Natural History Museum.

55. One temporary on-site sign legible from the major vehicle travel lanes adjacent to the project shall be posted on the property for the duration of all construction on-site. The sign shall be a minimum of six feet high, six feet wide, and not to exceed 64 square feet total for two sides or 32 square feet for one side. Such sign shall include the permit numbers, property location and APN number, a site plan and description of the project, project name, and the developer's name, address and telephone number. Such sign shall be removed prior to grading permit final. Signs shall be maintained in good condition at all times.

56. Private residential, public residential, commercial and industrial fire access roads shall provide an access roadway with a minimum unobstructed width of 20-feet wide and a minimum 13'6" vertical clearance. All fire apparatus access roadways must be maintained unobstructed and drivable by fire apparatus throughout the construction process. Access roadways shall be capable of holding an imposed load of 75,000 pounds including in adverse weather conditions.

57. Grades for driveway and fire apparatus access roads shall not exceed 10 percent. Fire Department approval and additional conditions are required for grades up to 20 percent maximum. Angle of approach and departure for driveways shall not exceed five (5) percent.

58. Fire lane designations shall be required for all fire access roadways as determined by Heartland Fire & Rescue. Posted signs shall be required for all fire access roadways as determined by Heartland Fire & Rescue. Posted signs which state "FIRE LANE, NO PARKING" shall be installed every 50 feet. Curbs shall be painted red and stenciled with white letters indicating the same on the face and top of any curb as directed by Heartland Fire & Rescue. All fire lanes shall be marked and identified prior to Certificate of Occupancy. Fire lane maintenance must be addressed in the CC&R's for the project.

59. All required fire apparatus access roads, fire lanes, fire department turn-around and entry/exit drives shall have a minimum 28-foot turning radius for fire apparatus depending on size, location, and type of project. Site plans shall provide a fire department turning radius template along the access roadway or within a detail confirming that the radius meets Heartland Fire & Rescue requirements.

60. Fire apparatus access roads (all roads in the project) shall be paved, accessible and fire hydrants shall be capable of flowing required GPM and shall be tested and accepted by the Fire Department prior to dropping any lumber for construction.

61. Roadway design features (speed humps, bumps, speed control dips, etc.) which may interfere or delay emergency apparatus responses shall not be installed or allowed to remain on the emergency access roadways.

62. Any gate or barrier across a fire access roadway, whether manual or automatic, must meet the Heartland Fire & Rescue requirements and have specific plans and permits approved prior to installation. Knox brand key-operated electric key switch keyed to Heartland Fire & Rescue specification are required. The Knox switch shall override all gate functions and open the gate. Other access control systems such as Opticom, siren, etc. shall be permitted with the approval of Heartland Fire & Rescue.

C. PRIOR TO ISSUANCE OF A BUILDING PERMIT, THE SUBDIVIDER/APPLICANT SHALL COMPLY WITH THE FOLLOWING:

1. All physical elements of the proposed project shown on the approved plans dated March 17, 2016 except as noted herein, shall be located substantially where they are shown and shall be constructed in accordance with applicable Lemon Grove City Codes to the satisfaction of the Development Services Director.

2. Pay all outstanding fees prior to issuance of a building permit(s) for new dwelling units authorized by this tentative map.

3. Per Ordinance 372 a Uniform Transportation Mitigation Fee for each unit must be paid at the time of building permit issuance. The fee is subject to annual increase and the actual fee will be calculated at the time of payment.

4. Pay appropriate school, parkland, diversion deposit, and other fees as applicable.

5. Submit for Development Services Director approval, a detailed landscape and irrigation plan. Provide reference sheets for the grading and landscape erosion control plans. The plan shall indicate all surface improvements including, but not limited to, the design and locations of all walls, fences, driveways, walkways, botanical and common names of all plant materials, number, size and location of all plantings; all irrigation lines including valves and back-flow devices; and soil amendments. Said landscape plan shall comply with the requirements of Section 17.24.050(B) and Chapter 18.44 of the Municipal Code. The landscape plan shall be in substantial conformance to the approved landscape concept plan.

6. Water supply, access, and fire protection system requirements shall meet City of Lemon Grove Fire Department standards.

7. An 18 foot wide by 19 foot clear space is required within all required two-car garages. Driveways shall be a minimum of 18 feet wide by 19 feet deep.

8. Future development shall comply with all applicable California Building Codes.

9. The project shall comply with applicable provisions of the current California Building and Fire Codes.

10. All new utility distribution facilities, including cable television lines, within the boundaries of any new subdivision or within any half street abutting a new subdivision shall be placed underground. The subdivider shall coordinate with the necessary cable television operators for the installation of such facilities. Transformers, terminal boxes, meter cabinets, pedestals, concealed ducts, and other facilities necessarily appurtenant to such underground utilities and street lighting systems may be placed above ground unless directed otherwise by the City

Engineer. All proposed structures on the subject property shall connect to the utility system via underground system.

11. Submit a written statement signed by the civil engineer reporting that the site is rough graded in conformance with the approved grading plan, as modified or amended by any construction changes approved by the city engineer, and which specifically states the items which were performed under his/her supervision, and are shown correctly on the as-graded drawings.

12. Prior to issuance of building permits, incorporate best management practices including site design, source control and treatment control, construction and on-going maintenance identified in the SWQMP and Drainage Report into the Building Plans.

13. Provide the City with, upon completion of the grading, a compaction report from the geotechnical firm and a letter from a licensed civil engineer that the grading and elevations of the pad were done in accordance with the approved grading plans and prior to the issuance of building plans.

14. Provide plans on Auto CAD (any release) for pre-fire planning use by the Fire Department. Information shall include locations of all exits, stairwells, and roof access. Also, gas, electrical, water, fire sprinkler, and standpipe valves and shutoffs, and elevator and electrical equipment rooms, fire alarm panels, remote annunciators, and RTU/HVAC detectors.

D. DURING GRADING ACTIVITY AND PRIOR TO GRADING PERMIT FINAL APPROVAL, THE SUBDIVIDER/APPLICANT SHALL COMPLY WITH THE FOLLOWING:

1. All physical elements of the project shown on the approved grading, improvement and related plans shall be located substantially where they are shown and shall be constructed in accordance with appropriate Lemon Grove City Codes.

2. All trash, debris, and waste materials should be disposed of offsite, in accordance with current local, state, and federal disposal regulations. Any materials containing petroleum residues encountered during property improvements should be evaluated prior to removal and disposal, following proper procedures. Any buried trash/debris encountered should be evaluated by an experienced environmental consultant prior to removal.

3. Soil sampling and analysis for the presence of organochlorine pesticides in soil shall be performed.

4. Soil sampling and analysis for the presence of lead in soil shall be performed.

5. For any work within the public right-of-way, the subdivider shall secure an encroachment permit to work within the City right-of-way and place a special deposit with the City to ensure that any damage to the existing roadway or other public improvements is repaired in a timely manner. The subdivider shall be responsible for all unforeseen costs related to work performed in the right-of-way.

6. The development and preparation of the site shall conform to all recommendations of the approved geotechnical reports submitted to the City.

7. The drainage structures, bioretention areas, underground storage pipes, and outlet structures identified in the Standard Water Quality Management Plan (SWQMP) shall be installed. Any modifications to the bioretention areas shall require modifications to the SWQMP and review and approval by the City Engineer.

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8. Provide the City with a final drainage/hydrology report/letter indicating that the site design is in accordance with the report and the National Pollutant Discharge Elimination System (NPDES) permit.
9. The fire hydrant system shall be tested to ensure adequate fire flow. The required fire hydrant flow shall be 1,000 GPM for a 2-hour duration at 20 PSI residual operating pressure. Documentation is required from the Water Purveyor verifying that the system is capable of meeting the required fire flow prior to building permit issuance. If the system is not capable of meeting the required fire flow documentation shall be provided showing financial arrangements have been made and water system improvement plans have been submitted and approved by Heartland Fire & Rescue and the Water Purveyor to upgrade the existing system prior to release of building permits. The terms and conditions of the Tentative Subdivision Map shall be binding upon the permittee and all persons, firms, and corporations having an interest in the property subject to this Planned Development Permit and the heirs, executors, administrators, successors, and assigns of each of them, including municipal corporations, public agencies, and districts. Fire hydrants shall be painted per Heartland Fire & Rescue and the local Water Purveyor standards and be maintained free of obstructions. Blue reflective raised pavement markers shall be installed on the pavement at approved locations marking each fire hydrant.
10. Public and private water utility mains must provide the level of reliability/redundancy determined necessary by Heartland Fire & Rescue and the local Water Purveyor Engineer.
11. The subdivider shall construct or shall cause to be constructed, at his/her own cost, a street lighting system conforming to the City standards.
12. Street signs for private and public streets meeting the requirements of the City Engineer standards shall be installed at all intersections prior to final occupancy approval.
13. A street naming request application shall be completed for the proposed private street. Appropriate signage shall be required to be installed.
14. The installation of gas, electric, sewer, and water lines and any other below surface utilities is required to take place before the installation of any concrete curbs, gutters, sidewalks, and surfacing of the streets (including repair or replacement). Sewer and water lines shall not be laid in the same trench in any part of this subdivision.
15. Metallic identification tape shall be placed between the bottom layer of the finished surface and the top of all irrigation lines in the public right-of-way.
16. The contractor/permittee conducting any earth moving operation shall be responsible for controlling dust created by its grading operation or activities at all times.
17. Reporting for earthwork, asphalt, and concrete testing shall be required and prepared in accordance with the latest version of the “Greenbook” Standard Specifications for Public Works Construction. Reports shall be submitted to the City for review and approval prior to the applicant’s request for final inspection on the grading or improvement permits. The reports shall be signed and stamped by a California registered engineer.
18. All flammable vegetation shall be removed from each building site with slopes less than 15% at a minimum distance of thirty (30) feet from all structures or to the

property line, whichever is less to the satisfaction of the Deputy Fire Marshal and Development Services Director.

19. A pad certification and compaction report shall be submitted to the City for review and approval prior to the applicant's request for final inspection on the grading permit.

20. Submit a certification letter stating that the grading was done per the approved plan or an as-graded version of the grading plan (as-graded drawings) prepared, signed and dated by the responsible civil engineer which shall include original and "as-graded" ground surface elevations, pad elevations, slope ratios, and elevations and locations of all surface and subsurface drainage facilities, location and scaled sections of all buttress/stabilization and fills, subdrains and general location and depth of all areas or removal of unusable soil.

21. Submit a final soils engineering report prepared by a soil engineer, including type of field testing performed, compaction reports, final pad elevations, suitability of utility trench and retaining wall backfill, the maximum allowable soil bearing pressure and the required pavement structural sections, summaries of field laboratory tests and other substantiating data, and comments on any changes made during grading and their effect on the recommendations made in the preliminary soils engineering report. Each field density test shall be identified, located on a plan or map, the elevation of the test, and the test method of obtaining the in-place density described.

22. Final approval shall not be given until all work, including installation of all drainage facilities and their protective devices, required irrigation system installed protective devices, required planting, and all erosion control measures have been completed in accordance with the final approved grading plan and the as-graded drawing, required reports and statements of compliance consistent with section 18.08.030 and Chapter 18.44 of the Lemon Grove Municipal Code have been submitted.

23. The Developer and Current and Future Property Owners shall adhere to the recommendations of the requirements of the Storm Water Quality Management Plan (SWQMP) prepared for this project to the satisfaction of the Water Quality Program Coordinator.

24. The exterior boundary of the subdivision and all lot corners shall be monumented with permanent monuments in accordance with Section 16.12.250 to the satisfaction of the City Engineer.

E. PRIOR TO BUILDING FINAL, THE SUBDIVIDER/APPLICANT SHALL COMPLY WITH THE FOLLOWING:

1. All physical elements of the project, including public street improvements, shown on the approved building, landscape, grading, improvement and related plans shall be located substantially where they are shown and shall be constructed in accordance with appropriate City Codes.

2. Permanent residential three-dimensional street numbers, minimum 4 inches in height, shall be provided on the address side of the building at the highest point and furthest projection of the structure. The address shall be visible form the street and shall not be obstructed in any manner.

3. Comply with the new "solar ready" requirements in Title 24 (Section 110.10). This includes reserved solar zones on the roof, conduit installation, 200 amp service, etc.

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4. Prior to Fire Department clearance for occupancy, an automatic fire sprinkler system shall be installed. The system shall comply with NFPA #13-D Standard for Automatic Fire Sprinkler Systems-Single Family Dwelling. Three (3) sets of plans, hydraulic calculations, and material specifications sheets for all equipment used in the system shall be submitted by a State of California Licensed C-16 Contractor for review, approval, and permits issued prior to commencing work.
5. All dwelling units shall comply with the interior noise level requirements of California Code Title 24.
6. The developer/owner shall be required to repair and/or replace any damaged public improvements fronting the project and within 100 feet to the satisfaction of the City Engineer.

F. PRIOR TO RECORDATION OF A FINAL MAP, THE SUBDIVIDER/APPLICANT SHALL COMPLY WITH THE FOLLOWING:

1. All physical elements of the project, excepting improvements for buildings, including public street improvements, shown on the approved building, landscape, grading, improvement and related plans shall have obtained final approval or appropriate securities associated with such improvements shall be provided for in accordance with appropriate City Codes.
2. The property owner shall execute an agreement imposing restrictions on real property within the development in which the Owner agrees to reserve four (4) parcels with dwelling units as provided in Tentative Map TM0-000-0061 in association with Planned Development Permit PDP-150-0002 (hereafter called the "affordable units") in the Project exclusively for sale and/or occupancy by moderate-income households whose annual income does not exceed 80 to 120 percent of the San Diego area median income (AMI) as determined by the California Department of Housing and Community Development (HCD). The affordable units shall be maintained for 45 years for owner-occupied dwelling units and 55 years for rentals. The moderate income households occupying the affordable units shall expend no more than 30 percent of the gross household income on all housing costs related to their designated affordable unit as determined by the Development Services Department. These covenants or restrictions shall be recorded in the office of the County Recorder for each unit of real property subject to this subdivision in a form acceptable to the City Attorney. Notwithstanding any other provision of the law, these covenants or restrictions shall run with the land and shall be enforceable against the original owner and successors in interest by the City or the community. The affordable units shall be dispersed so that no two affordable units are directly adjacent to one another. Certification of household income shall be established by the Director.
3. Street right-of-way shall be dedicated to the City prior to recordation of the final map. Specifically, the dedication shall include the 30-foot frontage along Mallard Street and the 3-foot frontage on 69th Street. The City will prepare the dedication documents for signature.
4. Submit a copy of the Preliminary Title Report, Subdivision Guarantee and Tax Clearance Certificate no more than 60 days in advance of the recordation of the Final Map to the City Engineer for review.
5. The subdivider shall provide the City Engineer with one reproducible Mylar copy of the final map for recordation.

6. Each parcel shall be subject to inclusion into the Lemon Grove Roadway Lighting District which includes an annual assessment.
7. A formal written request to add street lights to the Lemon Grove Lighting District shall be submitted to the City of Lemon Grove Lighting District prior to permanently energizing. If required, a deposit for the initial operation costs expended by the Lighting District for the subject property shall be submitted until the units are placed on the Tax Assessor's yearly statement.
8. Water improvement plans shall be approved by Heartland Fire & Rescue prior to recordation. The developer shall furnish Heartland Fire & Rescue with three (3) copies of the water improvement plans designed by a Registered Engineer and/or Licensed Contractor. On-site fire service mains shall have a minimum of eight (8) inch water mains with six (6) inch laterals and risers. Larger pipes may be required to meet required fire flow requirements. Fire hydrants shall provide one 4-inch port and 2- 2 ½ ports and must be an approved fire hydrant type.
9. Backflow prevention devices for private building sewers shall be required pursuant to Section 710.0 of the CBC (2000 UPC).
10. Pay $85 for the preparation and recordation of each document as required for the subject permit.
11. The subdivider shall comply with Section 66436 of the Government Code by furnishing to the City Engineer a certification from each public utility and each public entity owning easements within the proposed subdivision stating that: a) they have received from the developer a copy of the proposed final map; b) they object to/do not object to the filing of the map without their signature. In addition, the subdivider shall furnish proof to the satisfaction of the City Engineer that no new encumbrances have been created that would subordinate the City's interest over areas to be dedicated for public road purposes since submittal of the tentative map.
12. The protection of the public interest requires that the subdivider, contractors, builders, lot or parcel owners, and other persons, firms, and corporations concerned with the development of said subdivision conform to the following standards, and all permits required by the City of Lemon Grove will be issued pursuant to such standards:
    a. All domestic water supplied for this subdivision shall come from Helix Water District.
    b. All buildings constructed for this subdivision shall be connected to the public sewer system (proposed to connect to City of San Diego sewer system). Appropriate sewer permits shall be obtained with payment of capacity and related fees.
    c. The project shall comply with applicable provisions of Title 15 (Buildings and Construction.
    d. Sewer and water lines shall not be laid in the same trench in any part of this subdivision.
    e. Proper drainage shall be maintained throughout this subdivision as to prevent ponding and/or storage of surface water and shall be in compliance with the NPDES permit to the satisfaction of the Water Quality Coordinator and the City Engineer.

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13. The final map shall show or provide for the following:

    a. The design and area of all lots and the design of the final map shall be in substantial conformance to that shown on the approved tentative map to the satisfaction of the Development Services Director.

    b. The final map shall indicate that this project is a planned development for twelve (12) dwelling units.

    c. The final map shall include the signature of the Development Services Director prior to recording.

    d. The final map shall identify any easements indicated within the Title Report, proposed on the approved Tentative Map, and as required by the Lemon Grove Fire Department or City Engineer.

    e. The Final Map shall include all easements as shown on Tentative Subdivision Map TM0-000-0061 in association with Planned Development Permit PDP-150-0002, including but not limited to private sewer, utility, drainage, and open space, and public access and emergency access easements.

    f. A note shall be placed on the final map indicating that domestic water supplied for this project shall come from Helix Water District.

14. Covenants, Conditions and Restrictions (CC&Rs) shall be submitted to the City for review and shall be written to the satisfaction of the Development Services Director and the City Engineer. The CC&Rs shall include the conditions herein to the satisfaction of the Fire Marshal, Water Quality Program Coordinator, City Engineer, and Development Services Director and shall be recorded prior to or concurrent with the final map and shall include but not be limited to the following:

    a. The Developer, Current and Future Property Owners shall adhere to the CC&Rs approved for this project.

    b. The formation of a home owner's association (HOA) with maintenance responsibilities is required.

    c. A Best Management Practices (BMP's) and a Private Driveway and Drainage Maintenance Agreement to the satisfaction of the City Engineer. The maintenance and the preservation of drainage and BMP facilities shall be included.

    d. The CC&Rs shall identify and implement the BMP's identified in the SWQMP prepared for this project and state that the Developer, Current and Future Property Owners shall comply with the recommendations of the SWQMP prepared for this project to the satisfaction of the Water Quality Program Coordinator and the City Engineer. Funding of the long term maintenance of all facilities required by the SWQMP shall be included in the annual HOA budget.

    e. A long-term operation and maintenance program (OMP) will be a requirement and the responsibility of HOA to maintain. Funding for the program is required to be accounted for in the annual budget of the HOA.

    f. The CC&Rs shall include on-going maintenance of landscaping and irrigation (private and within public right-of-way fronting the property) of slopes, parkways, open space and park areas as illustrated on approved landscape and irrigation plans (Exhibit A). This Exhibit A shall be included in the CC&Rs. All landscaping shall be well maintained in a healthy growing condition at all times in substantially

the same condition as approved in accordance with the approved landscape and irrigation plans. Sprinkler heads shall be adjusted so as to prevent overspray upon the public sidewalk or the street. The proposed sprinkler heads shall be installed behind the sidewalk, and the irrigation mainline upon private property only, as required by the City. The HOA or, its successors or assigns, shall remove and relocate all irrigation items from the public right-of-way at no cost to the City, and within a reasonable time frame upon a written notification by the City Engineer. An Encroachment, Maintenance, and Removal Agreement shall be signed and recorded prior to recordation of the final map or building permitting. The City will provide the template for the agreement.

g. Immediate removal of graffiti and any other type of offensive debris is required.

h. All garage doors shall be automatic roll-up type doors and equipped with remote control devices.

i. All garages shall be available for required off-street parking (18 foot wide by 19 foot deep interior clear space) at all times.

j. No parking is permitted within the private street, pedestrian pathways, or designated fire lane area at any time. Parking on-site is only permitted within designated parking spaces and within the dwelling units' garages.

k. Maintain the drainage facilities and any access easements (where they occur) on the property.

l. All light fixtures shall be designed, shielded and adjusted to reflect light downward, away from any road or street, and away from any adjoining premises.

m. The property shall comply with all performance standards relating to the generation of noise, glare, dust, and odor.

n. If any fire hydrant is taken "OUT OF SERVICE," Heartland Fire & Rescue shall be notified immediately and the hydrant marked, bagged, or otherwise identified as "OUT OF SERVICE" as directed by the Fire Marshal.

o. Designated fire apparatus streets and turn-arounds shall be maintained accessible and usable by emergency vehicles. Usable conditions include but are not limited to the following:

    i. An all-weather road surface shall be maintained.

    ii. Road shall support imposed loads of fire apparatus at 75,000 pounds.

    iii. No parking-fire lane signs shall be repaired or replaced as needed.

    iv. Fire lanes shall remain free at all times of any obstruction including but not limited to: vehicles, storage, debris, etc.

    v. Fire lane or hammerhead turn-around shall maintain an unobstructed width of 20 feet and a minimum 13' 6" vertical clearance.

p. Trees shall not grow within five feet of any proposed chimneys.

q. Safety features including fire sprinklers, ignition resistant construction, smoke and carbon monoxide detectors and fire resistive landscaping shall be maintained in accordance with California Fire Code, California Building Code, California Vehicle Code (fire lanes), City Municipal Code and any other applicable codes.

r. All trash and recycling receptacles are required to be within the individual residences of the proposed planned development at all times, except that one recycling container and one refuse container per dwelling unit is permitted directly outside of the individual dwelling unit's garage within ten hours of the trash pick-up times specified by EDCO waste and recycling company.

s. Rooftop mechanical equipment, including but not limited to heating, air conditioning and ventilating equipment, shall be screened so that it may not be seen from the level of adjacent streets and sidewalks.

t. The use of barbed wire or razor ribbon on any fences, gates, or walls is prohibited.

u. Ongoing maintenance of the onsite private sewer is required.

v. The CC&Rs shall clearly establish the responsibilities of the individual home owners and the HOA with regard to the continuing maintenance and preservation of the project.

w. The CC&Rs shall specifically limit the number of dwelling units to twelve (12) on the site.

x. The CC&Rs shall give the City the right but not the duty to enter the premises to do maintenance and levy assessments if the home owners fail or refuse to maintain said facilities, and shall forbid amendments to the CC&Rs without express written consent of the City.

y. Common open space areas shall be well maintained at all times (e.g., bike racks, barbeques, tables, landscape, signage, and public art features).

z. Street trees along the roadway shall not obstruct the ability of fire apparatus access and fire department aerial operations. Tree height and type should be considered in the ultimate landscape design.

G. The terms and conditions of the Tentative Subdivision Map shall be binding upon the permittee and all persons, firms, and corporations having an interest in the property subject to Planned Development Permit PDP-150-0002 and the heirs, executors, administrators, successors, and assigns of each of them, including municipal corporations, public agencies, and districts.

H. This Tentative Subdivision Map approval expires on April 19, 2018 or such longer period as may be extended by State Law or through time extensions approved by the Development Services Director or City Council. A Final Map must be recorded within **two (2) years** (excluding extensions granted by State Law) from the date of approval unless time extension is granted.

I. The subdivider shall indemnify, protect, defend, and hold harmless, the City and any agency thereof, and/or any of its officers, employees, and agents from any and all claims, actions, or proceedings against the City, or any agency or instrumentality thereof, or any of its officers, employees, or agents to attack, set aside, void, or annul, an approval of the City, or any agency or instrumentality thereof, advisory agency, appeal board, or legislative body, including actions approved by the voters of the City, concerning the project. City shall promptly notify the applicant/subdivider of any claim, action, or proceeding brought within this time period, and City shall further cooperate fully

Attachment C

RESOLUTION NO. [ ]

RESOLUTION OF THE LEMON GROVE CITY COUNCIL APPROVING PLANNED DEVELOPMENT PERMIT PDP-150-0002 AUTHORIZING THE DEVELOPMENT OF A TWELVE UNIT SINGLE-FAMILY PLANNED DEVELOPMENT PROJECT ON A 1.59-ACRE UNDEVELOPED SITE AT 6800 MALLARD STREET, LEMON GROVE, CALIFORNIA.

WHEREAS, the applicant, Lorraine Weiland of Infill Development Company, filed a complete application for a Planned Development Permit Modification PDP-150-0002 in association with and a Tentative Map TM0-000-0061 on March 17, 2016 to authorize development of a 12 unit single-family planned development in association with the subdivision of 1.59 acres of land into 12 residential lots, a lot for a private street, and an open space lot on an undeveloped site located at the 6800 Mallard Street, Lemon Grove, California; and

WHEREAS, a Negative Declaration of Environmental Impact (ND16-03) will be filed subsequent to its adoption and the approval of the proposed project. The Initial Environmental Study prepared for this project found that the project would have no significant effect on the environment. A notice of intent to adopt a negative declaration was filed with the County Clerk prior to the City Council public hearing; and

WHEREAS, a public hearing was duly noticed and held by the Lemon Grove City Council on April 19, 2016; and

WHEREAS, the City Council has determined that the following Planned Development Permit findings of fact, as required by Section 17.28.030(C), can be made as follows:

1. That the development is not detrimental to the public interest, health, safety, or general welfare.

   a. The City Council finds that the design of the proposed project complies, or will be made to comply with all of the applicable requirements of the City Zoning Ordinance relating to public safety and no such detriment should occur.

2. That the development complies with applicable provision of the Zoning Ordinance (Title 17) and/or deviations that comply with applicable provisions in subsection D of the Planned Development Permit regulations (Section 17.28.030).

   a. The City Council finds that the proposed project complies with, or conditions have been included for this project to require it comply with the Zoning Ordinance requirements relating to off-street parking, screening, and landscaping and waivers or modifications to the minimum lot area, width, and depth, setbacks, and usable open space requirements are offset by the provision of enhanced pedestrian oriented design and a direct pedestrian connection to 69th Street, open space and recreational/outdoor amenities, and the provision of four affordable housing units..

3. That the development is consistent with general plan policies and standards and other applicable plans or policies adopted by the City Council.

   a. The City Council finds that the planned development is consistent with the General Plan policies and standards because the General Plan allows residential development at the form and scale proposed; and

4. That the development density or intensity does not exceed general plan limitations.

a. The City Council finds that the planned development of 12 single-family dwelling units at a density of 9.7 dwelling units per acre in the Low/Medium Density Residential land use designation of the General Plan, including the requested density bonus to allow four affordable dwelling units pursuant to California State law, is consistent with the General Plan because it complies with density bonus regulations and provides affordable housing pursuant to the goals of the City's Housing Element; and

5. That the existing infrastructure such as utilities, transportation systems, and communications networks adequately serve the development or will be upgraded to efficiently accommodate the additional burdens imposed.

   a. This Commission finds that public improvements proposed on Mallard Street allow for safe circulation of pedestrian, bicyclists, and motor vehicles and improves the general welfare of the community; and

WHEREAS, the City Council has determined that the following deviations as permitted by the Planned Development Permit regulations (Section 17.28.020D) are adequately offset by equivalent benefits associated with enhanced pedestrian and bicycle improvements, landscape, open space and recreational/outdoor amenities:

1. A deviation of Section 17.16.020D3 (Minimum Yards) to allow reduced front setbacks (minimum 25' is required, 17' to 20' is proposed); the side setback (minimum 5' is required, 4' is proposed); and the rear setback (minimum 20' is required, 17' to 35' is proposed); and
2. A deviation of Section 17.16.020D1 (Minimum Site Area) to allow reduced lot size (minimum 6,000 sq. ft. is required, minimum 2,715 sq. ft. is proposed); and
3. A deviation of 17.16.020D2 (Minimum Site Width and Depth) to allow reduced lot dimensions (minimum 60' wide by 90' deep required, minimum 34' wide by minimum 67 feet deep provided); and
4. A deviation of Section 17.16.020D5 (Minimum Usable Open Space) to allow reduced open space (minimum 1,500 sq. ft. per dwelling unit or 18,000 common usable open space required, 12,771 sq. ft. of common usable open space for the project or an average of 1,064 sq. ft. per lot provided); and
5. A deviation of Section 16.16.291A (Residential Lot Design Standards) to allow the reduction of the minimum building envelope (minimum 28' wide by 50' deep is required, minimum 26' wide by 37' deep provided); and
6. Deviations of Section 16.12.220 related to all units fronting on a dedicated public street, where instead a private street is provided with pedestrian paths on both sides as follows:

   a. Minimum 56' wide public street right-of-way required; 20' and 36' private street lot width provided; and

   b. Minimum 5' wide landscaped parkways required; 4' wide landscaped parkways provided; and

   c. Parking on both sides of street required; no parking on private street provided except one parallel space; and

WHEREAS, the City Council has considered Tentative Map TM0-000-0061 associated with Planned Development Permit PDP-150-0002; and]

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Lemon Grove, California hereby:

SECTION 1. Finds and determines that the facts set forth in the recitals of this Resolution are declared to be true; and

SECTION 2. Modifies the following Development Standards in accordance with Section 17.28.020D (Deviations):

1. A deviation of Section 17.16.020D3 (Minimum Yards) to allow reduced front setbacks (minimum 25' is required, 17' to 20' is proposed); the side setback (minimum 5' is required, 4' is proposed); and the rear setback (minimum 20' is required, 17' to 35' is proposed); and
2. A deviation of Section 17.16.020D1 (Minimum Site Area) to allow reduced lot size (minimum 6,000 sq. ft. is required, minimum 2,715 sq. ft. is proposed); and
3. A deviation of 17.16.020D2 (Minimum Site Width and Depth) to allow reduced lot dimensions (minimum 60' wide by 90' deep required, minimum 34' wide by minimum 67 feet deep provided); and
4. A deviation of Section 17.16.020D5 (Minimum Usable Open Space) to allow reduced open space (minimum 1,500 sq. ft. per dwelling unit or 18,000 common usable open space required, 12,771 sq. ft. of common usable open space for the project or an average of 1,064 sq. ft. per lot provided); and
5. A deviation of Section 16.16.291A (Residential Lot Design Standards) to allow the reduction of the minimum building envelope (minimum 28' wide by 50' deep is required, minimum 26' wide by 37' deep provided); and
6. Deviations of Section 16.12.220 related to all units fronting on a dedicated public street, where instead a private street is provided with pedestrian paths on both sides as follows:
   a. Minimum 56' wide public street right-of-way required; 20' and 36' private street lot width provided; and
   b. Minimum 5' wide landscaped parkways required; 4' wide landscaped parkways provided; and
   c. Parking on both sides of street required; no parking on private street provided except one parallel space; and

SECTION 3. Conditionally Approves Planned Development Permit PDP-150-0002 in conjunction with Tentative Map TM0-000-0061 and the grading, site, landscape, and architectural plans dated received March 17, 2016 (incorporated herein by reference as Exhibit A), except as noted herein. This approval authorizes the development of a 1.59 acre parcel into 12 single-family residential units with associated common area improvements on an undeveloped site at 6800 Mallard Street, Lemon Grove, California. Except as amended, the approval of this project shall be subject to the following conditions:

A. PRIOR TO ISSUANCE OF A BUILDING PERMIT FOR THE CONSTRUCTION AUTHORIZED BY PLANNED DEVELOPMENT PERMIT PDP-150-0002:

1. All physical elements shown on the approved plans dated March 17, 2016 shall be located substantially where they are shown, except as noted herein, and shall be constructed in accordance with the Municipal Code. The Development Services Director has the authority to allow modifications to the approved plans when the modifications are

found to be in substantial conformance (minor deviations in colors, roof and siding material acceptable) and in compliance with the Municipal Code and General Plan.

2. Pay parkland fees, school fees, Helix Water District Capacity fees, Regional Transportation Congestion Improvement Program (RTCIP) fees, and other applicable development fees.
3. Record the Final Map for TM0-000-0061 unless otherwise determined by the Development Services Director.
4. A two-car garage is required for each single-family residence with appropriate access.
5. An 18 foot wide by 19 foot clear space is required within all required two-car garages.
6. All garage doors shall be equipped with an automatic roll-up garage door and remote control.
7. Note a minimum of one ceiling-mounted bike rack shall be provided within each garage.
8. Show the location, height, and materials of all fencing.
9. Submit a landscape documentation package in compliance with Chapter 18.44. The documentation package shall include a detailed landscape and irrigation plan for the entire project. Provide reference sheets for the grading and landscape erosion control plans. The plan shall indicate all surface improvements including but not limited to the design and locations of all walls, fences, driveways, walkways, botanical and common names of all plant materials, number, size and location of all plantings; all irrigation lines including valves and back-flow devices; and soil amendments. Said landscape plan shall comply with the requirements of Section 17.24.050(B) and Chapter 18.44 of the Municipal Code. The landscape plan shall be in substantial conformance to the approved landscape concept plan.
10. The building plans for the proposed condominium units shall include a color and materials board to the satisfaction of the Development Services Director. A minimum of four color schemes shall be provided for proposed wood siding, lower roofs, and composite shingle roofing; three schemes shall be provided for stone columns; and two color schemes shall be provided for garage doors and wood trims.
11. All dwelling units shall comply with the interior noise level requirements of California Code Title 24.
12. All light fixtures shall be designed, shielded and adjusted to reflect light downward, away from any road or street, and away from any adjoining premises.
13. Vehicular sight distance of all driveway entrances shall be to the satisfaction of the City Engineer.
14. Each dwelling unit in the development shall be protected with an approved automatic fire suppression sprinkler system to the satisfaction of the Fire Marshal.
15. The private driveway is to be designated as a Fire Lane. Fire lanes (20-foot clear with no parking) and fire lane markings shall be provided to the satisfaction of the Lemon Grove Fire Department along the private vehicular driveway within the project. The fire lane will be designated per City Fire Department standards and shall be marked and posted “No Parking-Fire Lane” and the curb shall be painted red to the satisfaction of the City of Lemon Grove Fire District. A final inspection by the Fire Department shall be required to confirm compliance with this requirement prior to the construction with combustible materials and final occupancy.

16. All access roadways and driveways shall maintain a minimum vertical clearance of 13'-6" to the satisfaction of the Fire Marshal.
17. Install only high efficiency appliances, use only high-efficiency watering technologies, and landscape using low-water-use plants as follows:
    a. Install the following indoor fixtures:
        i. High-efficiency toilets (1.28 gallons or less per flush);
        ii. High-efficiency dishwashers (Energy Star, WaterSense or equivalent);
        iii. High-efficiency clothes washers (3.7 water factor or lower); and
        iv. Low-flow shower heads (2.0 gallons per minute or less).
    b. Install dedicated meters for common area outdoor water use. Enroll all new irrigation meters (except those at single-family residences) in the Helix Water Budget Program and provide documentation of irrigated landscape area at the time of meter purchase.
    c. Install automatic irrigation controllers with a rain sensor that utilize either evapotranspiration (weather-based) or soil moisture data and install high-efficiency, matched-precipitation rate sprinkler nozzles at all residential landscapes and common areas.
18. The project shall comply with all applicable provisions of the California Fire Code and the California Building Code.

B. PRIOR TO FINAL APPROVAL OF A BUILDING PERMIT FOR THE CONSTRUCTION AUTHORIZED BY PLANNED DEVELOPMENT PERMIT MODIFICATION PDP-150-0002:

1. All physical elements of the proposed project shown on the approved plans dated March 17, 2016 except as noted herein, shall be located substantially where they are shown and shall be constructed in accordance with applicable Lemon Grove City Codes to the satisfaction of the Development Services Director.
2. The color palette shall be consistent with the conceptual drawing on the approved plans dated March 17, 2016 and the color and materials board to the satisfaction of the Development Services Director.
3. A minimum of one ceiling-mounted bike rack shall be provided within each garage.
4. Schedule a Helix Water District inspection for compliance with water efficiency requirements.
5. E-file FAA Form 7460-2 to the Federal Aviation Administration, Notice of Actual Construction or Alteration within five days after the construction reaches its greatest height.

C. UPON ESTABLISHMENT OF USE IN RELIANCE WITH TENTATIVE MAP REVISION:

1. Comply with all of the Conditions of this resolution and the requirements of TM0-000-0061, as applicable.
2. All physical elements of the project shown on the approved grading, improvement, building, landscape, and related plans shall be maintained and located substantially where they are in accordance with appropriate City Codes.
3.

Attachment C

4. The City approved CC&Rs shall be abided by at all times.
5. All landscaping shall be well maintained and adequately watered at all times. The landscaping located on the subject property shall be maintained in a healthy and growing condition at all times. All on-site & off-site landscaped areas shall be planted and irrigated by a permanent irrigation system.
6. The proposed facility shall fully comply with the requirements of the California Fire Code to the satisfaction of the Fire Chief.
7. All fences and walls on the subject property shall be maintained in good condition at all times.
8. All light fixtures shall be designed, shielded and adjusted to reflect light downward, away from any road or street, and away from any adjoining premises.
9. All graffiti shall be removed or painted over with a paint that closely matches the color of the exterior of the building within 48 hours of the discovery of the graffiti.
10. Any deviations proposed from the approved plans relating to the construction of facilities and maintenance of improvements shall substantially conform to the approved plans dated March 17, 2016 to the satisfaction of the Development Services Department.

D. This approval of this Planned Development Permit will expire two years from the date of approval or such longer period as may be extended by State Law (the Planned Development Permit will be extended automatically with any extensions required of Tentative Map TM0-000-0061 in accordance with State Law).

E. The terms and conditions of the Planned Development Permit shall be binding upon the permittee and all persons, firms, and corporations having an interest in the property subject to this Planned Development Permit and the heirs, executors, administrators, successors, and assigns of each of them, including municipal corporations, public agencies, and districts.

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Attachment D

ENVIRONMENTAL CHECKLIST FORM
CITY OF LEMON GROVE
COMMUNITY DEVELOPMENT DEPARTMENT
ENVIRONMENTAL ASSESSMENT NO. ND16-03

1. **Project Title:** Tentative Subdivision Map (TM0-000-0061), Planned Development Permit (PDP-150-0002)

2. **Lead Agency Name and Address:** City of Lemon Grove
   3232 Main Street
   Lemon Grove, CA 91945

3. **Contact Person and Phone Number:** David De Vries, Development Services Director
   (619) 825-3812

4. **Project Location:** 6800 Mallard Street, Lemon Grove, CA 91945
   Assessor's Parcel Number: 479-402-23-00

5. **Project Sponsor's Name and Address:** Lorraine Weiland, Infill Development Company, 771 Jamacha Rd., # 516, El Cajon, CA 92019 **Phone:** (619) 334-5200

6. **General Plan Designation:** The subject property is designated as Low/Medium Density Residential (4.1 to 7 dwelling units per acre) on the Land Use Element of the General Plan.

7. **Zoning:** The subject property is located in the Residential Low/Medium (RL/M) zone.

8. **Description of the Project:** The proposed project is a request for a Tentative Subdivision Map and a Planned Development Permit to authorize a 14-lot subdivision on a 1.59 acre parcel, including 12 residential lots, one private street lot and one common area lot, and a Planned Development Permit with a total of 12 single-family dwelling units (four restricted to moderate-income households), including common open space, pedestrian paths, all-ages play equipment, lighting, landscaping, and other improvements. The project site is a vacant lot located at 6800 Mallard Street, Lemon Grove, CA.

9. **Surrounding Land Uses and Setting:** The subject vacant parcel is located on the north side of Mallard Street directly across from the intersection of Springfield Street and Mallard Street approximately 140 feet west of 69th Street. To the north, south, east and west are single-family residential land uses.

10. **Other public agencies whose approval is required (e.g. permits, financing approval, or participation agreement):** None known.

Attachment D

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

The environmental factors highlighted 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.

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

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

___X__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 an ENVIRONMENTAL IMPACT REPORT is required.

_____I find that the proposed project MAY have a "potential significant impact" or " potentially significant unless mitigated" impact on the environment, but a least one effect (1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and (2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addresses.

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

David De Vries, Development Services Director City of Lemon Grove
Printed Name For

March 24, 2016

Attachment D

EVALUATION OF ENVIRONMENTAL IMPACTS

1. A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g. the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on the project-specific factors as well as general standards (e.g. the project will not expose sensitive receptors to pollutants, based on a project.

2. All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project level, indirect as well as direct, and construction as well as operational impacts.

3. Once the lead agency has determined that a particularly physical impact may occur, then the checklist answers must indicated whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.

4. "Negative Declaration: Potentially Significant Unless Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Significant Impact". The lead agency musty describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from Section 17, "Earlier Analysis", may be cross-referenced).

5. Earlier analysis may be used where, pursuant to the tiering, program EIR or other CEQA process, and effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063 (c) (3) (d). In this case, a brief discussion should identify the following:
   a) Earlier Analysis used. Identify and state where they are available for review.
   b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effect were addressed by mitigation measures based on the earlier analysis.
   c) Mitigation Measures. For effects that are "Less than Significant with Mitigation Incorporated" describe the mitigation measures which were incorporated or refined from the earlier document and extent to which they address site-specific conditions for the project.

6. Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g. general plans, zoning ordinances, etc.). Reference to a previously prepared or outside document should where appropriate, include a reference to the page or pages where the statement is substantiated.

7. Supporting Information Sources: a source list should be attached and other sources use d or individuals contacted should be cited in the discussion.

8. This is only a suggested form and lead agencies are free to use different formats: however, lead agencies should normally address the questions from this checklist that relevant to the project's environmental effects in whatever format is selected.

Attachment D

9. The analysis of each issue should identify: (a) the significance criteria or threshold used to evaluate each question; and (b) the mitigation measure identified, if any, to reduce the impact to less than significance.

ISSUES AND SUPPORTING INFORMATION

1. AESTHETICS. Would the Project:

a) Have a substantial adverse effect on a scenic vista?

b) Substantially damage scenic resources, including, but not limited to trees, rock outcroppings, and historic buildings within a state scenic?

c) Substantially degrade the existing visual character or quality of the site and its surroundings?

d) Create a new source of substantial light or glare, which would adversely affect day or nighttime views in the area?

_____Potentially significant Impact
_____Less than Significant with Mitigation Incorporated
___**X**__Less Than Significant Impact
_____No Impact

Discussion:
The subject property is not located in or near a scenic vista or scenic highway. The site is currently vacant. Eleven mature trees exist onsite that are proposed to be removed. Forty-nine new trees are proposed to be planted. The project is proposed to be built at a height permitted by the General Plan and the development standards of the Zoning Ordinance. The project proposes 12 single-family residences, which, since the site is currently vacant, will change the look of the property. Night time lighting of new residences may occur as a result of this project. Glare onto adjacent public-rights-of-ways is required to be reduced to a level of no impacts. Aesthetic impacts are expected to be less than significant.
Source: 1, 2, 10

2. AGRICULTURE 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 Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. Would the project:

a) Convert Prime Farmland, Unique Farmland or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency to non-agricultural use?

b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?

c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use?

_____Potentially significant Impact
_____Less than Significant with Mitigation Incorporated
_____Less Than Significant Impact
___**X**__No Impact

Discussion:
The project is located within a developed suburban residential area. The property is not located in an area used for agricultural purposes and no such impacts will occur.
Source: 1, 2

3. AIR QUALITY: Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:

a) Conflict with or obstruct implementation of the applicable air quality plan?

b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?

c) Results in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under any applicable federal or state ambient air quality standard (including releasing emissions, which exceed quantitative thresholds for ozone precursors?

d) Expose sensitive receptors to substantial pollutant concentrations?

_____Potentially significant Impact
_____Less than Significant with Mitigation Incorporated
___**X**__Less Than Significant Impact
_____No Impact

Discussion:
The project may result in a very slight increase in traffic and no significant impact on air resources is likely to occur. While the proposed project may result in a slight increase in vehicular traffic and a slight increase in air quality impacts to the region, the MEIR for the City of Lemon Grove's General Plan anticipates air quality impacts associated with the build out of Lemon Grove but not to a level of significance. The cumulative air quality impacts will remain significant and unmitigated. However, this project is not considered to result in a cumulatively considerable net increase of any criteria pollutant. Potential temporary impacts could occur due to grading, building construction, and paving. Standard conditions of project approval consistent with the San Diego Air Pollution Control District's Rule 55 will require the control of fugitive dust during site grading and construction.
Source: 1, 2

4. 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 Game or U.S. Fish and Wildlife service?

b) Have a substantially adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plan, policies, regulations or by the California Department of Fish and Game or U.S. Wildlife service?

c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including but not limited to march vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?

d) Interfere substantially with the movement of any resident, migratory wildlife species or with established native resident migratory wildlife corridors, or impede the use of native wildlife nursery sites?

e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?

f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan and other approved local, regional, or state habitat conservation plan?

_____Potentially significant Impact
_____Less than Significant with Mitigation Incorporated
_____Less Than Significant Impact
__**X**___No Impact

Attachment D

Discussion:
The subject property is currently vacant and located in a developed suburban area consisting of single-family residential land uses. The MEIR for the City of Lemon Grove's General Plan confirms there are no known sensitive biological resources, riparian habitat or wetlands on the subject property.
Source: 1, 2

5. CULTURAL RESOURCES. Would the project:
a) Cause a substantial adverse change in the significance of a historical resource as defined in Section 15064.5?
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5?
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?
d) Disturb any human remains, including those interred outside of formal cemeteries?

_____Potentially significant Impact
_____Less than Significant with Mitigation Incorporated
__X__Less Than Significant Impact
_____No Impact

Discussion:
The subject property is currently vacant. There are no known cultural resources located on the property. There are no known human remains or those interred outside of formal cemeteries on the subject property or in the surrounding area. The site is underlain by the San Diego formation which has a very high potential to contain paleontological resources. This formation typically contains important marine mammal and invertebrate fossils. Grading will occur on-site, but will not impact the San Diego Formation.

A standard condition of approval will require the project proponent to conduct a cultural resources records search and a Sacred Lands File search of the project area to determine if there is likelihood for on-site Native American cultural resources. A copy of a letter regarding the records search shall be provided to the Development Services Department prior to issuance of grading or improvement permits. The report shall provide recommendations for further analysis and those recommendations shall be implemented as a part of the mitigation measures. Potential impacts to cultural resources will be less than significant.
Source: 1, 2, 5

6. GEOLOGY AND SOILS. Would the project:
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury or death involving: (i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area based on the other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42. (ii) Strong seismic ground shaking? (iii) Seismic-related ground failure, including liquefaction? (iv) Landslides?
b) Result in substantial soil erosion or the loss of topsoil?
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?
d) Locate on the expansive soil, as defined in Table 18-I-b of the Uniform Building Code (1997), creating substantial risks to life or property?
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?

_____Potentially significant Impact
_____Less than Significant with Mitigation Incorporated
___X__Less Than Significant Impact
_____No Impact

Discussion:
The subject property is currently vacant. Site development will consist of removal and compaction of the upper three feet of the soil in the area of proposed construction. The proposed structures will be required to comply with the current seismic requirements of the California Building Code. Like most urban areas in Southern California, Lemon Grove is subject to earthquakes. The project site is not located in an Earthquake Fault Zone according to the Alquist-Priolo Earthquake Fault Zoning Act and no active faults or ground ruptures have been mapped underlying the site or within the City of Lemon Grove. Active regional faults may cause ground shaking in Lemon Grove. Liquefaction is considered unlikely at this site. Landslide and earth movement is not a likely hazard to the site. There are no known unstable soils in the area of the subject property. Typical erosion control measures will be required during site grading. No significant geotechnical or geologic constraints exist. New structures on the subject property will be required to comply with the current seismic requirements of the California Building Code (CBC). The subject property will be connected to the Lemon Grove municipal sewer system. Compliance with the CBC and the City's building permit process and inspection would result in less than significant impacts.
Source: 1, 2, 5

7. GREENHOUSE GAS EMISSIONS. Would the project:
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?

_____Potentially Significant Impact
_____Less than Significant with Mitigation Incorporated
__X___Less Than Significant Impact
_____No Impact

Discussion:
The City of Lemon Grove is located within the San Diego County Air Basin. The six greenhouse gases are carbon dioxide, methane, nitrous oxide, hydrofluorocarbons, perfluorocarbons and sulfur hexafluoride. The project will not generate significant GHG emissions. During grading and project construction, a temporary increase in operational emissions may occur. Operational emissions include mobile source emissions and building emissions. The San Diego Air Pollution Control District Rule 55 requires compliance with standard fugitive dust control best management practices. The impact is expected to be less than significant.
Source: 1, 2, 3

8. HAZARDS AND HAZARDOUS MATERIALS. Would the project:
a) Create a significant hazard to the public or the environment through the routine transport, use or disposal of hazardous materials?
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the likely release of hazardous materials into the environment?
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?

Attachment D

d) Be located on a site which is included on a list of hazardous material sites complied pursuant to Government Code Section 65962.5 and , as a result would it create a significant hazard to the public or the environment?

e) For a project located within an airport land use plan, or where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the area?

f) For a project within the vicinity of a private airstrip would the project result in a safety hazard for people resident or working in the project area?

g) Impair implementation of, or physically interfere with an adopted emergency response plan or emergency evacuation plan?

h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas, or where residences are intermixed with wildlands?

_____Potentially significant Impact
_____Less than Significant with Mitigation Incorporated
_____Less Than Significant Impact
___**X**__No Impact

Discussion:
The site is to be developed as a residential project and will not create a hazardous environment through the use or transport of hazardous materials. There are no known hazardous material sites within the city.

The site is not located within an airport land use plan or within two miles of a public airport or public use airport and no such detriment should occur.

The proposed project will not impair implementation of or physically interfere with any emergency response plan or evacuation plan because the project design and access has been reviewed and approved by the Fire Department.

The project is located within an urbanized area and there are no wildlands located within the vicinity of the subject property. There will be no impact regarding hazards and hazardous materials.
Source: 1, 2

9. HYDROLOGY AND WATER QUALITY. Would the project:

a) Violate any water quality standards or waste discharge requirements?

b) Substantially degrade groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the groundwater table level ((e.g. the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?

c) Substantially alter existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would resulting a substantial erosion or siltation on- or off-site?

d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate of surface runoff in a manner which would resulting flooding on- or off-site.

e) Create or contribute runoff which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?

f) Otherwise substantially degrade water quality?

g) Place housing within a 100-year floodplain on a Federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?
h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?
i) Expose people or structures to significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?
j) Inundation by seiche, tsunami, or mudflow?

_____Potentially significant Impact
_____Less than Significant with Mitigation Incorporated
__X__Less Than Significant Impact
_____No Impact

Discussion:
The proposed project consists of 12 single-family units served by a private street accessing Mallard Street. The private street is proposed to utilize rolled curb and gutter. The site runoff will be collected within the private street and conveyed to bioretention areas along the easterly property line. The design of the project has been reviewed by the City of Lemon Grove Engineering Department in order to assess the need for drainage improvements which have been included into the design of the project. According to the Drainage Study prepared for the project, there are no major diversions of drainage that will create nuisances downstream. The project will detain the proposed runoff so that the amount leaving the site will be equal to or less than the amount leaving the site in the Existing Condition. This will be accomplished by the proposed bioretention areas on the east side of the project site. The bioretention areas will also allow the runoff time to infiltrate into the soil stratum, providing an opportunity for cleansing of pollutants. The bioretention areas have been sized to accommodate the amount of proposed impervious surface attributed to them.

The subject property is not located within a flood zone and is not subject to flooding. Hydrology and water quality impacts would be less than significant.
Source: 1, 2, 4, 5, 6, 7

10. LAND USE PLANNING. Would the project:
a) Physically divide an established community?
b) Conflict with an applicable land use plan, policy or regulation of agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating environmental effect?
c) Conflict with any applicable habitat conservation plan or natural communities' conservation plan?

_____Potentially significant Impact
_____Less than Significant with Mitigation Incorporated
_____Less Than Significant Impact
__X__No Impact

Discussion:
The project will not divide the community. The General Plan Land Use designation for this site is Residential Low/Medium (RL/M), which allows up to seven dwelling units per net acre (du/ac). The gross area of the site is 1.59 acres. After required dedications and subtracting the area of the private street, the net area would be 1.24 acres. Based on the allowable density of up to seven du/ac for the RL/M designation, a maximum of 8.68 units would be allowed. With the density bonus, a maximum of 12 units would be allowed. The project proposes a density bonus to allow the construction of four dwelling units that are restricted to moderate income households, which is consistent with the General Plan. There would be no land use planning impacts.
Source: 1, 2

Attachment D

11. 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?

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?

_____Potentially significant Impact
_____Less than Significant with Mitigation Incorporated
_____Less Than Significant Impact
___**X**__No Impact

Discussion:
There are no known mineral resources of value located within the City of Lemon Grove. There will be no impact to mineral resources.
Source: 1, 2, 5

12. NOISE. Would the project:

a) Expose persons to or generate noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?
b) Expose persons to or generate excessive ground borne vibration or ground borne noise levels?
c) Result in a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?
d) Result in a substantially temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?
e) For a project located within an airport land use plan or where such a plan has not been adopted, within two miles of a public use airport, would the project expose people residing or working in the area to excessive noise levels?
f) For a project within vicinity of a private airstrip would the project expose people residing or working in the project area to excessive noise levels?

_____Potentially significant Impact
_____Less than Significant with Mitigation Incorporated
___**X**__Less Than Significant Impact
_____No Impact

Discussion:
The proposed project is single-family residential in nature and will not introduce significant noise sources in the vicinity that are inconsistent with the existing residential development of the area. The MEIR prepared for the 1996 General Plan indicates that the subject property is located within an area encompassing 60 dB CNEL noise levels or less. The MEIR states that projects with existing noise levels below 60 dB CNEL is normally acceptable or satisfactory for the area and no conditions are required. The General Plan requires noise studies only for projects exceeding 60 dB CNEL. This project proposes to maintain interior noise levels at 45 dB CNEL or less as required by Title 24 of the California Building Code and the Lemon Grove General Plan. The project is expected to generate temporary construction noise during site preparation and grading, building construction, and paving. Conformance with the City's Noise Abatement and Control ordinance (Chapter 9.24 of the Lemon Grove Municipal Code) is required for operation of any single or combination of powered construction equipment at any construction site. The subject property is not located within the vicinity of a private airstrip or public airport. The noise impact would be less than significant.
Source: 1, 2

13. POPULATION AND HOUSING. Would the project:

a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?

b) Displace substantial numbers of existing housing units, necessitating the construction of replacement housing units elsewhere?

c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?

_____Potentially significant Impact
_____Less than Significant with Mitigation Incorporated
___**X**__Less Than Significant Impact
_____No Impact

Discussion:
The project will not induce substantial population growth because the project is consistent with the Land use Plan of the Community Development Element of the Lemon Grove General Plan and has been evaluated under the MEIR for the General Plan. Four of the proposed units will be restricted to moderate-income households, which assists the City in meeting its State-mandated affordable housing goals. The site is currently vacant; therefore, the project does not displace existing housing units or numbers of people. The impact to population and housing would be less than significant.
Source: 1, 2

14. PUBLIC SERVICES. Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities, need for new or physically altered government facilities, the construction which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

a) Fire protection?

b) Police protection?

c) Schools?

d) Parks?

e) Other public facilities?

_____Potentially significant Impact
_____Less than Significant with Mitigation Incorporated
___**X**__Less Than Significant Impact
_____No Impact

Discussion:
The proposed project will not result in a significant increase in the demand for public services and facilities. The Fire Department, EDCO disposal service, Helix Water District, the Lemon Grove Sanitation District and the Sheriff's Department have reviewed the proposed project and determined that existing services are adequate to serve the increase in households proposed by the project. The impact to public services would be less than significant.
Source: 1, 2

Attachment D

15. RECREATION. Would the project:

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?

b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?

_____Potentially significant Impact
_____Less than Significant with Mitigation Incorporated
___**X**_Less Than Significant Impact
_____No Impact

Discussion:
The proposed project will not likely cause a significant increase in the demand on recreational services in the community. Standard conditions of approval require the developer to pay a Parkland dedication in lieu fee for each proposed dwelling unit. The project includes a 15,254 square foot biofiltration area along the east side of the site that will be incorporated into common area for the residents with a decomposed granite walking path, an all-ages play structure, site furnishings, lighting, and numerous gathering spaces. The impact to recreation would be less than significant.
Source: 1, 2, 10

16. TRANSPORTATION/TRAFFIC. Would the project:

a) Cause an increase in the traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., resulting a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections?

b) Exceed, either individually or cumulatively, a level of service standard established by the County Congestion Management Agency for designated roads or highways?

c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that result in substantial safety risks?

d) Substantially increase hazards to a design feature (e.g. sharp curves or dangerous intersection) or incompatible uses (e.g. farm equipment)?

e) Result in inadequate emergency access?

f) Result in inadequate parking capacity?

g) Conflict with adopted policies or programs supporting alternative transportation (e.g. bus turnouts, bicycle racks)?

_____Potentially significant Impact
_____Less than Significant with Mitigation Incorporated
___**X**_Less Than Significant Impact
_____No Impact

Discussion:
The project is located on the north side of Mallard Street in the City of Lemon Grove. It should be noted that Mallard Street and 69th Street south of Mallard Street are located in the Community of Encanto in the City of San Diego. The project includes a private street which will provide access to the residential lots. The private street is designed with rolled curb and gutter, four-foot wide sidewalks, four-foot planted parkways, and enhanced lighting on each side. The project will generate approximately 120 average daily trips (ADT) based on a trip generation rate of 10 ADT for a single-family residence, or 120 trips for 12 single-family residences. Based on the San Diego Traffic Engineers' Council (SANTEC) and the Institute of Transportation Engineers (ITE) document *SANTEC/ITE Guidelines for Traffic Impact Studies in the San Diego Region*, a Traffic Impact Study is not required because the project's trip generation is calculated to be less than 1,000 ADT and less than 100 peak hour trips. The project does not increase the volume-to-

capacity ratio by more than 0.02 per the significance threshold of both the jurisdictions and therefore would not have an impact on adjacent roadway segments. The 69th Street/Mallard Street intersection is projected to operate at Level of Service (LOS) C or better with and without project conditions; therefore, the proposed project would not have an impact under future conditions.

The Fire Department and Engineering Department have determined that the private road is adequate to provide access for the proposed project and emergency vehicles. The proposed project meets the City's parking requirements and provides required bike racks. There are no hazardous street design features proposed. A sight distance analysis was provided and indicates there are no potential sight distance issues that will result from project improvements. The project will be responsible for frontage improvements along Mallard Street, including a 30-foot street dedication along the length of the property on Mallard Street, and construction of curb, gutter, and sidewalk along the south property line. The subject property is not located within the vicinity of a private airstrip or public airport. Transportation and traffic impacts would be less than significant.
Source: 1, 2, 8, 9, 10

17. UTILITIES AND SERVICE SYSTEMS. Would the project:

a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?
c) Require or result in the construction of new storm drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?
e) Result in a determination by the wastewater treatment facilities which services or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?
g) Comply with the federal, state, and local statues and regulations related to solid waste?

_____Potentially significant Impact
_____Less than Significant with Mitigation Incorporated
____**X**_Less Than Significant Impact
_____No Impact

Discussion:
Best Management Practices (BMPs) will be implemented towards overall water quality. According to the Drainage Study prepared for the project, there are no major diversions of drainage that will create nuisances downstream. The project will detain the proposed runoff so that the amount leaving the site will be equal to or less than the amount leaving the site in the Existing Condition. This will be accomplished by the proposed bioretention areas on the east side of the project site. The bioretention areas will also allow the runoff time to infiltrate into the soil stratum, providing an opportunity for cleansing of pollutants. The bioretention areas have been sized to accommodate the amount of proposed impervious surface attributed to them.

The subject property is served by the City of Lemon Grove Sanitation District. The proposed project will not result in a substantial increase in the demand for sanitary services. Standard conditions of project approval will require that the project obtain sewer permits, pay sewer service and connection fees and connect to the Sanitation District.

Attachment D

The proposed project will not result in a significant increase in demand for domestic water supplies. Standard conditions of project approval will require that the project obtain water service permits, pay the water service and connection fees and connect to the Helix Water District.

The proposed project will not result in a substantial increase in the generation of solid waste. The project will be required to comply with all federal, State and local statutes and regulations regarding solid waste.
Source: 1, 2, 6, 7, 10

18. MANDATORY FINDINGS OF SIGNIFICANCE.

a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?

_____Potentially significant Impact
_____Less than Significant with Mitigation Incorporated
_____Less Than Significant Impact
___**X**__No Impact

Discussion:
The proposed project will not degrade the quality of the environment because it is located in an area that is built out with single-family residential land uses in a developed suburban community. The development of the site does not support or influence critical habitat or sensitive vegetation or wildlife and there are no examples of California history or prehistory onsite.

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 the past projects, the effects of other current projects, and the effects of probable future projects)?

_____Potentially significant Impact
_____Less than Significant with Mitigation Incorporated
___**X**__Less Than Significant Impact
_____No Impact

Discussion:
The project will result in a slight increase in the number of residents located within a suburban community and will not have impacts that are cumulatively considerable.

c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?

_____Potentially significant Impact
_____Less than Significant with Mitigation Incorporated
_____Less Than Significant Impact
___**X**__No Impact

Discussion:
The proposed project will not cause a substantial adverse effect on human beings.
Source: 1, 2, 3, 4, 5, 6, 7, 8, 10

In view of the above analysis, it is determined that the project will not have a significant impact on the environment and an environmental impact report is not required.

EARLIER ANALYSIS

Earlier analyses may be used where, pursuant to tiering, program EIR, or other CEQA process, one or more effects have been adequately analyzed in an earlier EIR or negative declaration. Section 15063 (c)(3)(D).

Earlier Documents prepared and utilized in this analysis are listed below. All of the documents are available at the City of Lemon Grove, Development Services Department, 3232 Main Street, Lemon Grove.

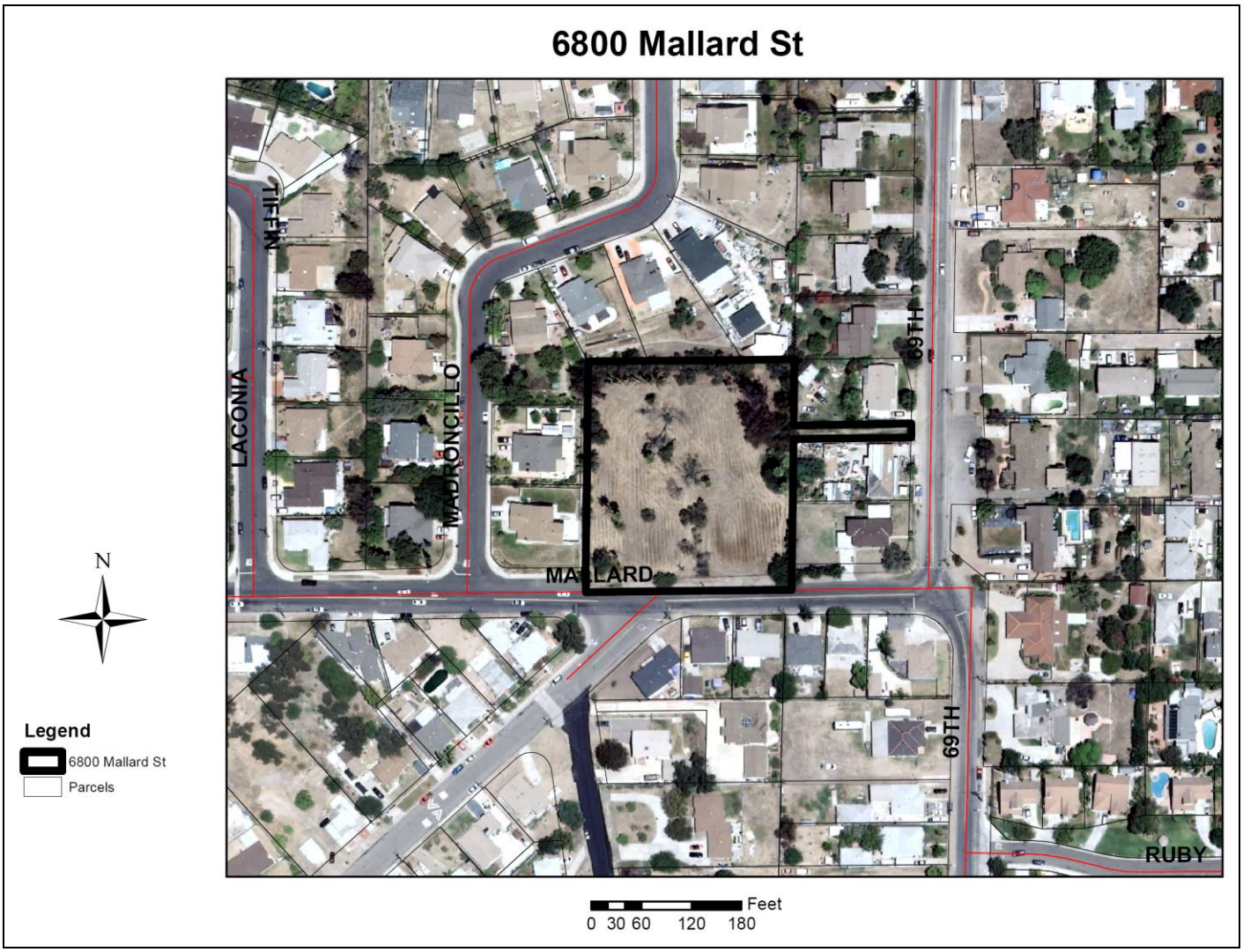
Reference #	Document Title
1.	City of Lemon Grove General Plan
2.	Master Environmental Impact Report for the Lemon Grove General Plan
3.	City of Lemon Grove Municipal Code
4.	Firm Insurance Rate Map Community Panel No. 06073C1910G May 16, 2012
5.	Geotechnical Investigation, TM0061/PDP150-002, by Applied Consultants (11/18/2015)
6.	Drainage Study, TM0061/PDP150-002, by Polaris Development Consultants (1/26/2016)
7.	Storm Water Management Plan, TM0061/PDP150-002, by Polaris Development Consultants (1/26/2016)
8.	Traffic Study for Mallard Court, prepared by Darnell & Associates (3/11/2008)
9.	Brief Guide of Vehicular Traffic Generation Rates for the San Diego Region, SANDAG (April 2002)
10.	TM0-000-0061/PDP-150-0002 application package

Individuals and Organizations Consulted

David De Vries, Development Services Director, City of Lemon Grove
Jeremiah Harrington, Assistant Engineer, City of Lemon Grove
Chris Jensen, Fire Marshal, Heartland Fire and Rescue
Kurt Culver, President and CEO, Esgil
Patricia Bluman, City Place Planning

Attachment E

VICINITY MAP AND AERIAL PHOTOGRAPH



LETTER FROM THE APPLICANT

EST. 1992
INFILL
DEVELOPMENT COMPANY

September 17, 2015

RECEIVED
SEP 21 2015
FINANCE DEPARTMENT
CITY OF LEMON GROVE
SEP 21 2015
DEVELOPMENT SERVICES

David De Vries
City of Lemon Grove
Community Development Department
3232 Main Street
Lemon Grove, CA 91945

RE: Mallard Court Project - Development Submittal

Dear David,

We are pleased to present to you this 'Development Submittal' for the Mallard Court Project in the City of Lemon Grove. The project will ultimately consist of 12 affordable single family homes for first time/entry level homebuyers.

Infill Development Company has been developing small, affordable infill projects throughout the areas of San Diego County for over 23 years. In doing this, we have been very successful and have become a leader in infill development with a special emphasis on entry level housing. Our success is based on a strong foundation of partnering with cities, investors, non-profits, and land owners, offering superior architectural design, utilizing top notch construction practices, and servicing our homeowners with excellent customer service.

In our Company Mission Statement, Infill Development Company is committed to providing homes of the highest quality while always striving for improvement. We also know that our actions are our opportunity to express our abilities and our intentions. In striving for these qualities, our projects are always planned, designed, constructed, and serviced with the utmost concern for the customer and the community.

Therefore, in order to improve on our projects and to enhance, build, strengthen, and beautify the community, we are providing you with this package for your review to see how we addressed the site design. We went through numerous design schemes to arrive at a design that worked best for the site as well as for the community, the surrounding neighborhood, and the future residents.

As a result, you can see that a project such as this can achieve great housing opportunities for the community. Infill Development will again spend a considerable amount of time and energy on the smallest details in order to provide the City of Lemon Grove and its residents with a superior entry level infill project that everyone can benefit from.

If you have any questions or need more information please call and we look forward to working with you on this project.

Sincerely,
Infill Development Company

David L. Weiland

771 Jamacha Road #516 El Cajon, CA 92019
p.619.334.5200 f.619.334.5800
e.infilldevelopment@yahoo.com

Attachment G

EXHIBIT "A" – PROJECT PLANS