



CITY COUNCIL  
**Agenda**  
MAY 22, 2018

Council Chamber  
200 Civic Center Way  
El Cajon, CA 92020

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

Douglas Williford, City Manager  
Morgan Foley, City Attorney  
Graham Mitchell, Assistant City Manager  
Angela Aguirre, City Clerk

**CALL TO ORDER: Mayor Bill Wells**

**ROLL CALL: City Clerk Angela Aguirre**

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

**POSTINGS:** The City Clerk posted Orders of Adjournment of the May 8, 2018, Meetings and the Agenda of the May 22, 2018, Meeting in accordance to State Law and Council/Authority/Successor Agency to the Redevelopment Agency Policy.

**PRESENTATIONS:**

Presentation: America on Main Street - Sponsor Recognition

Presentation: America on Main Street - Poster Contest Winner

Proclamation: National Public Works Week

Proclamation: Building Safety Month - May 2018

Commendation: Retirement of City Manager Douglas Williford

**AGENDA CHANGES:**

1. **CONSENT ITEMS:**

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

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

**RECOMMENDATION:**

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

2. Warrants

**RECOMMENDATION:**

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

3. Approval of Reading by Title and Waiver of Reading in full of Ordinances on Agenda

**RECOMMENDATION:**

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

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

**RECOMMENDATION:**

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

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

**RECOMMENDATION:**

That the City Council adopts the next resolution in order awarding the bid to the lowest responsive, responsible bidders, Happy Investments, LP dba Happy Car Wash & Oil Change in the annual amount of not-to-exceed \$15,000 and Crystal Clean Car Wash in the annual amount of not-to-exceed \$15,000.

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

**RECOMMENDATION:**

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

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

**RECOMMENDATION:**

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

8. Hazard Mitigation Plan

**RECOMMENDATION:**

That the City Council adopts, by the next resolution in order, the Multi-Jurisdictional Hazard Mitigation Plan.

9. 2017 State Homeland Security Grant Program Funding

**RECOMMENDATION:**

That the City Council takes the following actions:

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

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

**RECOMMENDATION:**

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

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

**RECOMMENDATION:**

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

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

**RECOMMENDATION:**

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

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

**RECOMMENDATION:**

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

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

**RECOMMENDATION:**

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

**PUBLIC COMMENT:**

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

2. **WRITTEN COMMUNICATIONS: None**

3. **PUBLIC HEARINGS:**

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

**RECOMMENDATION:**

That the City Council

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

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

**RECOMMENDATION:**

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

4. **ADMINISTRATIVE REPORTS:**

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

**RECOMMENDATION:**

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

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

2. City Council Meeting Schedule

**RECOMMENDATION:**

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

5. **COMMISSION REPORTS: None**

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

1. Council Activity Report
2. Legislative Report

7. **ACTIVITIES REPORTS OF COUNCILMEMBERS**

1. Council Activity Report - Mayor Pro Tem Kendrick
2. Council Activity Report - Councilmember McClellan
3. Council Activity Report - Councilmember Kalasho
4. Council Activity Report - Councilmember Goble

8. **JOINT COUNCILMEMBER REPORTS: None**

9. **GENERAL INFORMATION ITEMS FOR DISCUSSION**

1. April 2018 Donation to the El Cajon Animal Shelter

**RECOMMENDATION:**

In accordance with City Council Policy B-2, staff informs the City Council about receiving a donation for the El Cajon Animal Shelter. On April 13, 2018, the City received the following donation: \$100 (In Memory of Matt O'Connor's birthday) from Richard and Charlene Berry. The funds will be deposited for use at the Animal Shelter.

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

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

1. Transit District Specific Plan

**RECOMMENDATION:**

That Mayor Wells request the City Clerk to recite the title.

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

12. **CLOSED SESSIONS:**

1. Closed Session – CONFERENCE WITH LEGAL COUNSEL – EXISTING LITIGATION

**RECOMMENDATION:**

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

**ADJOURNMENT: The Adjourned Regular Joint Meeting of the El Cajon City Council/ El Cajon Housing Authority/Successor Agency to the El Cajon Redevelopment Agency held this 22nd day of May 2018, is adjourned to Tuesday, June 12, 2018, at 3:00 p.m.**



City Council  
Agenda Report

**Agenda Item 1.1.**

**DATE:** May 22, 2018

**TO:** Honorable Mayor and City Councilmembers

**FROM:** Angela Aguirre, City Clerk

**SUBJECT:** Minutes of the City Council/Housing Authority/Successor Agency to the El Cajon Redevelopment Agency Meetings

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**RECOMMENDATION:**

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

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**Attachments**

Draft 05-08-18 Minutes

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# DRAFT MINUTES

1.1

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



## MINUTES

### CITY OF EL CAJON EL CAJON, CALIFORNIA

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**MAY 8, 2018**

A Regular Joint Meeting of the El Cajon City Council/Housing Authority/Successor Agency to the Redevelopment Agency of the City of El Cajon, California held Tuesday, May 8, 2018, was called to order by Mayor/Chair Bill Wells at 3:00 p.m., in the Council Chambers, 200 Civic Center Way, El Cajon, California.

#### ROLL CALL

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

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

**POSTINGS:** The City Clerk posted Orders of Adjournment of the April 24, 2018, meeting and the Agenda of the May 8, 2018, meetings in accordance with State Law and Council/Authority/Successor Agency to the Redevelopment Agency Policy.

**PRESENTATIONS:**

- **PRESENTATION: America on Main Street 2018**
- **PROCLAMATION: Bike to Work Week/Day**

**AGENDA CHANGES: None**

**CONSENT ITEMS: (1.1 – 1.12)**

**1.1 MINUTES OF CITY COUNCIL/REDEVELOPMENT AGENCY MEETINGS**

Approves Minutes of the April 24, 2018 Meeting of the El Cajon City Council/Housing Authority/Successor Agency to the El Cajon Redevelopment Agency.

**1.2 WARRANTS**

Approves payment of Warrants as submitted by the Finance Department.

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

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

**1.4 RESOLUTION: REJECTION OF BID NO. 030-18, APPAREL WITH SILK SCREENING & EMBROIDERY (Report: Nahid Razi, Purchasing Agent)**

Adopts RESOLUTION NO. 032-18 in order to reject all bids, and authorize re-bidding the project with revised specifications.

**1.5 ITEM PULLED FOR DISCUSSION**

**CONSENT ITEMS: (Continued)**

**1.6 SET PUBLIC HEARING DATE FOR THE CONSIDERATION OF A FEE ADJUSTMENT FOR THE REGIONAL TRANSPORTATION CONGESTION IMPROVEMENT PROGRAM (RTCIP) (Report: Dirk Epperson, Director of Public Works)**

Directs the City Clerk to set a Public Hearing on May 22, 2018, at 3:00 P.M. to consider an adjustment to the Regional Transportation Congestion Improvement Program Fee.

**1.7 VETERINARIAN SERVICES CONTRACT EXTENSION (Report: Nahid Razi, Purchasing Agent)**

Authorizes the City Manager to extend the existing Contract for Veterinarian Services between the City of El Cajon and Dr. Jennifer Sipes, D.V.M. for one year, increasing the contract by a not-to-exceed amount of \$55,000.00.

**1.8 RESOLUTION: AWARD OF BID NO. 031-18, MOBILE HIGH-DEFINITION CAMERA TRAILER (Report: Nahid Razi, Purchasing Agent)**

Adopts RESOLUTION NO. 033-18 in order awarding the bid to the lowest responsive, responsible bidder, Halcyon Technologies, Inc., in the amount of \$28,156.75.

**1.9 RESOLUTION: REJECTION OF BID NO. 034-18, NETWORK EQUIPMENT (Report: Nahid Razi, Purchasing Agent)**

Adopts RESOLUTION NO. 034-18 in order to reject all bids and authorize re-bidding the project with revised specifications.

**1.10 JOINT POWERS AGREEMENT FOR THE REGIONAL COOPERATIVE CARE PARTNERSHIP (Report: Colin Stowell, Fire Chief)**

Approves entering into a Joint Powers Agreement with the Regional Cooperative Care Partnership (RCCP)/American Medical Response (AMR).

**CONSENT ITEMS: (Continued)**

**1.11 DISPOSAL OF RETIRED PROPERTY (Report: Nahid Razi, Purchasing Agent)**

Declares the listed property retired and authorizes disposal in accordance with policy.

**DISCUSSION**

**Stephanie Harper** suggested donating city vehicles to help someone in the community.

**1.12 SCHEDULE FOR APPLICATIONS AND INTERVIEWS FOR APPOINTMENT TO THE MISSION TRAILS REGIONAL PARK CITIZEN ADVISORY COMMITTEE (Report: Angela Aguirre, City Clerk)**

Approves the timeline for accepting applications and scheduling of interviews for candidates to serve on the Mission Trails Regional Park Citizen Advisory Committee, or reappoint, if appropriate.

**MOTION BY WELLS, SECOND BY McCLELLAN, to APPROVE Consent Items 1.1 – 1.4 and 1.6 – 1.12. Item 1.5 pulled by Councilmember Kalasho.**

**MOTION CARRIED BY UNANIMOUS VOTE.**

**ITEM PULLED FOR DISCUSSION:**

**1.5 CONTRACT INCREASE FOR SECURITY GUARD SERVICES (Report: Jeff Davis, Police Chief)**

Authorizes the City Manager to increase the existing purchasing agreement with Power Security Group, Inc. by \$40,000.00 for a total contract amount of \$90,000.00.

**DISCUSSION**

**Councilmember Kalasho** stated his concern for paying security services for a building that will soon not be owned by the city.

Staff clarified that part of the proposed agreement for security guard services are being used for other city events such as America on Main Street.

**CONSENT ITEMS: (Item 1.5 - Continued)**

**MOTION BY McCLELLAN, SECOND BY KENDRICK, to AUTHORIZE the City Manager to increase the existing purchasing agreement with Power Security Group, Inc. by \$40,000.00 for a total contract amount of \$90,000.00.**

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

**PUBLIC COMMENT:**

**Jim Cirigliano** stated that official papers will be filed for rent mediation with the City Manager's office. He thanked **Councilmember Kalasho** and friends from Santee for their support of the senior mobile home park, and provided the latest mediation updates. He encouraged seniors to vote.

**Paul Johnson** spoke about rent stabilization, which would provide a better quality of life for residents. He invited **Mayor Wells** to their next meeting at the mobile home park library.

In response to **Mr. Johnson's** comment, **Councilmember Goble** reiterated a State Law that prohibits rent mediation on contracts longer than 12 months, and discussed grandfathered contracts.

**Councilmember Kalasho** states that Council has the power to assist with rent mediation because other cities have done it.

**In reply to a question by Mayor Wells, Assistant City Manager, Mitchell** advised that more than two (2) weeks would be required to provide comprehensive information on rent mediation.

***Recess called at 8:08 p.m.  
Meeting called back to order at 8:12 p.m.***

**Bonnie Price** discussed the process of reclaiming water, and her support for rent stabilization.

**Brenda Hammond** dedicated her presentation to Sam Wilshire and spoke about homeless issues.

**Stephanie Harper** suggested that all city buildings should have solar panels including the East County Performing Arts Center (ECPAC) and the new animal shelter. She discussed Section 8, which officers programs for persons with natural disabilities.

**PUBLIC COMMENT: (Continued)**

**Councilmember McClellan** invited the community to the upcoming Rotary Club Round-Up BBQ event on Saturday, June 9, 2018.

**2. WRITTEN COMMUNICATIONS: None**

**3. PUBLIC HEARINGS: None**

**4. ADMINISTRATIVE REPORTS: None**

**5. COMMISSION REPORTS: None**

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

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

**6.1 Council Activities Report/Comments**

**REPORT AS STATED.**

**6.2 LEGISLATIVE REPORT**

**Mayor Wells** stated the City Council rescinded its opposition to AB 3119 because of significant amendments by the author. With the amendments, the bill continues to advance through the committee process in Sacramento.

One bill that the City Council also opposed was SB 946, which restricts the City's ability to regulate sidewalk vendors. This bill was forwarded by the Senate Governance and Finance Committee to the entire Senate. Last Thursday, the bill passed 22 to 10, along party lines.

**Mayor Wells** shared that the League of California Cities will be taking a more active role in opposing the bill as it advances to the Assembly side of the legislature.

## ACTIVITIES REPORTS OF COUNCILMEMBERS

### 7. MAYOR PRO TEM GARY KENDRICK

Heartland Communications JPA; Heartland Fire Training JPA.

#### 7.1 Council Activities Report/Comments

**REPORT AS STATED.**

### 8. COUNCILMEMBER BOB MCCLELLAN

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

#### 8.1 Council Activities Report/Comments

**REPORT AS STATED.**

### 9. COUNCILMEMBER BEN KALASHO

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

#### 9.1 Council Activities Report/Comments

In addition to the submitted report. **Councilmember Kalasho** suggested adding timer to new screen. **Information Technology Manager, Diaz** confirmed timers will be added, and other issues resolved on the new system.

### 10. COUNCILMEMBER STEVE GOBLE

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

#### 10.1 Council Activities Report/Comments

**REPORT AS STATED.**

- 11. **JOINT COUNCILMEMBER REPORTS: None**
  
- 12. **GENERAL INFORMATION ITEMS FOR DISCUSSION: None**
  
- 13. **ORDINANCES: FIRST READING - None**
  
- 14. **ORDINANCES: SECOND READING AND ADOPTION**
  
- 14.1 **ZONING CODE OMNIBUS UPDATE**

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

**DISCUSSION**

**Bonnie Price** asked if neighbors were informed of explosive devices stored in their neighborhood and about limiting multi-housing opportunities being developed in the city.

**Director of Community Development, Shute** responded to **Ms. Price** that storage of explosives are for contractors' demolition work only with limited and controlled supply and that there will be no limit to multi-housing opportunities.

**Councilmember Kalasho** addressed the concern of gas station owners as to what seems to be a limit to create new driveways.

**Director of Community Development, Shute** clarified there are no limitations for new driveways.

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

An ordinance of the City Council of the city of El Cajon implementing the Zoning Code Omnibus and select code section updates by amending the El Cajon Municipal Code as follows: title 5, modifying licensing requirements and eliminating certain language in chapter 5.40; titles 5 and 17, changing references from massage "parlors" to massage "establishments" throughout; title 17 (zoning), to revise, correct and fill regulatory gaps in sections: 17.20.020, allowing amendments to be initiated by City Council action; 17.40.020, adding façade modifications in the downtown master plan area as projects that can be considered for an administrative zoning permit ("AZP"); 17.65.020, changing the threshold for a site development permit ("SDP"); 17.105.020, eliminating the "martial arts facility" definition and including it as part of "special training and schooling"; 17.115.130, adding performance standards for ground floor transparency, heat ventilation and air conditioning units; 17.130.225, creating



## **ORDINANCES: SECOND READING AND ADOPTION: (Continued)**

standards for security gates; 17.130.255, reducing the requirement from a conditional use permit ("CUP") to a minor use permit ("MUP") for additional storage without additional parking requirements; 17.140.180, revising and clarifying the accessory dwelling and junior accessory dwelling unit section; 17.140.210, modifying the residential land use table to allow beekeeping in the rs-40, rs-20 and open space zones and adding cross footnote reference to new section 17.125.110 for common interest developments; 17.145.150, allowing consumer electronic and repair in the heavy commercial—light manufacturing ("c-m") zone, eliminating "martial arts facility" as a separate use category, eliminating fortune tellers, including palm readers, phrenologists, spiritual mediums, and mystics use category, allowing restaurants, restaurant take-out only, and restaurant with alcoholic beverage production in office-professional zone, changing the permit for vehicle storage lot from CUP to MUP, changing the land use designation for wireless communication facilities from permitted by right ("P") to site development plan permit ("S"), and revising footnote 26 to specify that a card room can be located in a restaurant in the downtown area governed by specific plan no. 182; 17.150.170, allowing the storage of limited explosives as ancillary to an authorized primary use, modifying the required permit for day care facility from CUP to MUP, eliminating detention facilities, jails and juvenile halls, correcting the footnote reference for emergency shelter from 9 to 8, revising the "marine craft service and repair" category, revising the truck sales use category to include recreational vehicles, changing the required permit for vehicle storage lot from a CUP to a MUP and changing the land use designation for wireless communication facilities; 17.155.210, allowing beekeeping in open space zone; 17.165.020, correcting the reference to keeping chickens under permitted uses from section 17.225.065 to section 17.205.065 for planned residential developments ("PRD"); 17.185.170, revising the residential parking requirements table for planned unit developments columns, eliminating second family unit parking notes, clarifying the endnotes in the residential parking requirements table and clarifying the parking standards for the multi-family residential 6,000 square feet zone; 17.190.180, changing the permit requirement for an electronic message display sign from a CUP to a MUP; 17.190.250, clarifying location requirements for monument signs; 17.195.010, revising water use standards for landscaping; 17.195.020, removing "certified landscape irrigation auditor and irrigation audit," modifying "automatic irrigation controller," "developer," "estimated total water use," "hydrozone, irrigation efficiency," "landscape design manual," "landscape professional of record," "maximum applied water allowance," and "plant factor and rehabilitated landscape," adding "check valve or anti-drain valve," "friable," and "landscape architect" to "definitions"; 17.195.030, clarifying the types of projects subject to additional permitting and water conservation requirements in chapter 17.195; 17.195.040, revising landscaping and irrigation requirements for persons applying for a building permit, site development plan or a discretionary permit; 17.195.070, revising qualifications for preparers of landscape and irrigation plans;

**ORDINANCES: SECOND READING AND ADOPTION: (Continued)**

17.195.090, revising irrigation system requirements; 17.195.100, revising minimum landscape area requirements; 17.195.110, revising general landscaping maintenance requirements; 17.195.130, revising landscaping requirements for areas adjacent to parking areas, streets and driveways; 17.195.150, revising turf regulations; 17.195.160, revising landscaping requirements on slopes created by grading; 17.195.260, adding a soil volume requirement for planting and irrigation plans for a landscape documentation package; 17.195.270, revising the water efficient landscape worksheet requirements; 17.205.035, adding beekeeping standards section; 17.220.040, replacing references to "redevelopment and housing" with "community development"; 17.220.050, eliminating the requirement for a cup for affordable housing developments; 17.225.020, correcting the maximum number of guest rooms that shall be established through an AZP instead of a CUP.

**MOTION BY MCCLELLAN, SECOND BY KENDRICK, to ADOPT ORDINANCE NO. 5072, APPROVING Zoning Code Amendment 433.**

**MOTION CARRIED BY 4-1 VOTE (Kalasho - NO).**

**15. CLOSED SESSION - None**

**Adjournment: Mayor Wells adjourned the Regular Joint Meeting of the City Council/Housing Authority/Successor Agency to the Redevelopment Agency held this 8th day of May 2018, at 4:01 p.m., to Tuesday, May 8, 2018, at 7:00 p.m.**

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**Angela Aguirre  
City Clerk/Secretary**

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



## MINUTES

### CITY OF EL CAJON EL CAJON, CALIFORNIA

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**May 8, 2018**

An Adjourned Regular Joint Meeting of the City Council/Housing Authority/Successor Agency to the Redevelopment Agency of the City of El Cajon, California, held Tuesday, May 8, 2018, was called to order by Mayor/Chair Bill Wells at 7:04. p.m., in the Council Chambers, 200 Civic Center Way, El Cajon, California. This meeting was adjourned from the Adjourned Regular Joint Meeting held at 3:00 p.m., Tuesday May 8, 2018, by order of the City Council and Redevelopment Agency.

#### ROLL CALL

Council/Agencymembers present:	Goble and McClellan
Council/Agencymembers absent:	Kalasho
Mayor Pro Tem/Vice Chair present:	Kendrick
Mayor/Chair present:	Wells
Other Officers present:	Aguirre, City Clerk/Secretary Foley, City Attorney/General Counsel Mitchell, Assistant City Manager Williford, City Manager/Executive Director

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

**PRESENTATIONS:**

- **Proclamation: Global Citizens Initiative Fellow Scholarships:**
  - **Osama Abdulazeez, El Cajon Valley High School; and**
  - **Andy Basaka, Valhalla High School**

**AGENDA CHANGES: No**

**PUBLIC COMMENT: No**

**PUBLIC HEARINGS:**

**100 RESOLUTIONS: PEACH AVENUE CONDOMINIUM CONVERSION – PROPOSED PLANNED UNIT DEVELOPMENT, AND TENTATIVE PARCEL MAP FOR TWO EXISTING RESIDENTIAL UNITS – 1350 PEACH AVENUE (Report: Anthony Shute, Director of Community Development)**

**RECOMMENDATION: That the City Council:**

- Opens the Public Hearing and receives testimony;
- Closes the Public Hearing;
- Moves to ADOPT the next RESOLUTION in order APPROVING Planned Unit Development No. 349; and
- Moves to ADOPT the next RESOLUTION in order APPROVING Tentative Parcel Map No. 662.

**DISCUSSION**

**Director of Community Development, Anthony Shute**, provided a summary of the items.

**Mayor Wells** opened the Public Hearing.

**Linda Keach** representing Keach & McNew, provided information on the item and explained that property had to be sold as a 1 (one) unit parcel.

**Councilmembers Goble and McClellan** spoke in support of the proposed project.

**PUBLIC HEARINGS: (Item 100 - Continued)**

No further comments were offered.

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

**MOTION CARRIED BY UNANIMOUS VOTE.**

**MOTION BY McCLELLAN SECOND BY KENDRICK, to ADOPT RESOLUTION NO. 036-18 APPROVING Planned Unit Development No. 349; and ADOPT RESOLUTION NO. 037-18 APPROVING Tentative Parcel Map No. 662.**

**MOTION CARRIED BY UNANIMOUS VOTE.**

**101 RESOLUTIONS: TRANSIT DISTRICT SPECIFIC PLAN  
(Report: Anthony Shute, Director of Community Development)**

**RECOMMENDATION: That the City Council:**

- Opens the Public Hearing and receives testimony;
- Closes the Public Hearing;
- Moves to APPROVE the next RESOLUTION in order ADOPTING findings, Certifying the Program Environmental Impact Report, Adopting the Statement of Overriding Considerations, and Adopting the Mitigation, Monitoring and Reporting Program;
- Moves to APPROVE the next RESOLUTION in order APPROVING Specific Plan No. 531;
- Moves to APPROVE the next RESOLUTION in order APPROVING General Plan Amendment No. 2017-04;
- Moves to INTRODUCE the next ORDINANCE in order APPROVING Zone Reclassification No. 2328; and
- Requests that the City Clerk read the ORDINANCE by Title only.

**DISCUSSION**

**Director of Community Development, Anthony Shute**, provided a summary of the items and introduced **Melissa Devine, Senior Planner**, who provided detailed information on the proposed project.

**PUBLIC HEARINGS: (Item 101 - Continued)**

Discussion ensued amongst **Council** and **Staff** regarding:

- Street narrowing and mass transit (bus routes), which would result in public safety (FD and PD) and the center turn lane;
- Concerned that people would not use mass transit;
- Concerned for homeless problems in the area;
- Availability of parking and amount of traffic for the proposed roundabouts;
- Demand for quality buildings;
- Design standards.

**Director of Community Development, Anthony Shute** advised the proposal does not exempt future projects on parking, and that high quality design is expected.

**City Manager, Williford** gave a projection for the next 20 years, which would include trolley stations surrounded by new residential areas. He added that the homeless population will not usually frequent residential areas and he acknowledged that more parking structures need to be made available.

**Mayor Wells** opened the Public Hearing.

The following spoke in favor of the proposed project:

1. Angeli Calinog
2. Mohammed Tuama
3. Nadheer Al-Sumeri
4. Dina Polus
5. Abdul Alrikabi
6. Qamar Almwali
7. Mike Agrawi
8. Yannis Saridakis

The following person spoke against the proposed project:

1. Larry Johnson
2. Mark Whillock
3. Paula Friga

No further comments were offered.

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

**MOTION CARRIED BY UNANIMOUS VOTE OF THOSE PRESENT.**

**PUBLIC HEARINGS: (Item 101 - Continued)**

**MOTION BY KENDRICK, SECOND BY GOBLE to APPROVE RESOLUTION NO. 038-18 ADOPTING findings, Certifying the Program Environmental Impact Report, Adopting the Statement of Overriding Considerations, and Adopting the Mitigation, Monitoring and Reporting Program.**

**MOTION CARRIED BY UNANIMOUS VOTE OF THOSE PRESENT.**

**MOVE BY KENDRICK, SECOND BY GOBLE to APPROVE RESOLUTION NO. 039-18 APPROVING Specific Plan No. 531.**

**MOTION CARRIED BY UNANIMOUS VOTE OF THOSE PRESENT.**

**MOVE BY KENDRICK, SECOND BY GOBLE to APPROVE RESOLUTION NO. 040-18 APPROVING General Plan Amendment No. 2017-04, and to INTRODUCE ORDINANCE NO. 5072 APPROVING Zone Reclassification No. 2328.**

**MOTION CARRIED BY UNANIMOUS VOTE OF THOSE PRESENT.**

**Mayor Wells** requested the City Clerk to recite the title.

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

An Ordinance rezoning property located in the Southwest area of the City to implement the planned land use in the Transit District Specific Plan.

**ADJOURNMENT:** Mayor Wells adjourned the Adjourned Regular Joint Meeting of the City Council/Housing Authority/Successor Agency to the Redevelopment Agency held this 8<sup>th</sup> day of May 2018, at 9:11p.m. to Tuesday, May 22, 2018, at 3:00 p.m.

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**Angela Aguirre**  
**City Clerk/Secretary**



City Council  
Agenda Report

Agenda Item 1.4.

**DATE:** May 22, 2018

**TO:** Honorable Mayor and City Councilmembers

**FROM:** Dirk Epperson, Director of Public Works

**SUBJECT:** Acceptance of Installation of Exhaust Recovery Systems at Fire Stations 8 and 9, PS0070

---

**RECOMMENDATION:**

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

**BACKGROUND:**

On October 10, 2017, the contract for the Installation of Exhaust Recovery Systems at Fire Stations 8 and 9 project was awarded by City Council Minute Order No. 2017-63 to Aair Purification Systems Inc. The scope of work for this project included the installation of two separate vehicle exhaust recovery systems at Fire Station 8 and Fire Station 9.

This project was completed on May 1, 2018. Quantities and payments have been finalized and there are no pending claims.

**CALIFORNIA ENVIRONMENTAL QUALITY ACT:**

N/A

**FISCAL IMPACT:**

This project was constructed using Proposition "O" Public Safety funding (502900-PS0070). The total construction contract expenditure for this contract was \$147,614.88.

**Prepared By:** Dennis Davies, Deputy Director of Public Works

**Reviewed By:** Dirk Epperson, Director of Public Works

**Approved By:** Graham Mitchell, Assistant City Manager

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## City Council Agenda Report

**Agenda Item 1.5.**

**DATE:** May 22, 2018  
**TO:** Honorable Mayor and City Councilmembers  
**FROM:** Nahid Razi, Purchasing Agent  
**SUBJECT:** Award of Bid No. 001-19, Car Wash Services

---

### **RECOMMENDATION:**

That the City Council adopts the next resolution in order awarding the bid to the lowest responsive, responsible bidders, Happy Investments, LP dba Happy Car Wash & Oil Change in the annual amount of not-to-exceed \$15,000 and Crystal Clean Car Wash in the annual amount of not-to-exceed \$15,000.

### **BACKGROUND:**

On April 11, 2017, the City Council awarded RFP No. 015-17, Mobile Car Wash Services. After a period of evaluation, City staff concluded the City would be best served by returning to brick and mortar car washing services.

The procurement of brick and mortar car wash services for the City of El Cajon's fleet vehicles was solicited on March 29, 2018 and will be awarded contingent upon the City Council's approval of the Fiscal Year 2018-19 annual budget. Two responses were received and opened at 2:00 p.m. on April 25, 2018.

As stated in the bid specifications, it is the intent of the City to award the car wash services contract to the two (2) lowest responsive, responsible bidders, in order to allow City departments the option to select a vendor based on proximity.

In accordance with the California Department of Industrial Relations ("DIR"), every person engaged in the business of car washing and polishing must register annually with the California Labor Commissioner. Both bidders are actively registered with the DIR's Car Washing and Polishing Registration database.

The Purchasing Division, in concurrence with the Director of Public Works, recommends award of the bid to the two lowest responsive, responsible bidders, Happy Investments, LP dba Happy Car Wash & Oil Change and Crystal Clean Car Wash. The summary of bids is attached and complete proposals are on file in the Purchasing Division.

**FISCAL IMPACT:**

The initial fiscal impact of this purchase is \$30,000 and subsequent 4-year costs are estimated to be \$120,000. Sufficient funds will be included in the proposed Vehicle/Equipment Maintenance Fund (601000) Fiscal Year 2018-19 Annual Budget.

**Bid Summary: Bid No. 001-19**

Line Item	Unit of Measure	Estimated Annual Quantity	Description	Happy Investments, LP dba Happy Car Wash	Crystal Clean Car Wash
1	Each	2,000	Car Wash Services	\$7.50	\$9.00
2	Each	50	Hand Car Wash Extra Large Vehicles (i.e. SWAT Van)	\$29.99	\$25.00
3	Each	60	Hand Wax (Exterior Only) Police Department Vehicles, Sedans, Pick-Up Trucks	\$39.99	\$35.00
4	Each	20*	Hand Wax (Exterior Only) Vans	\$59.99	\$75.00

\*Vans hand-waxed once per year.

**Prepared By:** Nahid Razi, Purchasing Agent

**Reviewed By:** Dirk Epperson, Director of Public Works

**Approved By:** Graham Mitchell, Assistant City Manager

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**Attachments**

Resolution

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RESOLUTION NO.     -18

RESOLUTION AWARDING BID FOR  
CAR WASH SERVICES  
(Bid No. 001-19)

WHEREAS, on April 11, 2017, the City Council awarded Request for Proposals No. 015-17 for Mobile Car Wash Services; however, after evaluation of the on-site car wash services being performed, City of El Cajon ("City") staff concluded that returning to car wash services at specific locations of operations was in the best interest of the City; and

WHEREAS, the procurement of destination car wash services for the City's fleet vehicles was solicited on March 29, 2018 and will be awarded contingent upon the City Council's approval of the Fiscal Year 2018-19 annual budget; and

WHEREAS, two (2) responses were received and opened at 2:00 p.m. on April 25, 2018; and

WHEREAS, as stated in the bid specifications, it is the intent of the City to award the contract for car wash services to the two (2) lowest responsive, responsible bidders, in order to allow City departments the option to select a vendor based on proximity; and

WHEREAS, in accordance with the California Department of Industrial Relations ("DIR"), every person engaged in the business of car washing and polishing must register annually with the California Labor Commissioner, and both bidders are actively registered with the DIR's Car Washing and Polishing Registration database; and

WHEREAS, the Purchasing Division, in concurrence with the Director of Public Works, recommends award of the bid to the two lowest responsive, responsible bidders, Happy Investments, LP dba Happy Car Wash & Oil Change, and Crystal Clean Car Wash; and

WHEREAS, the City Council believes it to be in the best interests of the City to award the bid to the two lowest responsive, responsible bidders, Happy Investments, LP dba Happy Car Wash & Oil Change, and Crystal Clean Car Wash, as recommended by the Purchasing Division.

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

1. The City Council does hereby reject all other bids and proposals except those herein mentioned, and awards the bid for Car Wash Services in an annual not-to-exceed amount of \$15,000.00 each to:

Happy Investments, LP dba Happy Car Wash & Oil Change

and

Crystal Clean Car Wash

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

05/22/18 (Item 1.5)

Bid 001-19 – Car Wash Svcs (Happy Car Wash & Crystal Clean) award 051518



City Council  
Agenda Report

Agenda Item 1.6.

**DATE:** May 22, 2018

**TO:** Honorable Mayor and City Councilmembers

**FROM:** Colin Stowell, Fire Chief

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

---

**RECOMMENDATION:**

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

**BACKGROUND:**

The City is a member of the Heartland Communications Facility Authority's (HCFA) Joint Exercise of Powers Agreement (JPA) which provides fire and emergency medical dispatch services to eight member agencies and five contract agencies. The original Agreement has been in effect since June 25, 1986. The addition of Viejas Band of the Kumeyaay Nation (VIEJAS) as a Public Agency Member was agreed to unanimously by the HCFA Board of Chiefs, Management Advisory Committee (MAC), with final approval by the HCFA Commissioners.

The most important elements of change in the JPA documents for the City of El Cajon are:

1. VIEJAS will be added as a Public Agency Member of the HCFA's JPA,
2. VIEJAS will have a minimum of 500 calls attributed to their organization for 7 years,
3. VIEJAS has a \$3,733 buy-in fee, with payment terms as stated in the amendment, and
4. The effective date of the Amendment shall be June 1, 2018.

**FISCAL IMPACT:**

El Cajon's HCFA member assessment and CIP contribution are paid for by the City's General Fund. As a result of adding VIEJAS to the JPA as a member agency, El Cajon's percentage of ownership is estimated to reduce to 27.19%.

**Prepared By:** Colin Stowell, Fire Chief

**Reviewed By:** N/A

**Approved By:** Graham Mitchell, Assistant City Manager

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## **Attachments**

Amendment

Memo from HCFA

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**2<sup>nd</sup> AMENDMENT TO HEARTLAND COMMUNICATIONS FACILITY  
AUTHORITY'S JOINT EXERCISE OF POWERS AGREEMENT ADDING  
VIEJAS BAND OF THE KUMEYAAY NATION AS A JPA MEMBER AGENCY**

The Amended and Restated Joint Exercise of Powers Agreement for "Heartland Communications Facility Authority" ("Agreement") is hereby amended as follows:

1. 2<sup>nd</sup> Amendment to Add Member Agency. The term "Member Agency" as defined in the preamble to the Agreement is hereby amended to add Viejas Band of the Kumeyaay Indians ("VIEJAS") as a Public Agency Member of the Heartland Communications Facility Authority, and the term "Member Agencies" which is used to collectively refer to all Member Agencies of the Authority is hereby amended to include VIEJAS.
2. Expense Allocations. As specified in Section 12 of the Agreement, for purposes of the calculation of assessment expense allocations as set forth in Section 5(C)(1) and 5(C)(2) of the Agreement, a minimum of 500 calls shall be attributed to VIEJAS for 7 years.
3. Buy-In Fee. Pursuant to Section 12 of the Agreement, VIEJAS shall pay a buy-in fee of \$3,733 as stated in the Buy In Sheet dated February 14, 2018.
4. Effective Date. This Amendment shall take effect for all purposes on June 1, 2018.

IN WITNESS WHEREOF, the parties have caused this Amendment to be executed by their proper officers thereunto duly authorized.

The following page(s) are the approved and signed by the current JPA Member's proper officers thereunto duly authorized: (Each JPA Member will have an individual signature page.)

ACCEPTANCE

Viejas Band of the Kumeyaay Indians hereby agrees to be bound by all of the terms and conditions of the Amended and Restated Joint Exercise of Powers Agreement for "Heartland Communications Facility Authority" as amended by the foregoing Amendment.

\_\_\_\_\_  
Signature of VIEJAS Official

Robert J. Welch, Jr. Chairman, Viejas Band of Kumeyaay Indians

COMMISSION ATTESTATION

The undersigned, as a duly authorized representative of the Commission of the Heartland Communications Facility Authority, does hereby attest that the requisite vote of the Member Agencies of the Authority for amendment of the Joint Exercise of Powers Agreement has been obtained and that, as of June 1, 2018, the Viejas Band of the Kumeyaay Indians shall, on the terms and conditions set forth herein, become a Member Agency of the Authority with all rights and privileges and subject to all obligations and liabilities thereof.

\_\_\_\_\_  
Signature of HCFA Official  
MARK SCOTT, BOARD CHAIR  
Heartland Communications  
Facility Authority Commission

**Amendment to the HCFA JPA Agreement Approving the Addition of  
Viejas Band of the Kumeyaay Indians as a HCFA JPA Member  
Individual Agency Signature Page**

IN WITNESS WHEREOF, the parties have caused this Amendment to be executed by their proper officers thereunto duly authorized.

CITY OF EL CAJON

Attest:

By: \_\_\_\_\_

\_\_\_\_\_

Its: \_\_\_\_\_



# HEARTLAND COMMUNICATIONS FACILITY AUTHORITY

100 EAST LEXINGTON AVENUE • EL CAJON, CALIFORNIA 92020-4517  
PHONE: (619) 441-1623 • FAX: (619) 444-5982

JPA MEMBERS BEING:

ALPINE FIRE PROTECTION DISTRICT  
BONITA FIRE PROTECTION DISTRICT  
CORONADO FIRE DEPARTMENT  
EL CAJON FIRE DEPARTMENT  
LA MESA FIRE DEPARTMENT  
LAKESIDE FIRE PROTECTION DISTRICT  
LEMON GROVE FIRE DEPARTMENT  
SAN MIGUEL FIRE PROTECTION DISTRICT  
SANTEE FIRE DEPARTMENT



DIRECTOR CARLOS CASTILLO

ALSO SERVING:

BARONA FIRE PROTECTION DISTRICT  
CAMPO RESERVATION FIRE DEPARTMENT  
SANTA YSABEL FIRE DEPARTMENT  
SYCUAN FIRE DEPARTMENT  
VIEJAS FIRE DEPARTMENT

April 26, 2018

City of El Cajon

RE: Formal Request from Heartland Communications Facility Authority (HCFA) to City of El Cajon Council to Seek Approval of Viejas Band of the Kumeyaay Indians Becoming a Member of the HCFA JPA

Heartland Communications respectfully request to have the agenda item "Viejas Band of the Kumeyaay Indians Becoming a Member of the HCFA JPA" added to your next Board meeting for City of El Cajon.

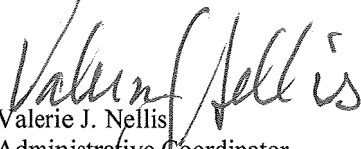
To date the HCFA Board of Chiefs, the HCFA MAC Group (City Managers) and HCFA Commissioners have approved Viejas request to become a member.

Per the terms in our JPA Agreement, it may only be amended by simple majority vote of all the Member Agencies. The Commission shall initiate any proposed amendment by requesting a formal recommendation from the Board.

The Commission shall then forward the proposed amendment with the Board's recommendation to the governing body of each Member Agency. The proposal shall be accompanied by a copy of the proposed amendment (which is included with this letter) to the Agreement, which shall be adopted, properly executed, and returned to the Commission if the Member Agency concurs with the amendment.

I have also included a JPA Agreement Signatory Page that if approved needs to be signed by your City's approving official and returned to Heartland before June 1, 2018 if possible.

If you have any questions, you may contact me directly.

  
Valerie J. Nellis  
Administrative Coordinator  
Heartland Communications Facility Authority  
100 E Lexington Avenue  
El Cajon, CA. 92020  
619-441-1623  
[vnellis@heartlandfire.net](mailto:vnellis@heartlandfire.net)



City Council  
Agenda Report

Agenda Item 1.7.

**DATE:** May 22, 2018  
**TO:** Honorable Mayor and City Councilmembers  
**FROM:** Dirk Epperson, Director of Public Works  
**SUBJECT:** Acceptance of Public Improvements, Tentative Subdivision Map (TSM) 655, 1300 Lorna Avenue (Everly Subdivision), APN: 493-391-10, Engineering Job No. 3445

---

**RECOMMENDATION:**

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

**BACKGROUND:**

The improvements, as a condition of Tentative Subdivision Map (TSM) 655, for twenty-one detached single-family residences in a twenty-three lot subdivision, by Resolution No. 35-13, are now complete. The subdivision is located at the southern terminus of Lorna Avenue (APN 493-391-10). A Subdivision Agreement and associated bonds, as a guarantee of the installation of improvements, were approved by the City Council on March 25, 2014.

**FISCAL IMPACT:**

None. All costs are paid by the developer.

**Prepared By:** Jaime Campos, Associate Civil Engineer

**Reviewed By:** Dirk Epperson, Director of Public Works

**Approved By:** Graham Mitchell, Assistant City Manager

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**Attachments**

Subdivision Agreement Public Improvements - Lorna Avenue

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SUBDIVISION AGREEMENT  
(Public Improvements)  
(1300 Lorna Avenue, APN 493-391-10)

THIS AGREEMENT entered into by and between the CITY OF EL CAJON, a California charter city and municipal corporation, hereinafter referred to as "City", and SHEA HOMES LIMITED PARTNERSHIP, a California limited partnership, hereinafter referred to as "Developer";

WHEREAS, Developer, pursuant to the provisions of the Subdivision Map Act of the State of California and Title 16 of the El Cajon Municipal Code, contemplates the filing of Tentative Subdivision Map No. 655 ("TSM 655") prior to the completion of certain public improvements as shown on the official plans, specifications and detailed drawings on file with the City Engineer of City (the "Improvements"); and

WHEREAS, the City Engineer has estimated the cost of said Improvements to be the sum of ONE HUNDRED THIRTY FOUR THOUSAND DOLLARS AND NO CENTS (\$134,000.00); and

WHEREAS, Developer has or will post a bond or other form of surety (the "Improvement Security") by a surety company admitted in California and acceptable to City (the "Surety Insurer").

NOW, THEREFORE, IT IS AGREED BY AND BETWEEN THE PARTIES AS FOLLOWS:

1. That in consideration of the approval of said TSM 655 prior to the completion of the Improvements for said project, Developer hereby covenants and agrees to install and construct the said Improvements in accordance with the official plans, and that said Improvements shall be completed within 1 year from the date of the recording of the tentative subdivision map by the County Recorder of the County of San Diego.

2. Should Developer fail to complete said Improvements within the time set forth above, City, at its option, has the right to enter onto the property to complete said Improvements. Should the City exercise such option, it shall be at the expense of Developer, or the City may, in the alternative, hold Developer and the Surety Insurer liable for damages.

3. Developer agrees to furnish and City agrees to release the Improvement Security in accordance with Title 16 of the El Cajon Municipal Code to secure warranty, faithful performance, and payment of labor and materials for said construction and installation. Any surety bonds shall be issued by corporate sureties admitted to do business in California and approved by the City Attorney. The form of said bonds shall be substantially as set forth in Sections 66499.1 and 66499.2 of the Government Code of the State of California.

4. Developer further agrees to furnish the following surety bonds or cash deposits, if applicable to the project. Any such bonds shall be issued by corporate sureties authorized to do

business in California and approved by the City Attorney:

- a.     \$ 3,500.00           for Lot Staking
- b.     \$ -0-               for installation of Underground Utilities
- c.     \$ -0-               for any deposits or bonds identified in the Resolution approving this project not otherwise in this Agreement.

5.     The City or any officer or employee thereof shall not be liable for any injury to persons or property occasioned by reason of the acts or omissions of Developer, its agents or employees in the performance of this Agreement. Developer further agrees to protect and hold harmless City, its elected and appointed officials, officers and employees, from any and all claims, demands, causes of action, liability or loss of any sort because of, or arising out of, acts or omissions of Developer, its agents or employees, in the performance of this Agreement, including claims, demands, causes of action, liability or loss because of, or arising out of, the design or construction of the Improvements, provided, however, that the approved Improvement Security shall not be required to cover the provisions of this paragraph. Said indemnification and agreement to hold harmless shall extend to injuries to persons and damages or taking of property resulting from the design or construction of said subdivision and the Improvements as provided herein, and to adjacent property owners as a consequence of and/or the diversion of waters from the design, construction or maintenance of drainage systems, streets and other improvements. Acceptance by the City of the Improvements shall not constitute an assumption by the City of any responsibility for such damage or taking.

City shall not be an insurer or surety for the design or construction of the subdivision pursuant to the approved improvement plans, nor shall any officer or employee thereof be liable or responsible for any accident, loss or damage happening or occurring during the construction of the work or Improvements as specified in this Agreement, except as it may be shown that said officers or employees specifically directed that said work or improvement be accomplished in a manner contrary to the wishes and desires of Developer, and Developer has filed a written objection with the City Engineer prior to commencing said work or improvement.

Provisions of this section shall remain in full force and effect for ten (10) years following substantial completion by the Developer of the Improvements.

6.     Developer agrees to file with the City Clerk, at the time this executed agreement is submitted, a certificate of insurance by a company approved by the City Attorney in conformance with City Council policy.


*[Remainder of page intentionally left blank]*

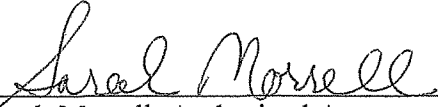
IN WITNESS WHEREOF we have this day set our hands and seals.

**CITY OF EL CAJON,**  
a California charter city and  
municipal corporation.


By   
Bill Wells, Mayor

**SHEA HOMES LIMITED PARTNERSHIP,**  
a California limited partnership.

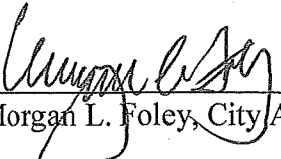
By   
Paul L.L. Barnes, Vice President

By   
Sarah Morrell, Authorized Agent

**ATTEST:**

  
Belinda Hawley, CMC, City Clerk

**APPROVED AS TO FORM:**

  
Morgan L. Foley, City Attorney

Date: 25. MARCH 14

STATE OF CALIFORNIA )  
 ) SS:  
COUNTY OF SAN DIEGO )

On 2-4-2014, before me, Patty Rivas, a Notary Public, personally appeared Paul L. Barnes and Sarah Morell, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Patty Rivas  
Signature



(SEAL)

STATE OF CALIFORNIA )  
 ) SS:  
COUNTY OF SAN DIEGO )

On \_\_\_\_\_, before me, \_\_\_\_\_, a Notary Public, personally appeared \_\_\_\_\_, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

\_\_\_\_\_  
Signature

(SEAL)



City Council  
Agenda Report

**Agenda Item 1.8.**

**DATE:** May 22, 2018  
**TO:** Honorable Mayor and City Councilmembers  
**FROM:** Colin Stowell, Fire Chief  
**SUBJECT:** Hazard Mitigation Plan

---

**RECOMMENDATION:**

That the City Council adopts, by the next resolution in order, the Multi-Jurisdictional Hazard Mitigation Plan.

**BACKGROUND:**

The federal government requires that each jurisdiction have a Multi-Jurisdictional Hazard Mitigation Plan (the "Plan"). The previous Plan for the County was developed in 2011 and the proposed Plan is a five-year revision of the existing Plan. The Plan recommends hazard mitigation actions and sets goals and objectives that aim to protect people and property in the City of El Cajon and other jurisdictions within the County impacted by natural or manmade disasters. Having this Plan in place also satisfies requirements for the City to obtain federal and state assistance in the event of a disaster. This Plan has been created after over a year of development by the County of San Diego and jurisdictions within the County. The State of California and FEMA have reviewed the Plan and have tentatively approved it pending its adoption by each jurisdiction.

**Prepared By:** Colin Stowell, Fire Chief  
**Reviewed By:** N/A  
**Approved By:** Graham Mitchell, Assistant City Manager

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**Attachments**

El Cajon Mitigation Plan  
Resolution

---

## 1.1 City of El Cajon

The City of El Cajon (El Cajon) reviewed a set of jurisdictional-level hazard maps including detailed critical facility information and localized potential hazard exposure/loss estimates to help identify the top hazards threatening their jurisdiction. In addition, LPGs were supplied with exposure/loss estimates for El Cajon summarized in Table 5.7-1. See Section 4.0 for additional details. Portions of the Regional Hazard Mitigation plan were incorporated into the city's general plan.

**Table 5.7-1  
Summary of Potential Hazard-Related Exposure/Loss in El Cajon**

Hazard Type	Exposed Population	Residential		Commercial		Critical Facilities	
		Number of Residential Buildings	Potential Exposure/Loss for Residential Buildings (x\$1,000)	Commercial	Potential Exposure/Loss for Commercial Buildings (x\$1,000)	Number of Critical Facilities	Potential Exposure for Critical Facilities (x\$1,000)
Coastal Storm / Erosion	0	0	0	0	0	0	0
Sea Level Rise	0	0	0	0	0	0	0
Dam Failure	2	0	0	0	0	1	192
Earthquake (Annualized Loss - Includes shaking, liquefaction and landslide components)	98,205*	35,656*	10,037,164*	1,360*	6,095,112*	0*	0*
<b>Flood (Loss)</b>							
100 Year	1,016	201	56,582	463	162,054	10	10,932
500 Year	17,025	5,824	1,639,456	4,335	1,517,228	78	91,460
<b>Rain-Induced Landslide</b>							
High Risk	46	11	3,097	4	1,564	0	10
Moderate Risk	78	1	282	5	1,789	0	0
Tsunami	0	0	0	0	0	0	0
<b>Wildfire / Structure Fire</b>							
Fire Regime II & IV	96,248	32,872	9,253,468	18,121	6,342,347	372	1,525,498

\* Represents best available data at this time.

After reviewing the localized hazard maps and exposure/loss table above, the following hazards were identified by the El Cajon LPG as their top six. A brief rationale for including each of these is included.

- **Hazardous Materials:** A major transportation corridor exists which includes two major freeways. The City also houses several facilities that utilize significant amounts of hazardous materials.
- **Wildland Fire:** A wildland/urban interface exists in significant amounts in canyon rims with high value residential sites.



- Earthquake: Numerous high density high rise facilities exist with potential loss of life, injuries and damage to property, as well as disruption of services which affects the City as well as surrounding jurisdictions.
- Landslide: Known previous landslide areas due to soil composition.
- Flooding: Some minor flood prone areas in the City.
- Terrorism or Other Manmade Events: Current and future projections for terrorism cause concerns regarding the population, community assets and City infrastructure.

### **1.1.1 Capabilities Assessment**

The LPG identified current capabilities available for implementing hazard mitigation activities. The Capability Assessment (Assessment) portion of the jurisdictional mitigation plan identifies administrative, technical, legal and fiscal capabilities. This includes a summary of departments and their responsibilities associated to hazard mitigation planning as well as codes, ordinances, and plans already in place associated to hazard mitigation planning. The second part of the Assessment provides El Cajon's fiscal capabilities that may be applicable to providing financial resources to implement identified mitigation action items.

### **1.1.2 Existing Institutions, Plans, Policies and Ordinances**

The following is a summary of existing departments in El Cajon and their responsibilities related to hazard mitigation planning and implementation, as well as existing planning documents and regulations related to mitigation efforts within the community. The administrative and technical capabilities of El Cajon, as shown in Table 5.7-2, provides an identification of the staff, personnel, and department resources available to implement the actions identified in the mitigation section of the Plan. Specific resources reviewed include those involving technical personnel such as planners/engineers with knowledge of land development and land management practices, engineers trained in construction practices related to building and infrastructure, planners and engineers with an understanding of natural or manmade hazards, floodplain managers, surveyors, personnel with GIS skills and scientists familiar with hazards in the community.

- City of El Cajon Department of Community Development
  - Building Division - Building Code: Plan checks and building inspections.
  - Planning Division - Zoning Ordinance: Limitations on the locations of certain land uses and the need for public hearings.
  - Planning Division - Subdivision Ordinance: Regulations may be considered an impediment timely mitigation.
  - Planning Division - Site Plan Review (Site Development Plan – SDP): The SDP process avoids unnecessary delays and involves no public hearings, so it can expedite projects that.
  - Planning Division - General Plan (GP): The GP would become a factor in a mitigation plan if it were deemed necessary to permanently change land uses.

Planning Division - Capital Improvement Plans (CIP): The CIP must be reviewed by the Planning Commission and found to be in conformance with the General Plan

- City of El Cajon Public Works Department

Subdivision Ordinance: Subdivision regulations are primarily state mandated, but locally implemented.

Capital Improvement Plans (CIP): Some capital improvement projects will also mitigate related hazards.

- City of El Cajon Finance Department

Capital Improvement Plans (CIP): Some capital improvement projects will also mitigate related hazards.

- Redevelopment Agency (RA) - Economic Development Plans (EDP)

- City of El Cajon Fire Department - Emergency Response Plans

**Table 5.7-2  
City of El Cajon: Administrative and Technical Capacity**

Staff/Personnel Resources	Y/N	Department/Agency and Position
A. Planner(s) or engineer(s) with knowledge of land development and land management practices	Y	Public Works and Community Development
B. Engineer(s) or professional(s) trained in construction practices related to buildings and/or infrastructure	Y	Public Works and Community Development
C. Planners or Engineer(s) with an understanding of natural and/or manmade hazards	Y	Engineers and Planning
D. Floodplain manager		Planning Division
E. Surveyors	Y	Public Works and Engineering
F. Staff with education or expertise to assess the community's vulnerability to hazards	Y	Fire, Police
G. Personnel skilled in GIS and/or HAZUS	Y	Public Works
H. Scientists familiar with the hazards of the community	N	
I. Emergency manager	Y	Fire Department
J. Grant writers	Y	Fire, Police, Community Development

The legal and regulatory capabilities of El Cajon are shown in Table 5.7-3, which presents the existing ordinances and codes that affect the physical or built environment of El Cajon. Examples of legal and/or regulatory capabilities can include: the City's building codes, zoning ordinances, subdivision ordinances, special purpose ordinances, growth management ordinances, site plan review, general plans, capital improvement plans, economic development plans, emergency response plans, and real estate disclosure plans.

**Table 5.7-3  
City of El Cajon: Legal and Regulatory Capability**

<b>Regulatory Tools (ordinances, codes, plans)</b>	<b>Local Authority (Y/N)</b>	<b>Does State Prohibit? (Y/N)</b>
A. Building code	Y	N
B. Zoning ordinance	Y	N
C. Subdivision ordinance or regulations	Y	N
D. Special purpose ordinances (floodplain management, storm water management, hillside or steep slope ordinances, wildfire ordinances, hazard setback requirements)	Y	N
E. Growth management ordinances (also called "smart growth" or anti-sprawl programs)	Y	N
F. Site plan review requirements	Y	N
G. General or comprehensive plan	Y	N
H. A capital improvements plan	Y	N
I. An economic development plan	Y	N
J. An emergency response plan	Y	N
K. A post-disaster recovery plan	N	N
L. A post-disaster recovery ordinance	N	N
M. Real estate disclosure requirements	N	N

### 1.1.3 Fiscal Resources

Table 5.7-4 shows specific financial and budgetary tools available to El Cajon such as community development block grants; capital improvements project funding; authority to levy taxes for specific purposes; fees for water, sewer, gas, or electric services; impact fees for homebuyers or developers for new development; ability to incur debt through general obligations bonds; and withholding spending in hazard-prone areas.

**Table 5.7-4  
City of El Cajon: Fiscal Capability**

Financial Resources	Accessible or Eligible to Use (Yes/No)
• Community Development Block Grants (CDBG)	Qualified – Income Requirements
• Capital improvements project funding	Yes
• Authority to levy taxes for specific purposes	No
• Fees for water, sewer, gas, or electric service	Yes
• Impact fees for homebuyers or developers for new developments/homes	Yes
• Incur debt through general obligation bonds	No
• Incur debt through special tax and revenue bonds	Yes – Vote Required
• Incur debt through private activity bonds	No
• Withhold spending in hazard-prone areas	Yes
• Other – SANDAG Grant	Yes
• Other – Other Grants	Yes

### 1.1.4 Goals, Objectives and Actions

Listed below are El Cajon’s specific hazard mitigation goals, objectives and related potential actions. For each goal, one or more objectives have been identified that provide strategies to attain the goal. Where appropriate, the City has identified a range of specific actions to achieve the objective and goal.

The goals and objectives were developed by considering the risk assessment findings, localized hazard identification and loss/exposure estimates, and an analysis of the jurisdiction’s current capabilities assessment. These preliminary goals, objectives and actions were developed to represent a vision of long-term hazard reduction or enhancement of capabilities. To help in further development of these goals and objectives, the LPG compiled and reviewed current jurisdictional sources including the City’s planning documents, codes, and ordinances. In addition, City representatives met with consultant staff and/or OES to specifically discuss these hazard-related goals, objectives and actions as they related to the overall Plan. Representatives of numerous City departments involved in hazard mitigation planning, including Fire, Police, and Public Works provided input to the El Cajon LPG. The primary El Cajon LPG members were:

- |                 |                 |
|-----------------|-----------------|
| • Greg McAlpine | • Chris Presmyk |
| • Mona Freels   | • Sara Ramirez  |
| • Andy McKellar | • Jim Redman    |
| • Chris Jensen  | • Tim Smith     |

- Steve Swaney

Once developed, City staff submitted the final plan to the State of California and the Federal Emergency Management Agency (FEMA) for approval. Once approved by FEMA, the plan will be taken to the El Cajon City Council for adoption.

A public survey was posted on all participating agencies websites from March through July 2014. Over 500 responses were received. The survey results are in Appendix E.

An email address was provided for the public to send comments and suggestions to. This email address was checked daily for public input.

The following sections present the hazard-related goals, objectives and actions as prepared by El Cajon's LPG in conjunction with the Hazard Mitigation Working Group, locally elected officials, and local citizens.

#### **1.1.4.1 Goals**

The City of El Cajon has developed the following 10 Goals for their Hazard Mitigation Plan (See Attachment A for Goals 9 and 10).

- Goal 1. Promote disaster-resistant future development.
  - Goal 2. Increase public understanding, support and demand for effective hazard mitigation.
  - Goal 3. Build and support local capacity and commitment to continuously become less vulnerable to hazards.
  - Goal 4. Improve hazard mitigation coordination and communication with federal, state, local and tribal governments.
- “Reduce the possibility of damage and losses to existing assets, particularly people, critical facilities/infrastructure, and City-owned facilities, due to”:
- Goal 5. Floods
  - Goal 6. Wildfires
  - Goal 7. Severe Weather (e.g., El Nino Storms, thunderstorms, lightening, tsunamis, extreme heat and drought)
  - Goal 8. Geological Hazards
  - Goal 9. Hazardous Materials (See Attachment A)
  - Goal 10. Other Manmade Hazards (See Attachment A)

### 1.1.4.2 Objectives and Actions

The City of El Cajon developed the following broad list of objectives and actions to assist in the implementation of each of their 10 identified goals. The City of El Cajon developed objectives to assist in achieving their hazard mitigation goals. For each of these objectives, specific actions were developed that would assist in their implementation. A discussion of the prioritization and implementation of the action items is provided in Section 5.7.5.

<b>Goal 1: Promote disaster resistant future development.</b>		<b>Applies to New, Existing or Both</b>
<i>Objective 1.A: Encourage and facilitate the development or updating of general plans and zoning ordinances to limit development in hazard areas.</i>		
Action 1.A.1	Update the safety element of the General Plan as needed.	Both
<i>Objective 1.B: Encourage and facilitate the adoption of building codes that protect renovated existing assets and new development in hazard areas.</i>		
Action 1.B.1	Adopt and continue to update various uniform codes that pertain to safety issues.	Both
<i>Objective 1.C: Discourage future development that exacerbates hazardous conditions.</i>		
Action 1.C.1	Maintain a mapping system.	Both
Action 1.C.2	Require an Environmental Impact Report to identify degree of risk.	New
Action 1.C.3	Recommend mitigation to eliminate risks.	Both
<b>Goal 2: Promote public understanding, support and demand for hazard mitigation.</b>		<b>Applies to New, Existing or Both</b>
<i>Objective 2.A: Educate the public to increase awareness of hazards and opportunities for mitigation actions.</i>		
Action 2.A.1	Use established media including web page, newsletter and City correspondence and Social media sites.	Both
Action 2.A.2	Include in public education activities.	Both
Action 2.A.3	Inform the public regarding hazard mitigation.	Both
<i>Objective 2.B: Promote partnerships between the state, counties, local and tribal government to identify, prioritize, and implement mitigation actions.</i>		
Action 2.B.1	Promote regional planning with surrounding jurisdictions.	Both
<i>Objective 2.C: Promote hazard mitigation in the private sector.</i>		
Action 2.C.1	Provide public education to area service groups.	Both
Action 2.C.2	Continue to include hazard mitigation in business license renewal documents.	Both
Action 2.C.3	Collaborate with East County Chamber of Commerce to engage the local	

<b>Goal 2: Promote public understanding, support and demand for hazard mitigation.</b>		<b>Applies to New, Existing or Both</b>
	business sector in hazard mitigation.	Both

<b>Goal 3: Build and support local capacity and commitment to continuously become less vulnerable to hazards.</b>		<b>Applies to New, Existing or Both</b>
<i>Objective 3.A: Increase awareness and knowledge of hazard mitigation principles and practices among City employees.</i>		
Action 3.A.1	Train employees in potential hazards.	Both
<i>Objective 3.B: Explore developing a web-based Hazard Mitigation Planning System and provide technical assistance.</i>		
Action 3.B.1	Include on the City website with methods for hazard reporting.	Both
<i>Objective 3.C: Continue to enhance the Emergency Operations Center (EOC)</i>		
Action 3.C.1	Periodic review of technology used to support the EOC to ensure systems are updated and effective, including city GIS components.	Actions 3.C.1 – 3.C.5 Both
Action 3.C.2	Update equipment and supplies as necessary to ensure effectiveness.	
Action 3.C.3	Continue EOC training and exercise plan for City staff with EOC responsibilities.	
Action 3.C.4	Cross train city staff at various EOC positions.	
Action 3.C.5	Expand staff training by conducting monthly on-line WebEOC training for EOC staff. Include extended training formats as applicable.	
Action 3.C.6	Through the new CERT program, build a team of community volunteers to work with the community before, during, and after a disaster.	

<b>Goal 4: Improve hazard mitigation coordination and communication with federal, state, local and tribal governments.</b>		<b>Applies to New, Existing or Both</b>
<i>Objective 4.A: Establish and maintain closer working relationships with state agencies, local and tribal governments.</i>		
Action 4.A.1	Continue to support local partnerships, such as the Unified Disaster Council (UDC) and Urban Area Working Group (UAWG) and the coordination of	Both

<b>Goal 4: Improve hazard mitigation coordination and communication with federal, state, local and tribal governments.</b>		<b>Applies to New, Existing or Both</b>
	Automatic and Mutual aid agreements.	
Action 4.A.2	Continue to encourage development of standardized Emergency Operations Plans (EOP) within the City of El Cajon that coordinates with countywide EOPs.	Both
Action 4.A.3	Continue to develop multi-jurisdictional multi-functional training and exercises to enhance hazard mitigation.	Both
Action 4.A.4	Continue to maintain working relationships with agencies providing resources and expertise that further hazard mitigation efforts.	Both
Action 4.A.5	Maintain relationships with Helix Water District and SDG&E including disaster drill cross participation.	Both
Action 4.A.6	Maintain and expand Automatic and Mutual Aid Agreements.	Both
<i>Objective 4.B: Support a coordinated permitting activities process</i>		
Action 4.B.1	Continue to utilize notification procedures for all permits that support affected agencies.	Both
Action 4.B.2	Continue to streamline policies to eliminate conflicts and duplication of effort.	Both
Action 4.B.3	Continue to exchange resources and work with other agencies.	Both
Action 4.B.4	Continue efforts towards consolidating the administration of fire resources for the Cities of El Cajon, La Mesa, and Lemon Grove.	Both
<i>Objective 4.C.: Improve the City's capability and efficiency at administering pre- and post-disaster mitigation.</i>		
Action 4.C.1	Participate In the development and execution of Emergency Operations Center (EOC) table top and functional disaster exercises.	Both
<i>Objective 4.D.: Improve capacity for selected City-owned facilities for use as shelters and/or alternate seats of government.</i>		
Action 4.D.1	Explore installation of generators on selected facilities to ensure continuous power for use at shelters and/or alternate seats of government.	New

<b>Goal 5: Reduce the possibility of damage and losses to existing assets, particularly people, critical facilities/infrastructure, and City-owned facilities, due to <u>floods</u>.</b>		<b>Applies to New, Existing or Both</b>
<i>Objective 5.A: Develop a comprehensive approach to reducing the possibility of damage and losses due to floods.</i>		
Action 5.A.1	Continue to ensure finish floor elevations of new development are at least above the 100 year flood plain.	New
Action 5.A.2	Continue to require drainage studies for major projects to ensure adequate measures are incorporated and that they do not adversely affect downstream or other surrounding properties.	New
Action 5.A.3	Continue to periodically evaluate drainage fees to ensure new development pays their fair share of offsite improvements.	New
Action 5.A.4	Continue to limit uses in floodways to those tolerant of occasional flooding.	New



<b>Goal 5: Reduce the possibility of damage and losses to existing assets, particularly people, critical facilities/infrastructure, and City-owned facilities, due to <u>floods</u>.</b>		<b>Applies to New, Existing or Both</b>
Action 5.A.5	Continue to design new critical facilities to minimize potential flood damage. Such facilities include those that provide emergency response like hospitals, fire stations, police stations, civil defense headquarters, utility lifelines, and ambulance services. Such facilities also include those that do not provide emergency response but attract large numbers of people, such as schools, theaters, and other public assembly facilities with capacities greater than 100 people.	New
<i>Objective 5.B: Protect existing assets with the highest relative vulnerability to the effects of floods within the 100-year floodplain.</i>		
Action 5.B.1	Continue to maintain flood control channels and storm drains, in accordance with habitat preservation policies, through periodic dredging, repair, de-silting, and clearing to prevent any loss in their effective use.	Existing
Action 5.B.2	Continue to identify and prioritize flood control projects.	New
Action 5.B.3	Continue to pursue available grant funds for flood control projects.	Both
Action 5.B.4	Continue to participate in the National Flood Insurance Program and requirement to review applications for conformance with NFIP standards.	New
<i>Objective 5.C: Minimize repetitive losses caused by flooding.</i>		
Action 5.C.1	Continue preventative maintenance and inspection of floodway structures, storm drains, etc. consistent with applicable standards.	Existing
Action 5.C.2	Continue to improve drainage courses in an environmentally sensitive manner to eliminate repetitive events.	Existing

<b>Goal 6: Reduce the possibility of damage and losses to existing assets, particularly people, critical facilities/infrastructure, and City-owned facilities, due to <u>wildfires</u>.</b>		<b>Applies to New, Existing or Both</b>
<i>Objective 6.A: Develop a comprehensive approach to reducing the possibility of damage and losses due to wildfires.</i>		
Action 6.A.1	Continue to require the application of California Fire Code pertaining to Fire Protection Plans (FPP). The FPP will provide for 100' of vegetation management (per CA Government Code 51182 and the MOU between the U.S. Fish and Wildlife Service, Calif. Department of Fish and Game, CalFIRE and the San Diego County Fire Chiefs Association) around all new structures or require equivalent construction methods as determined by a technical fire analysis.	New
Action 6.A.2	Continue to ensure that street widths, paving, and grades can accommodate emergency vehicles. Also continue to require 30' of vegetation management on all street segments without improved lots.	Both
Action 6.A.3	Continue to require fire resistant construction materials in all areas.	New
<i>Objective 6.B: Protect existing assets with the highest relative vulnerability to the effects of wildfire.</i>		

Action 6.B.1	Continue to maintain the City's weed abatement ordinance.	Both
<i>Objective 6.C: Coordinate with and support existing efforts to mitigate wildfire hazards (e.g., US Forest Service, Bureau of Land Management).</i>		
Action 6.C.1	Continue to participate in the California Fire Master Mutual Aid Agreement, the San Diego County Fire Master Mutual Aid Agreement, and the Heartland Zone Automatic Aid Agreement.	Both
<i>Objective 6.D: Maintain adequate emergency response capabilities.</i>		
Action 6.D.1	Continue to evaluate service level impacts and needs as part of the review of major projects.	Both

<b>Goal 7: Reduce the possibility of damage and losses to existing assets, particularly people, critical facilities/infrastructure, and City-owned facilities, due to severe weather as a possible result of the effects of climate change. (e.g., El Nino storms/, thunderstorms, lightning, tsunamis, and extreme heat and drought).</b>		<b>Applies to New, Existing or Both</b>
<i>Objective 7.A: Develop a comprehensive approach to reducing the possibility of damage and losses due to severe weather.</i>		
Action 7.A.1	Continue to ensure that existing and new storm drain and street capacities are adequate to manage a 100 year flood event.	Both
Action 7.A.2	Continue to ensure that new construction projects include surface drainage management that will preserve the integrity of the facility and public infrastructure.	New
Action 7.A.3	Improve the City's planning, training, and exercise efforts to better respond to natural hazards, man-made and technological incidents that are exacerbated by severe weather and climate change conditions.	Both
Action 7.A.4	Enhance existing City partnerships with the appropriate agencies, community support groups, and service partners to better prepare for and respond to the emergency and disaster needs of the whole community, to include people with disabilities and other access and functional needs during severe weather and/or following incidents that are exacerbated by climate change.	Both
<i>Objective 7.B: Protect existing assets with the highest relative vulnerability to the effects of severe weather.</i>		
Action 7.B.1	Continue to provide barricades to identify flooded areas.	Both
Action 7.B.2	Protect existing essential service facilities by retrofitting or maintaining severe weather utilities and infrastructure such as emergency generators, heating, ventilation and air conditioning systems, and information technology, etc.	Both

<b>Goal 8: Reduce the possibility of damage and losses to existing assets, particularly people, critical facilities/infrastructure, and City-owned facilities, due to <u>geological hazards</u>.</b>		<b>Applies to New, Existing or Both</b>
<i>Objective 8.A: Develop a comprehensive approach to reducing the possibility of damage and losses due to geological hazards.</i>		
Action 8.A.1	Continue to require soil reports and implement its recommendations for projects	New

	in identified areas where liquefaction or other soil issues exist.	
Action 8.A.2	Continue to review all new construction to ensure conformance with seismic requirements specified in the California Building Code.	New
Action 8.A.3	Continue to require a preliminary soil report and a report of satisfactory placement of fill prepared by a licensed civil engineer for all buildings and structures supported on fill.	New
Action 8.A.4	Continue to require a preliminary report for all buildings and structures supported on natural ground unless the foundations have been designed in accordance with Table No. 1806.2 of the Building Code.	New
<i>Objective 8.B: Protect existing assets with the highest relative vulnerability to the effects of dam failure.</i>		
Action 8.B.1	Continue to require seismic retrofits for major renovations in accordance with Historic and Building Code provisions.	Existing
Action 8.B.2	Continue to utilize the California Building Code for Building Conservation for non-historic buildings.	Existing

### 1.1.5 Prioritization and Implementation of Action Items

Once the comprehensive list of jurisdictional goals, objectives, and action items listed above was developed, the proposed mitigation actions were prioritized. This step resulted in a list of acceptable and realistic actions that address the hazards identified in each jurisdiction. This prioritized list of action items was formed by the LPG weighing STAPLEE criteria

The Disaster Mitigation Action of 2000 (at 44 CFR Parts 201 and 206) requires the development of an action plan that not only includes prioritized actions but one that includes information on how the prioritized actions will be implemented. Implementation consists of identifying who is responsible for which action, what kind of funding mechanisms and other resources are available or will be pursued, and when the action will be completed.

The prioritized actions below reflect progress in local mitigation efforts as well as changes in development.

The top 9 prioritized mitigation actions as well as an implementation strategy for each are:

**Action Item #1 (Goal #4):** Explore installation of generators on selected facilities to ensure continuous power for use at shelters and/or alternate seats of government.

**Coordinating Individual/Organization:** Public Works and recreation Departments

**Potential Funding Source:** Available grant funds

**Implementation Timeline:** Ongoing

**Action Item #2 (Goal #3):** Continue to train employees in potential hazards

**Coordinating Individual/Organization:** Fire Department

**Potential Funding Source:** Fire Department Budget, other sources as needs dictate

**Implementation Timeline:** Ongoing

**Action Item #3 (Goal #2):** Provide public education to area service groups. **Coordinating Individual/Organization:** Fire Department

**Potential Funding Source:** Fire Department Budget, other sources as needs dictate.  
**Implementation Timeline:** Ongoing

**Action Item #4 (Goal #3):** Train city EOC staff on NIMS, SEMS and ICS.

**Coordinating Individual/Organization:** Fire Department  
**Potential Funding Source:** City General Fund, other sources as needs dictate.  
**Implementation Timeline:** Ongoing

**Action Item #5 (Goal #2):** Continue to include hazard mitigation information in public education activities.

**Coordinating Individual/Organization:** Fire Department  
**Potential Funding Source:** Fire Department or available grant funds.  
**Implementation Timeline:** Ongoing

**Action Item #6 (Goal #2):** Continue to use established media presence including web page, newsletter, and City correspondence

**Coordinating Individual/Organization:** Fire Department, Administrative Services Department  
**Potential Funding Source:** Fire Department, General Fund, or available grant funds  
**Implementation Timeline:** Ongoing

**Action Item #7 (Goal #2):** Continue to inform public regarding hazard mitigation activities.

**Coordinating Individual/Organization:** Fire Department  
**Potential Funding Source:** Fire Department  
**Implementation Timeline:** Ongoing.

**Action Item #8 (Goal #3):** Maintain the hazard reporting process found on City website.

**Coordinating Individual/Organization:** Fire Department  
**Potential Funding Source:** Fire Department  
**Implementation Timeline:** Ongoing

**Action Item #9 (Goal #3):** Maintain the GIS component in the City's EOC including specific site information.

**Coordinating Individual/Organization:** Fire Department, Community Development, Administrative Services Department, Police Department  
**Potential Funding Source:** General Fund, grant money as available  
**Implementation Timeline:** Ongoing

**Action Item #10 (Goal #8):** Continue to utilize California Building Code for Building Conservation for non-historic buildings.

**Coordinating Individual/Organization:** City Manager, Building Department  
**Potential Funding Source:** Grant funds as they become available  
**Implementation Timeline:** Ongoing

RESOLUTION NO.     -18

A RESOLUTION OF THE  
CITY COUNCIL OF THE CITY OF EL CAJON  
ADOPTING THE CITY OF EL CAJON HAZARD MITIGATION PLAN

WHEREAS, the Federal Emergency Management Agency (FEMA) requested the County of San Diego Office of Emergency Services to update the San Diego County Multi-Jurisdictional Hazard Mitigation Plan; and

WHEREAS, each city was requested to create an updated plan for their jurisdiction; and

WHEREAS, the Fire Department has updated the City of El Cajon Hazard Mitigation Plan based on the guidance of the Heartland Fire & Rescue Emergency Management Coordinator; and

WHEREAS, the department requests that the City Council approve and accept the updated City of El Cajon Hazard Mitigation Plan.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF EL CAJON AS FOLLOWS: the City Council accept and approve the updated City of El Cajon Hazard Mitigation Plan.



City Council  
Agenda Report

**DATE:** May 22, 2018  
**TO:** Honorable Mayor and City Councilmembers  
**FROM:** Colin Stowell, Fire Chief  
**SUBJECT:** 2017 State Homeland Security Grant Program Funding

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**RECOMMENDATION:**

That the City Council takes the following actions:

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

**BACKGROUND:**

Since the terrorist attacks of September 11, 2001, there has been a heightened concern over the potential for an act of terrorism to occur again within the borders of the United States. The Federal Government, through the Department of Homeland Security, has provided communities throughout the Country with hundreds of millions of dollars for the fight against terrorism.

The FY 2017 State Homeland Security grant funding will be utilized by both the Police and Fire Departments. The Police Department will receive \$18,459 in funding to purchase PSC camera system augmentation and ballistic helmets. The Fire Department will receive \$59,933 that will be used to purchase an air bag kit, a shoring kit, a rotary saw, and hydraulic rescue tools.

**FISCAL IMPACT:**

This grant will provide \$78,392 to the Special Revenue Fund and will not impact the General Fund. No matching funds are required for this grant. These funds will be used by the Police and Fire Departments for the projects listed above or as modified in the grant workbook and approved by the granting agency.

**Prepared By:** Colin Stowell, Fire Chief  
**Reviewed By:** N/A  
**Approved By:** Graham Mitchell, Assistant City Manager

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**Attachments**

Award Approval  
Award Letter  
Allocation





October 20, 2017

RECEIVED

OCT 30 2017

OES

Holly Crawford  
Director  
San Diego County  
5580 Overland Avenue, Suite 100  
San Diego, CA 92123

**SUBJECT: NOTIFICATION OF SUBRECIPIENT AWARD APPROVAL**  
Fiscal Year (FY) 2017 Homeland Security Grant Program  
Grant #2017-0083, Cal OES ID#073-00000  
Subrecipient Performance Period: September 1, 2017, to May 31, 2020

Dear Ms. Crawford:

The California Governor's Office of Emergency Services (Cal OES) approved your FY 2017 Homeland Security Grant Program (HSGP) award in the amount of \$3,388,607. Once your completed application is received and approved, you may request reimbursement of eligible grant expenditures using the Cal OES Financial Management Forms Workbook available at [www.caloes.ca.gov](http://www.caloes.ca.gov).

During the review process, a Cal OES Program Representative will examine and evaluate your FY 2017 HSGP grant application. Throughout the grant cycle, Cal OES will use performance milestones set in the Department of Homeland Security/Federal Emergency Management Agency Grants Reporting Tool (GRT) as indicators of performance and grant management capacity and this information may be used in assessing future competitive grant applications. All activities funded with this award must be completed within the Subrecipient performance period.

You are required to comply with all applicable federal, state, and local environmental and historic preservation (EHP) requirements. Additionally, Aviation/Watercraft requests, Establish/Enhance Emergency Operations Center projects, projects requiring EHP review, and sole source procurement requests and controlled equipment requests require additional approvals from Cal OES. Subrecipients must obtain written approval for these activities **prior** to incurring any costs, in order to be reimbursed for any related costs under this grant. Subrecipients are also required to obtain a performance bond prior to the purchase of any equipment item over \$250,000, including any aviation or watercraft financed with homeland security dollars. Performance bonds must be submitted to your Program Representative no later than the time of reimbursement.



Holly Crawford  
October 20, 2017  
Page 2 of 2

Following acceptance of this award, you must enter your grant information into the GRT for the Biannual Strategy Implementation Report (BSIR) period. The GRT can be accessed online at <https://www.reporting.odp.dhs.gov/>. Your agency must prepare and submit the BSIR to Cal OES via the GRT semi-annually for the duration of the grant performance period or until you complete all activities and the grant is formally closed. Failure to submit required reports could result in grant reduction, suspension, or termination.

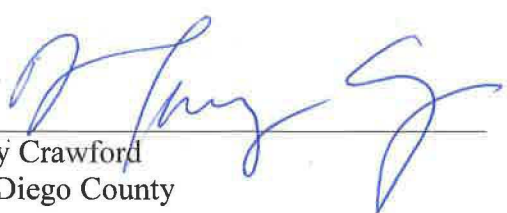
This grant is subject to all provisions of 2 CFR Part 200, Subpart F – Audit Requirements. Any funds received in excess of current needs, approved amounts, or those found owed as a result of a final review or audit, must be refunded to the State within 30 days upon receipt of an invoice from Cal OES.

Your dated signature is required on this letter. Please sign and return the original to your Cal OES Program Representative within 20 days of receipt and keep a copy for your files. For further assistance, please feel free to contact your Cal OES Program Representative or the Homeland Security Grants Unit at (916) 845-8186.

Sincerely,



MARK S. GHILARDUCCI  
Director



---

Holly Crawford  
San Diego County

Date

10/31/17



County of San Diego Office of Emergency Services  
5580 Overland Ave., Suite 100  
San Diego, CA 92123 -1251  
Phone: (858) 565-3490 Fax: (858) 565-3499  
Email: [oes@sdcounty.ca.gov](mailto:oes@sdcounty.ca.gov)



March 6, 2018

SUBJECT: **NOTIFICATION OF PROJECT AWARD**  
Fiscal Year (FY) 2017 State Homeland Security Program (SHSP)  
Grant #2017-0083, Cal OES ID# 073-00000, CFDA # 97.067 HSGP  
**JURISDICTIONAL PERFORMANCE PERIOD: March 6, 2018, to June 30, 2019**

Dear Homeland Security Grant Partners,

This letter is to notify you the County of San Diego, Office of Emergency Services (OES) has received approval from the California Governor's Office of Emergency Services (Cal OES) for the Fiscal Year 2017 State Homeland Security Program (SHSP).

**The final date to expend FY17 SHSP grant funds is May 31, 2019. Jurisdictions must have all reimbursement requests to OES by June 30, 2019.** OES will be monitoring expenditures closely and reallocating funds that cannot be spent by this deadline. Please submit your claims in a timely manner in order for the funds to be expended within the required performance period of the grant.

**This grant is subject to all provisions of 2CFR Part 200, Subpart F – Audit Requirements.**

At this time projects that have any associated holds, which include EHP, EOC, aviation, watercraft, or requests that need Cal OES sole source pre-approval may not be purchased; please refer to paragraph three of Cal OES' "Notification of Subrecipient Award Approval" for information on purchases requiring further approval from Cal OES. Funds awarded under this allocation will be subject to the requirements in the Department of Homeland Security Fiscal Year 2017 Homeland Security Grant Program (HSGP) Notice of Funding Opportunity and the California Supplement to the Federal Notice of Funding Opportunity.

The Office of Emergency Services is available to provide technical assistance throughout the entire grant process. For assistance, please contact OES Finance Unit:

- Christina Davis, at (858) 715-2344 or [Christina.Davis@sdcounty.ca.gov](mailto:Christina.Davis@sdcounty.ca.gov)
- Raluca Pimenta, at (858) 715-2214 or [Raluca.Pimenta@sdcounty.ca.gov](mailto:Raluca.Pimenta@sdcounty.ca.gov)

Thank you for your efforts to improve the safety and security of our region. We look forward to working with you and appreciate your cooperation and support.

Sincerely,

Holly Crawford, Director  
San Diego County Office of Emergency Services

**Unified San Diego County Emergency Services Organization**

FY 2017 STATE HOMELAND SECURITY PROGRAM (SHSP) GRANT APPROVED ALLOCATION									
JURISDICTION	FY2016 - ALLOCATION			FY2017 - ALLOCATION					
CITIES	LE - 25% of FY16 Allocation	Non-LE Allocation	TOTAL	Sworn LE Personnel Figures (2016)	LE - 25% of FY17 Allocation	Non-LE Population (2016)	Non-LE Allocation	TOTAL	% Change from FY2016 to FY2017
CARLSBAD	16,643	68,175	84,818	110	16,643	112,930	65,619	82,262	-3.01%
CHULA VISTA	32,681	153,285	185,966	216	32,681	265,070	147,286	179,967	-3.23%
CORONADO	6,203	19,114	25,317	41	6,203	25,230	18,543	24,746	-2.26%
DEL MAR	-	7,391	7,391	-	-	4,274	7,294	7,294	-1.31%
EL CAJON	18,459	62,249	80,708	122	18,459	102,337	59,933	78,392	-2.87%
ENCINITAS	-	39,644	39,644	-	-	61,928	38,242	38,242	-3.54%
ESCONDIDO	23,149	89,338	112,487	153	23,149	150,760	85,926	109,075	-3.03%
ESCONDIDO RINCON DEL DIABLO	-	8,608	8,608	-	-	15,387	8,259	8,259	-4.05%
IMPERIAL BEACH	-	20,347	20,347	-	-	27,434	19,726	19,726	-3.05%
LA MESA	10,288	38,555	48,843	68	10,288	59,982	37,197	47,485	-2.78%
LEMON GROVE	-	19,887	19,887	-	-	26,611	19,284	19,284	-3.03%
NATIONAL CITY	13,012	38,995	52,007	86	13,012	60,768	37,619	50,631	-2.65%
NATIONAL CITY - LINCOLN ACRES	-	876	876	-	-	1,566	841	841	-4.00%
OCEANSIDE	31,471	103,429	134,900	208	31,471	175,948	99,446	130,917	-2.95%
POWAY	-	33,029	33,029	-	-	50,103	31,894	31,894	-3.44%
SAN DIEGO	281,572	-	281,572	1,861	281,572	-	-	281,572	0.00%
SAN MARCOS	-	57,191	57,191	-	-	93,295	55,079	55,079	-3.69%
SAN MARCOS FPD	-	8,094	8,094	-	-	14,469	7,767	7,767	-4.04%
SANTEE	-	36,751	36,751	-	-	56,757	35,466	35,466	-3.50%
SOLANA BEACH	-	12,549	12,549	-	-	13,494	12,243	12,243	-2.44%
VISTA	-	60,324	60,324	-	-	98,896	58,086	58,086	-3.71%
VISTA FPD	-	12,207	12,207	-	-	21,820	11,713	11,713	-4.05%
<b>TOTAL CITIES</b>	<b>433,478</b>	<b>890,038</b>	<b>1,323,516</b>	<b>2,865</b>	<b>433,478</b>	<b>1,439,059</b>	<b>857,463</b>	<b>1,290,941</b>	<b>-2.46%</b>
<b>FIRE DISTRICTS/OTHER</b>									
2-1-1 SAN DIEGO	-	70,000	70,000	-	-	-	70,000	70,000	0.00%
ALPINE FPD	-	13,521	13,521	-	-	15,231	13,176	13,176	-2.55%
DEER SPRINGS FPD	-	11,885	11,885	-	-	12,308	11,607	11,607	-2.34%
JULIAN-CUYAMACA FPD	-	7,330	7,330	-	-	4,165	7,236	7,236	-1.28%
LAKESIDE FPD	-	-	-	-	-	62,188	38,382	38,382	N/A
NORTH COUNTY FPD	-	33,680	33,680	-	-	51,268	32,520	32,520	-3.44%
PORT OF SAN DIEGO	18,459	-	18,459	122	18,459	-	-	18,459	0.00%
RANCHO SANTA FE FPD	-	23,110	23,110	-	-	32,373	22,377	22,377	-3.17%
SAN MIGUEL FPD	-	74,644	74,644	-	-	124,494	71,826	71,826	-3.78%
VALLEY CENTER FPD	-	14,367	14,367	-	-	16,745	13,988	13,988	-2.64%
<b>TOTAL FIRE DISTRICTS/OTHER</b>	<b>18,459</b>	<b>248,537</b>	<b>266,996</b>	<b>122</b>	<b>18,459</b>	<b>318,772</b>	<b>281,112</b>	<b>299,571</b>	<b>12.20%</b>
<b>COUNTY DEPTS</b>									
OES, HHSA-EMS	-	1,386,946	1,386,946	-	-	-	1,386,946	1,386,946	0.00%
SHERIFF	389,903	-	389,903	2,577	389,903	-	-	389,903	0.00%
<b>TOTAL COUNTY DEPTS</b>	<b>389,903</b>	<b>1,386,946</b>	<b>1,776,849</b>	<b>2,577</b>	<b>389,903</b>	<b>-</b>	<b>1,386,946</b>	<b>1,776,849</b>	<b>0.00%</b>
<b>TOTAL ALLOCATIONS</b>	<b>841,840</b>	<b>2,525,521</b>	<b>3,367,361</b>	<b>5,564</b>	<b>841,840</b>	<b>1,757,831</b>	<b>2,525,521</b>	<b>3,367,361</b>	<b>0.00%</b>

**Notes:**

\***Personnel Cap:** Each jurisdiction's allocation has a personnel cap of 50%.

\***San Diego Sheriff includes:** Unincorporated San Diego County and the contracted cities of Del Mar, Encinitas, Imperial Beach, Lemon Grove, Poway, San Marcos, Santee, Solana Beach and Vista.

RESOLUTION NO. 2018-

RESOLUTION OF THE CITY OF EL CAJON AUTHORIZING THE  
ACCEPTANCE OF THE FY17 STATE HOMELAND SECURITY GRANT  
PROGRAM

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BE IT AND IT IS HEREBY RESOLVED by the City Council of the City of El Cajon that the City Council authorizes the acceptance of the SHSGP grant offered by the Department of Homeland Security. Provided however, that if the actual revenue received from the source specified should be more or less than the amount set forth herein, that the appropriations shall be adjusted to equal the amount actually received.

PASSED AND ADOPTED at a regular meeting of the City Council of the City of El Cajon, California, held the 22nd day of May 2018, by the following vote, to wit:

AYES:

NOES:

ABSENT:



City Council  
Agenda Report

**Agenda Item 1.10.**

**DATE:** May 22, 2018  
**TO:** Honorable Mayor and City Councilmembers  
**FROM:** Dirk Epperson, Director of Public Works  
**SUBJECT:** Time Extension of Tentative Subdivision Map (TSM) 665; 411 Emerald Avenue, Engineering Job No. 3572

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**RECOMMENDATION:**

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

**BACKGROUND:**

Public Works staff received a letter (copy attached) dated March 22, 2018, from the development consultant on behalf of the property owner requesting a time extension for TSM 665. Resolution No. 108-16 conditionally approved TSM 665 with an expiration date of October 18, 2018. Section 16.12.110 of the Municipal Code allows for three one-year extensions. This request is the first of three allowable map time extensions.

TSM 665 requests a common interest subdivision on the east side of Emerald Avenue between West Lexington Avenue and Chamberlain Avenue, APN: 487-542-02; General Plan designation: Medium Density Resident (MR).

**FISCAL IMPACT:**

None. All costs are paid by the developer.

**Prepared By:** Jaime Campos, Associate Civil Engineer

**Reviewed By:** Dirk Epperson, Director of Public Works

**Approved By:** Graham Mitchell, Assistant City Manager

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**Attachments**

Letter Dated March 22, 2018 and TSM 665

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## **Westone Management Consultants**

**Joseph Scarlatti**

**Condominium Conversion Consultants**

**152 W. Park Ave., Suite 252**

**El Cajon California 92020**

**Phone: Land (619) 334-3670 Cell (619) 408-0208**

**Email: westone.ca@gmail.com**

**Website: westoneconsultants.com (temporary unavailable)**

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March 22<sup>nd</sup>, 2018

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

Subject: Tentative Subdivision Map 665 & PUD 344  
411 Emerald Ave., El Cajon  
APN 487-542-02-00

On behalf of the owner of the above captioned property, I am hereby requesting a map extension TSM 665 & PUD 344 for a period of 1 (one) year to October 18<sup>th</sup>, 2019.

The map extension is requested because it is unlikely we will be able to complete the conditions of approval by October 18<sup>th</sup>, 2018. Our client is out of the country and will not be back in time to complete the process

Yours truly,  
Joseph Scarlatti

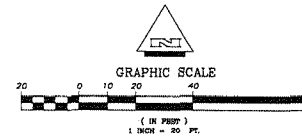


Westone Management Consultants



# TENTATIVE SUBDIVISION MAP

## 411 EMERALD AVE



### CONSTRUCTION NOTES:

- EXISTING SITE, NO PROPOSED GRADING.
- NO ADDITIONAL BUILDINGS (HABITABLE OR OTHERWISE) SHALL BE CONSTRUCTED ON THE PROPERTY, NOR SHALL ANY ADDITIONS TO THE EXISTING BUILDINGS BE CONSTRUCTED.

### LEGAL DESCRIPTION:

LOT 19 OF EL CAJON ACRES, IN THE CITY OF EL CAJON, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 1621, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY ON JANUARY 12, 1914.

### LEGEND:

- INDICATES FOUND MONUMENTS AS NOTED
- ⊙ INDICATES GAS METER
- ⊕ INDICATES WATER METER
- ⊕ INDICATES FIRE HYDRANT
- ⊕ INDICATES GATE VALVE
- ⊕ INDICATES SIGN
- ⊕ INDICATES HANDICAP RAMP OR PARKING SPACE
- ⊕ INDICATES LIGHT POLE UNLESS NOTED
- ⊕ INDICATES POWER POLE
- ⊕ INDICATES GUY/ANCHOR POLE
- ⊕ INDICATES BACK FLOW PREVENTION VALVE
- S.C.O. INDICATES SEWER CLEAN OUT
- DI INDICATES DRAIN INLET
- FF INDICATES FINISH FLOOR
- SMH INDICATES SEWER MANHOLE
- T INDICATES TRASH ENCLOSURE
- ⊕ INDICATES CHAIN LINK FENCE
- ⊕ INDICATES WOOD FENCE
- ⊕ INDICATES WROUGHT IRON FENCE
- ⊕ INDICATES BLOCK WALL
- ⊕ INDICATES DIRECTION OF DRAINAGE
- ⊕ INDICATES SEWER LATERAL
- ⊕ INDICATES WATER SERVICE
- ⊕ INDICATES STRIPED PARKING SPACE

### EXISTING & PROPOSED EASEMENTS:

- RIGHT OF WAY FOR PIPE LINES AND AQUEDUCTS OF SAN DIEGO FLUME COMPANY, ITS SUCCESSORS AND/OR ASSIGNS, THE EXACT LOCATION AND EXTENT OF SAID EASEMENT IS NOT DISCLOSED PER RECORD AND THEREFORE CANNOT BE PLOTTED HEREON.
- COVENANTS, CONDITIONS AND RESTRICTIONS, RECORDED AUGUST 13, 1941, IN BOOK 1226, PAGE 118 OF OFFICIAL RECORDS, NOTHING TO PLOT.
- ANY AND ALL EASEMENTS AND RIGHT OF WAY OF LA MESA, LEMON GROVE AND SPRING VALLEY IRRIGATION DISTRICT, EXISTING UPON, OVER OR ACROSS SAID LAND RESERVED IN DEED TO LINCOLN TILE INSURANCE AND TRUST COMPANY, RECORDED IN BOOK 1574, PAGE 175 OF OFFICIAL RECORDS, DOES NOT AFFECT SUBJECT PARCEL. NOTHING TO PLOT.
- EASEMENT GRANTED TO THE CITY OF EL CAJON FOR A DRAINAGE DITCH AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT RECORDED OCTOBER 15, 1946, AS INSTRUMENT NO. 110886 IN BOOK 2246, PAGE 378 OF OFFICIAL RECORDS. SHOWN HEREON.
- EASEMENT GRANTED TO THE CITY OF EL CAJON FOR A DRAINAGE DITCH AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT RECORDED JULY 1, 1974, AS INSTRUMENT NO. 74-176293 OF OFFICIAL RECORDS. SHOWN HEREON.

### PROFESSIONAL LAND SURVEYOR:

SAN DIEGO LAND SURVEYING & ENGINEERING, INC.  
9665 CHESAPEAKE DRIVE, SUITE 445  
SAN DIEGO, CALIFORNIA 92123 (858) 565-8382  
PROJECT NO. 489-180-26, EmeraldAve411.dwg

*Robert J. Batten* DMEC: 12-03-15  
ROBERT J. BATTEN, P.L.S. 7046  
REGISTRATION EXPIRES DECEMBER 31, 2014

### SITE ADDRESS:

411 EMERALD AVENUE  
EL CAJON, CA 92021

### BENCH MARK:

CITY OF EL CAJON BENCH MARK NUMBER 409  
TOP OF CURB INLET ON EAST SIDE OF EMERALD  
AVENUE ± 180 FEET SOUTH OF CENTERLINE OF  
LEXINGTON AVENUE  
ELEVATION = 430.498, NGVD 1929, MSL

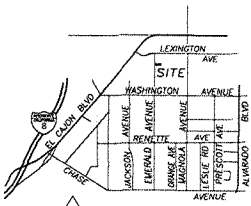
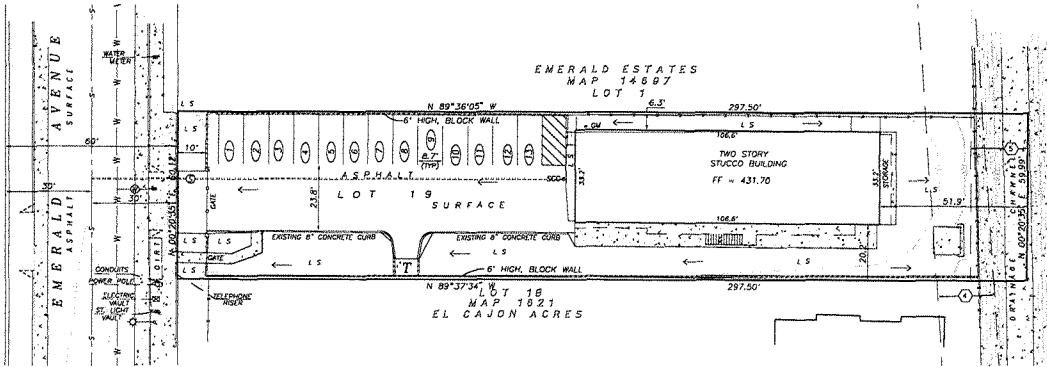
### SITE DATA:

ASSESSOR'S PARCEL NUMBER: 487-543-02  
TOTAL ACREAGE: GROSS 0.38 (16,675 SQ. FT.)  
NET 0.38 (16,675 SQ. FT.)  
TOTAL BUILDING AREA: 3,539 SQ. FT.  
TOTAL PAVED PARKING AREA: 5,578 SQ. FT.  
TOTAL LANDSCAPED AREA: 9,644  
EXISTING ZONING: R-3  
WATER SUPPLY: HELIX WATER DISTRICT  
SEWER DISPOSAL: CITY OF EL CAJON  
EXISTING UNITS: 9  
DENSITY: 1 UNIT PER 1,953 SQ. FT.  
PARKING REQUIRED: N/A FOR CONVERSION  
PARKING PROVIDED: 13

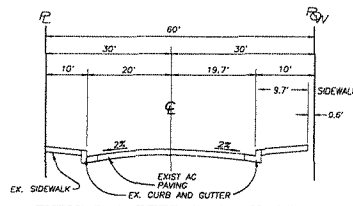
### OWNER / DEVELOPER:

LINDA F. MALLONEE  
41105 MESA VERDE CIRCLE  
TREMULA, CALIFORNIA 92582

LINDA F. MALLONEE, OWNER



VICINITY MAP  
NO SCALE



TYPICAL STREET SECTION OF  
EMERALD AVENUE  
(EXISTING STREET)  
NO SCALE

SAN DIEGO LAND SURVEYING AND ENGINEERING, INC.  
9665 CHESAPEAKE DRIVE, SUITE 445, S.D. CA. 92123  
(858) 565-8382

SHEET 1	CITY OF EL CAJON	1 SHEET
<b>TENTATIVE SUBDIVISION MAP NO.</b>		
APPLICANT: WESTONE MANAGEMENT CONSULTANTS		
ASSESSOR PARCEL NO.: 487-542-02		
REQUEST: FILING A 1 LOT SUBDIVISION MAP FOR THE APPROVAL OF 9 CONDOMINIUM UNITS.		
PC RESOLUTION NO. _____	APPROVED BY: _____	
CC RESOLUTION NO. _____	DATE: _____	
ORDINANCE NO. _____		



City Council  
Agenda Report

Agenda Item 1.11.

**DATE:** May 22, 2018  
**TO:** Honorable Mayor and City Councilmembers  
**FROM:** Dirk Epperson, Director of Public Works  
**SUBJECT:** Subdivision Agreement and Final Map Approval for Tentative Subdivision Map (TSM) 669, 585 Ballantyne Street, Engineering Job No. 3600

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**RECOMMENDATION:**

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

**BACKGROUND:**

On September 12, 2017, the City Council approved TSM 669 for a five (5) lot subdivision of property by Resolution No. 083-17, subject to conditions. The subdivision is located on the east side of Ballantyne Street between Interstate 8 and East Madison Avenue (APNs: 483-351-35 and 483-351-36).

All conditions have been satisfied or are guaranteed by the Subdivision Agreement. All fees and securities have been paid. Approval of the Subdivision Agreement and Final Map are recommended.

**FISCAL IMPACT:**

None. The property owner has paid all required fees.

**Prepared By:** Jaime Campos, Associate Civil Engineer

**Reviewed By:** Dirk Epperson, Director of Public Works

**Approved By:** Graham Mitchell, Assistant City Manager

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**Attachments**

Resolution No. 083-17

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RESOLUTION NO. 083-17

A RESOLUTION APPROVING SITE DEVELOPMENT AND TENTATIVE SUBDIVISION MAP NO. 669 FOR A FIVE-LOT SUBDIVISION OF THE PROPERTY LOCATED ON THE EAST SIDE OF BALLANTYNE STREET BETWEEN INTERSTATE 8 AND EAST MADISON AVENUE, APNS: 483-351-35 AND -36, RM-2200 (MULTI-FAMILY RESIDENTIAL, MINIMUM 2,200 SQUARE FEET OF AREA); GENERAL PLAN DESIGNATION: MEDIUM DENSITY RESIDENTIAL (MR)

WHEREAS, the El Cajon Planning Commission held a duly advertised public hearing on August 15, 2017 to consider General Plan Amendment No. 2017-01, to redesignate the subject site from Low Density to Medium Density Residential; Zone Reclassification No. 2325, to change the zoning classification from RS-6 (Single-Family Residential, minimum 6,000 square feet) to RM-2200 (Residential, Multi-Family, 2,200 square feet); and Tentative Subdivision Map No. 669, requesting an affordable five unit single-family residential subdivision for a development known as Habitat for Humanity on Ballantyne, on property located on the east side of Ballantyne Street south of Interstate 8 and north of East Madison Avenue; and

WHEREAS, the Planning Commission adopted Resolution No. 10908 recommending City Council approval of the Site Development and Tentative Subdivision Map; and

WHEREAS, the City Council reviewed and considered the proposed Initial Study and Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program in accordance with the California Environmental Quality Act (CEQA), and adopted Resolution No. 081-17; and

WHEREAS, the City Council reviewed and considered the proposed General Plan Amendment No. 2017-01 from the Low Density Residential (LR) to the Medium Density Residential land use designation and adopted Resolution No. 082-17; and

WHEREAS, the City Council introduced an ordinance approving Zone Reclassification No. 2325 rezoning the subject site from RS-6 (Residential, Single-Family, 6,000 square feet) to the RM-2200 (Residential, Multi-Family, 2,200 square feet); and

WHEREAS, the proposed project will help meet the City's goal of providing affordable housing needs and will redevelop an existing underutilized property located in an area served by transit and in close proximity to community facilities and commercial services; and

WHEREAS, the proposed site development of five detached single-family residential units is consistent with the development standards of the RM-2200 zone with the exception of the requested concessions requested by the applicant in accordance with the Affordable Housing Density Bonus ordinance and state law; and

WHEREAS, the requested concessions for reduced side yard setbacks and for a reduction in the minimum lots size will not be detrimental to public health and safety; and

WHEREAS, the City Council held a duly advertised public hearing on September 12, 2017, to consider Tentative Subdivision Map (TSM) No. 669, and received evidence through public testimony and comment, in the form of verbal and written communications and reports.

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

Section 1. The City Council finds that:

- A. The recitals above are true and correct and have been incorporated herein by reference.
- B. The proposed map is consistent with the General Plan and the General Plan goals related to housing that seek to provide a variety of residential development opportunities in the City to fulfill regional housing needs. The proposed project would result in a density consistent with the Medium Density Residential designation of the General Plan.
- C. The proposed map design results in a five residential lots, which is consistent with the goals and objectives of the General Plan. Furthermore, the site is generally level and physically suited for the type of development as well as the density of the development that is proposed for this property.
- D. The proposed project site was reviewed in compliance with the California Environmental Quality Act. Based on the environmental study, it was determined that proposed mitigation would reduce potential impacts to a level of less than significance. Therefore, the proposed project design and improvements would not pose substantial environmental impacts.
- E. The design of the subdivision and type of improvements are required to incorporate storm water management improvements that will contribute to healthier streams, rivers, bays and the ocean. Furthermore, the design of the proposed subdivision will accommodate passive heating and cooling opportunities because the proposed homes are designed with windows that open and would allow occupants to take advantage of the prevailing west winds. The units are separated to allow air flow through and around the units. A sound barrier will be required to be installed to ensure that outdoor noise levels do not exceed acceptable levels.
- F. The proposed map will not conflict with easements of record or easements established by court judgment, acquired by the public at large, for access through or use of property within the proposed map, and there are no existing easements that will be affected by the proposed construction.

Section 2. The City Council hereby approves Tentative Subdivision Map (TSM) No. 669 for the site development and subdivision for five residential lots in the RM-2200 zone on the above described property, subject to the following conditions:

### **Planning**

1. Prior to the issuance of building permits for, or as otherwise determined by the Director of Public Works, the final map for TSM No. 669 shall be recorded and the appropriate number of copies returned to the City.
2. The final map shall be in substantial conformance with the approved site plan and TSM No. 669, except as modified by this resolution.
3. The final map shall be accepted by the City Council and prepared for recordation in accordance with El Cajon Municipal Code Chapter 16.20.
4. The recordation of the final map shall be in accordance with the time limits permitted in Government Code § 66452.6 et seq.
5. Prior to the issuance of building permits, or as otherwise determined by the Director of Community Development, the applicant shall submit and obtain approval of a one-page, 24" by 36" mylar site plan.
6. Prior to the issuance of building permits, or as otherwise determined by the Director of Community Development, the applicant shall complete the following:
  - A. Submit and receive approval of building permit plans consistent with the approved site plan, building elevations, and landscape plans.
  - B. An affordable housing agreement shall be generated, approved by the City, signed and recorded as a covenant on the subject property and shall include an equity share agreement.
  - C. Comply with the mitigation measures as approved in the Mitigation, Monitoring, and Reporting Program.
  - D. Record the final map for TSM No. 669.
7. Prior to building permit final, or as otherwise determined by the Director of Community Development, the applicant shall complete the following:

- A. Obtain approval of a Landscape Documentation Package (LDP) and Certificate of Completion in conformance with the requirements of Chapter 17.195 and section 17.60.180 of the Zoning Code, and the State's revised Model Water Efficient Landscape Ordinance, and consistent with the guidelines provided in the City of El Cajon Landscape Design Manual. The LDP plans shall be consistent with the approved site plan and TSM.
- B. Pass a final inspection. The buildings must be consistent with the approved elevations, building materials and colors as depicted on the approved elevations.
- C. Submit one electronic copy of the draft CC&Rs for maintenance of the front yards for review by Planning, Storm Water, and the City Attorney. Prior to the granting of a certificate of occupancy of any units the applicant shall record the CC&Rs and submit one electronic copy (PDF format) of the recorded document to Planning on a compact disc. The CC&Rs shall include the maintenance of the street yards including landscape areas and driveways, and shall contain the following language:
  - 1) This entire project and property shall be subject to all of the conditions and restrictions contained within the resolution adopted by the City of El Cajon which approved the tentative subdivision map for the project, as well as, being subject to all the conditions and restrictions contained in any permits issued for the project that were approved by the City of El Cajon, along with accompanying site plans, elevations and landscape plans.
  - 2) The City of El Cajon is hereby given supervisory jurisdiction over the enforcement of the provisions of this Declaration dealing with maintenance, cleanliness and repair of the landscape and pavement maintenance easement, and exterior appearance of the project. In the event of breach of any duty pertaining to such maintenance, cleanliness, repair or exterior appearance, the City of El Cajon may give written notice of such breach to the Association or Owners, together with a demand upon them to remedy such breach. If they refuse to do so, or fail to take appropriate action within 30 days of the receipt of such notice, the City of El Cajon shall have the standing and the right (but not the obligation) to both bring an action in a court of proper jurisdiction to enforce the provisions

of this Declaration and/or initiate abatement proceedings pursuant to the ordinances of the City of El Cajon. Nothing contained herein shall limit any other right or remedy which the City may exercise by virtue of authority contained in ordinance or state law.

- 3) The City Attorney of El Cajon must give prior approval to any amendments to this Declaration of Covenants, Conditions and Restrictions which deal with any of the following topics:
  - a) Amendments with regard to the fundamental purpose for which the project was created (such as a change from residential use to a different use), and amendments which would affect the ability of the City of El Cajon to approve or disapprove external modifications to the project.
  - b) Amendments with regard to the supervisory jurisdiction for enforcement granted to the City of El Cajon by this Declaration.
  - c) Property maintenance obligations, including maintenance of front yard landscaping, sidewalks, and driveways, and cleanliness or repair of the project.
- 4) No alteration or modification shall be made to the landscape area which is contrary to the development plan approved by and on file with the City of El Cajon without the approval of the City.
- 5) Parking shall only occur in the approved parking spaces and carports as depicted on the final approved site plan.
- 6) A minimum of one covered carport parking space and one uncovered parking space at each unit shall be maintained and available for parking
8. Prior to the granting of occupancy for any unit, or as otherwise determined by the Deputy Director of Community Development, all on-site improvements shall be completed or guaranteed in accordance with the approved site plan.
9. All advertising for unit sales shall comply with the City's sign ordinance.

## **Building and Fire Safety**

10. Comply with Currently adopted edition of the California Building Code, California Fire Code, California Mechanical Code, California Plumbing Code, California Electrical Code, and Green Building Standard Code.
11. A Building permit is required for this project.
12. Title 24 energy efficiency compliance and documentation is required.
13. A soils report will be required for this project.
14. An automatic sprinkler system is required for each dwelling in this development.
12. Undergrounding of all on-site utilities is required.
13. The hydrant placement as shown on the plans is adequate.

## **Engineering & Storm Water**

14. Engineering:

A Final Map must be prepared by a registered civil engineer or a licensed land surveyor in accordance with Title 16 of the Municipal Code and the Subdivision Map Act. In order to complete the process of subdividing the property, the owner is responsible for having a Final Map recorded with the County Recorder within two (2) years after approval of the Tentative Subdivision Map by the City Council or within the time limits of an extension granted in accordance with Title 16 of the Municipal Code.

The following conditions must be completed prior to recording of the Final Map:

The driveway(s) on Ballantyne Street shall be per San Diego Area Regional Standard Drawings G-14 A, including 2:1 sidewalk transitions for ADA compliance. Edge of driveways shall be a minimum of 3-feet from the property line and all obstructions. The driveway shall be a minimum 12'/18' curb cut. Repair all damaged concrete curb and gutter and sidewalk per El Cajon City Standards.

15. Prior to issuance of Building Permit and Encroachment Permit, the applicant or contractor shall prepare a detailed scaled drawing with dimensions of the proposed driveway and sidewalk installation showing the location of the public street right-of-way, property lines, face of curb, all physical obstructions, including but not limited to,

utility poles, telephone and cable TV equipment, fencing, etc. along with any required offsets in accordance with San Diego Area Regional Standard Drawings (SDRSD) G-15 and G-16.

16. Install separate gravity sewer services, water services (including meters) and other utilities to each parcel with a building unit in accordance with the Municipal Code. Wet-tap fees are required. The proposed sewer and water laterals serving the parcel shall be private and shall be approved by the Building Division. A double cleanout is required at the property line for all sewer laterals. Maintenance of the private sewer and water laterals shall be the responsibility of the homeowners. Connections to the City sewer system and payment of connection fees are required with Building Permits.
17. Close all unused existing driveways and replace with full height curb and gutter and PCC sidewalk per City Standards.
18. Stub any new underground utility services out at the property line.
19. Repair all damaged curb and gutter, and sidewalk.
20. Add the following notes to the Site Plan:

“All operations must be in compliance with the City’s Storm Water Ordinance (Municipal Code Chapters 13.10 and 16.60) to minimize or eliminate pollutant discharges to the storm drain system.

For Public Works requirements on this Planning Action, please refer to the Conditions of Approval. This Site Plan may not clearly show existing or proposed improvements in the public right-of-way and should not be used for public improvement construction purposes.”

21. Comply with the following Storm Water requirements:
  - A. In accordance with the City of El Cajon Municipal Code section 16.60, this project falls into a Standard Project (SP) category and is subject to the City of El Cajon Best Management Practices Design Manual (BMP-DM) requirements. To fulfill BMP-DM requirements, project plans shall include the following:
    - 1) Incorporation of New Development Best Management Practices (BMPs) per the City of El Cajon Best Management Practices (BMP) Design Manual – February 2016 standards, a copy of the manual can be found at:

<http://www.cityofelcajon.us/i-want-to/view/documents-forms-library/-folder-137>

- 2) Incorporation of Low Impact Development (LID) BMPs for compliance with the California Regional Water Quality Control Board (San Diego Region) Order No. R9-2013-0001 as amended by Order No. R9-2015-0001 and R9-2015-0100; located at:

[http://www.swrcb.ca.gov/rwqcb9/water\\_issues/programs/stormwater/docs/2015-1118\\_AmendedOrder\\_R9-2013-0001\\_COMPLETE.pdf](http://www.swrcb.ca.gov/rwqcb9/water_issues/programs/stormwater/docs/2015-1118_AmendedOrder_R9-2013-0001_COMPLETE.pdf)

LID BMPs must be included as a separate section of the Grading and Drainage Plans. The LID section must include a comprehensive review and consideration of LID BMPs and a determination of feasibility and practicality for all mandatory LID BMPs. The LID section must include implementation of Source Control BMPs, Treatment Control BMPs and other LID BMPs where practical and feasible. An electronic copy of the County of San Diego Low Impact Development Handbook can be found online at:

<http://www.co.san-diego.ca.us/dplu/docs/LID-Handbook.pdf>

- 3) A Maintenance Plan per Storm Water Attachment No. 3 to ensure perpetual maintenance of BMPs (Available to the public through Public Works on the fourth floor of City Hall).

- B. The plans shall show that all new roof drains, driveways, parking areas, sidewalks and other impervious areas will drain to sufficiently sized and designed landscaped areas so as to incorporate Low Impact Development (LID) BMPs for compliance with the California Regional Water Quality Control Board (San Diego Region) Order No. R9-2013-0001 as amended by Order No. R9-2015-0001 and R9-2015-0100; located at:

[http://www.swrcb.ca.gov/rwqcb9/water\\_issues/programs/stormwater/docs/2015-1118\\_AmendedOrder\\_R9-2013-0001\\_COMPLETE.pdf](http://www.swrcb.ca.gov/rwqcb9/water_issues/programs/stormwater/docs/2015-1118_AmendedOrder_R9-2013-0001_COMPLETE.pdf)

LID BMP details must be included as a separate section of the Building Permit Plan Set. The project must include a comprehensive review and consideration of LID BMPs and a determination of feasibility and practicality for all mandatory



LID BMPs. The LID section must include implementation of Source Control BMPs, Treatment Control BMPs and other LID BMPs where practical and feasible. Incorporate all cross sections of proposed BMPS on the site plan. An electronic copy of the County of San Diego Low Impact Development Handbook can be found online at:

<http://www.co.san-diego.ca.us/dplu/docs/LID-Handbook.pdf>

- C. The proposed porous pavers must be properly designed and the design must be reviewed and approved by the geotechnical engineer. Percolation tests are required with any porous or pervious pavements/pavers.
  - D. Prepare and submit a Storm Water Maintenance and Operations Plan to ensure compliance with City of El Cajon's storm water regulations.
  - E. Submit a signed and executed Storm Water Facilities Maintenance Agreement with Easement and Covenants. An electronic copy of the Storm Water Facilities Maintenance Agreement with Easement and Covenants can be obtained at the City of El Cajon Public Works Department.
  - F. Submit copies of the Notice of Intent (NOI) and Storm Water Pollution Prevention Plan (SWPPP) from the California Regional Water Quality Control Board if applicable.
  - G. Submit a copy of the Conditions, Covenants, and Restrictions (CC&R's) for the property, per Storm Water Attachment No. 3, which address residential compliance with City of El Cajon Municipal Code section 13.10.080. Please refer to the updated Agreement for changes and updates to language that should be incorporated into the CC&Rs.
  - H. The proposed HOA Maintained Common Landscape Area Easement within the public right-of-way is unnecessary and the easement will not be approved. The parkway area must be maintained by the adjacent property owner or HOA per the City Municipal Code and the State Streets and Highways Code.
22. Submit a current Preliminary Title Report and a Subdivision Guarantee, no older than 60 days, at the time the map is ready to record.
23. Submit a County Tax Certificate valid at the time of map recordation.

24. Set survey monuments and guarantee setting of any deferred monuments.
25. Submit Will-Serve letters from Water Company, Gas and Electric Company, Phone Company and Cable TV Company.
26. Submit a preliminary soils report prepared by a Civil or Geotechnical Engineer registered in the state of California, along with adequate test borings.
27. Submit a Drainage Study and a Grading and Drainage Plan along with an Erosion Control Plan prepared by a Civil Engineer, registered in the State of California. No grading or soil disturbance, including clearing of vegetative matter, shall be done until all necessary environmental clearances are secured and the Grading and Drainage Plan and Erosion Control Plan have been reviewed by the City.

These Plans shall be based on the preliminary soils report and in conformance with the City of El Cajon Jurisdictional Runoff Management Program (JRMP) and Standard Urban Storm Water Mitigation Plan Ordinance (SUSMP) which may require additional water quality management measures and future ongoing maintenance even after completion of the project to prevent, treat, or limit the amount of storm water runoff and pollution from the property.

The Erosion Control Plan shall show measures to ensure that pollutants and runoff from the development are reduced to the maximum extent practicable and will not cause or contribute to an exceedance of receiving water quality objectives throughout project construction.

The Drainage Study shall include all related tributary areas and adequately address the impacts to the surrounding properties and to the City drainage system. The developer shall provide any needed public and private drainage facilities, including off site drainage facilities (as determined by the study). If public drainage facilities are required, the required improvements need to be included in improvement plans, prepared by a Civil Engineer, registered in the State of California, and submitted to the City for approval. Note: If the Drainage Study indicates the existing downstream drainage system is inadequate for the proposed density of the subdivision, a reduction in density and/or hard surface coverage of the subdivision may be required.

28. Underground all new and existing utility distribution facilities adjacent to and within the subdivision boundaries, including services to all new and existing buildings, in accordance with City Municipal Code

sections 16.16.040D and 16.52.010. Evidence of arrangements to underground utilities must be provided.

29. Submit signature omission letters from all public easement holders who do not have a signature block on the map.
30. Submit a letter stating if the required public improvements listed above will be completed prior to recording the Map or deferred by a Subdivision Agreement.
31. An Encroachment Permit or Subdivision Agreement is required prior to any work within the public right-of-way.

Municipal Code section 16.16.060 provides that, in lieu of constructing the required improvements prior to recording of the final map, the subdivider may enter into an agreement which guarantees construction within one year. Such agreement shall be accompanied by improvement security in accordance with Municipal Code section 16.16.080 and a certificate of insurance provided by the subdivider in accordance with City Council Policy D-3.

The school districts in the City have developer fee assessment policies. These fees are collected at the time of issuance of building permits.

Existing streets shall be kept free of dirt and debris and maintained in good condition. Dust shall be controlled so that it does not become a nuisance. The developer shall be responsible for the repair of any streets or private property damaged as a result of the construction of the subdivision.

Landscaping at the entrance of the driveways shall be kept low to provide adequate sight distance.

32. Install red-curb (No Parking Zone) with R26 (No Parking) signs at the frontage of Ballantyne Street along the non-curb cut openings of the proposed lots and per the approval of the Traffic Engineering Department.

**NOTE:**

The following must be submitted to the Private Development Section of the Public Works Department when the final map is submitted for checking (An incomplete submittal will not be accepted. Please make an appointment with the Private Development Section personnel and the Storm Water Section personnel to review requirements and obtain appropriate checklists prior to the first submittal. Appropriate checklists will be sent to the Engineer of

Work. The checklists shall be completed by the Engineer of Work and will be required with the first submittal):

- Three (3) sets of maps and completed map checklist.
- Map closure calculations/data.
- Copies of record maps referenced (full size sheets only).
- Cost estimate of improvements within public right-of-way.
- Cost estimate public sewer main improvements.
- Cost estimate of on-site improvements, excluding buildings, walls, pavement and utilities.
- Four (4) sets of Improvement Plans with Erosion Control Plans for the public street improvements, with signatures and seals, and completed Public Street Improvements checklist.
- Four (4) sets of Grading and Drainage Plans with Erosion Control Plans for the on-site improvements, with signatures and seals, and completed Grading and Drainage Plan checklist.
- Four (4) sets of Private Street and Public Sewer Main Improvements Plans, with signatures and seals, and completed Private Street and Public Sewer Main checklists. Private Streets and Public Sewer Main Improvements may be included with Grading and Drainage Plans (optional).
- Soils report.
- Improvement plan check fee for the public street improvements (unless a lien contract is approved).
- Improvement plan check fee for the public sewer main (unless a lien contract is approved).
- Map checking fee.
- Grading and Drainage Plan check fee.
- Erosion Control Plan check fee.
- Storm Water Pollution Prevention Plan review fee if applicable
- Letter stating if the required Public Improvements will be constructed prior to recording the Map or deferred by a Subdivision Agreement.
- Copy of the CC&R's.
- Copy of Notice of Intent (NOI) and Storm Water Pollution Prevention Plan (SWPPP).
- When applicable: A copy of the Operating Agreement (for an LLC); Partnership Agreement (for a Partnership); or a Resolution (for a Corporation).

34. If all conditions of approval have not been satisfied or if the uses approved by this have not been commenced, and if no request for an extension of time has been received, within (2) years of approval, and subsequently approved, this approval shall be considered null and void per El Cajon Zoning Ordinance section 17.35.010.

PASSED AND ADOPTED by the City Council of the City of El Cajon, California at an Adjourned Regular Joint City Council/Housing Authority/Successor Agency to the El Cajon Redevelopment Agency Meeting held this 12<sup>th</sup> day of September 2017, by the following vote to wit:

AYES : Goble, Kalasho, Kendrick, McClellan, Wells  
NOES : None  
ABSENT : None  
DISQUALIFY: None

BILL WELLS  
Mayor of the City of El Cajon

ATTEST:

DARYL A. BETANCUR, MPA, MMC  
City Clerk

I hereby certify that the above and foregoing is a full and true copy of Resolution No. 083-17 of the Resolutions of the City of El Cajon, California, as adopted by the City Council at the Adjourned Regular Joint Meeting of the City Council/Housing Authority/Successor Agency to the El Cajon Redevelopment Agency on the 12<sup>th</sup> day of September 2017.

  
Daryl A. Betancur, MPA, MMC, City Clerk

09/12/17 (Item No. 100)  
Habitat for Humanity - 585 Ballantyne - TSM 669 090517



City Council  
Agenda Report

Agenda Item 1.12.

**DATE:** May 22, 2018  
**TO:** Honorable Mayor and City Councilmembers  
**FROM:** Anthony Shute, Director of Community Development  
**SUBJECT:** License Agreement with Tesla, Inc. for Use of City Public Parking Lot for Electrical Vehicle Charging Station.

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**RECOMMENDATION:**

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

**BACKGROUND:**

An electric vehicle charging station (also called an EV charging station, electric recharging point, or charging point) is an element in an infrastructure that supplies electric energy for recharging EVs and plug-in hybrid vehicles. Although most rechargeable EVs can be recharged from a domestic wall socket, there is a growing need for widely distributed publicly accessible power points, some of which support faster charging at higher voltages and currents than are not available from domestic supplies. There are several public EV stations available in the City, including at Parkway Plaza, Walgreens on North Second Street, and at the new Marriott hotel.

The City's public parking lot located on North Magnolia Avenue immediately west of the Police Station between Civic Center Way and East Park Avenue (the "Magnolia Lot"), provides an ideal location for a new EV station due to its size, proximity to sufficient power, and available parking spaces. Furthermore, staff anticipates that having an additional charging station destination in downtown will further attract drivers to dine and shop in the area.

In early 2015, Tesla, Inc. approached the City requesting to install EV stations specifically for Tesla vehicles, and universal stations for other electric vehicle brands in the Magnolia Lot. Specifically, Tesla has proposed a license agreement with the City to construct improvements and install equipment necessary to provide EV charging, all at Tesla's sole expense. The scope of this project includes all work necessary to install 20 Tesla Supercharger charging ports for Tesla electric vehicles and four universal ports for all other electric vehicles. The station footprint would utilize 24 existing parking spaces to facilitate the charging ports, an ADA parking space, and the necessary electrical equipment will be located in the landscape planters adjacent to the Police Station. Completion of this EV charging station will add to the inventory of public charging ports in the City from 9 to 33. If authorized, work is anticipated to begin this summer. There will be no cost to the City. Tesla would manage and maintain the stations including all supporting equipment in exchange for use of the parking lot in consideration of a nominal annual payment of a license fee for the use of the spaces in the Magnolia Lot. It is

noteworthy to mention that the dedicated EV charging parking spaces may still be used for public parking.

**CALIFORNIA ENVIRONMENTAL QUALITY ACT:**

The proposed agreement and Electrical Vehicle charging station and supporting equipment are exempt from the provisions of CEQA in accordance with Section 15303 of the CEQA Guidelines (Class 3; New Construction or Conversion of Small Structures). As it pertains to this project, Section 15303 provides an exemption for the installation of new small facilities and structures.

**FISCAL IMPACT:**

None.

**Prepared By:** Anthony Shute, Director of Community Development

**Reviewed By:** N/A

**Approved By:** Graham Mitchell, Assistant City Manager

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**Attachments**

Proposed Resolution

Proposed Agreement between the City of El Cajon and Tesla, Inc.

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RESOLUTION NO.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF EL CAJON APPROVING A LICENSE AGREEMENT FOR TESLA, INC. FOR THE USE OF THE CITY PARKING LOT AND ADJACENT CITY PROPERTY FOR TWENTY-FOUR ELECTRICAL VEHICLE CHARGING STATIONS.

WHEREAS, electric vehicle charging services can provide an incentive to attract visitors by providing a convenient location for charging in downtown El Cajon; and

WHEREAS, electric vehicle charging services can provide a positive economic and environmental benefit; and

WHEREAS, the City desires to participate in an agreement with Tesla, Inc., which will do business in California as Tesla Motors, Inc. ("Tesla Motors") to provide for the installation, repair, replacement, management, and maintenance of twenty (20) Tesla Super Charging Stations (the "Super Charging Stations") and four (4) universal charging stations (the "Universal Charging Stations" together with the Super Charging Stations, the "Charging Stations") on City-owned property located in the public parking lot located on North Magnolia Avenue, north of Civic Center Way and west of the City's Police Department (the "Magnolia Lot"), which provides for visibility, proximity to downtown businesses, and the availability of multiple parking spaces; and

WHEREAS, Tesla Motors will provide, install, repair, replace, manage, and maintain the Charging Stations for use by the public in charging electric vehicles, and for all pavement markings and signage indicating their intended use by the public, all at Tesla Motor's sole cost and expense; and

WHEREAS, during the term of the agreement Tesla Motors shall be responsible for the Universal stations and may set rates of, and accept payment from users for, charging services.

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

1. The above recitals are true and correct, and are the findings of the City Council.
2. The City Council hereby approves the execution of that certain License Agreement for electrical vehicle charging stations and supporting equipment on City property, substantially in the form as presented to the City Council in this meeting, with such changes as may be approved by the City Manager or his designee.
3. The City Manager, or his designee, and the City Clerk are hereby authorized and directed to execute the Agreement on behalf of the City of El Cajon.



4. The City Manager, or his designee, is hereby further authorized to execute, and the City Clerk is hereby authorized to attest the City Manager's or designee's signature, such amendments to the Agreement as may be necessary from time to time, to approve any renewal terms of the Agreement as contemplated therein, and to make such other changes as may be necessary, in the determination of the City Manager or his designee, to implement the Agreement in the best interests of the City.

## SUPERCHARGER LICENSE AGREEMENT

This Supercharger Agreement (the "**Agreement**") is effective as of \_\_\_\_\_, 2018 (the "**Effective Date**") by and between \_\_\_\_\_, a \_\_\_\_\_ ("**Licensor**") and Tesla, Inc., a Delaware corporation ("**Tesla**").

**WHEREAS**, Tesla, through the provision of Supercharger services at the Property, will provide value to Licensor by helping the Licensor meet its goals for its climate action plan by encouraging the use of zero emission vehicles in and around the city of El Cajon through the use of the proposed Supercharger Station and Universal Stalls (each as defined herein) to be constructed and installed on the Property;

**WHEREAS**, Licensor acknowledges the value of Tesla's Supercharger and at the Property and desires to grant possession and control of the Premises (as hereinafter defined) to Tesla pursuant to the terms set forth herein;

**NOW THEREFORE**, in consideration of the above and for other good and valuable consideration, the receipt and legal sufficiency of which is hereby acknowledged, the parties agree as follows:

1. **CONTACT INFORMATION:**

Licensor's Address for Notices:

City of El Cajon  
200 Civic Center Way  
El Cajon, CA 92020  
Attention: Anthony Shute, Director of  
Community Development  
Phone: (619) 441-1742  
Email: tonys@cityofelcajon.us

Tesla's Address for Notices:

Tesla, Inc.  
3500 Deer Creek Road  
Palo Alto, CA 94304  
Attention: Supercharger Team  
Phone: (650) 681-5000  
Email: superchargerlease@tesla.com

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24-hour Technical Support & Service:  
877-79-TESLA (877-798-3752)

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2. **PREMISES:** Licensor hereby grants to Tesla possession and control of twenty (20) parking spaces, up to nine (9) feet of additional parking width to comply with the Americans with Disabilities Act of 1990 and approximately 200-400 square feet of landscaped space for equipment (the "**Premises**") on the property commonly known as City Parking Lot, located at 251 North Magnolia El Cajon, CA and as depicted on **Exhibit A** attached hereto (the "**Property**") in order to build an electric vehicle supercharging station to charge Tesla vehicles (the "**Supercharger Station**").

3. **CONSTRUCTION:** Upon delivery of possession of the Premises to Tesla, Tesla shall, at its sole expense, construct improvements as described in and pursuant to the procedures set forth in **Exhibit B**, attached hereto and made a part hereof, and will install certain trade fixtures indicated in **Exhibit B** (the "**Trade Fixtures**") as further described and defined in **Exhibit B**).

4. **INITIAL FOOTPRINT:** A total of twenty (20) parking spaces shall be outfitted with charge posts ("**Superchargers**") to charge Tesla vehicles. Twenty (20) parking spaces shall serve as dedicated

charging stalls to be used only by Tesla vehicles ("**Dedicated Stalls**"). The Dedicated Stalls and any applicable restrictions shall be identified by signage substantially similar to the signage depicted in **Exhibit B**.

5. **UNIVERSAL STALL:** Tesla agrees to install equipment for four (4) Level 2 Chargers for use by any electric vehicles (the "**Universal Stalls**"), at Tesla's sole cost and expense, at the location indicated on **Exhibit A**. During the Term (as defined below), Tesla shall be responsible for the Universal Stalls after installation. Tesla may set rates and accept payment from users for charging services.
6. **POSSESSION DATE:** The first date where Tesla may enter the Premises and Property to begin its work pursuant to the Agreement is \_\_\_\_, 2018 (the "**Possession Date**").
7. **COMMENCEMENT DATE:** The date that the Supercharger Station opens to the public (the "**Commencement Date**") shall be within one hundred and fifty (150) days following the Possession Date, provided that no external permitting, utility or other requirements beyond Tesla's control delay the installation, despite the best efforts of Tesla. Tesla shall deliver written notice to Licensor promptly following the Commencement Date to confirm such date for recordkeeping purposes.
8. **TERM:** The initial term of the Agreement shall expire eight (8) years from the Commencement Date (the "**Initial Term**"). This Agreement may be renewed for an additional period of seven (7) years (a "**Renewal Term**" and together with the Initial Term, the "**Term**") by mutual written agreement of Licensor the parties hereto, executed not less than thirty (30) days prior to the expiration of the Initial Term. In the event of a sale or transfer of the Property or Premises by Licensor while the Agreement is in effect, Tesla's rights shall be conveyed with the Property or Premises.
9. **UTILITIES:** Tesla agrees to arrange and pay the charges for all Tesla-related utility services provided or used in or at the Premises during the Term. Tesla shall pay directly to the utility company the cost of installation of any and all such Tesla-related utility services and shall arrange to have the utility service at the Premises separately metered. Tesla agrees to arrange and pay the charges for the utility services related to the Universal Stalls, and shall arrange to have the utility service at the Universal Stall separately metered. Licensor shall not be responsible for any damages suffered by Tesla in connection with the quality, quantity or interruption of utility service, unless the cause of the disruption or damage was due to Licensor's gross negligence or intentional misconduct.
10. **USE:** Tesla shall use and occupy the Premises during the Term for a Supercharger Station and incidental purposes, including generating photovoltaic electricity and operating an energy storage system. All use of the Premises by Tesla shall comply with applicable codes, laws, and ordinances.
11. **PAYMENT FOR CHARGING SERVICES:** Licensor shall have no right to request or accept payment from Tesla, Tesla customers or any other third-parties in connection with Tesla Supercharging services.
12. **MAINTENANCE:** Tesla shall be responsible for maintaining the Trade Fixtures and Infrastructure (as defined in **Exhibit B**) and Licensor shall not have any liability for damage to the Trade Fixtures or the Infrastructure unless such damage is caused by Licensor's gross negligence or intentional

misconduct. Notwithstanding the foregoing, Licensor's normal responsibility to maintain the common areas of the Property shall also apply to the Premises, such as for snow removal and garbage collection. Licensor agrees to coordinate any parking lot maintenance with Tesla to ensure that charging stalls remain available for vehicle charging at all times. Tesla may, in its discretion and at its sole cost, install security cameras and other equipment to monitor the Premises from off-site.

13. **LICENSOR COVENANTS:** Licensor represents that they are the owner of the Property and that this Agreement does not violate any agreement, lease or other commitment of Licensor. Licensor shall not take any action that would impair or interrupt the use of the Premises or the Trade Fixtures. Licensor agrees to notify Tesla within a commercially reasonable time if (i) it has knowledge of third-parties impairing or misusing the Premises or Trade Fixtures, or (ii) it obtains knowledge of a needed repair to the Premises or Trade Fixtures. If non-Tesla motorists repeatedly park in the Dedicated Stalls, thereby impairing use of the Dedicated Stalls, then the parties shall together determine and implement an appropriate and effective strategy for preventing such impairment, including, without limitation, alternative signage and painted asphalt.
14. **ASSIGNMENT:** Tesla shall not assign this Agreement voluntarily or by operation of law, or any right hereunder, nor sublet the Premises or any part thereof, without the prior written consent of Licensor, which shall not be unreasonably withheld, conditioned or delayed; provided that the foregoing prohibition shall not limit Tesla's ability to transfer this Agreement to a company that is controlled by, controls, or is under common control with Tesla.
15. **ALTERATIONS:** Excepting the items of **Exhibit B**, Tesla shall not make or permit to be made any alterations, changes in or additions to the Premises without the prior written consent of Licensor, which shall not be unreasonably withheld, conditioned or delayed. Upon termination of this Agreement, unless terminated due to a default of Licensor, the Infrastructure shall become the property of Licensor; provided that all Trade Fixtures and all related intellectual property shall at all times remain the property of Tesla and all Trade Fixtures will be promptly removed by Tesla upon termination of the Agreement.
16. **SIGNAGE:** Tesla signage to be installed at the Premises is represented in **Exhibit B** and shall include signs to identify Dedicated Stalls. Any material revisions or additions to the signage depicted in **Exhibit B** shall be subject to Licensor approval, which shall not be unreasonably withheld, conditioned or delayed. All signage shall be professionally prepared, installed and maintained at Tesla's expense, and shall comply with all ordinances and regulations of the City of El Cajon related to signs.
17. **INDEMNIFICATION:** Except as otherwise provided in this Agreement, and except to the extent of any gross negligence or willful misconduct of Licensor, Tesla hereby agrees to indemnify, hold harmless and defend the Property, Licensor, its managers, members, agents and representatives from all liability, damages, loss, costs and obligations, including, court costs and attorney's fees, on account of or arising out of or alleged to have arisen out of any claim of any third party directly related to Tesla's use of the Premises. Tesla shall promptly remove or bond any liens placed on the Property as a result of any claims for labor or materials furnished to or for Tesla at or for use on the Premises.

Except to the extent of any gross negligence or willful misconduct of Tesla, Licensor hereby agrees to indemnify, hold harmless and defend Tesla, its directors, officers, employees, consultants, agents and representatives from all liability, damages, loss, costs and obligations, including, court costs and attorney's fees, on account of or arising out of or alleged to have arisen out of directly or indirectly, any claim of any third party directly related to Licensor's actions with respect to the Premises.

18. **DESTRUCTION**: Any total destruction of the Premises shall, at Licensor's or Tesla's written election within thirty (30) days of such destruction, terminate the Agreement.

19. **DEFAULT**: Each of the following shall constitute an "**Event of Default**" by Tesla under this Agreement:

(1) the failure by Tesla to perform or observe any material term or condition of the Agreement and such failure continues for a period of thirty (30) days after receipt of written notice thereof, provided however, that if the nature of such default is such that the same cannot reasonably be cured within said thirty (30) day period, then Tesla shall have such additional time as is reasonably required to cure such failure provided Tesla commences to cure such failure within such thirty (30) day period and proceeds to cure such failure with diligence and continuity; or

(2) the appointment of a receiver or trustee to take possession of all or substantially all of the assets of Tesla located at the Premises if possession is not restored to Tesla within sixty (60) days; or a general assignment by Tesla for the benefit of creditors; or any action or proceeding commenced by or against Tesla under any insolvency or bankruptcy act, or under any other statute or regulation having as its purpose the protection of creditors and in the case of involuntary actions filed against the Tesla the same are not discharged within sixty (60) days after the date of commencement.

20. **REMEDIES**: Licensor and Tesla acknowledge and agree that each party shall have all remedies available at law or in equity if the other party is in default under the terms of this Agreement. If an Event of Default has occurred and is continuing, then Licensor, in addition to any other remedies given at law or in equity, may:

(A) continue this Agreement in effect by not terminating Tesla's right to possession of said Premises and thereby be entitled to enforce all Licensor's rights and remedies under this Agreement; or

(B) bring an action to recover and regain possession of said Premises in the manner provided by the laws of eviction (but only if eviction is required) of the State where the Premises are located then in effect.

21. **INSURANCE**: Tesla shall carry commercial general liability insurance with limits of not less than One Million Dollars (\$1,000,000) for bodily injury or death and property damage and an umbrella insurance policy of not less than Five Million Dollars (\$5,000,000). A certificate evidencing such insurance shall be delivered to Licensor upon the execution of this Agreement and from time to time thereafter as may be requested by Licensor. Upon request, Tesla shall include Licensor as

additional insured on its commercial general liability and umbrella insurance policies. Tesla will also carry worker's compensation insurance in accordance with state and federal law.

22. **CONFIDENTIALITY AND PUBLICITY:** Neither party will use the other party's name, trademark or logo without such other party's prior written consent.
23. **EXCLUSIONS:** Notwithstanding anything herein to the contrary, Tesla shall not be liable for, and Licensor expressly releases Tesla from any claims from, speculative, indirect, consequential or punitive damages, including any lost sales or profits of Licensor.
24. **ENVIRONMENTAL MATTERS:** Licensor represents and warrants that the Premises shall be delivered free of environmental contamination. Tesla shall have no liability for any environmental contamination unless caused by Tesla, its agents, employees, contractors or Trade Fixtures. During the Term, Licensor is responsible for remediating any pre-existing contamination or any contamination not caused by Tesla, its agents, contractors or employees.
25. **NOTICES:** All notices or demands shall be in writing and shall be deemed duly served or given only if delivered by prepaid (i) U.S. Mail, certified or registered, return receipt requested, or (ii) reputable, overnight courier service (such as UPS or FedEx) to the addresses of the respective parties as specified in Section 1 above. Licensor and Tesla may change their respective addresses for notices by giving notice of such new address in accordance with the provisions of this paragraph.
26. **BROKERS:** Licensor and Tesla represent to each other that each has dealt with no broker and each hereby agrees to indemnify and hold the other harmless from any claims for any such commissions or fees.
27. **SUCCESSORS AND ASSIGNS:** This Agreement shall be binding upon and shall inure to the benefit of Licensor and Tesla and their respective successors and assigns.
28. **GOVERNING LAW; VENUE:** This Agreement shall be governed by the laws of the State where the Premises are located. The parties agree that any action to interpret or enforce this Agreement shall be brought, if in state court, in the Superior Court of California in and for the County of San Diego and, if in federal court, in the Southern District of California in San Diego. Tesla hereby waives any right to remove any such action from San Diego County as is otherwise permitted by California Code of Civil Procedure section 394.
29. **TIME:** Time is of the essence in this Agreement.
30. **COUNTERPARTS:** This Agreement may be executed in counterparts, each of which shall be deemed an original and all of which together will constitute one agreement. Signed copies transmitted electronically in PDF or similar format shall be treated as originals.
31. **ENTIRE AGREEMENT:** This Agreement, together with any Exhibits attached hereto, is the entire agreement and supersedes any prior agreements and contemporaneous oral agreements of the parties concerning its subject matter.

32. **AMENDMENTS**: This Agreement may be amended by a writing executed by both of the parties. No amendment of, or waiver of a right under, this Agreement will be binding unless it is in writing and signed by the party to be charged.
33. **SEVERABILITY**: To the extent a provision of this Agreement is unenforceable, this Agreement will be construed as if the unenforceable provision were omitted.

*[Signature page follows.]*

**IN WITNESS WHEREOF**, the parties hereto have each caused an authorized representative to execute this Agreement as of the Effective Date first written above.

LICENSOR:

City of El Cajon

a charter city and municipal corporation

By: \_\_\_\_\_

Name:

TESLA:

Tesla, Inc.  
a Delaware corporation

By: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_



## EXHIBIT A

### Premises and Property Depiction and Address

**Property Address:**

251 North Magnolia El Cajon, CA

**Premises and Property Depiction:**

[To be inserted]

## EXHIBIT B

### Tesla Improvements

Tesla shall install the Supercharger Station on the Premises pursuant to the terms of this Exhibit B. Tesla installation shall include the installation of the infrastructure for the Supercharger Station, which may include power supply, utility connections, concrete pads, conduit and wiring (the “Infrastructure”).

The Supercharger Station will also include certain trade fixtures as determined by Tesla, which may include, without limitation, the charger cabinets (“Supercharger Cabinets”), Superchargers, switchgear, signage, fence or other visual barriers, canopy, solar panels, and an energy storage system (the “Trade Fixtures”).

The Trade Fixtures to be installed as of the Commencement Date will include the following:

- Ten (10) Superchargers Cabinets
- Twenty (20) Superchargers
- Switchgear and meter panel
- Signage

The installation of the Infrastructure and the Trade Fixtures is collectively referred to as the “Tesla Improvements.” Tesla will not perform the Tesla Improvements until the plans and specifications, including exact locations, have been approved by Licensor, which approval may be by e-mail communication and shall not be unreasonably withheld, conditioned or delayed. All Tesla Improvements shall at all times comply with applicable laws, codes and ordinances and Infrastructure and Trade Fixtures shall be installed, maintained and replaced at Tesla’s sole cost.

### Signage

#### Dedicated Stall Sign Example





City Council  
Agenda Report

Agenda Item 1.13.

**DATE:** May 22, 2018  
**TO:** Honorable Mayor and City Councilmembers  
**FROM:** Anthony Shute, Director of Community Development  
**SUBJECT:** Revisions to the Fiscal Year 2017-18 Budget Appropriation for the use of Low and Moderate Income Housing Asset Funds (LMIHAF)

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**RECOMMENDATION:**

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

**BACKGROUND:**

On September 27, 2017, the City Council approved an agreement with Crisis House for the use of \$80,000 in General Funds for the provision of Housing Assistance (rental assistance) for homeless residents of El Cajon. This grant was awarded in addition to the funds awarded for the Housing Navigator program.

On February 27, 2018, the City Council approved the Mid-Year Report and Five-Year Business Plan, which included action to adjust the funding source for the Housing Navigator program from General Funds to Low and Moderate Income Housing Asset Fund (LMIHAF). Community Development staff has determined that this program is also eligible for funding from the LMIHAF.

This action changes the funding source for the Housing Assistance grant funding from the General Fund to the LMIHAF and will increase appropriations in the LMIHAF by that amount. No other changes are necessary.

The following table summarizes the proposed adjustment:

<b>Circumstance Requiring Council Action</b>	<b>Fund</b>	<b>Budget Impact</b>	<b>Source</b>
Housing Assistance Grant	LMIHAF	\$80,000	Revenue / Fund Balance

**FISCAL IMPACT:**

All LMIHAF funds are derived from Fund Balance and/or revenues from the repayment of loans made in previous years from this Fund. No additional General Fund appropriations are being proposed.

**Prepared By:** Jamie van Ravesteyn, Senior Management Analyst

**Reviewed By:** Anthony Shute, Director of Community Development

**Approved By:** Graham Mitchell, Assistant City Manager

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City Council  
Agenda Report

**Agenda Item 1.14.**

**DATE:** May 22, 2018  
**TO:** Honorable Mayor and City Councilmembers  
**FROM:** Jeff Davis, Chief of Police  
**SUBJECT:** Donation of an Automated External Defibrillator (AED) from San Diego Project Heartbeat

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**RECOMMENDATION:**

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

**BACKGROUND:**

On February 20, 2018, the City of El Cajon Police Department was contacted by San Diego Project Heartbeat offering to donate a new AED. Project Heartbeat received funding through a generous grant awarded by the San Diego County Employees' Charitable Organization to purchase the AED, which has an estimated value of \$1,520. This donation by Project Heartbeat will be an invaluable tool to the El Cajon Police Department. Frequently, police officers arrive on scene to medical emergencies before the Fire Department and having an AED in a patrol car that can be used during a medical emergency could be instrumental in saving a life.

**FISCAL IMPACT:**

The fiscal impact of this donated equipment is a savings of approximately \$1,520 to the City's General fund.

**Prepared By:** Jeff Davis, Police Chief  
**Reviewed By:** N/A  
**Approved By:** Graham Mitchell, Assistant City Manager

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## City Council Agenda Report

**Agenda Item 3.1.**

**DATE:** May 22, 2018

**TO:** Honorable Mayor and City Councilmembers

**FROM:** Morgan Foley, City Attorney

**SUBJECT:** Adoption of New Fees; Modification and Elimination of Existing Fees; and Amendment of Schedule of Miscellaneous Fees

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### **RECOMMENDATION:**

That the City Council

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

### **BACKGROUND:**

City staff annually reviews existing fees and charges and, if needed, proposes changes based on the reasonable anticipation of actual costs to provide City services. The following generally describes changes in fees recommended by the Community Development Building & Fire Safety and Planning Divisions, and the Finance, Fire, Public Works, and Recreation Departments. Proposed Finance, Fire, and Recreation Department fee changes will take effect on July 1, 2018. Building & Fire Safety, Planning, and Public Works fee revisions will take effect sixty (60) days following adoption by the City Council, on July 21, 2018.

### **Community Development**

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

### **Finance**

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

### **Fire**

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

### **Public Works**

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

### **Recreation**

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

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

CEQA does not apply to the establishment, modification, structuring, restructuring, or approval of rates, tolls, fares, and other charges by a public agency that the public agency finds are for the purpose of: (1) meeting operating expenses, including employee wage rates and fringe benefits; (2) purchasing or leasing supplies, equipment, or materials; (3) meeting financial reserve needs and requirements; (4) obtaining funds for capital projects, necessary to maintain service within existing service areas; or (5) obtaining funds necessary to maintain such intra-city transfers as are authorized by city charter. (CEQA Guidelines § 15273(a).) None of the proposed rates or fees being increased will be used for the expansion of a system. (CEQA Guidelines § 15273(b).)

### **FISCAL IMPACT:**

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

**Approved By:** Morgan L. Foley

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### **Attachments**

Resolution

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RESOLUTION NO. 0---18

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

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

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

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

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

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

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

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

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

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

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



revisions will take effect 60 days following adoption by the City Council, on July 21, 2018.

05/22/18 (Item 3.2)

2018 – Amend Misc Fee Schedule 050818

## SCHEDULE OF MISCELLANEOUS FEES

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

Effective 07/21/18 = Building & Fire Safety, Planning and Public Works

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

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

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

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

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

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

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

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



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

<u>Department</u>	<u>Fee Description</u>	<u>Current Fee/Unit Basis</u>
	Environmental Impact Report	\$Cost (\$10,000.00 deposit required)
	Extension of Time	\$525.00
	Fish and Game Impact Fee	\$89.00 + pass-thru costs
	General Plan Amendment	\$3,505.00
	Historic Resource Designation	\$1,105.00
	Landscape Documentation Package Review	\$375.00
	Landscaping and Irrigation Plan Review	\$53.00 (up to two plan checks)
	Lot Line Adjustment	\$1,425.00
	Minor Amendment	\$1,205.00
	Minor Use Permit	\$1,205.00
	Mitigated Negative Declaration / Initial Study	\$5,100.00 + \$263.00 for each required report (up to two reviews)
	Negative Declaration / Initial Study	\$5,100.00 + \$263.00 for each required report (up to two reviews)
	Notice of Determination	\$89.00 + pass-thru costs
	Partial Release of Lien (duplicate)	\$34.00 + County Recorder fees
	Planned Residential Development	\$6,760.00
	Planned Unit Development	\$6,760.00
	Public Hearing Continuance	\$79.00
	Public Hearing item that is referred to the Planning Commission/City Council	Varies (actual costs of legal advertising and notifying property owners)
	Re-inspection Fee	Fully burdened hourly rate
	Sign Application	
	Director's Review	\$560.00
	Planning Commission Review	\$1,105.00
	Staff Review	\$109.00
	Site Development Plan	\$3,900.00
	Specific Plan	\$5,960.00
	Temporary Use Permit	\$150.00
	Tentative Parcel Map	\$3,625.00 + \$26.00/lot
	Tentative Subdivision Map	\$6,225.00 + \$74.00/lot
	Temporary Subdivision Sign Application	\$53.00 application fee + \$105.00 refundable deposit / sign
	Tobacco License Fee	\$709.00
	Variance	\$1,025.00
	Zoning Letter	\$126.00
	Zoning Reclassification	\$4,125.00
<b>FINANCE</b>		
	Escrow Demand processing fee	\$50.00
	Returned check fee	\$20.00
	Lien release processing fee	\$13.00 + County Recorder fee
	Special Operations License application and investigation fees	
	Secondhand, Pawnbroker, Auto Dismantler	\$505.00
	All other special operation businesses/activities	\$335.00

<u>Department</u>	<u>Fee Description</u>	<u>Current Fee/Unit Basis</u>
<b>FIRE</b>		
	<u>Weed Abatement:</u>	
	Administrative fee	\$95.00 per parcel
	Mowing	\$73.92 per hour
	Tractor/Loader	\$150.63 per hour
	Weedeater (City crew worker)	\$73.67 per hour
	Hauling – Dump truck	\$1.53 per mile
	Dumpster (hailed by City)	\$1.46 per yard
	Universal Dumpster – 25 yard	\$119.00 per load
	Universal Dumpster – 40 yard	\$154.00 per load
	<u>Emergency Medical Services (EMS):</u>	
	<u>Non-Transport:</u>	
	<u>Basic Life Support (BLS) Assessment</u>	\$0.00
	Advanced Life Support (ALS) Assessment	\$0.00
	<u>Transport:</u>	
	<u>Basic Life Support (BLS) Transport</u>	\$1,178.40
	Advanced Life Support (ALS) Transport	\$2,148.76
	Advanced Life Support (ALS) Transport (Level 2)	\$2,378.31
	Transport Mileage	\$41.23 per mile
	Pre-Hospital Medical Supplies	Varies
	Insurance co-pay for City of El Cajon Residents	First \$100.00 waived
	<u>Records Requests:</u>	
	Public Records Request to include NFIRS, Patient Care Report and Fire Investigation Narrative	\$.04 per page (plus actual cost of employee's time to copy records)
	Individual photographs (if available)	Actual cost
	Photographs on CD (if available)	\$10.00 per incident
	<u>Subpoenas:</u>	
	Civil Subpoena – Business Records	\$15.00
	Civil Subpoena – Employee Witness Fee	\$275.00 – All employees (per day)
<b>POLICE</b>		
	Audio Reproduction Fee	\$45.00
	Civil Subpoena – Business Records	\$15.00
	Civil Subpoena – Employee Witness Fee	\$275.00 – PD Employee (per day)

<u>Department</u>	<u>Fee Description</u>	<u>Current Fee/Unit Basis</u>
		\$275.00 – Peace Officer (per day)
	Copies	\$.04 per page (plus actual cost of employee's time to copy records)
	Copy of Call for Service (CFS) Report	\$1.00
	Copy of Police Report	\$10.00
	Fingerprint Fee (Inked)	\$20.00
	Fingerprint (LIVESCAN Fee)	\$35.00
	Massage License Fee	\$300.00
	Private Property Towing Administration Fee	\$40.00
	Vehicle Impound Fee:	
	Release of Impounded Vehicles	\$135.00
	Release of Impounded Vehicles Unlicensed/Revoked/Suspended	\$150.00
	Vehicle Repossession Fee	\$15.00
	VIN Verification	\$5.00
	VISA/Clearance Letter Fee:	
	Formal Letter	\$15.00
	Formal Letter with Notarization	\$25.00
	<u>Photograph Reproduction:</u>	
	Administrative Fee Research photo files, obtain clearances, package and mail	\$25.00
	Per Unit Charges	
	Black & White and Color	
	4 x 5	\$5.00
	5 x 7	\$6.00
	8 x 10	\$8.00
	Polaroid – Black & White and Color	\$5.00
	Proofs/Contact Sheets – Black & White and Color	\$8.00
<b>POLICE</b>		
Animal Control		
	License Fees (Altered Animals)	
	(Not to exceed one-half of license fee):	
	Half-year	\$15.00
	One year	\$20.00
	Two years	\$25.00
	Three years	\$30.00
	License Fees (Unaltered Animals)	
	Half-year	\$30.00
	One year	\$40.00
	Two years	\$50.00
	Three years	\$60.00
	Late Fee	\$15.00

<u>Department</u>	<u>Fee Description</u>	<u>Current Fee/Unit Basis</u>
	Transfer fee (Change of Ownership/Address)	\$5.00
	Duplicate Tags	\$5.00
	Penalty for Delinquency	\$15.00
	Impound Fees (Altered/Unaltered):	
	First Impound	\$40.00
	Second Impound	\$60.00
	Third and Subsequent Impounds	\$80.00
	<u>Mandatory State Fines – Unaltered Dogs and Cats</u>	
	(Over and above impound fees)	
	First Impound	\$35.00
	Second Impound	\$50.00
	Third and Subsequent Impounds	\$100.00
	Home Quarantine Fee	\$20.00
	Boarding Fees	\$8.00 per day
	Requiring veterinary care	\$10.00 per day
	Rabies Vaccination Fee	\$6.00/each
	Other Vaccinations	\$20.00/each
	Microchip – for claimed only	\$24.00
	Relinquishment Fee	
	Inside Jurisdiction – Resident	\$45.00
	Outside Jurisdiction – Non-Resident	\$55.00
	Litter – Puppies or Kittens	\$45.00
	Field – Resident (non-resident not accepted)	\$45.00
	Disposal Fee	
	Inside Jurisdiction	\$10.00
	Outside Jurisdiction	\$15.00
	Other Agencies	\$85.00
	<u>Adoption Fees (Not including Spay/Neuter Fee):</u>	
	Dogs	\$80.00
	Cats	\$80.00
	Other Animals	Amount to be set by Chief of Police or designee on an individual basis
	Senior Pets 8+ years	\$30.00
	<u>Spay or Neuter Refundable Deposit</u> (if animal cannot be spayed/neutered at time of adoption)	
	Dog	\$40.00
	Cat	\$40.00
<b>PUBLIC WORKS</b>		
	1911 Act Petition (up to 5 parcels)	\$1,460.00

<u>Department</u>	<u>Fee Description</u>	<u>Current Fee/Unit Basis</u>
	1911 Act Petition (each additional parcel)	\$95.00
	Annexation – Planning	\$2,100.00 per acre
	BMP Facility Maintenance Agreement	\$570.00
	Building Permit Review – Estimated Value < \$80,000.00:	
	Single Family Residential	\$800.00
	Multi-Family, Commercial or Industrial	\$1,180.00
	Subdivision Master Building Permit	\$1,180.00
	Addition of 400-square feet or added plumbing fixtures	\$320.00
	Building Permit Review – Estimated Value > \$80,000.00:	
	Single Family Residential	\$800.00
	Multi-Family, Commercial or Industrial	\$1,180.00
	Subdivision Master Building Permit	\$1,180.00
	Building Permit Review – Storm Water Fees	
	Single Family Residential	\$215.00
	Multi-Family or Commercial	\$600.00
	Subdivision Master Building Permit	\$600.00
	Inspection Fees	\$90.00
	Certificate of Correction for Subdivision Maps	\$670.00
	Conditional Use Permit	\$5,250.00
	Engineering Fees	\$1,080.00
	Storm Water Fees	\$290.00
	Condo Conversions CC&Rs and/or SW Mtce/Ops Plan Review	\$310.00
	Condo Conversions Storm Water Site Plan and/or BMP Facilities Agreements Review	\$310.00
	Copies	
	Maps and Plans	\$5.00/sheet
	Documents	\$.04 per page (plus actual cost of employee's time to copy records)
	Deed/Easement Prep/Quitclaim/LLA Deed Review	\$1,060.00
	Drainage Study Review	\$1,670.00
	Encroachment Permit	
	Level One	\$135.00
	Level Two	\$450.00
	Level Three	\$580.00
	Encroachment (Plan Review Inspection – per hour)	\$100.00
	Erosion Sediment Control Plans >200 sq. ft. (Remodels, Pools, Additions, Walls)	\$100.00
	Erosion Sediment Control Plan Review	\$535.00

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

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



<u>Department</u>	<u>Fee Description</u>	<u>Current Fee/Unit Basis</u>
pool fees will apply to <u>all</u> classifications except Class 1.		
	a. Center Meeting Room	\$9.00 per hour or fraction thereof, minimum 3 hours.
	b. Center Kitchen	\$8.00 per use for potluck or light refreshment. \$23.00 per use for full meal.
	c. Center Gymnasium	\$24.00 per hour or fraction thereof, minimum 2 hours. Use must be compatible with normal gymnasium use.
	d. Fletcher Hills Center Backyard	\$9.00 per hour or fraction thereof, minimum 3 hours.
	e. Fletcher Hills Swimming Pool	\$80.00 per hour or fraction thereof, minimum 2 hours, plus Extra City Staff Services fee. Minimum of two City certified lifeguards on deck at all times. (Private use fee does not apply.)
	f. Kennedy Skatepark	\$22.00 per hour or fraction thereof, minimum 2 hours, plus Extra City Staff Services fee. Minimum of two staff required. Light use an additional \$16.00 per hour.
	g. Wells Center Back Lawn	\$9.00 per hour or fraction thereof, minimum 3 hours.

**II. Special Use Fees**

In addition to the basic rental fees as set forth in the fee schedule, additional fees will be charged for the following activities or services regardless of usage classifications.

	a. Dog shows (AKC sanction or practice, but not to include business meetings where dogs are not present)	\$120.00 per event.
	b. Large Events: More than 50 people	\$120.00 per event.
	c. Extra City Staff Services (Applies to Classifications 2, 3, 4, 5, 6, 7 and 8)	\$18.00 per hour or part thereof per staff member required.
	d. Private Parties/Uses (Class 7)	\$8.00 per hour, in addition to Basic Use Fee.
	e. Commercial Uses (Class 8)	\$25.00 per hour, \$100.00 minimum, in addition to Basic Use Fee.
	f. Cancellation/Damage/Cleaning Deposits Recreation Centers/Parks	\$35.00/100 users, minimum \$65.00.
	g. Concession Stand	\$100.00 per month.

**III. Field Basic Use Fees**

Applies to Classes 2, 3, 4, 5, 6, 7 and 8 for fields controlled by the Recreation Department.

	a. Day reservation (baseball, softball, football, soccer) Supported Youth League *	\$8.00 per hour or fraction thereof, minimum 2 hours. No fee.
	b. Night reservation (baseball, softball, football, soccer) Supported Youth League *	\$23.00 per hour or fraction thereof, minimum 2 hours. \$15.00 per hour.
	c. Field preparation (dragging, wetting down and marking)	\$35.00 per prep.
	d. Ball field bases fee	\$15.00 flat fee.

\* Supported Youth League, a league having met the criteria established by City Council as qualifying for the Youth League Utility Support Program. Refer to City Council Policy E-8, Youth Sports League Utility Support Program.

<u>Department</u>	<u>Fee Description</u>	<u>Current Fee/Unit Basis</u>
IV. Open Play Gym Fees		
	a. Adult Open Play (basketball, volleyball, pickleball)	\$13.00 for annual pass. \$10.00 resident discount fee.
	b. Adult Open Play – Seniors age 55+ (basketball, volleyball, pickleball)	\$8.00 for annual pass. \$5.00 resident discount fee.
	c. Teen Open Play (basketball, volleyball)	\$5.00 for annual pass.
	d. Replacement for any Open Play Card	\$5.00 for remainder of annual pass.

### Leasable Park Spaces Fee Schedule

(Judson Park / Renette Plaza / Kennedy Park North Lawn / Hillside Upper Park / Wells Park Multipurpose Field)

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

### II. Special Use Fees

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

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

### Centennial Plaza / Prescott Promenade Fee Schedule

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

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

**II. Special Use Fees**

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

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

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

**Ronald Reagan Community Center Fee Schedule**

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

**I. Basic Use Fees**

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

**II. Set-up Fees**

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



City Council  
Agenda Report

**Agenda Item 3.2.**

**DATE:** May 22, 2018

**TO:** Honorable Mayor and City Councilmembers

**FROM:**

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

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**RECOMMENDATION:**

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

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## City Council Agenda Report

**Agenda Item 4.1.**

**DATE:** May 22, 2018  
**TO:** Honorable Mayor and City Councilmembers  
**FROM:** Dirk Epperson, Director of Public Works  
**SUBJECT:** Award of RFP No. 027-18, Construction Manager at Risk (CMAR) East County Performing Arts Center (ECPAC) Improvements

---

### **RECOMMENDATION:**

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

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

### **BACKGROUND:**

On December 12, 2017, the City Council approved a Management Agreement with Live Nation to operate ECPAC. One condition of the Management Agreement is for the City to initiate significant improvements to ECPAC. On January 23, 2018, the City Council approved an Agreement for Professional Services with Rios Clementi Hale Studios to provide architectural services.

City staff explored several ways to manage the improvements of ECPAC. In order to control costs, complete the final design, and expedite the completion of the project, staff concluded the most effective means to manage the construction is to secure the services of a Construction Manager at Risk.

On April 12, 2018, the City of El Cajon issued a Request for Proposals for interested and qualified firms to provide preconstruction services, construction management, and construction contracting for building improvements at ECPAC, while collaborating with the City, the architectural team, and Live Nation. One response was received and opened at 5:00 p.m. on May 2, 2018.

The proposal was reviewed by an evaluation committee consisting of City staff to ensure all minimum requirements specified were met. After thorough evaluation of the proposal, the City conducted an interview with the sole respondent and proceeded with negotiations. As a result, Wieland Corporation met the City's requirements to be engaged as the CMAR for the ECPAC

Improvements. The attached memorandum details the evaluation process.

**FISCAL IMPACT:**

The fiscal impact of this contract is \$245,786.00 plus five percent (5%) of actual construction costs. Sufficient funds are available in the ECPAC Improvements project (IFM3471). Subsequent ECPAC construction contracts for improvements in the not-to-exceed amount of \$4.8 million are subject to budget availability.

**Prepared By:** Nahid Razi, Purchasing Agent

**Reviewed By:** Dirk Epperson, Director of Public Works

**Approved By:** Graham Mitchell, Assistant City Manager

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**Attachments**

RFP 027-18 (Resolution)

Recommendation Memo

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RESOLUTION NO.   -18

RESOLUTION AWARDING REQUEST FOR PROPOSALS  
FOR CONSTRUCTION MANAGER AT RISK FOR  
EAST COUNTY PERFORMING ARTS CENTER IMPROVEMENTS  
(RFP No. 027-18)

WHEREAS, On April 12, 2018, the City of El Cajon (the "City") issued a Request for Proposals ("RFP") on the City's website for interested and qualified firms to provide preconstruction services, construction management, and construction contracting for building improvements at the East County Performing Arts Center ("ECPAC"), while collaborating with the City, the City's architectural team, and Live Nation; and

WHEREAS, the construction management at risk ("CMAR") alternative procurement method enables the City to better control costs, efficiently facilitate the completion of a final design, and provides for a more expeditious management in the ultimate construction of the project; and

WHEREAS, one (1) response was received and opened at 5:00 p.m. on May 2, 2018; and

WHEREAS, the proposal was reviewed by an evaluation committee consisting of City staff in order to ensure all minimum requirements specified were met, and after thorough evaluation of the proposal, the City conducted an interview with the sole respondent and proceeded with negotiations; and

WHEREAS, Wieland Corporation meets the City's requirements for CMAR for ECPAC Improvements; and

WHEREAS, the Purchasing Division, in concurrence with the Director of Public Works, recommends award of the RFP to Wieland Corporation; and

WHEREAS, the City Council believes it to be in the best interests of the City to award the RFP to Wieland Corporation, as recommended by the Purchasing Division.

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

1. The above recitals are true and correct, and are the findings of the City Council.
2. The City Council hereby awards the Request for Proposals For El Cajon Construction Manager at Risk for the East County Performing Arts Center to:

Wieland Corporation

in the not-to-exceed amount of \$245,786.00 plus five percent (5%) of actual construction costs for the initial term set out in the RFP.



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

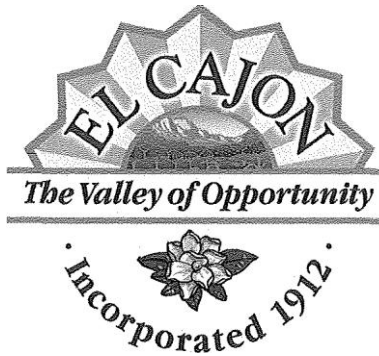
4. The City Manager is hereby further authorized to execute any such amendments to the Agreement as may be necessary, and to make such other changes as may be necessary, in the determination of the City Manager, to implement the Agreement in the best interests of the City, provided, however, that the compensation paid to Wieland Corporation shall not be increased without City Council approval. The City Clerk is hereby authorized to attest the City Manager's signature.

5. The City Manager is hereby further authorized to approve the final plans and specifications for El Cajon Performing Arts Center improvements.

6. The City Manager is hereby further authorized to approve all El Cajon Performing Arts Center construction contracts for improvements, as procured and recommended by Wieland Corporation, up to a total amount of not-to-exceed \$4.8 million.

05/22/18

RFP 027-18 – Construction Mgr at Risk (CMAR) for ECPAC (Wieland Corp) aw d051618



## MEMORANDUM

DATE: May 11, 2018  
TO: Nahid Razi, Purchasing Agent  
FROM: Yazmin Arellano, Deputy Director of Public Works/City Engineer  
SUBJECT: RECOMMENDATION TO AWARD- Construction Manager At Risk (CMAR)  
ECPAC Improvement Project, Bid No. 027-18

The established deadline to receive proposals from potential CMAR for the East County Performing Arts Center (ECPAC) Improvement Project was on May 2, 2018. One proposal was received. The selection committee evaluated and scored the proposal utilizing the evaluation form that was included in Appendix D of the RFP No. 027-18 Documents. The proposal evaluation form is based on a weighted scale with criteria including meeting essential qualification requirements, firm's experience with collaborative design or design-build projects, and local project experience with a total possible of score of 100 points.

The weighted average scores from the selection committee resulted in the following score:

<b>Construction Manager</b>	<b>Weighted Average Score</b>
Wieland Corporation	84.25

Subsequently, and in addition to the proposal, the interested firm was interviewed by the evaluation committee on May 10, 2018.

### Recommendation

The selection committee concluded that Wieland Corporation should be selected as the CMAR for this project. The firm demonstrated excellent knowledge of the CMAR process, as well as listing on their Statement of Qualifications and presenting in their interview a well-defined scope of work, project organization, performance on similar jobs applicable to this project, and understanding of the City's needs.

Based on qualifications and best value, it is recommended to place the following two part resolution: 1) Authorize the City Manager to negotiate all contracts for improvements of ECPAC not to exceed \$4.8M, and 2) Authorize the award of a contract to Wieland Corporation for the Construction Manager At Risk (CMAR) of the ECPAC Project. Budgeted funds for this project are available from General Fund, CDBG, and Redevelopment Agency Bonds.

Sincerely,

A handwritten signature in black ink, appearing to read 'Yazmin Arellano', with a stylized flourish at the end.

Yazmin Arellano, P.E.  
Deputy Director of Public Works/City Engineer



City Council  
Agenda Report

**Agenda Item 4.2.**

**DATE:** May 22, 2018  
**TO:** Honorable Mayor and City Councilmembers  
**FROM:** Graham Mitchell, Assistant City Manager  
**SUBJECT:** City Council Meeting Schedule

---

**RECOMMENDATION:**

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

**FISCAL IMPACT:**

None.

**Prepared By:** Graham Mitchell, Assistant City Manager

**Reviewed By:** N/A

**Approved By:** Graham Mitchell, Assistant City Manager

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City Council  
Agenda Report

**Agenda Item 6.1.**

**DATE:** May 22, 2018  
**TO:** Honorable Mayor and City Councilmembers  
**FROM:** Mayor Wells  
**SUBJECT:** Council Activity Report

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**RECOMMENDATION:**

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

**BACKGROUND:**

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

**REPORT:**

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

May 7 - LAFCO Meeting  
May 11 - SANDAG Board Meeting  
May 11 - SANDAG Executive Committee Meeting  
May 11 - NBC Channel 7 - Politically Speaking  
May 19 - America on Main Street - Naturalization Ceremony, Beat the Bucket  
May 22 - Downtown San Diego Bus Stopover Facility Meeting  
May 22 - City Council Meeting(s)

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

**Submitted By:** Bill Wells, Mayor

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City Council  
Agenda Report

**Agenda Item 6.2.**

**DATE:** May 22, 2018  
**TO:** Honorable Mayor and City Councilmembers  
**FROM:**  
**SUBJECT:** Legislative Report

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**RECOMMENDATION:**

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**Attachments**

Legislative Report 5-22-18

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# LEGISLATIVE REPORT 2017-2018

6.2

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



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



City Council  
Agenda Report

**Agenda Item 7.1.**

**DATE:** May 22, 2018  
**TO:** Honorable Mayor and City Councilmembers  
**FROM:** Mayor Pro Tem Kendrick  
**SUBJECT:** Council Activity Report - Mayor Pro Tem Kendrick

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**RECOMMENDATION:**

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

**BACKGROUND:**

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

**REPORT:**

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

- May 10 - Meeting w/ Fletcher Hills Residents and the Chief of Police
- May 11 - Meeting w/ City Manager and Assistant City Manager
- May 19 - America on Main Street - Naturalization Ceremony, Beat the Bucket
- May 22 - City Council Meeting(s)

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

**Submitted By:** Gary Kendrick, Mayor Pro Tem

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City Council  
Agenda Report

**Agenda Item 7.2.**

**DATE:** May 22, 2018  
**TO:** Honorable Mayor and City Councilmembers  
**FROM:** Councilmember McClellan  
**SUBJECT:** Council Activity Report - Councilmember McClellan

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**RECOMMENDATION:**

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

**BACKGROUND:**

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

**REPORT:**

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

- May 10 - MTS Board Meeting
- May 16 - Meeting w/ Assistant City Manager
- May 19 - America on Main Street
- May 22 - City Council Meeting(s)

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

**Submitted By:** Bob McClellan, Councilmember

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City Council  
Agenda Report

**Agenda Item 7.3.**

**DATE:** May 22, 2018  
**TO:** Honorable Mayor and City Councilmembers  
**FROM:** Councilmember Kalasho  
**SUBJECT:** Council Activity Report - Councilmember Kalasho

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**RECOMMENDATION:**

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

**BACKGROUND:**

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

**REPORT:**

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

May 10 - Meeting on Swallow Road with Community Members  
May 14 - Meeting with Graham Mitchell  
May 16 - Grossmont Healthcare District Heroes Awards  
May 18 - Meeting with Republic  
May 19 - America on Main Street - Naturalization Ceremony, Beat the Bucket  
May 22 - City Council Meeting(s)

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

**Submitted By:** Ben Kalasho, Councilmember

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## City Council Agenda Report

**Agenda Item 7.4.**

**DATE:** May 22, 2018  
**TO:** Honorable Mayor and City Councilmembers  
**FROM:** Councilmember Goble  
**SUBJECT:** Council Activity Report - Councilmember Goble

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### **RECOMMENDATION:**

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

### **BACKGROUND:**

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

### **REPORT:**

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

- May 15 - Meeting w/Assistant City Manager
- May 16 - Homeless Sheltering Meeting
- May 16 - Citizens Police Academy
- May 17 - San Diego County Taxpayers Awards Dinner
- May 19 - Naturalization Ceremony - America on Main Street
- May 19 - America on Main Street
- May 20 - ACES Tour at Animal Shelter
- May 21 - Meeting w/City Manager, Assistantt City Managr
- May 22 - City Council Meeting(s)

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

**Submitted By:** Steve Goble, Councilmember

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City Council  
Agenda Report

**Agenda Item 9.1.**

**DATE:** May 22, 2018  
**TO:** Honorable Mayor and City Councilmembers  
**FROM:** Jeff Davis, Chief of Police  
**SUBJECT:** April 2018 Donation to the El Cajon Animal Shelter

---

**RECOMMENDATION:**

In accordance with City Council Policy B-2, staff informs the City Council about receiving a donation for the El Cajon Animal Shelter. On April 13, 2018, the City received the following donation: \$100 (In Memory of Matt O'Connor's birthday) from Richard and Charlene Berry. The funds will be deposited for use at the Animal Shelter.

**Prepared By:** Captain Mike Moulton  
**Reviewed By:** Jeff Davis, Police Chief  
**Approved By:** Graham Mitchell, Assistant City Manager

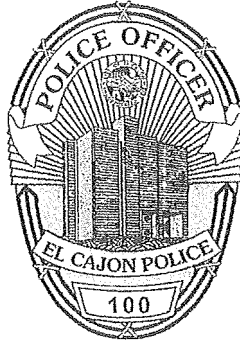
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**Attachments**

Donation

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# CITY OF EL CAJON



## POLICE DEPARTMENT

### MEMORANDUM

DATE: THURSDAY, MAY 3, 2018

TO: CHIEF JEFF DAVIS  
POLICE ADMINISTRATION DIVISION

FROM: SUPPORT CAPTAIN MICHAEL MOULTON  
POLICE ADMINISTRATION DIVISION

SUBJECT: APRIL 2018 DONATION TO THE EL CAJON ANIMAL SHELTER

In accordance with City Council Policy B-2, I am writing to let you know that we have received the following donation from:

4/13/18

\$100.00 (In memory of Matt O'Connor's birthday)



City Council  
Agenda Report

**Agenda Item 11.1.**

**DATE:** May 22, 2018  
**TO:** Honorable Mayor and City Councilmembers  
**FROM:** Angela Aguirre, City Clerk  
**SUBJECT:** Transit District Specific Plan

---

**RECOMMENDATION:**

That Mayor Wells request the City Clerk to recite the title.

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

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**Attachments**

Ordinance No. 5073

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ORDINANCE NO. 5073

AN ORDINANCE REZONING PROPERTY LOCATED IN THE  
SOUTHWEST AREA OF THE CITY TO IMPLEMENT THE  
PLANNED LAND USE IN THE TRANSIT DISTRICT SPECIFIC PLAN

WHEREAS, the El Cajon Planning Commission held a duly advertised public hearing on April 17, 2018, to consider Zone Reclassification No. 2328, proposing changes in the zoning designations of properties within the Transit District Specific Plan area, as submitted by the City of El Cajon Community Development Department; and

WHEREAS, the El Cajon Planning Commission adopted Resolution No. 10944 recommending City Council certification of the Final Program Environmental Impact Report No. 90 and adoption of the findings, Statement of Overriding Considerations, and Mitigation, Monitoring and Reporting Program for the Transit District Specific Plan project; and

WHEREAS, the El Cajon Planning Commission adopted Resolution No. 10946 recommending to the El Cajon City Council approval of Specific Plan No. 531;

WHEREAS, the El Cajon Planning Commission adopted Resolution No. 10495 recommending to the City Council approval of General Plan Amendment No. 2017-04; and

WHEREAS, the El Cajon Planning Commission adopted Resolution No. 10947 recommending to the City Council approval of Zone Reclassification No. 2328; and

WHEREAS, the El Cajon City Council held a duly advertised public hearing on May 8, 2018, to consider the proposed Zone Reclassification to change the zoning designations within the Transit District Specific Plan area to implement the Transit District Specific Plan; and

WHEREAS, at the public hearing the City Council received evidence through public testimony and comment, in the form of both verbal and written communications and reports prepared and presented to the City Council; and

WHEREAS, the City Council reviewed and considered the Final Program Environmental Impact Report No. 90 and adoption of the findings, Statement of Overriding Considerations, and Mitigation, Monitoring and Reporting Program in accordance with the California Environmental Quality Act (CEQA), and adopted Resolution No. 038-18; and

WHEREAS, the City Council reviewed and considered the proposed Transit District Specific Plan No. 531 adopting a new land use concept and plan for the area surrounding the El Cajon Transit Center and adopted Resolution No. 039-18; and

WHEREAS, the City Council reviewed and considered General Plan Amendment No. 2017-04 changing the land use designations to implement the planned land use in the Transit District Specific Plan and adopted Resolution No. 040-18.

NOW THEREFORE, THE CITY COUNCIL OF THE CITY OF EL CAJON DOES ORDAIN AS FOLLOWS:

Section 1. Based upon the record as a whole, the City Council hereby makes the following findings:

- A. The rezoning of the properties is consistent with the General Plan amendment to redesignate various properties as indicated in the General Plan Zoning Consistency Chart. The rezoning will provide for a consistent land use framework and implement the goals and policies of the General Plan for a coordinated land use and transportation strategy and to establish new uses that capitalize on the transit station. Furthermore, the proposed zones will allow for continued economic revitalization of these properties consistent with the planned land uses in the General Plan and compatible with the uses in the surrounding community; and
- B. The proposed zone reclassification implements the land use concept in the Transit District Specific Plan, which provides a more refined planning and zoning framework for this area. In addition, the zone reclassification does not conflict with any other specific plans governing the subject properties; and
- C. The proposed zone changes will facilitate the continued economic revitalization of this area and will bring in new land uses with a range of housing options, neighborhood commercial services, and employment opportunities.

Section 2. That the foregoing recitals are true and correct, and are findings of fact of the El Cajon City Council in regard to Zone Reclassification No. 2328.

Section 3. The City Council hereby rezones the subject properties within the Transit District Specific Plan area in accordance with the attached Exhibit "A."

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

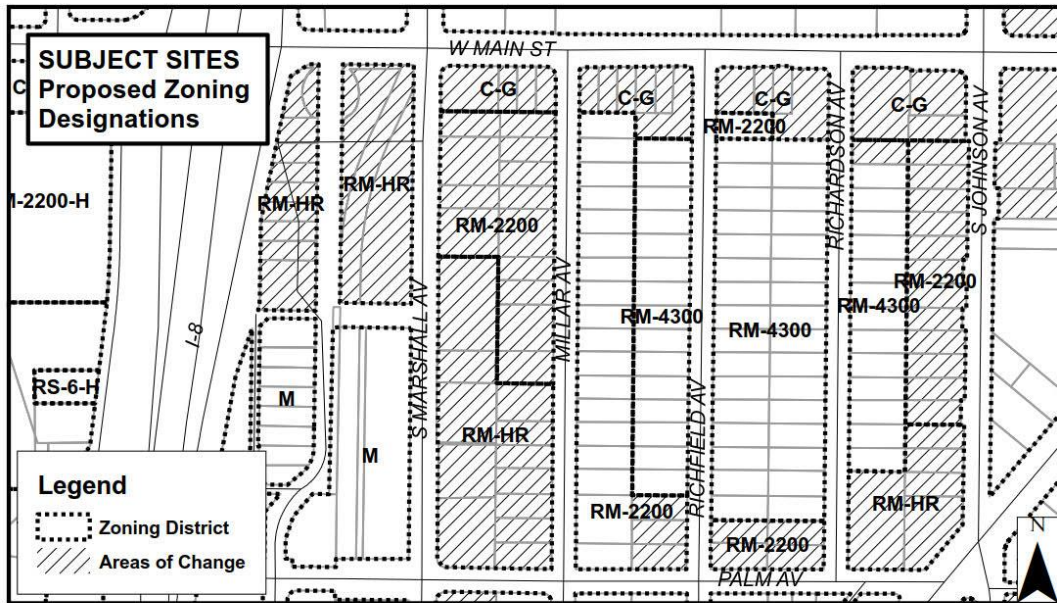
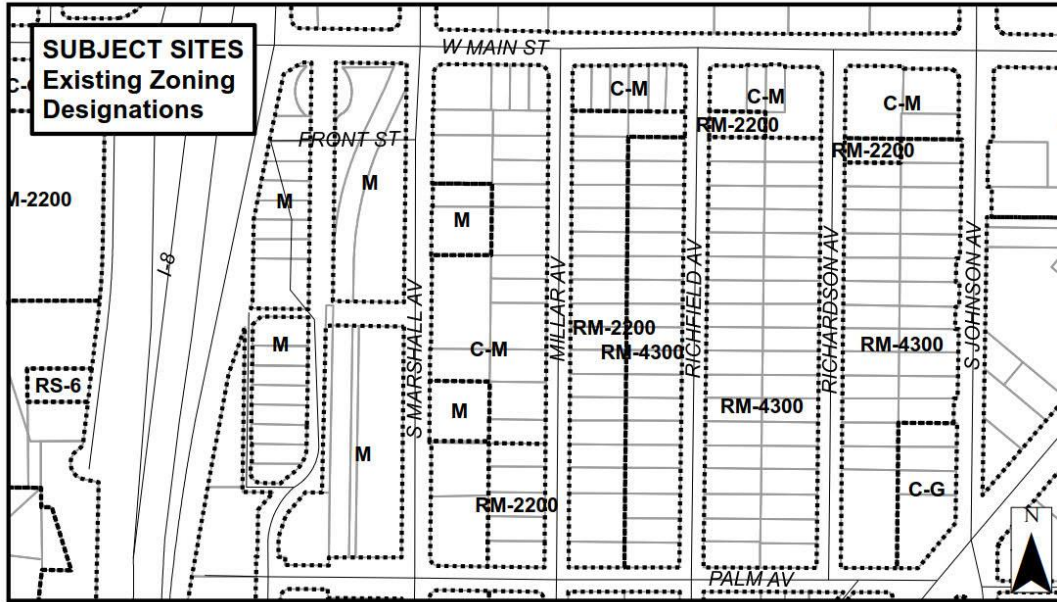
05/08/18 (Item No. 101) – 1<sup>st</sup> Reading  
05/22/18 (Item No. 15.1) – 2<sup>nd</sup> Reading

Transit District Specific Plan – ZR 2328 Ord 050218

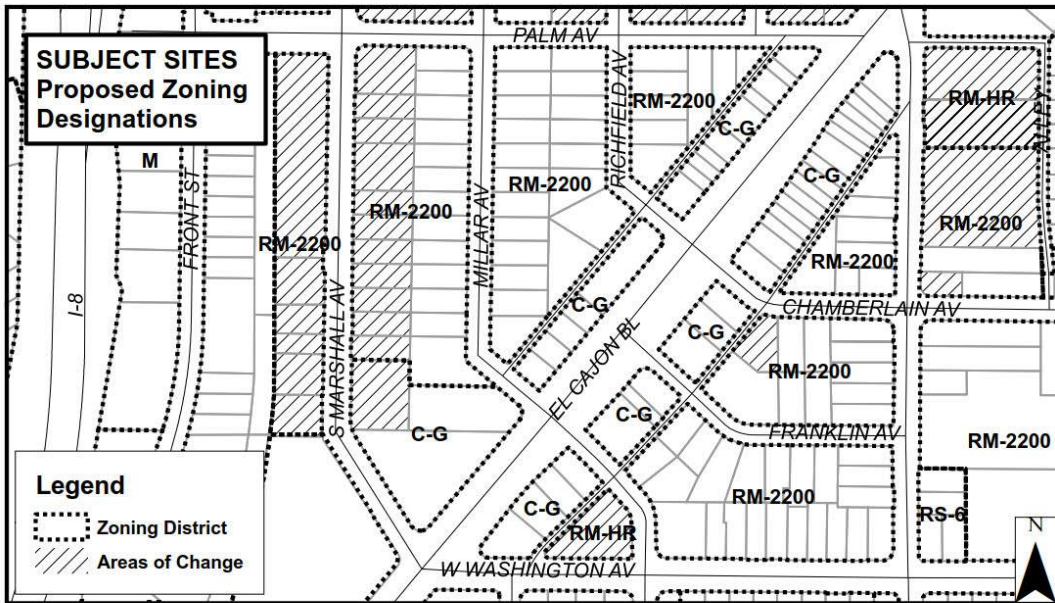
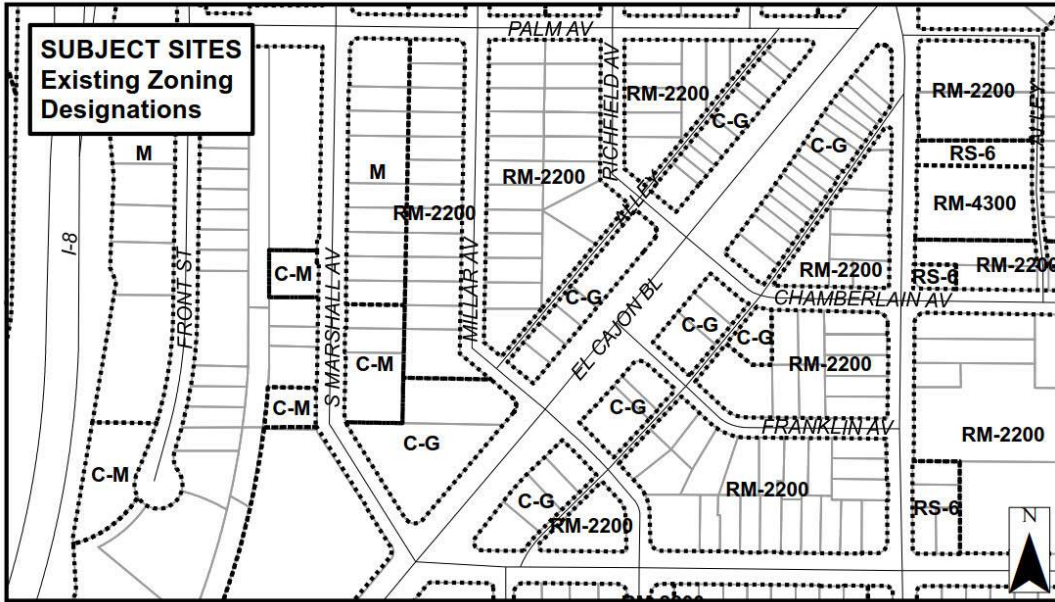


# Exhibit A-1

## Zone Reclassification No. 2328

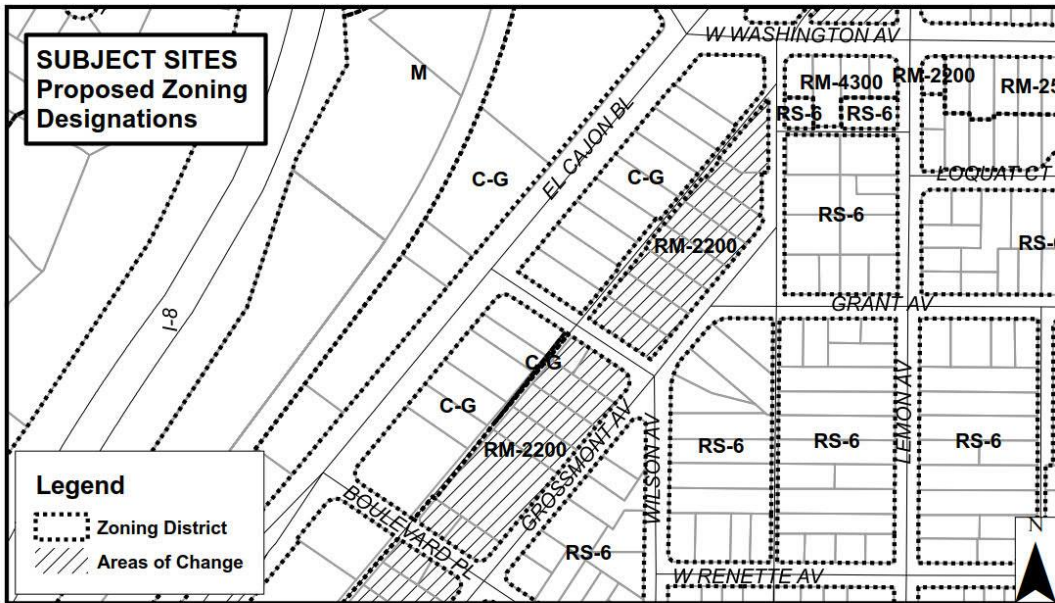
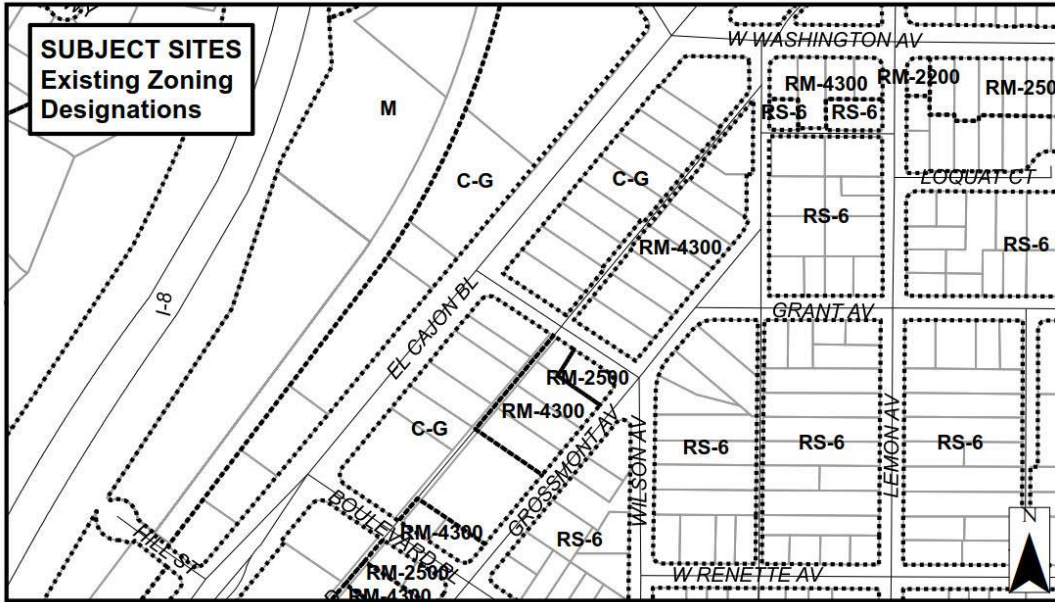


## Exhibit A-2 Zone Reclassification No. 2328

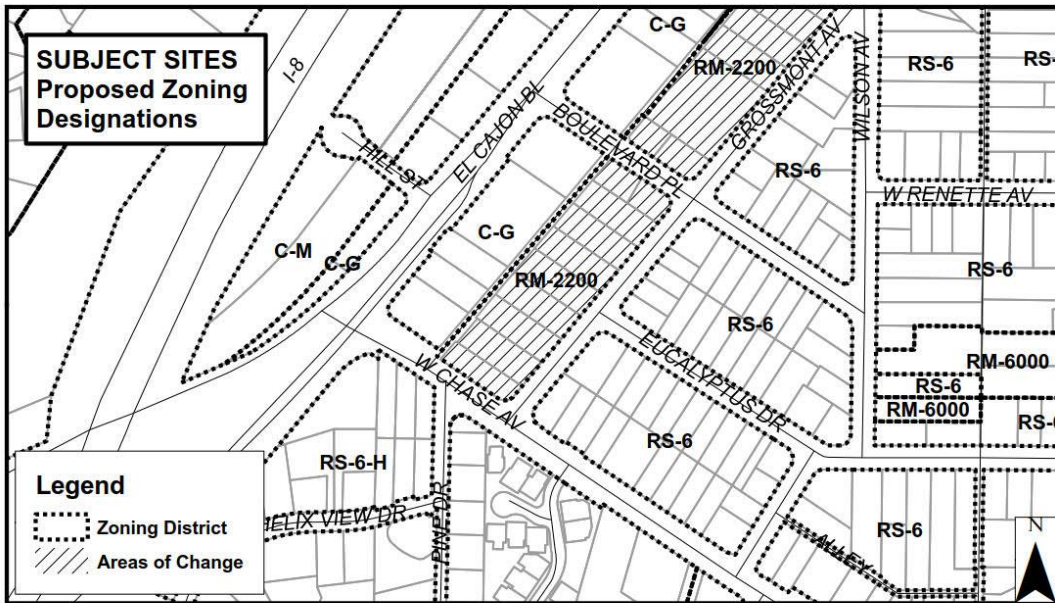
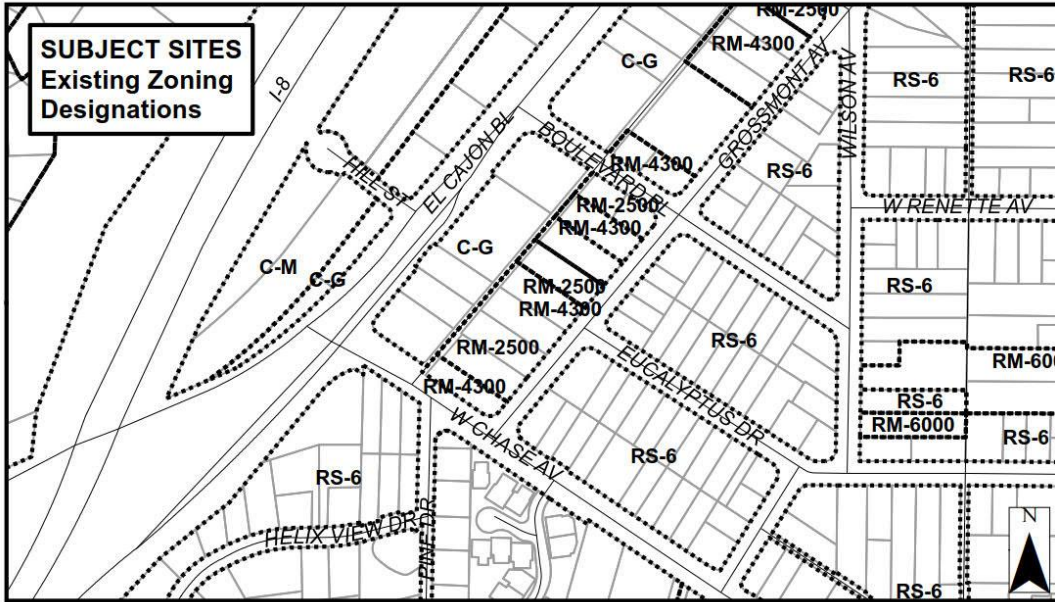




## Exhibit A-3 Zone Reclassification No. 2328

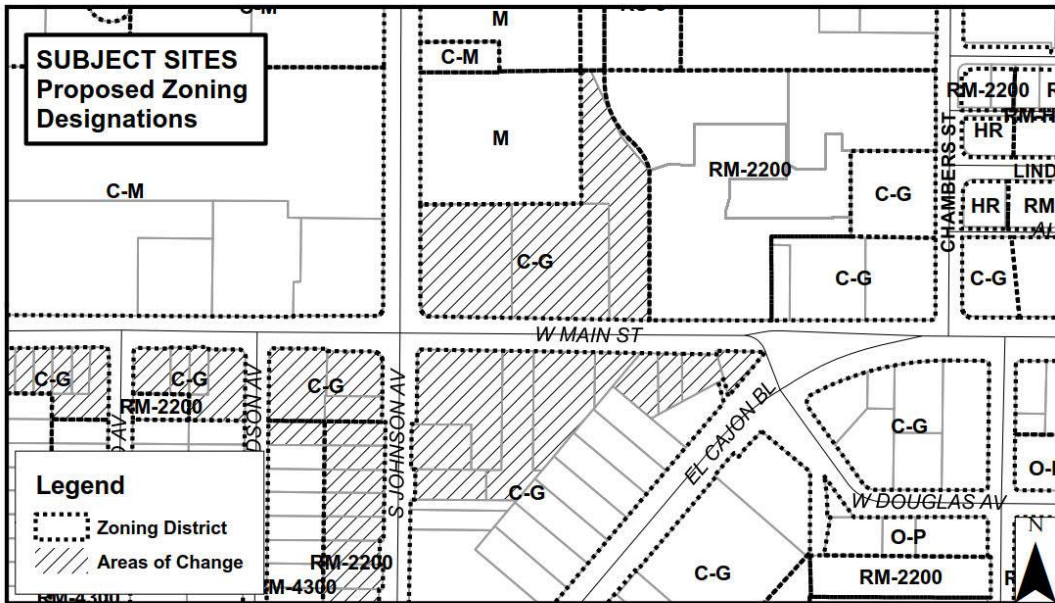
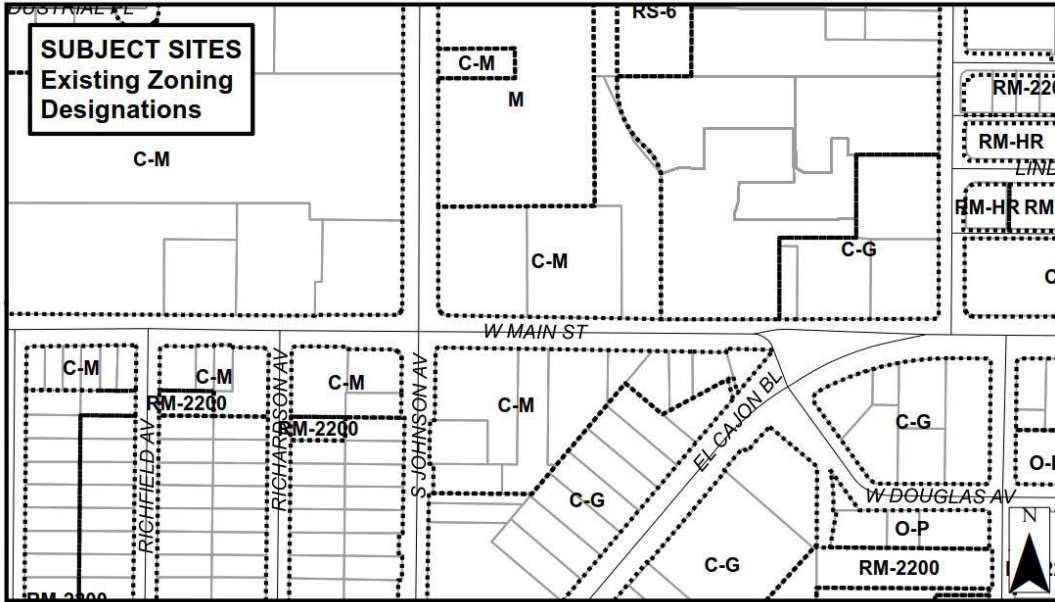


## Exhibit A-4 Zone Reclassification No. 2328





## Exhibit A-5 Zone Reclassification No. 2328





City Council  
Agenda Report

**Agenda Item 12.1.**

**DATE:** May 22, 2018

**TO:** Honorable Mayor and City Councilmembers

**FROM:** Morgan Foley, City Attorney

**SUBJECT:** Closed Session – CONFERENCE WITH LEGAL COUNSEL – EXISTING LITIGATION

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**RECOMMENDATION:**

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

**REPORT:**

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

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

**Approved By:**

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