



CITY COUNCIL
HOUSING AUTHORITY AND
SUCCESSOR AGENCY TO THE EL CAJON
REDEVELOPMENT AGENCY

Council Chamber
200 Civic Center Way
El Cajon, CA 92020

Agenda

MAY 23, 2023, 3:00 p.m.

Bill Wells, Mayor

Steve Goble, Deputy Mayor

Gary Kendrick, Councilmember

Michelle Metschel, Councilmember

Phil Ortiz, Councilmember

Graham Mitchell, City Manager

Vince DiMaggio, Assistant City Manager

Morgan Foley, City Attorney

Angela Cortez, City Clerk

CALL TO ORDER: Mayor Bill Wells

ROLL CALL: City Clerk Angela Cortez

PLEDGE OF ALLEGIANCE TO THE FLAG AND MOMENT OF SILENCE

POSTINGS: The City Clerk posted Orders of Adjournment of the May 9, 2023, Meeting and the Agenda of the May 23, 2023, Meeting in accordance to State Law and City Council/Housing Authority/Successor Agency to the Redevelopment Agency Policy.

PRESENTATIONS:

- Presentation: 2023 San Diego County Fair - "Get Out There"
- Presentation: America on Main Street and Foodie Fest
- Proclamation: National Public Works Week
- Presentation: American Public Works Association Awards

AGENDA CHANGES:

CONSENT ITEMS:

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

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

RECOMMENDATION:

That the City Council/Housing Authority/Successor Agency to the El Cajon Redevelopment Agency approves Minutes of the May 9, 2023, Meeting of the El Cajon City Council/Housing Authority/Successor Agency to the El Cajon Redevelopment Agency.

2. Warrants

RECOMMENDATION:

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

3. Approval of Reading Ordinances by Title Only

RECOMMENDATION:

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

4. Continuation of Wells Park Restroom Emergency Declaration

RECOMMENDATION:

That the City Council adopts the next Resolution, in order, proclaiming the Continuation of Emergency for Wells Park restroom conditions.

5. Continuation of Emergency for Storm Drain System Repairs - West Side of 1970 Granite Hills Drive

RECOMMENDATION:

That the City Council adopts the next Resolution, in order, to proclaim the Continuation of Emergency for Storm Drain System Repairs.

6. Multi-Jurisdictional Hazard Mitigation Plan

RECOMMENDATION:

That the City Council adopts the next Resolution, in order, approving the 2023 Multi-Jurisdictional Hazard Mitigation Plan, including the City of El Cajon Annex.

7. Authorization to Accept, Appropriate, and Expend the CalRecycle Beverage Container Recycling City/County Grant for FY 2022-23

RECOMMENDATION:

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

1. Authorize the City Manager or designee to accept, appropriate, and expend funds received from the CalRecycle Beverage Container Recycling City/County Grant (CALCCPP23) for FY 2022-23; and
2. Authorize the City Manager or designee to execute any documents and agreements necessary to receive and use these funds.

8. Reject & Re-Bid of Bid No. 014-23 – Stoney’s Neighborhood Park Fitness Equipment & Playground Resurfacing

RECOMMENDATION:

That the City Council adopts the next Resolution, in order, to reject all bids and authorize re-bidding of the project with revised specifications.

9. Award of Bid No. 003-24 – Water Quality Improvements - Trash Capture Device Installation

RECOMMENDATION:

That the City Council:

1. Determines that the project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Class 7 and Class 8 of the CEQA Guidelines;
2. Adopts the next Resolution, in order, to approve the Plans and Specifications for Water Quality Improvements - Trash Capture Device Installation, Bid No. 003-24;
3. Finds the second low bidder non-responsive for the reason set forth in the agenda report; and
4. Adopts the next Resolution, in order, to award the bid to the lowest responsive, responsible bidder, Downstream Services, Inc. in the amount of \$92,898.

10. Disposal of Retired Property

RECOMMENDATION:

That the City Council declares the listed property retired and authorizes disposal in accordance with policy.

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.

WRITTEN COMMUNICATIONS:

PUBLIC HEARINGS:

11. Zoning Code Update

RECOMMENDATION:

That the City Council:

1. Opens the Public Hearing and receives testimony;
2. Closes the Public Hearing;
3. Moves to adopt the next Resolution, in order, approving the California Environmental Quality Act exemption; and
4. Introduces the next Ordinance, in order, approving Zoning Code Amendment No. 2023-0001.

ADMINISTRATIVE REPORTS:

12. City Council Meeting Schedule

RECOMMENDATION:

That the City Council considers canceling its August 22, 2023 meeting.

13. Wells Park Improvements Basketball Courts - Project Acceptance

RECOMMENDATION:

That the City Council:

1. Accepts the Wells Park Improvements - Basketball Courts project, Job No. 183610PWCP, Bid No. 003-23; and
2. Authorizes the City Clerk to record a Notice of Completion and release the bonds in accordance with the contract terms.

14. Legislative Summary and Resolution in Support of Sentencing Enhancements for the Illegal Sale or Distribution of Fentanyl

RECOMMENDATION:

Staff recommends that the City Council accepts the report of a summary of pending legislation and approves the next Resolution, in order, supporting sentencing enhancements for those convicted of illegally providing fentanyl or a fentanyl analog to individuals who are subsequently severely injured or die as a result of using the drug.

COMMISSION REPORTS:

ACTIVITIES REPORTS/COMMENTS OF MAYOR WELLS

SANDAG (San Diego Association of Governments) Board of Directors.

15. Council Activity Report

ACTIVITIES REPORTS/COMMENTS OF COUNCILMEMBERS:

16. **DEPUTY MAYOR STEVE GOBLE**
MTS (Metropolitan Transit System Board); East County Advanced Water Purification Joint Powers Authority Board; Chamber of Commerce – Government Affairs Committee; SANDAG – Board of Directors – Alternate; SANDAG Public Safety Committee – Alternate.

17. **COUNCILMEMBER GARY KENDRICK**
METRO Commission/Wastewater JPA; Heartland Communications; Heartland Fire Training JPA.

18. **COUNCILMEMBER MICHELLE METSCHEL**
Harry Griffen Park Joint Steering Committee; METRO Commission/Wastewater JPA – Alternate; Heartland Communications – Alternate; Heartland Fire Training JPA – Alternate.

19. **COUNCILMEMBER PHIL ORTIZ**
League of California Cities, San Diego Division; East County Economic Development Council; MTS (Metropolitan Transit System Board) – Alternate; East County Advanced Water Purification Joint Powers Authority Board – Alternate; Chamber of Commerce – Government Affairs Committee – Alternate.

JOINT COUNCILMEMBER REPORTS:

GENERAL INFORMATION ITEMS FOR DISCUSSION:

ORDINANCES: FIRST READING

ORDINANCES: SECOND READING AND ADOPTION

CLOSED SESSIONS:

20. Closed Session - Public Employee Performance Evaluation: City Attorney

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 23rd day of May 2023, is adjourned to Tuesday, June 13, 2023, at 3:00 p.m.



City Council
Agenda Report

Agenda Item 1.

DATE: May 23, 2023

TO: Honorable Mayor and City Councilmembers

FROM: Angela Cortez, City Clerk

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

RECOMMENDATION:

That the City Council/Housing Authority/Successor Agency to the El Cajon Redevelopment Agency approves Minutes of the May 9, 2023, Meeting of the El Cajon City Council/Housing Authority/Successor Agency to the El Cajon Redevelopment Agency.

Attachments

05-09-23DRAFTminutes - 3PM

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



MINUTES

CITY OF EL CAJON EL CAJON, CALIFORNIA

May 9, 2023

A Regular Joint Meeting of the El Cajon City Council/Housing Authority/Successor Agency to the El Cajon Redevelopment Agency, held Tuesday, May 9, 2023, 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:
Council/Agencymembers absent:
Deputy Mayor/Vice Chair present:
Mayor/Chair present:
Other Officers present:

Kendrick, Metschel, and Ortiz
None
Goble
Wells
Mitchell, City Manager/Executive Director
DiMaggio, Assistant City Manager
Foley, City Attorney/General Counsel
Cortez, City Clerk/Secretary

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

POSTINGS: The City Clerk posted Orders of Adjournment of the April 25, 2023, meetings and the Agenda of the May 9, 2023, meeting in accordance with State Law and El Cajon City Council/Housing Authority/Successor Agency to the El Cajon Redevelopment Agency Policy.

PRESENTATIONS:

- Proclamation: Municipal Clerk’s Week
- Proclamation: Water Safety and Drowning Prevention Month
- Presentation: Youth of the Year Award

AGENDA CHANGES: None

CONSENT ITEMS: (1 – 10)

MOTION BY WELLS, SECOND BY ORTIZ, to APPROVE Consent Items 1 to 10.

MOTION CARRIED BY UNANIMOUS VOTE.

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

Approve Minutes of the April 25, 2023, Meetings of the El Cajon City Council/Housing Authority/Successor Agency to the El Cajon Redevelopment Agency.

2. Warrants

Approve payment of Warrants as submitted by the Finance Department.

3. Approval of Reading Ordinances by Title Only

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

4. Subdivision Agreement for Public Improvements and Final Map for Tentative Subdivision Map (TSM) No. 2020-0002; 1493 Melody Lane; Engineering Job No. 3733

1. Approve the Final Map and Subdivision Agreement for Public Improvements for Tentative Subdivision Map (TSM) No. 2020-0002, 1493 Melody Lane, Engineering Job No. 3733;
2. Authorize the City Manager to execute the agreements and related documentation; and

CONSENT ITEMS: (Item 4 - Continued)

3. Authorize the City Clerk to release cash deposit after completion of improvements.

5. New Classification Specification and Salary Setting for Parking Enforcement Officer

Approve the classification specification and salary setting for the Parking Enforcement Officer.

6. Continuation of Wells Park Restroom Emergency Declaration

Adopt Resolution No. 028-23 proclaiming the Continuation of Emergency for Wells Park restroom conditions.

7. Continuation of Emergency for Storm Drain System Repairs - West Side of 1970 Granite Hills Drive

Adopt Resolution No. 029-23 to proclaim the Continuation of Emergency for Storm Drain System Repairs.

8. Award of Bid No. 001-24 – Street Light System Maintenance, Emergency Repairs, and Related Construction Services

1. Find that the Street Light System Maintenance, Emergency Repairs, and Related Construction Services project is exempt from the California Environmental Quality Act (CEQA); and
2. Adopt Resolution No. 030-23 to Approve Plans and Specifications for Street Light System Maintenance, Emergency Repairs, and Related Construction Services for the Cities of El Cajon, La Mesa, Lemon Grove, and Santee, Bid No. 001-24; and Adopt Resolution No. 031-23 to Award the bid to the lowest responsive, responsible bidder, Southwest Traffic Signal Service, Inc., in the amount of \$344,697 for the base bid and Additive Alternate No. 1. The City of El Cajon's portion of the award is \$152,510.

CONSENT ITEMS: (Continued)

- 9. Award of Bid No. 015-23 – Maintenance & Repairs of Mechanical Doors & Gates
 - 1. Find that the Maintenance and Repairs of Mechanical Doors and Gates services project is exempt from the California Environmental Quality Act (CEQA);
 - 2. Adopts Resolution No. 032-23 to Approve Plans and Specifications for Maintenance & Repairs of Mechanical Doors & Gates, Bid No. 015-23; and
 - 3. Adopt Resolution No. 033-23 to Award the bid to the lowest responsive, responsible bidder, Vortex Industries, LLC, in the amount of \$101,300 for the initial one-year term, with up to four additional one-year renewal options.

- 10. Disposal of Retired Property

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

PUBLIC COMMENT: None

WRITTEN COMMUNICATIONS: None

PUBLIC HEARINGS:

- 11. Delinquent Refuse/Recycling Collection Charges

RECOMMENDATION:

That the City Council:

- 1. Opens the Public Hearing and receives public testimony;
- 2. Closes the Public Hearing;
- 3. Adopts the next Resolution, in order, to confirm the list of property owners as delinquent in the payment of their mandatory refuse/recycling service bills; and
- 4. Authorizes the City Clerk to record the amount owed for each account as a lien on the respective property and forward the list to the County Tax Assessor for billing on the next property tax bill.

DISCUSSION

Mayor Wells recused himself as he received a donation for his Congressional Campaign from an EDCO staff member, and stated that Deputy Mayor Goble would proceed with the Public Hearing for Delinquent Refuse/Recycling Collection Charges. Mayor Wells left the Council Chamber at 3:31 p.m.

PUBLIC HEARINGS: (Item 11 – Continued)

Deputy Director of Public Works, Michael James, provided detailed information of the Item.

Deputy Mayor Goble opened the Public Hearing.

No public comment was received.

Deputy Mayor stated that people are given several opportunities to pay before the City places a lien on an individual's property and acknowledged that refuse/recycling fees have stayed stable for over two (2) years.

MOTION BY ORTIZ, SECOND BY METSCHEL, to ADOPT Resolutions No. 034-23A and 034-23B to confirm the list of property owners as delinquent in the payment of their mandatory refuse/recycling service bills.

**MOTION CARRIED BY 4 - 0 VOTE.
(Mayor WELLS – Disqualified)**

MOTION BY GOBLE, SECOND BY ORTIZ, to AUTHORIZE the City Clerk to record the amount owed for each account as a lien on the respective property and forward the list to the County Tax Assessor for billing on the next property tax bill.

**MOTION CARRIED BY 4 - 0 VOTE.
(Mayor WELLS – Disqualified)**

Mayor Wells returned to the Council Chamber at 3:42 p.m.

12. Amendment to the 2023 Five-Year Program of Projects for the SANDAG Regional Transportation Improvement Program (RTIP No. 23-04)

RECOMMENDATION:

That the City Council:

1. Opens the Public Hearing and receives testimony;
2. Closes the Public Hearing; and
3. Adopts the next Resolution, in order, approving the amendment to the proposed five-year program of projects for the SANDAG Regional Transportation Improvement Program (RTIP No. 23-04).

DISCUSSION

City Engineer, Mario Sanchez, provided detailed information of the Item.

PUBLIC HEARINGS: (Item 12 – Continued)

Mayor Wells opened the Public Hearing.

No public comment was received.

MOTION BY WELLS, SECOND BY ORTIZ, to CLOSE the Public Hearing.

MOTION CARRIED BY UNANIMOUS VOTE.

MOTION BY GOBLE, SECOND BY ORTIZ, to ADOPT Resolution No. 035-23 Approving the amendment to the proposed five-year Program of projects for the SANDAG Regional Transportation Improvement Program (RTIP No. 23-04).

MOTION CARRIED BY UNANIMOUS VOTE.

13. Consideration of an Adjustment to the SANDAG Regional Transportation Congestion Improvement Program (RTCIP) Fee

RECOMMENDATION:

That the City Council:

1. Opens the Public Hearing and receives testimony;
2. Closes the Public Hearing; and
3. Adopts the next Resolution, in order, approving an adjustment to the Regional Transportation Congestion Improvement Program (RTCIP) Fee to the new amount of \$2,741.97, for each newly-constructed residential unit.

DISCUSSION

City Engineer, Mario Sanchez, provided detailed information of the Item.

Mayor Wells opened the Public Hearing.

No public comment was received.

MOTION BY WELLS, SECOND BY ORTIZ, to CLOSE the Public Hearing.

MOTION CARRIED BY UNANIMOUS VOTE.

MOTION BY ORTIZ, SECOND BY GOBLE, to ADOPT Resolution No. 036-23 Approving an adjustment to the Regional Transportation Congestion Improvement Program (RTCIP) Fee to the new amount of \$2,741.97, for each newly-constructed residential unit.

MOTION CARRIED BY UNANIMOUS VOTE.

ADMINISTRATIVE REPORTS:

14. Fiscal Year 2022-23 Mid-Year Report and Five-Year Business Plan Update

RECOMMENDATION:

That the City Council:

1. Receives and accepts the Fiscal Year 2022-23 Mid-Year Report and Five-Year Business Plan update;
2. Increases Fiscal Year 2022-23 appropriations from fund equity in the citywide amount of \$5,888,202 for additional CalPERS contributions as detailed in the report; and
3. Increases Fiscal Year 2022-23 appropriations from fund equity or program income, as appropriate, in the amount of \$2,287,773.31 for CDBG / HOME activities as detailed in the report.

DISCUSSION

Finance Director, Clay Schoen, provided detailed information of the Item.

No public comment was received.

Discussion ensued among Council and Staff concerning the following:

- Sunset of Prop J in 2030;
- Consideration of using General Fund Reserves for the public's benefit;
- Payment of Pension Obligations;
- Investment considerations;
- Using General Fund Reserves for Public Works projects; and
- Using Economic Uncertainty Reserves to prevent lay-offs, if required.

MOTION BY GOBLE, SECOND BY ORTIZ, to RECEIVE and accept the Fiscal Year 2022-23 Mid-Year Report and Five-Year Business Plan update; Increase Fiscal Year 2022-23 appropriations from fund equity in the citywide amount of \$5,888,202 for additional CalPERS contributions as detailed in the report; and Increase Fiscal Year 2022-23 appropriations from fund equity or program income, as appropriate, in the amount of \$2,287,773.31 for CDBG / HOME activities as detailed in the report.

MOTION CARRIED BY UNANIMOUS VOTE.

**Recess called at 4:35 p.m.
Meeting called back to order at 4:39 p.m.**

ADMINISTRATIVE REPORTS: (Continued)

15. Urban Roots Gardening Initiative Recap

RECOMMENDATION:

That the City Council receives the report on the Urban Roots Gardening Initiative Program and provides feedback.

DISCUSSION

Administrative Assistant, Kevin Mackey, and Management Assistant, Ellena Holmes, provided detailed information of the Item.

No public comment was received.

City Manager Mitchell announced and congratulated Kevin Mackey for his upcoming graduation, achieving a Master of Public Administration degree.

MOTION BY GOBLE, SECOND BY ORTIZ, to ACCEPT the report on Urban Roots Gardening Initiative.

MOTION CARRIED BY UNANIMOUS VOTE.

COMMISSION REPORTS: None

ACTIVITIES REPORTS/COMMENTS OF MAYOR WELLS:

SANDAG (San Diego Association of Governments) Board of Directors.

16. Council Activities Report/Comments

Report as submitted.

ACTIVITIES REPORTS OF COUNCILMEMBERS:

17. DEPUTY MAYOR STEVE GOBLE

MTS (Metropolitan Transit System Board); East County Advanced Water Purification Joint Powers Authority Board; Chamber of Commerce – Government Affairs Committee; SANDAG – Board of Directors – Alternate; SANDAG Public Safety Committee – Alternate.

Council Activities Report/Comments.

ACTIVITIES REPORTS OF COUNCILMEMBERS: (Continued)

In addition to the submitted Report, Deputy Mayor Goble shared information about the Advanced Water Purification meeting that he attended. He also shared information about the extra costs, such as more wear and tear on roads due to heavier vehicles, as cities move into using fully electric fleets.

- 18. COUNCILMEMBER GARY KENDRICK
METRO Commission/Wastewater JPA; Heartland Communications; Heartland Fire Training JPA.

Council Activities Report/Comments.

Report as submitted.

- 19. COUNCILMEMBER MICHELLE METSCHEL
Harry Griffen Park Joint Steering Committee; Heartland Communications – Alternate; Heartland Fire Training JPA – Alternate; METRO Commission/Wastewater JPA – Alternate.

Council Activities Report/Comments.

Report as submitted.

- 20. COUNCILMEMBER PHIL ORTIZ
League of California Cities, San Diego Division; East County Economic Development Council; MTS (Metropolitan Transit System Board) – Alternate; East County Advanced Water Purification Joint Powers Authority Board – Alternate; Chamber of Commerce – Government Affairs Committee – Alternate.

Council Activities Report/Comments.

Report as submitted.

JOINT COUNCILMEMBER REPORTS: None

GENERAL INFORMATION ITEMS FOR DISCUSSION: None

ORDINANCES: FIRST READING - None

ORDINANCES: SECOND READING AND ADOPTION

21. Amendments to ECMC Title 5 Addressing Service Providers Operating in the City of El Cajon

RECOMMENDATION:

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

DISCUSSION

No public comment was received.

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

An Ordinance Repealing Section 5.16.030 of Chapter 5.16 of the El Cajon Municipal Code; Adding a New Section 5.16.030 to Chapter 5.16 of the El Cajon Municipal Code; and Adding a New Chapter 5.22 to Title 5 of the El Cajon Municipal Code.

MOTION BY ORTIZ, SECOND BY WELLS, to ADOPT Ordinance No. 5135, APPROVING an Ordinance Repealing Section 5.16.030 of Chapter 5.16 of the El Cajon Municipal Code; Adding a New Section 5.16.030 to Chapter 5.16 of the El Cajon Municipal Code; and Adding a New Chapter 5.22 to Title 5 of the El Cajon Municipal Code.

MOTION CARRIED BY UNANIMOUS VOTE.

CLOSED SESSIONS:

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

22. Closed Session - Conference with Labor Negotiators pursuant to Government Code section 54957.6:

Agency Designated Representatives:

Graham Mitchell, City Manager
Vince DiMaggio, Assistant City Manager
Clay Schoen, Director of Finance
Marisol Thorn, Director of Human Resources

CLOSED SESSIONS: (Continued)

Employee Organization:

El Cajon Mid-Management and Professional Employees Group

MOTION CARRIED BY UNANIMOUS VOTE.

RECONVENED to Open Session at 5:08 p.m.

City Attorney Foley reported the following actions:

21. Direction was given to City's negotiators.

Adjournment: Mayor Wells adjourned the Regular Joint Meeting of the El Cajon City Council/Housing Authority/Successor Agency to the El Cajon Redevelopment Agency held this 9th day of May, 2023, at 5:09 p.m., to Tuesday, May 23, 2023, at 3:00 p.m.

DRAFT

ANGELA L. CORTEZ, CMC
City Clerk/Secretary



City Council
Agenda Report

DATE: May 23, 2023
TO: Honorable Mayor and City Councilmembers
FROM: Yazmin Arellano, Director of Public of Works
SUBJECT: Continuation of Wells Park Restroom Emergency Declaration

RECOMMENDATION:

That the City Council adopts the next Resolution, in order, proclaiming the Continuation of Emergency for Wells Park restroom conditions.

BACKGROUND:

On March 28, 2023, the City Council approved an emergency declaration for Wells Park restroom conditions to safeguard public health and safety. The work completed since the continued emergency declaration on May 9, 2023, includes the construction of the roofing system, framing of large, vented skylights, and rerouting of electrical circuits and bathroom fixture vents. Continued roof framing and modification of interior building components are anticipated over the next two weeks. Emergency work will continue through June.

CALIFORNIA ENVIRONMENTAL QUALITY ACT:

Emergency repairs to publicly-owned service facilities necessary to maintain service essential to the public health, safety, or general welfare are exempt from the requirements of CEQA pursuant to section 15269(b) (Emergency Projects) of the CEQA guidelines.

FISCAL IMPACT:

On March 28, 2023, the City Council considered the use of \$250,000 of American Rescue Plan Act (ARPA) funding for the emergency repairs of this facility.

Prepared By: Senan Kachi, Associate Engineer
Reviewed By: Yazmin Arellano, Director of Public Works
Approved By: Graham Mitchell, City Manager

Attachments

Resolution

RESOLUTION NO. 0__-23

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF EL CAJON
PROCLAIMING THE CONTINUATION OF EMERGENCY FOR
WELLS PARK RESTROOM REPAIRS

WHEREAS, the El Cajon City Council ("City Council") is authorized under section 8630 of the California Government Code to proclaim the existence of a local emergency when conditions exist within the jurisdiction of the City of El Cajon (the "City") which pose an extreme peril to public health, safety and life; and

WHEREAS, section 8.08.060 of the El Cajon Municipal Code ("ECMC") empowers the City Council to proclaim a local emergency when the City is affected or likely to be affected by a public calamity; and

WHEREAS, on March 22, 2023, the City Manager proclaimed the existence of an emergency on due to ongoing vandalism and deteriorating conditions of the restrooms at Wells Park that have resulted in extensive damage to the facilities, making the only restroom facilities available to the public patronizing the park unusable, unavailable, and unsafe, which proclamation was ratified by the City Council on March 28, 2023 and April 11, 2023; and

WHEREAS, because the emergency work to repair the Wells Park restrooms is not completed, it is necessary for the City Council to again ratify the City Manager's proclamation of emergency for the Wells Park restroom conditions on March 22, 2023, as ratified by the City Council on March 28, 2023, by Resolution No. 017-23; on April 11, 2023, by Resolution No. 022-23; on April 25, 2023, by Resolution No. 023-23; and on May 9, 2023, by Resolution No. 028-23.

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

1. That the foregoing recitals are true and correct, and are the findings of the City Council.
2. That in adopting Resolution No. 022-23, the City Council approved an exemption from further environmental review under section 15269(b) (Emergency Projects) of California Environmental Quality Act ("CEQA") Guidelines, and authorized staff to file a notice of exemption for this emergency project.
3. That the City Council hereby proclaims the continuation of the local emergency for restroom repairs at Wells Park.
4. That the local emergency shall be deemed to continue to exist until termination is proclaimed by the City Council of the City of El Cajon.



City Council Agenda Report

Agenda Item 5.

DATE: May 23, 2023

TO: Honorable Mayor and City Councilmembers

FROM: Yazmin Arellano, Director of Public of Works

SUBJECT: Continuation of Emergency for Storm Drain System Repairs - West Side of 1970 Granite Hills Drive

RECOMMENDATION:

That the City Council adopts the next Resolution, in order, to proclaim the Continuation of Emergency for Storm Drain System Repairs.

BACKGROUND:

This report provides an update on the emergency storm drain system repair project on the west side of 1970 Granite Hills Drive. On April 10, 2023, the City Manager declared an emergency for immediate repairs to protect adjacent public improvements and maintain critical street thoroughfares. On April 11, 2023, the City Council ratified the City Manager's Declaration and established a Declaration of Emergency with Resolution No. 022-23. Following the City Council's ratification and Declaration of Emergency, the City contracted with Jimenez Inc. dba MJC Construction (MJC Construction).

As of May 15, 2023, MJC Construction replaced all segments of the failed corrugated metal pipe, poured a concrete drainage swale, and slurry sealed the cul-de-sac and portions of Granite Hills Drive. The remaining work items include street striping portions of the roadway on Granite Hills Drive and a final inspection by City staff. Until the final inspection and final invoicing/payments occur, it is necessary to continue the emergency status to complete the project work and calculate the final construction costs. Staff anticipates this project will be completed and the emergency declaration will be terminated at the June 13, 2023, City Council meeting.

CALIFORNIA ENVIRONMENTAL QUALITY ACT:

Emergency repairs to publicly-owned service facilities necessary to maintain service essential to the public health, safety, or general welfare are exempt from CEQA pursuant to section 15269(b) (Emergency Projects) of the CEQA Guidelines.

FISCAL IMPACT:

Funding in the amount of \$100,000 is available through the Fiscal Year 2023 Wastewater Operations Annual Budget (650720).

Prepared By: Mike James, Deputy Director of Public Works

Reviewed By: Yazmin Arellano, Director of Public Works

Approved By: Graham Mitchell, City Manager

Attachments

Resolution

RESOLUTION NO. 0__-23

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF EL CAJON
PROCLAIMING THE CONTINUATION OF EMERGENCY FOR STORM DRAIN
SYSTEM REPAIRS AT AND AROUND GRANITE HILLS DRIVE

WHEREAS, the El Cajon City Council ("City Council") is authorized under section 8630 of the California Government Code to proclaim the existence of a local emergency when conditions exist within the jurisdiction of the City of El Cajon (the "City") which pose an extreme peril to public health, safety and life; and

WHEREAS, section 8.08.060 of the El Cajon Municipal Code ("ECMC") empowers the City Council to proclaim a local emergency when the City is affected or likely to be affected by a public calamity; and

WHEREAS, on Monday, April 10, 2023, after Public Works staff inspected two sinkhole areas located in and near 1970 Granite Hills Drive, and found that the existing field conditions revealed excessive moisture surrounding all failed pipe sections that include both sinkhole areas, the City Manager declared an emergency; and

WHEREAS, because the emergency work to repair the sinkhole areas and storm drain system is not completed, it is necessary for the City Council to again ratify the City Manager's proclamation of emergency, as first ratified by the City Council on April 11, 2023, by Resolution No. 022-23, on April 25, 2023, by Resolution No. 024-23; and on May 9, 2023, by Resolution No. 029-23.

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

1. That the foregoing recitals are true and correct, and are the findings of the City Council.
2. That in adopting Resolution No. 024-23, the City Council approved an exemption from further environmental review under section 15269(b) (Emergency Projects) of California Environmental Quality Act ("CEQA") Guidelines, and authorized staff to file a notice of exemption for this emergency project.
3. That the City Council hereby proclaims the continuation of the local emergency on and around Granite Hills Drive due to two sinkholes caused by failures in the existing corrugated metal pipe.
4. That the local emergency shall be deemed to continue to exist until termination is proclaimed by the City Council of the City of El Cajon.



City Council Agenda Report

DATE: May 23, 2023
TO: Honorable Mayor and City Councilmembers
FROM: Bent Koch, Fire Chief
SUBJECT: Multi-Jurisdictional Hazard Mitigation Plan

RECOMMENDATION:

That the City Council adopts the next Resolution, in order, approving the 2023 Multi-Jurisdictional Hazard Mitigation Plan, including the City of El Cajon Annex.

BACKGROUND:

The Multi-Jurisdictional Hazard Mitigation Plan (MJHMP) is required by the federal government for each jurisdiction. The previous MJHMP for the County was developed in 2018, and, including the City of El Cajon Annex (formerly referred to as the City of El Cajon Hazard Mitigation Plan), has been updated as required by the federal government for each jurisdiction. The current MJHMP revises that original plan to cover the next five years.

The MJHMP recommends hazard mitigation actions, and sets goals and objectives that are designed to protect people and property affected by natural or manmade disasters within the City of El Cajon and other jurisdictions within the County. Adoption of the MJHMP also satisfies requirements for the City to obtain federal and state assistance in the event of a disaster, or when applying for grant funding for certain City projects. The MJHMP was finalized after over a year of development by the County of San Diego and jurisdictions within the County. Both the State of California and FEMA have reviewed the MJHMP and have tentatively approved it pending its adoption by each individual jurisdiction. For reference, the MJHMP can be found here: https://www.sandiegocounty.gov/oes/emergency_management/oes_jl_mitplan.html. The El Cajon Annex is attached to this report.

Furthermore, adoption of the MJHMP is a requirement of the General Plan Safety Element because it identifies the programs that will help minimize or eliminate hazards and ensures compliance with the California Government Code (GC). Compliance with GC section 65302.6 allows a community to adopt a local hazard mitigation plan into its Safety Element using the MJHMP to satisfy state requirements for Safety Elements. The MJHMP qualifies as a Local Hazard Mitigation Plan (LHMP) for El Cajon, and by incorporating the MJHMP into it there is a stronger mechanism for implementation due to the more fluid nature of LHMPs. The San Diego County MJHMP has been incorporated into the Safety Element by reference, and Policy S-3.7 identifies the City's intent to incorporate future updates and ensure compliance with GC § 65302 (g) requirements.

CALIFORNIA ENVIRONMENTAL QUALITY ACT:

Adoption of the Multi-Jurisdictional Hazard Mitigation Plan and El Cajon Annex update is exempt from the California Environmental Quality Act (CEQA) because it is not a “project” pursuant to CEQA Guidelines section 15378 (b) because it does not involve any commitment to any specific project which may result in a potentially significant physical impact on the environment.

Prepared By: Barbara Watkins, Sr. Management Analyst

Reviewed By: Bent Koch, Fire Chief

Approved By: Graham Mitchell, City Manager

Attachments

Resolution

El Cajon Annex

A RESOLUTION OF THE CITY COUNCIL OF
THE CITY OF EL CAJON ADOPTING BY REFERENCE THE
2023 MULTI-JURISDICTIONAL HAZARD MITIGATION
PLAN FOR THE COUNTY OF SAN DIEGO
TOGETHER WITH THE CITY OF EL CAJON ANNEX

WHEREAS, the Federal Emergency Management Agency ("FEMA") requires that the County of San Diego Office of Emergency Services update the San Diego County Multi-Jurisdictional Hazard Mitigation Plan every five (5) years; and

WHEREAS, on February 7, 2023, the County of San Diego Board of Supervisors adopted the 2023 Multi-Jurisdictional Hazard Mitigation Plan (the "2023 Plan"); and

WHEREAS, the City was requested to create an updated annex (formerly referred to as the City of El Cajon Hazard Mitigation Plan) to the 2023 Plan (the "El Cajon Annex"); and

WHEREAS, the Fire Department (the "Department") has updated the El Cajon Annex 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 2023 Plan together with the El Cajon Annex.

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

Section 1: The City Council accepts, approves and adopts, by reference, the 2023 Plan, a copy of which is on file with the Community Development Department and can be located on the San Diego County's website at:

https://www.sandiegocounty.gov/content/dam/sdc/oes/emergency_management/HazMit/2023/MJHMP%20SD%20County%20Base%20Plan%202023.pdf,

along with the updated El Cajon Annex as presented to this meeting (together the 2023 Plan and the El Cajon Annex, the "Plan").

Section 2: The City Clerk is hereby directed to forward a copy of this Resolution to the County of San Diego Office of Emergency Services, acknowledging the City's acceptance and approval of the Plan.

**Multi-Jurisdictional
Hazard Mitigation Plan:
City of El Cajon Annex
San Diego County, California
2023**



This page is intentionally left blank.

1. SECTION ONE: Planning Area and Resources

1.1. Planning Area: City of El Cajon

The City of El Cajon is located in Eastern San Diego County, approximately 15 miles east of the City of San Diego. El Cajon is an inland valley surrounded by rolling hills and mountains. The City is 14.4 square miles of diverse residential, commercial, and industrial area. El Cajon has its own Police Department and is part of joint exercise of powers agreement for organizational management of fire protection, fire prevention services, emergency medical services and emergency management. These services are provided by Heartland Fire & Rescue, an ISO Class 1 Fire department.

El Cajon has a semi-arid Mediterranean climate and averages 263 sunny days per year. Winters are mild with periodic rain. Frost is rare but can occur in December and January. Summer is almost rain free, but sometimes overcast and cool in the months of May and June. While most days have mild and pleasant temperatures, hot dry Santa Ana winds bring high temperatures on a few days each year, mostly but not exclusively in the fall. The City's housing is comprised of approximately 34,000 units. There exists a cross-section of housing types, from lower cost mobile homes and apartments, to moderately priced condominiums, to higher cost single-family residences.

According to the most recent US Census data, the population of El Cajon is 107,563. The population is comprised of the following:

- White - 72.3%
- Black / African American – 5.9%
- Native American and Alaska Native - .4%
- Asian – 4.3%
- Native Hawaiian / Pacific Islander - .2%
- Two or More Races – 6.8%

SECTION ONE | Determine the Planning Area and Resources

1.2. Community Rating System Requirements

The Community Rating System (CRS) is a FEMA program and rewards communities that go beyond the minimum standards for floodplain management under the National Flood Insurance Program (NFIP). Communities can potentially improve their Community Rating System and lower NFIP premiums by developing a CRS Plan.

For more information on the National Flood Insurance Program, see <http://www.fema.gov/national-flood-insurance-program>.

Community Rating System (CRS) Planning Steps	Local Mitigation Planning Handbook Tasks (44 CFR Part 201)
Step 1. Organize	Task 1: Determine the Planning Area and Resources Task 2: Build the Planning Team 44 CFR 201.6(c)(1)
Step 2. Involve the public	Task 3: Create an Outreach Strategy 44 CFR 201.6(b)(1)
Step 3. Coordinate	Task 4: Review Community Capabilities 44 CFR 201.6(b)(2) & (3)
Step 4. Assess the hazard	Task 5: Conduct a Risk Assessment 44 CFR 201.6(c)(2)(i) 44 CFR 201.6(c)(2)(ii) & (iii)
Step 5. Assess the problem	
Step 6. Set goals	Task 6: Develop a Mitigation Strategy 44 CFR 201.6(c)(3)(i) 44 CFR 201.6(c)(3)(ii) 44 CFR 201.6(c)(3)(iii)
Step 7. Review possible activities	
Step 8. Draft an action plan	
Step 9. Adopt the plan	Task 8: Review and Adopt the Plan 44 CFR 201.6(c)(5)
Step 10. Implement, evaluate, revise	Task 7: Keep the Plan Current Task 9: Create a Safe and Resilient Community 44 CFR 201.6(c)(4)

TABLE 1.1: DESCRIBES THE CRS REQUIREMENTS MET BY THE SAN DIEGO COUNTY MULTI-JURISDICTIONAL HAZARD MITIGATION PLAN.

Any jurisdiction or special district may participate in the hazard mitigation planning process. However, to request FEMA approval, each of the local jurisdictions must meet all requirements of 44 CFR §201.6. In addition to the requirement for participation in the process, the Federal regulation specifies the following requirements for multi-jurisdictional plans:

- The risk assessment must assess each jurisdiction’s risk where they may vary from the risks facing the entire planning area. (44 CFR §201.6(c)(2)(iii))
- There must be identifiable action items specific to the jurisdiction requesting FEMA approval or credit of the plan. (44 CFR §201.6(c)(3)(iv))

SECTION ONE | Determine the Planning Area and Resources

- Each jurisdiction requesting approval of the plan must document that it has been formally adopted. (44 CFR §201.6(c)(5))

The hazard mitigation plan must clearly list the jurisdictions that participated in the plan and are seeking plan approval.

- Refer to the San Diego County Multi-Jurisdictional Hazard Mitigation Plan for a list of participating jurisdictions.

2. SECTION TWO: Planning Team

2.1. Planning Participants

City Manager's Office

Dave Richards, Senior Management Analyst / Public information Officer
Ryan Villegas Management Analyst

Community Development

Andre Sanchez, Building Official

Finance

Clay Schoen, Director

Fire Department – Heartland Fire & Rescue

Andy McKellar, Emergency Preparedness Coordinator
Bent Koch, Operations Chief
Shaun Richardson, Fire Marshal

Information Technology Services

Jay Santos, GIS Specialist

Police Department

Royale Bates, Captain

Public Works

Yazmin Arellano, Director

SECTION TWO | Build the Planning Team

2.2. Planning Process

The San Diego County Hazard Mitigation Working Group held regular meetings which were attended by the Emergency Preparedness Coordinator. A series of meetings was held by the Local Planning Group (LPG). Due to COVID restrictions, these meetings were held online. 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.

As with the 2018 plan, the 2023 Mitigation Plan will be utilized to inform updates to the City's General Plan as well as the Sustainability Plan, along with various city codes and ordinances.

See the *San Diego County Multi-Jurisdictional Hazard Mitigation Plan's* Section Two for details about the county-wide Planning Process.

City of El Cajon LPG Meetings

May 12, 2021 – Initial Meeting

April 6, 2022 – Final Meeting

3. SECTION THREE: Outreach Strategy

See the *San Diego County Multi-Jurisdictional Hazard Mitigation Plan*'s Section Three for details about the county-wide outreach strategy.

4. SECTION FOUR: Community Capabilities

Local mitigation capabilities are existing authorities, policies, programs, and resources that reduce hazard impacts or that could be used to implement hazard mitigation activities, and must be included in a hazard mitigation plan by the planning team.

The LPG may also identify additional types of capabilities relevant to mitigation planning.

4.1. Capability Assessment

The primary types of capabilities for reducing long-term vulnerability through mitigation planning are:

- Planning and regulatory
- Administrative and technical
- Financial
- Education and outreach

Improvements in existing policies and programs in each of the four areas above can be obtained through increased cooperation between city departments, continued training of staff, and collaboration with local and regional partners.

SECTION FOUR | Review Community Capabilities

4.1.1. Planning and Regulatory

Planning and regulatory capabilities are the plans, policies, codes, and ordinances that prevent and reduce the impacts of hazards. The jurisdiction has in place:

Plans	Yes/No Year	Does the plan address hazards? Does the plan identify projects to include in the mitigation strategy? Can the plan be used to implement mitigation actions?
Comprehensive/Master Plan	Yes 2021	The City of El Cajon General Plan, which includes a Safety Element that references the Hazard mitigation Plan.
Capital Improvements Plan	Yes 2021- 2022	Yes Yes Yes
Economic Development Plan	Yes 2021	Yes Yes Yes
Local Emergency Operations Plan	Yes 2013	This plan does address local hazards This plan does not identify mitigation projects This plan can be used to implement mitigation actions
Continuity of Operations Plan	Yes 2013	This plan does not address local hazards This plan does not identify mitigation projects This plan can be used to implement mitigation actions
Transportation Plan	Yes	General Plan Circulation Element. Circulation Element identifies future road segments, assists with planning and reserving unimproved roadways.
Stormwater Management Plan	Yes	Drainage Master Plan
Community Wildfire Protection Plan	No	
M. Real estate disclosure requirements	Yes	
Other special plans (e.g., brownfields redevelopment, disaster recovery, coastal zone management, climate change adaptation)	Yes 2020	Sustainability Initiative

TABLE 4.1.1: PLANNING AND REGULATORY - 4.1 DATA.

SECTION FOUR | Review Community Capabilities

4.1.2. Administrative and Technical

Administrative and technical capabilities include staff and their skills and tools that can be used for mitigation planning and to implement specific mitigation actions.

Administration	Yes/No	Describe capability Is coordination effective?
Planner(s) or engineer(s) with knowledge of land development and land management practices	Yes	Engineering staff are trained to become familiar and to enforce all applicable Federal, State, and local regulations and requirements of land development and land management practices. Yes
Engineer(s) or professional(s) trained in construction practices related to buildings and/or infrastructure	Yes	Conduct inspections of private and public construction projects inspecting materials and workmanship to ensure compliance with approved plans and specifications; inspect conditions prior to the start of construction, during construction, and upon completion. Yes
Planners or Engineer(s) with an understanding of natural and/or manmade hazards	Yes	Both Planners and Engineers understand various types of natural and manmade hazards. Staff is trained to assist with hazard mitigation when/if occurs and appropriate mitigation measures are incorporated to all development/construction projects. Yes
Mitigation Planning Committee	Yes	El Cajon Mitigation Planning Team is made up of representatives from city departments. Yes
Maintenance programs to reduce risk (e.g., tree trimming, clearing drainage systems)	Yes	Trees that are in the right of way and parks are all on a trimming schedule. Drainage system is maintained annually. Yes
Mutual aid agreements	Yes	Metro JPA – Wastewater Collection. Participate in the California Fire Rescue and Mutual Aid System, the San Diego County Operational Area Emergency Operations Plan. The California Master Mutual Aid Agreement. Yes

TABLE 4.1.2: ADMINISTRATIVE AND TECHNICAL - 4.1 DATA CONTINUED.

SECTION FOUR | Review Community Capabilities

Staff	Yes/No FT/PT1	Is staffing adequate to enforce regulations?
		Is staff trained on hazards and mitigation? Is coordination between agencies and staff effective?
Chief Building Official	Yes FT	Yes Yes Yes
Floodplain Administrator	Yes. FT	Yes – Part of other duties assigned to full-time position.
Emergency Manager	Yes FT-1	Staffing is adequate Staff is trained on hazards and mitigation Staff coordinates with various outside agencies regularly
Surveyors	Yes FT	Yes Yes Yes
Staff with education or expertise to assess the community’s vulnerability to hazards	Yes FT-1	Yes Yes Yes
Community Planner	Yes FT	Yes Yes Yes
Scientists familiar with the hazards of the community	Yes PT	Staffing is not adequate. However, on call consultants are relied upon for scientific work. Necessary training is reviewed upon consultant selection. Coordination is effective.
Civil Engineer	Yes FT	Yes Yes Yes
Personnel skilled in GIS and/or HAZUS	Yes FT	Part of other duties as assigned, within the various city departments.
Grant writers	Yes PT	Staff in individual departments are assigned grant writing as part of other duties.

TABLE 4.1.3: ADMINISTRATIVE AND TECHNICAL – 4.1 DATA CONTINUED.

SECTION FOUR | Review Community Capabilities

Technical	Yes/No	Describe capability Has capability been used to assess/mitigate risk in the past?
Warning systems/services (Reverse 911, outdoor warning signals)	Yes	Alert San Diego for Reverse 911 operations. Wireless Emergency Alerts (WEA) for emergency notifications Portable changeable message boards.
Hazard data and information	Yes	Previous Regional and El Cajon-specific hazard data and information has been used to identify and mitigate risks in the past
Grant writing	Yes PT	Various full-time staff have grant writing as part of their regular duties
Hazard analysis	Yes	Hazard analysis program has been used to identify and mitigate risks

TABLE 4.1.4: ADMINISTRATIVE AND TECHNICAL – 4.1 DATA CONTINUED.

SECTION FOUR | Review Community Capabilities

4.1.3. Financial

Identify whether your jurisdiction has access to or is eligible to use the following funding resources for hazard mitigation:

Funding Resource	Access/ Eligibility (Yes/No)	Has the funding resource been used in past and for what type of activities? Could the resource be used to fund future mitigation actions?
Community Development Block Grants (CDBG)	Yes	Potential funding source in instances that mitigation actions are consistent with CDBG objectives
Capital improvements project funding	Yes	Potential funding depending on mitigation action and the restrictions on funding sources.
Authority to levy taxes for specific purposes	Yes	Requires voter approval.
Fees for water, sewer, gas, or electric service	Yes	Potential funding source if mitigation actions are consistent with the activities for which the fee is assessed.
Impact fees for homebuyers or developers for new developments/homes	Yes	Potential funding source if mitigation actions are consistent with the activities for which the fee is assessed.
Incur debt through general obligation bonds	Yes	Potential funding source depending on nature of mitigation action.
Incur debt through special tax and revenue bonds	Yes	Potential funding source depending on nature of mitigation action.
Incur debt through private activity bonds	Yes	Potential funding source depending on nature of mitigation action.
Community Development Block Grants (CDBG)	Yes	Potential funding source in instances that mitigation actions are consistent with CDBG objectives.
Capital improvements project funding	Yes	Potential funding depending on mitigation action and the restrictions on funding sources.
Authority to levy taxes for specific purposes	Yes	Requires voter approval.

TABLE 4.1.5: FINANCIAL – 4.1 DATA CONTINUED.

SECTION FOUR | Review Community Capabilities

4.1.4. Education and Outreach

The following are education and outreach programs and methods that are in place and that could be used to implement mitigation activities and communicate hazard-related information:

Program/Organization	Yes/No	Describe program/organization and how relates to disaster resilience and mitigation. Could the program/organization help implement future mitigation activities?
Local citizen groups or non-profit organizations focused on environmental protection, emergency preparedness, access and functional needs populations, etc.	Yes	El Cajon works with a number of community organizations who have direct involvement in environmental protection, emergency preparedness and access and functional needs issues. Examples are the American Red Cross, Sierra Club, San Diego Regional Center and the International Rescue Committee. https://www.able2work.org/ https://www.rescue.org/united-states/san-diego-ca https://www.sdrc.org/ https://www.redcross.org/local/california/southern-california/about-us/locations/san-diego-imperial.html?CID=organic_gmb_listings East County Community Emergency Response Team (CERT)
Ongoing public education or information program (e.g., responsible water use, fire safety, household preparedness, environmental education)	Yes	The City uses many avenues to inform and educate community members. Environmental information can be found on the City's webpage, preparedness and safety messaging is presented through the social media outlets for both Fire and Police Departments. Each October, in coordination with Fire Prevention Week, the Fire Department holds an Open House event. At these events, Police and Fire personnel, along with trained CERT members, provide safety and preparedness information to the public. More information is available to the public through these websites and partner agencies. https://mtrp.org/ https://thegarden.org/ https://www.cityofelcajon.us/your-government/departments/city-manager/environmental-strategy
Natural disaster or safety related school programs	Yes	Both the Police and Fire Departments offer disaster and safety programs to local schools as requested.
StormReady certification	No	
Firewise Communities certification	No	
Public-private partnership initiatives addressing disaster-related issues	Yes	Fire department along with CERT, SDGE, Red Cross and local community groups provide information on "all hazards" disaster preparedness and general fire safety. Using multiple federal, state and local resources, information is compiled and shared as it applies to specific disaster related issues that are encountered.

TABLE 4.1.6: EDUCATION AND OUTREACH - 4.1 DATA CONTINUED.

SECTION FOUR | Review Community Capabilities

4.2. Safe Growth Audit

Identify gaps in your community’s growth guidance instruments and improvements that could be made to reduce vulnerability to future development:

Comprehensive Plan	Yes	No
Land Use		
1. Does the future land-use map clearly identify natural hazard areas?	X	
Please refer to the City of El Cajon General Plan Land Use Map at the following link: https://cityofelcajon.maps.arcgis.com/apps/webappviewer/index.html?id=5fc20ac812ac42799d8c7d33a3db8cac and the City of El Cajon General Plan Safety Element at the following link: https://www.elcajon.gov/home/showpublisheddocument/25187/637619597774770000		
2. Do the land-use policies discourage development or redevelopment within natural hazard areas?	X	
3. Does the plan provide adequate space for expected future growth in areas located outside natural hazard areas?		X
Per page 18 or the City of El Cajon Safety Element referenced above: <i>"Most of El Cajon is built out and outside of fire risk areas. Natural lands in the County of San Diego to the east and north of El Cajon in high fire severity zones pose the greatest risk to El Cajon. Wildfires can start outside and spread into El Cajon, or can create dangerous air pollution by blowing ash into El Cajon. Developed areas such as El Cajon have a lower fire risk than the rural areas in the mountains where regionally wildfires usually begin (Figure S-7). Portions of east and west El Cajon are located in high fire severity zones (Figure S-8)."</i>		
Transportation		
1. Does the transportation plan limit access to hazard areas?		X
Our Circulation Element does not limit access to hazard areas. The City of El Cajon’s circulation system is 100 percent built out.		
2. Is transportation policy used to guide growth to safe locations?	X	
Our transportation system is 100 percent built out and provides direct access to existing regional arterials and interstate and state highways.		
3. Are movement systems designed to function under disaster conditions (e.g., evacuation)?	X	
Yes, our transportation system is capable to accommodate the movement of people and goods under disaster conditions.		

TABLE 4.2.1: SAFE GROWTH AUDIT - 4.2 DATA.

SECTION FOUR | Review Community Capabilities

Comprehensive Plan (continued)	Yes	No
Environmental Management		
1. Are environmental systems that protect development from hazards identified and mapped?	X	
Please refer to the City of El Cajon General Plan Safety Element at the following link: https://www.elcajon.gov/home/showpublisheddocument/25187/637619597774770000		
2. Do environmental policies maintain and restore protective ecosystems?	X	
In 2018 and 2019, the City developed the Sustainability Initiative to reduce greenhouse gases in El Cajon in accordance with State goals.		
3. Do environmental policies provide incentives to development that is located outside protective ecosystems?	X	
The City offers free tree planting on City right of way.		
Public Safety		
1. Are the goals and policies of the comprehensive plan related to those of the FEMA Local Hazard Mitigation Plan?	X	
The Hazard Mitigation Plan is used to inform the Safety Element of the General Plan.		
2. Is safety explicitly included in the plan’s growth and development policies?	X	
Yes, there is a public safety element in the City’s general plan. https://www.elcajon.gov/home/showpublisheddocument/25187/637619597774770000		
3. Does the monitoring and implementation section of the plan cover safe growth objectives?	X	

TABLE 4.2.2: SAFE GROWTH AUDIT - 4.2 DATA CONTINUED.

SECTION FOUR | Review Community Capabilities

Zoning Ordinance	Yes	No
1. Does the zoning ordinance conform to the comprehensive plan in terms of discouraging development or redevelopment within natural hazard areas?	X	
2. Does the ordinance contain natural hazard overlay zones that set conditions for land use within such zones?	X	
3. Do rezoning procedures recognize natural hazard areas as limits on zoning changes that allow greater intensity or density of use?	X	
4. Does the ordinance prohibit development within, or filling of, wetlands, floodways, and floodplains?	X	
Subdivision Regulations	Yes	No
1. Do the subdivision regulations restrict the subdivision of land within or adjacent to natural hazard areas?	X	
2. Do the regulations provide for conservation subdivisions or cluster subdivisions in order to conserve environmental resources?	X	
3. Do the regulations allow density transfers where hazard areas exist?		X

TABLE 4.2.3: SAFE GROWTH AUDIT - 4.2 DATA CONTINUED.

SECTION FOUR | Review Community Capabilities

Capital Improvement Program and Infrastructure Policies	Yes	No
1. Does the capital improvement program limit expenditures on projects that would encourage development in areas vulnerable to natural hazards?	X	
2. Do infrastructure policies limit extension of existing facilities and services that would encourage development in areas vulnerable to natural hazards?	X	
3. Does the capital improvement program provide funding for hazard mitigation projects identified in the FEMA Mitigation Plan?	X	
The City recently received a grant for Wildfire Hazard Mitigation from the San Diego River Conservancy for the development of a project to mitigate wildfires in high fire hazardous areas.		
Other	Yes	No
1. Do small area or corridor plans recognize the need to avoid or mitigation natural hazards?	X	
2. Does the building code contain provisions to strengthen or elevate construction to withstand hazard forces?	X	
3. Do economic development or redevelopment strategies include provisions for mitigation natural hazards?	X	
4. Is there an adopted evacuation and shelter plan to deal with emergencies from natural hazards?	X	
Please refer to the City of El Cajon General Plan Safety Element at the following link: https://www.elcajon.gov/home/showpublisheddocument/25187/637619597774770000		

TABLE 4.2.4: SAFE GROWTH AUDIT - 4.2 DATA CONTINUED.

SECTION FOUR | Review Community Capabilities

4.2.1 Future Development Trends

The City of El Cajon is primarily land locked due to boundaries with other jurisdictions, and federal and state lands, as well as topographic constraints in the surrounding unincorporated areas. These development constraints have led to increased infill development within the City. Increased development in the has caused a strain on existing undersized infrastructure leading to increased concerns of stormwater capacity and flooding, which is being addressed through the waste water/stormwater projects outlined in Section 6 of this plan. New development does not extend city boundaries, it is re-utilizing existing plots within city limits. Per page 18 of the City of El Cajon’s General Plan Safety Element: "Most of El Cajon is built out and outside of fire risk areas. Natural lands in the County of San Diego to the east and north of El Cajon in high fire severity zones pose the greatest risk to El Cajon”.

City of El Cajon – Population (US Census Bureau)				
2018	2019	2020	2021	2022
103,400	102,966	106,286	105,432	107,563

4.3. National Flood Insurance Program (NFIP)

As a participant in the National Flood Insurance Program (NFIP), a community develops capabilities for conducting flood mitigation activities. The hazard mitigation plan must describe each jurisdiction’s participation in the NFIP. Participating communities must describe their continued compliance with NFIP requirements. The mitigation plan must do more than state that the community will continue to comply with the NFIP. Each jurisdiction must describe their floodplain management program and address how they will continue to comply with the NFIP requirements. The local floodplain administrator is often the primary source for this information.

Jurisdictions where FEMA has issued a floodplain map but are currently not participating in the NFIP may meet this requirement by describing the reasons why the community does not participate. Plan updates must meet the same requirements and document any change in floodplain management programs.

The City of El Cajon continues to participate in the NFIP. According to the 2022 FEMA Repetitive Loss Summary Report, The City of El Cajon has 4 Repetitive Loss properties and 1, Severe Repetitive Loss property.

SECTION FOUR | Review Community Capabilities

NFIP Topic	Source of Information	Comments
Insurance Summary		
How many NFIP policies are in the community? What is the total premium and coverage?	State NFIP Coordinator or FEMA NFIP Specialist	132 Policies (current) \$35,366,400 Insurance in force (current) \$127,404 premiums in force (01/31/14)
How many claims have been paid in the community? What is the total amount of paid claims? How many of the claims were for substantial damage?	FEMA NFIP or Insurance Specialist	Between 1978 and 2022: 52 Claims \$476,315.27 Paid 3 Substantial Damage Claims
How many structures are exposed to flood risk within the community?	Community Floodplain Administrator (FPA)	Unknown
Describe any areas of flood risk with limited NFIP policy coverage	Community FPA and FEMA Insurance Specialist	Unknown
Staff Resources		
Is the Community FPA or NFIP Coordinator certified?	Community FPA	No
Is floodplain management an auxiliary function?	Community FPA	Yes, it is overseen by City Planning.
Provide an explanation of NFIP administration services (e.g., permit review, GIS, education or outreach, inspections, engineering capability)	Community FPA	Development application review and GIS mapping services.
What are the barriers to running an effective NFIP program in the community, if any?	Community FPA	A comprehensive assessment would be required to determine if any barriers exist.
Compliance History		
Is the community in good standing with the NFIP?	State NFIP Coordinator, FEMA NFIP Specialist, community records	Yes
Are there any outstanding compliance issues (i.e., current violations)?		No
When was the most recent Community Assistance Visit (CAV) or Community Assistance Contact (CAC)?		02/25/2014
Is a CAV or CAC scheduled or needed?		No

TABLE 2.3.1: NATIONAL FLOOD INSURANCE PROGRAM - 4.3 DATA.

SECTION FOUR | Review Community Capabilities

NFIP Topic	Source of Information	Comments
Regulation		
When did the community enter the NFIP?	Community Status Book http://www.fema.gov/national-flood-insurance-program/national-flood-insurance-program-community-status-book	03-08-1974
Are the FIRMs digital or paper?	Community FPA	Digital
Do floodplain development regulations meet or exceed FEMA or State minimum requirements? If so, in what ways?	Community FPA	City of El Cajon regulations meet the state minimum requirements.
Provide an explanation of the permitting process.	Community FPA, State, FEMA NFIP Flood Insurance Manual http://www.fema.gov/flood-insurance-manual Community FPA, FEMA CRS Coordinator, ISO representative	Building permits for structures within floodplains may be issued according to the provisions in El Cajon Municipal Code Chapter 15.14 (Flood Damage Prevention). Certifications for floor elevations, floodproofing, subdivision, and floodway encroachments are required as applicable.
Community Rating System (CRS)		
Does the community participate in CRS?	Community FPA, State, FEMA NFIP	No
What is the community's CRS Class Ranking?	Flood Insurance Manual http://www.fema.gov/flood-insurance-manual	N/A
What categories and activities provide CRS points and how can the class be improved?		N/A
Does the plan include CRS planning requirements	Community FPA, FEMA CRS Coordinator, ISO representative	N/A

TABLE 4.3.2: NATIONAL FLOOD INSURANCE PROGRAM - 4.3 DATA CONTINUED.

5. SECTION FIVE: Risk Assessment

The Local Planning Group conducted a risk assessment to determine the potential impacts of hazards to the people, economy, and built and natural environments of the community.

In addition to informing the mitigation strategy, this risk assessment may be used to inform emergency preparedness and response priorities, land use and comprehensive planning, and for decision making by elected officials, city and county departments, businesses, and organizations in the community.

Highest Rated Jurisdictional Hazards

The final list prioritized hazards for El Cajon has 1 hazard with an Overall Significance of High, with the next risk category being 2 hazards with an Overall Significance of Medium. This list of hazards was determined by the LPG using historical data, vulnerability assessments, and information gathered from the County OES Hazard Seminar Series.

- **Drought:** Drought is a slow-onset hazard that can last for months or years. As a hazard, it has the potential to impact many aspects of life, including drinking water and food. Because of the long duration of droughts, the impacts last for years and can ripple through a community over time.

Vulnerability and Impacts: Given the semi-arid climate of El Cajon, the regular occurrences of multi-year droughts across the State and Southwest region, drought could have a major impact on El Cajon's resiliency.

- **Earthquake:** An earthquake is a sudden motion or trembling that is caused by a release of strain accumulated within or along the edge of the Earth's tectonic plates. They usually occur without warning and there is potential for injuries, loss of life, property damage, and disruption of services.

Vulnerability and Impacts: There are no fault lines that pose a direct risk to the city, there are fault lines that run through surrounding jurisdictions. The largest impact to the El Cajon will be providing support to the affected area through mutual aid to Fire and Police departments. The city may also be asked to open disaster shelters to provide relief for those directly affected by the earthquake.

**Medium: The criteria fall mostly in the middle ranges of classifications and the event's impacts on the planning area are noticeable but not devastating. This rating is sometimes used for hazards with a high extent rating but very low probability rating.*

- **Extreme Heat:** In most of the United States, including the entire planning area, extreme heat is a long period (2 to 3 days) of high heat and humidity with temperatures above 90 degrees. Extreme heat does not cause structural damage like floods, fires, and earthquakes; however, periods of high temperatures can make people vulnerable to heatstroke, heat cramps, heat exhaustion and pose a threat to human life. The city has seen an increase in the number of extreme heat events. Despite this, the city has never proclaimed a state of emergency for a heat event. The City's Sustainability Initiative includes recommendations, such as tree planting, to help alleviate the effects of extreme heat occurrences.

SECTION FIVE | Conduct a Risk Assessment

Vulnerability and Impacts: Extreme heat does not cause structural damage like floods, fires, and earthquakes; however, extreme heat events put vulnerable populations (such as older adults, children, people who are chronically ill, and people who work outside) at risk of heat-related illnesses and even death.

Extreme heat also has secondary impacts, such as power outages and poor air quality. Heat events, and the increased use of air conditioning, can lead to power outages, which makes the events even more dangerous. Hotter temperatures may also lead to poorer air quality because ozone formation, a component of smog, increases with higher temperatures.

***High:** The criteria consistently fall in the high classifications and the event is likely/highly likely to occur with severe strength over a significant to extensive portion of the planning area.

5.1. Hazards Summary

The Local Planning Group reviewed the hazards identified in the previous Hazard Mitigation Plan and evaluated each to see if they still posed a risk to the jurisdiction. In addition, the hazards listed in the FEMA Local Mitigation Planning Handbook were also reviewed to determine if they should be added to the list of hazards to include in the plan revision.

Hazard	Location (Geographic Area Affected)	Maximum Probable Extent (Magnitude/Strength)	Probability of Future Events	Overall Significance Ranking
Avalanche	Negligible	Weak	Unlikely	Low
Dam Failure	Negligible	Weak	Unlikely	Low
Drought	Significant	Moderate	Likely	Medium
Earthquake	Significant	Moderate	Occasional	Medium
Erosion	Negligible	Weak	Unlikely	Low
Expansive Soils	Negligible	Weak	Unlikely	Low
Extreme Cold	Negligible	Weak	Unlikely	Low
Extreme Heat	Extensive	Moderate	Highly Likely	High
Flood	Limited	Weak	Occasional	Low
Hail	Negligible	Weak	Unlikely	Low
Hurricane	Negligible	Weak	Unlikely	Low
Landslide	Limited	Weak	Occasional	Low
Lightning	Limited	Weak	Occasional	Low
Sea Level Rise	Negligible	Weak	Unlikely	Low
Severe Wind	Negligible	Weak	Occasional	Low

SECTION FIVE | Conduct a Risk Assessment

Severe Winter Weather	Negligible	Moderate	Occasional	Low
Storm Surge	Negligible	Weak	Unlikely	Low
Subsidence	Negligible	Weak	Unlikely	Low
Tornado	Negligible	Weak	Unlikely	Low
Tsunami	Negligible	Weak	Unlikely	Low
Wildfire	Limited	Weak	Occasional	Low

TABLE 5.1.1: HAZARD SUMMARY - 5.1 DATA.

Definitions for Classifications

Location (Geographic Area Affected)

- **Negligible:** Less than 10 percent of planning area or isolated single-point occurrences
- **Limited:** 10 to 25 percent of the planning area or limited single-point occurrences
- **Significant:** 25 to 75 percent of planning area or frequent single-point occurrences
- **Extensive:** 75 to 100 percent of planning area or consistent single-point occurrences

Maximum Probable Extent (Magnitude/Strength based on historic events or future probability)

- **Weak:** Limited classification on scientific scale, slow speed of onset or short duration of event, resulting in little to no damage
- **Moderate:** Moderate classification on scientific scale, moderate speed of onset or moderate duration of event, resulting in some damage and loss of services for days
- **Severe:** Severe classification on scientific scale, fast speed of onset or long duration of event, resulting in devastating damage and loss of services for weeks or months
- **Extreme:** Extreme classification on scientific scale, immediate onset or extended duration of event, resulting in catastrophic damage and uninhabitable conditions

Hazard	Scale / Index	Weak	Moderate	Severe	Extreme
Drought	Palmer Drought Severity Index ³	-1.99 to +1.99	-2.00 to -2.99	-3.00 to -3.99	-4.00 and below
Earthquake	Modified Mercalli Scale ⁴	I to IV	V to VII	VII	IX to XII
	Richter Magnitude ⁵	2, 3	4, 5	6	7, 8
Hurricane Wind	Saffir-Simpson Hurricane Wind Scale ⁶	1	2	3	4, 5
Tornado	Fujita Tornado Damage Scale ⁷	F0	F1, F2	F3	F4, F5

Probability of Future Events

- **Unlikely:** Less than 1 percent probability of occurrence in the next year or a recurrence interval of greater than every 100 years.
- **Occasional:** 1 to 10 percent probability of occurrence in the next year or a recurrence interval of 11 to 100 years.

SECTION FIVE | Conduct a Risk Assessment

- **Likely:** 10 to 90 percent probability of occurrence in the next year or a recurrence interval of 1 to 10 years
- **Highly Likely:** 90 to 100 percent probability of occurrence in the next year or a recurrence interval of less than 1 year.

Overall Significance

- **Low:** Two or more criteria fall in lower classifications, or the event has a minimal impact on the planning area. This rating is sometimes used for hazards with a minimal or unknown record of occurrences or for hazards with minimal mitigation potential.
- **Medium:** The criteria fall mostly in the middle ranges of classifications and the event's impacts on the planning area are noticeable but not devastating. This rating is sometimes used for hazards with a high extent rating but very low probability rating.
- **High:** The criteria consistently fall in the high classifications and the event is likely/highly likely to occur with severe strength over a significant to extensive portion of the planning area.

- Cumulative meteorological drought and wet conditions: <http://ncdc.noaa.gov/>
- Earthquake intensity and effect on population and structures: <http://earthquake.usgs.gov>
- Earthquake magnitude as a logarithmic scale, measured by a seismograph: <http://earthquake.usgs.gov>
- Hurricane rating based on sustained wind speed: <http://nhc.noaa.gov>
- Tornado rating based on wind speed and associated damage: <http://spc.noaa.gov>

Critical Facility Type	Jurisdiction Name	Counts
AIRPORT - CONTROL TOWER	EL CAJON	1
AIRPORT - RUNWAY	EL CAJON	3
AIRPORT - TERMINAL - SMALL	EL CAJON	1
BUS	EL CAJON	3
EMERGENCY - EOC	EL CAJON	2
EMERGENCY - FIRE	EL CAJON	5
EMERGENCY - POLICE	EL CAJON	5

TABLE 5.1.2: HAZARD SUMMARY - 5.1 DATA CONTINUED.

5.2 Hazard Omission Rationale

During the initial evaluation, the Hazard Mitigation Planning Group (HMPG) determined certain hazards were not included in the original plan’s profiling step because they were not prevalent hazards within San Diego County, were found to pose only minor or very minor threats to San Diego County compared to the other hazards (status had not changed), and would, therefore, not be included in this revision. Only hazards that received a High or Medium ranking in Section 5.1 were considered in this mitigation planning process.

Hazard	Description	Reason for Exclusion
Avalanche	A mass of snow moving down a slope. There are two basic elements to a slide; a steep, snow-covered slope and a trigger	Snowfall poses very minor threat compared to other hazards. NO significant snowfall has occurred within this jurisdiction.
Dam Failure	Catastrophic rupture of the dam structure causing downstream flooding and the possibility of human injury or loss of life.	Presents a minor threat to limited portions of the City.
Erosion	Erosion is the action of surface processes (such as water flow or wind) that removes soil, rock, or dissolved material from one location on the crust, and then transports it to another location where it is deposited.	Presents a minor threat to limited portions of the City.
Expansive soils	Expansive soils shrink when dry and swell when wet. This movement can exert enough pressure to crack sidewalks, driveways, basement floors, pipelines and even foundations	Presents a minor threat to limited portions of the City.
Hailstorm	Can occur during thunderstorms that bring heavy rains, strong winds, hail, lightning, and tornadoes	Occurs during severe thunderstorms; most likely to occur in the central and southern states; no historical record of this hazard in the region.
Land subsidence	Occurs when large amounts of ground water have been withdrawn from certain types of rocks, such as fine-grained sediments. The rock compacts because the water is partly responsible for holding the ground up. When the water is withdrawn, the rocks fall in on themselves.	Soils in the County are mostly granitic. Presents a minor threat to limited parts of the county. No historical record of this hazard in the region.
Tornado	A tornado is a violent windstorm characterized by a twisting, funnel-shaped cloud. It is spawned by a thunderstorm (or sometimes because of a hurricane) and produced when cool air overrides a layer of warm air, forcing the warm air to rise rapidly. The damage from	Less than one tornado event occurs in the entire State of California in any given year; poses very minor threat compared to other hazards. No historical record of this hazard in the region.

SECTION FIVE | Conduct a Risk Assessment

	a tornado is a result of the high wind velocity and wind-blown debris.	
Volcano	A volcano is a mountain that is built up by an accumulation of lava, ash flows, and airborne ash and dust. When pressure from gases and the molten rock within the volcano becomes strong enough to cause an explosion, eruptions occur	No active volcanoes in San Diego County. No historical record of this hazard in the region.
Wildfire	A wildfire is an uncontrolled fire spreading through vegetative fuels and exposing or possibly consuming structures. They often begin unnoticed and spread quickly. Naturally occurring and non-native species of grasses, brush, and trees fuel wildfires.	While wildfire occurs within the adjoining, unincorporated areas of the County, no wildfire has taken place inside City boundaries or had a sustained negative affect on City services.
Windstorm	A storm with winds that have reached a constant speed of 74 miles per hour or more	Maximum sustained wind speed recorded in the region is less than 60 miles per hour and would not be expected to cause major damage or injury.

Table 5.2.1: Hazard Omission Rationale

5.3 Potential Hazard Exposure and Loss Estimates

The City of El Cajon reviewed a set of jurisdictional-level hazard maps and data provided by the County of San Diego, including detailed critical facility information and localized potential hazard exposure/loss estimates related to residential, commercial, and critical asset/facilities to identify the top hazards threatening their city.

Hazard Type	Residential			Commercial		Critical Facilities	
	Exposed Population	Number of Residential Buildings	Potential Exposure Loss for Residential Buildings	Number of Commercial Buildings	Potential Exposure Loss for Commercial Buildings	Number of Critical Facilities	Potential Exposure for Critical Facilities
Coastal Storm	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Sea Level Rise							
Coastal Flooding	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Mean Higher High Water	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Dam Failure	70	0	0	24	7,256,400	14	316,964,100
Earthquake (Loss)							
(Annualized Loss - Includes shaking, liquefaction and landslide components)	216	1,611	625,749,725	544	164,599,340	0	0
100 Year	0	0	0	0	0	0	0
500 Year	0	0	0	0	0	0	0
Floods (Loss)							
100 Year	5,427	80	31,088,000	30	9,070,500	5	250,816,000
500 Year	20,560	6,231	2,421,366,600	867	262,137,450	34	546,470,000
Rain-Induced Landslide							
High Risk	1,337	11	4,273,500	0	0	0	0
Moderate Risk	177	57	22,144,500	2	604,700	0	0
Tsunami	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Wildfire/Structure Fire							
High Fire Hazard	0	168	65,268,000	20	6,047,000	0	0
Very High Fire Hazard	13,057	1,523	591,837,800	7	2,116,450	9	6,997,070,000

Table 5.3.1: Summary of potential hazard-related exposure/loss in The City of El Cajon.

6. SECTION SIX: Mitigation Strategy

The mitigation strategy serves as the long-term blueprint for reducing potential losses identified in the risk assessment. The mitigation strategy describes how the community will accomplish the overall purpose, or mission, of the planning process.

The mitigation strategy is made up of three main required components: mitigation goals, mitigation actions, and an action plan for implementation. These provide the framework to identify, prioritize, and implement actions to reduce risk to hazards.

Mitigation goals are general guidelines that explain what the community wants to achieve with the plan. They are usually broad policy-type statements that are long-term, and they represent visions for reducing or avoiding losses from the identified hazards.

Mitigation actions are specific projects and activities that help achieve the goals.

The action plan describes how the mitigation actions will be implemented, including how those actions will be prioritized, administered, and incorporated into the community's existing planning mechanisms. In a multi-jurisdictional plan, each jurisdiction must have an action plan specific to that jurisdiction and its vulnerabilities.

6.1. Mitigation Action Evaluation

The Local Planning Group for the City identified and prioritized the following new mitigation actions based on risk assessments, goals, and objectives. Background information as well as information on how the action will be implemented and administered, such as ideas for implementation, responsible office, partners, potential funding, estimated cost, and timeline also are described.

The mitigation strategy includes only those actions and projects which reflect the actual priorities and capacity of the jurisdiction to implement over the next five years covered by this plan. It should further be noted, that although a jurisdiction may not have specific projects identified for each significant (medium) hazard for the five-year coverage of this planning process, the jurisdiction has focused on identifying those projects which are realistic and reasonable for the City to implement. Should future projects be identified for significant hazards where the jurisdiction has the capacity to implement, the City would add those projects to the City's Annex.

Each of the following criteria will be ranked with a -1, 0 or 1 using the following scale:

- 1 = Highly effective or feasible
- 0 = Neutral
- -1 = Ineffective or not feasible

Example Evaluation Criteria:

- **Life Safety** – How effective will the action be at protecting lives and preventing injuries?
- **Property Protection** – How significant will the action be at eliminating or reducing damage to structures and infrastructure?
- **Technical** – Is the mitigation action technically feasible? Is it a long-term solution? Eliminate actions that, from a technical standpoint, will not meet the goals.

SECTION SIX | Develop a Mitigation Strategy

- **Political** – Is there overall public support for the mitigation action? Is there the political will to support it?
- **Legal** – Does the community have the authority to implement the action?
- **Environmental** – What are the potential environmental impacts of the action? Will it comply with environmental regulations?
- **Social** – Will the proposed action adversely affect one segment of the population? Will the action disrupt established neighborhoods, break up voting districts, or cause the relocation of lower income people?
- **Administrative** – Does the community have the personnel and administrative capabilities to implement the action and maintain it or will outside help be necessary?
- **Local Champion** – Is there a strong advocate for the action or project among local departments and agencies that will support the action’s implementation?
- **Other Community Objectives** – Does the action advance other community objectives, such as capital improvements, economic development, environmental quality, or open space preservation? Does it support the policies of the comprehensive plan?

The information contained within this plan, including results from the Risk Assessment, and the Mitigation Strategy will be used by the City to help inform updates and the development of local plans, programs and policies. The City’s Public Works Department may use the hazard information when implementing forestry, street, and solid waste division projects. This plan may also be utilized when implementing water, wastewater reclamation, and environmental projects that are part of the City’s Sustainability Plan.

SECTION SIX | Develop a Mitigation Strategy

Mitigation Action	Life Safety	Property Protection	Technical	Political	Legal	Environmental	Social	Administrative	Local Champion	Other Community Objectives	Total Score
Local Plans and Regulations											
GOAL 2: Update and implement El Cajon’s Sustainability Initiative in order to mitigate damage and losses to existing assets, including people and critical infrastructure, due to climate change.											
Develop a comprehensive approach to reducing the possibility of damage and losses due to climate change	0	0	1	1	1	1	0	1	1	1	7
Increase awareness and knowledge of damages and losses due to climate change among senior City leadership and/or local officials	0	0	1	1	1	1	0	1	1	1	7
Increase public awareness and knowledge of damages and losses due to climate change through community awareness	0	1	1	1	1	1	0	1	1	1	8
GOAL 6: Implement recommendations in the City of El Cajon’s Safety Element of the General Plan to support hazard mitigation efforts.											
Familiarize staff with the priorities to address the most significant risks to El Cajon in the next twenty years	1	1	1	1	1	1	0	1	1	1	9
Follow the guide to ensure a reduction in the risk from hazards by regulating which important buildings and services can be built in hazardous areas, making streets adequate for fire trucks and other needs of first responders.	1	1	1	1	1	1	0	1	1	1	9

TABLE 6.1.1: MITIGATION ACTION EVALUATION - 6.1 DATA.

SECTION SIX | Develop a Mitigation Strategy

Mitigation Action	Life Safety	Property Protection	Technical	Political	Legal	Environmental	Social	Administrative	Local Champion	Other Community Objectives	Total Score
Structure and Infrastructure Projects											
GOAL 1: Reduce the possibility of damage and losses to existing assets, including people and critical infrastructure, due to structure/wildland fire.											
Develop a comprehensive approach to reducing the possibility of damage and losses due to structure fire/wildland fire	1	1	1	1	1	0	0	1	1	1	8
Coordinate with and support existing efforts to mitigate structural fire/wildland fire	1	1	1	1	1	0	0	1	1	1	8
Maintain GIS mapping to best reflect potential vulnerability of assets from structural fire/wildland fire	1	1	1	1	1	0	0	1	1	1	9
Maintain adequate emergency response capability	1	1	1	1	1	0	0	1	1	1	9
GOAL 4: Provide local alternatives for wastewater treatment and water supply during emergencies and increase the County’s water portfolio for drought resiliency.											
Treat wastewater at an alternative site	0	0	1	1	1	1	0	1	1	1	7
Convey purified water to Lake Jennings for raw water surface augmentation	0	0	1	1	1	1	0	1	1	1	7
GOAL 5: Provide alternatives for wastewater treatment and water supply during emergencies and increase the County’s water portfolio for drought resiliency.											
Recycle and purify wastewater	0	0	1	1	1	1	0	1	1	1	7
Convey purified water to Lake Miramar for raw water surface augmentation	0	0	1	1	1	1	0	1	1	1	7

TABLE 6.1.2: MITIGATION ACTION EVALUATION - 6.1 DATA CONTINUED.

SECTION SIX | Develop a Mitigation Strategy

Mitigation Action	Life Safety	Property Protection	Technical	Political	Legal	Environmental	Social	Administrative	Local Champion	Other Community Objectives	Total Score
Structure and Infrastructure Projects (cont.)											
GOAL 8: Reduce the possibility of damage and losses to existing assets, particularly people, critical facilities/infrastructure, and City-owned facilities, due to <u>other manmade hazards</u>.											
Maintain adequate planning and emergency response capability	1	1	1	1	1	0	0	1	1	1	8
Develop a comprehensive approach to reducing the possibility of damage and losses due to manmade hazards	1	1	1	1	1	0	0	1	1	1	8
Coordinate with and support existing efforts to mitigate manmade hazards	1	1	1	1	1	0	0	1	1	1	8
Maintain IT awareness and GIS mapping to best reflect potential vulnerability of assets from manmade hazards	1	1	1	1	1	0	0	1	1	1	8

TABLE 6.1.3: MITIGATION ACTION EVALUATION - 6.1 DATA CONTINUED.

SECTION SIX | Develop a Mitigation Strategy

Mitigation Action	Life Safety	Property Protection	Technical	Political	Legal	Environmental	Social	Administrative	Local Champion	Other Community Objectives	Total Score
Structure and Infrastructure Projects (cont.)											
GOAL 9: Reduce the probability of injury to people as well as minimize damage and loss of existing infrastructure (to include critical facilities) due to <u>hazardous materials incidents</u>.											
Maintain adequate emergency response capability.	1	1	1	1	1	1	0	1	1	1	9
Develop a comprehensive approach to reducing the possibility of damage and losses due to hazardous materials incidents.	1	0	1	1	1	1	0	1	1	1	8
Coordinate with and support existing efforts to mitigate hazardous materials incidents.	1	0	1	1	1	1	0	1	1	1	8
Maintain GIS mapping to best reflect potential vulnerability of assets from HAZMAT.	1	0	1	1	1	1	0	1	1	1	8

TABLE 6.1.4: MITIGATION ACTION EVALUATION - 6.1 DATA CONTINUED.

SECTION SIX | Develop a Mitigation Strategy

Mitigation Action	Life Safety	Property Protection	Technical	Political	Legal	Environmental	Social	Administrative	Local Champion	Other Community Objectives	Total Score
Natural Systems Protection											
GOAL 3: Urban Forest Management Plan											
Address extreme heat, erosion, landslide, and wildfire hazards by implementing the El Cajon Urban Forest Management Plan.	1	0	1	1	1	1	0	1	1	1	8
Implementation activities include education and outreach, tree planting programs, ordinance updates, arborists, free tree planting to residents upon request, Arbor Day community event.	1	0	1	1	1	1	0	1	1	1	8

TABLE 6.1.5: MITIGATION ACTION EVALUATION - 6.1 DATA CONTINUED.

SECTION SIX | Develop a Mitigation Strategy

Mitigation Action	Life Safety	Property Protection	Technical	Political	Legal	Environmental	Social	Administrative	Local Champion	Other Community Objectives	Total Score
Education and Awareness Programs											
GOAL 7: Increase public understanding and support for effective hazard mitigation.											
Create culturally appropriate hazard preparation and education through emergency alerts, classroom programs, neighborhood groups, and public events.	0	0	1	1	1	1	0	1	1	1	7
Execute ongoing agreements with translators to have them available during an emergency. Languages identified based on latest Census data: English, Spanish, Pashto, Dari, Arabic, Farsi, and Somali.	0	0	1	1	1	1	0	1	1	1	7

Table 6.1.6: Mitigation Action Evaluation – 6.1 Data Continued

SECTION SIX | Develop a Mitigation Strategy

6.2. Mitigation Action Implementation

In large part, hazard priorities remained unchanged from the last plan, though some hazards’ (such as Climate Change, Drought, and Extreme Heat) prevalence and/or probability of occurrence increased and, therefore, needed an updated Risk Assessment.

The information contained within this plan, including results from the Risk Assessment, and the Mitigation Strategy will be used by the City to help inform updates and the development of local plans, programs and policies. The City’s Public Works Department may use the hazard information when implementing forestry, street, and solid waste division projects. The Engineering Department may utilize the hazard information when implementing water, wastewater reclamation, and environmental projects that are part of the City’s Capital Improvement Program. This plan’s goals and actions were updated from the last version to reflect current priorities within existing plans, including the El Cajon General Plan’s Safety Element and the city’s Sustainability Plan. For more information on potential funding sources and grants, please see the County of San Diego Multi-jurisdictional Hazard Mitigation Base Plan, Section 6.2.

Jurisdiction:	CITY OF EL CAJON
Mitigation Action/Project Title:	<i>Structure/Wildland Fire</i> <u>Action:</u> Maintain GIS mapping to best reflect potential vulnerability of assets from structural fire/wildland fire <u>Action:</u> Incorporate public messaging and awareness through City newsletters and other materials, educating the public on how to reduce structure/wildfire risk at home
Background/Issue:	The City of El Cajon has experienced damage and losses due to structure/wildland fire.
Ideas for Integration:	Actions can be integrated into existing city plans, such as the General Plan, written policies, City of El Cajon Municipal Codes and ordinances codes, as well as any futures updates to the previously mentioned plans, ordinances and codes.
Responsible Agency:	<ul style="list-style-type: none"> • El Cajon Fire Department / Heartland Fire & Rescue • City of El Cajon Communications
Partners:	<ul style="list-style-type: none"> • City of El Cajon – Public Works • City of El Cajon – Community Services • County of San Diego Office of Emergency Services
Potential Funding:	<ul style="list-style-type: none"> • General Fund • Available grant funds
Cost Estimate:	Varies, dependent upon cost at time of implementation and/or response.
Benefits: (Losses Avoided)	Reducing the possibility of damage and losses to existing assets, including people and critical infrastructure, due to structure fire/wildland fire
Timeline:	2023 - 2028
Priority:	High
Worksheet Completed by:	Andy McKellar Emergency Preparedness Coordinator Heartland Fire & Rescue

SECTION SIX | Develop a Mitigation Strategy

Jurisdiction:	CITY OF EL CAJON
Mitigation Action/Project Title:	<p><i>Urban Forest Management</i></p> <p><u>Action:</u> Address extreme heat, erosion, landslide, and wildfire hazards by implementing the El Cajon Urban Forest Management Plan.</p> <p><u>Action:</u> Implement activities include education and outreach, tree planting programs, ordinance updates, arborists, free tree planting to residents upon request, Arbor Day community event.</p>
Background/Issue:	The City of El Cajon is committed to expanding and maintaining the City's urban canopy
Ideas for Integration:	Actions can be integrated into existing city plans, such as the General Plan, written policies, City of El Cajon Municipal Codes and ordinances codes, as well as any futures updates to the previously mentioned plans, ordinances and codes.
Responsible Agency:	City of El Cajon Public Works
Partners:	<ul style="list-style-type: none"> • City of El Cajon • California Climate Investments • Cal Fire • California Urban Forest Council • Invest from the Ground Up • West Coast Arborist • International Society of Arbor Culture – Western Chapter
Potential Funding:	<ul style="list-style-type: none"> • General Fund • Available grant funds
Cost Estimate:	Varies, dependent upon cost at time of implementation and/or response. Possible funding may come as a percentage of potential grant funding.
Benefits: (Losses Avoided)	<ul style="list-style-type: none"> • Shade canopy to reduce the urban heat island effect and improve energy efficiency in buildings • Prevent soil erosion and landslides with soil stabilization • Wildfire risk reduction due to the maintenance of a healthy tree canopy
Timeline:	2023 - 2028
Priority:	High
Worksheet Completed by:	<p>Andy McKellar Emergency Preparedness Coordinator Heartland Fire & Rescue</p>

SECTION SIX | Develop a Mitigation Strategy

Jurisdiction:	CITY OF EL CAJON
Mitigation Action/Project Title:	<i>Climate Change Integration</i> <u>Action:</u> Increase awareness of the city’s Sustainability Plan among senior City leadership and/or local officials, as well as community members. Educate the community regarding damages and losses due to climate change through increased community outreach.
Background/Issue:	The City of El Cajon wishes to keep its Sustainability Initiative consistent with current legislative requirements and supportive of effective hazard mitigation planning.
Ideas for Integration:	Actions can be integrated into existing city plans, such as the General Plan, written policies, City of El Cajon Municipal Codes and ordinances codes, as well as any futures updates to the previously mentioned plans, ordinances and codes.
Responsible Agency:	City of El Cajon – City Manager’s Office, Environmental Strategy
Partners:	<ul style="list-style-type: none"> • City of El Cajon – Community Development • City of El Cajon – Public Works • City of El Cajon - Communications • El Cajon Fire Department / Heartland Fire & Rescue
Potential Funding:	<ul style="list-style-type: none"> • General Fund • Possible grant funds
Cost Estimate:	Varies, dependent upon cost at time of implementation and/or response. Possible funding may come as a percentage of potential grant funding.
Benefits: (Losses Avoided)	Limiting losses of existing assets, including people and critical infrastructure, due to changes in climate
Timeline:	2023 - 2028
Priority:	High
Worksheet Completed by:	Andy McKellar Emergency Preparedness Coordinator Heartland Fire & Rescue

SECTION SIX | Develop a Mitigation Strategy

Jurisdiction:	CITY OF EL CAJON
Mitigation Action/Project Title:	<i>Alternatives for wastewater treatment and water supply during emergencies</i> <u>Action:</u> Convey purified water to Lake Jennings for raw water surface augmentation
Background/Issue:	The City of El Cajon participates with other East County partners to divert up to 15 MGD of wastewater from the City of San Diego wastewater collection and treatment systems for treatment at the Padre Dam Municipal Water District site in Santee and provides raw water surface augmentation to Lake Jennings as an alternative water supply to the Helix Water District.
Ideas for Integration:	Actions can be integrated into existing city plans, such as the General Plan, written policies, City of El Cajon Municipal Codes and ordinances codes, as well as any futures updates to the previously mentioned plans, ordinances and codes.
Responsible Agency:	City of El Cajon Public Works
Partners:	<ul style="list-style-type: none"> • City of El Cajon • Padre Dam Municipal Water District • County of San Diego • Helix Water District • County of San Diego Sanitation
Potential Funding:	<ul style="list-style-type: none"> • Wastewater Enterprise Fund • Available grant funds
Cost Estimate:	Approximately \$650M
Benefits: (Losses Avoided)	<ul style="list-style-type: none"> • Drought resiliency • Wastewater treatment site alternative
Timeline:	Anticipated completion date, 2025
Priority:	High
Worksheet Completed by:	Andy McKellar Emergency Preparedness Coordinator Heartland Fire & Rescue

SECTION SIX | Develop a Mitigation Strategy

Jurisdiction:	CITY OF EL CAJON
Mitigation Action/Project Title:	<i>Increase the County's water portfolio for drought resiliency.</i> <u>Action:</u> Convey purified water to Lake Miramar for raw water surface augmentation
Background/Issue:	The City of El Cajon participates with other cities to purify up to 83 MGD of regional wastewater and provide raw water surface augmentation to Lake Miramar as an alternative water supply to the City of San Diego.
Ideas for Integration:	Actions can be integrated into existing city plans, such as the General Plan, written policies, City of El Cajon Municipal Codes and ordinances codes, as well as any futures updates to the previously mentioned plans, ordinances and codes.
Responsible Agency:	City of El Cajon – Public Works
Partners:	<ul style="list-style-type: none"> • City of El Cajon • City of San Diego • City of Chula Vista • City of Coronado • City of Del Mar • City of Imperial Beach • City of La Mesa • City of Lemon Grove • City of National City of El Cajon • Otay Water District • Padre Dam Municipal Water District • City of Poway • County of San Diego
Potential Funding:	<ul style="list-style-type: none"> • Wastewater Enterprise Fund • Available grant funds
Cost Estimate:	Approximately \$1.3B
Benefits: (Losses Avoided)	<ul style="list-style-type: none"> • Drought resiliency • Wastewater treatment
Timeline:	Phase 1 2026 Phase 2 2035
Priority:	High
Worksheet Completed by:	Andy McKellar Emergency Preparedness Coordinator Heartland Fire & Rescue

SECTION SIX | Develop a Mitigation Strategy

Jurisdiction:	CITY OF EL CAJON
Mitigation Action/Project Title:	<i>Implement recommendations in the City of El Cajon’s Safety Element of the General Plan to support hazard mitigation efforts.</i> <u>Action:</u> Follow the guide to ensure a reduction in the risk from hazards by regulating which important buildings and services may be built in hazardous areas, making streets adequate for fire trucks and other needs of first responders
Background/Issue:	The Safety Element of the City of El Cajon’s General Plan addresses natural and human-made hazards and the risk to human life, property damage, and economic and social dislocation from hazard events.
Ideas for Integration:	Actions can be integrated into existing city plans, such as the General Plan, written policies, City of El Cajon Municipal Codes and ordinances codes, as well as any futures updates to the previously mentioned plans, ordinances and codes.
Responsible Agency:	City of El Cajon - Communications
Partners:	El Cajon Fire Department / Heartland Fire & Rescue
Potential Funding:	<ul style="list-style-type: none"> • General Fund • Wastewater Enterprise Fund • Available grant funds
Cost Estimate:	Varies, dependent upon cost at time of implementation and/or response. Possible funding may come from the General Fund or as a percentage of potential grant funding.
Benefits: (Losses Avoided)	<ul style="list-style-type: none"> • Minimize risks • Protect life • Protect infrastructure • Minimize injuries • Protect natural resources
Timeline:	2023 - 2028
Priority:	High
Worksheet Completed by:	Andy McKellar Emergency Preparedness Coordinator Heartland Fire & Rescue

SECTION SIX | Develop a Mitigation Strategy

Jurisdiction:	CITY OF EL CAJON
Mitigation Action/Project Title:	<i>Increase public understanding of effective hazard mitigation</i> <u>Action:</u> Execute ongoing agreements with translators to have them available before and during an emergency. Languages identified based on latest Census data: English, Spanish, Pashto, Dari, Arabic, Farsi, and Somali.
Background/Issue:	El Cajon has a diverse population based on the latest Census data. To promote adequate resident emergency preparedness, staff will need to expand outreach activities for civic engagement.
Ideas for Integration:	Actions can be integrated into existing city plans, such as the General Plan, written policies, City of El Cajon Municipal Codes and ordinances codes, as well as any futures updates to the previously mentioned plans, ordinances and codes.
Responsible Agency:	City of El Cajon - Communications
Partners:	<ul style="list-style-type: none"> • El Cajon Fire Department / Heartland Fire and Rescue • City of El Cajon Communications • County of San Diego Office of Emergency Services
Potential Funding:	<ul style="list-style-type: none"> • General Fund • Available grant funds
Cost Estimate:	Varies, dependent upon cost at time of implementation and/or response. Possible funding may come as a percentage of potential grant funding.
Benefits: (Losses Avoided)	<ul style="list-style-type: none"> • Minimize risks • Protect life • Protect infrastructure • Minimize injuries • Protect natural resources
Timeline:	2023 - 2028
Priority:	High
Worksheet Completed by:	Andy McKellar Emergency Preparedness Coordinator Heartland Fire & Rescue

SECTION SIX | Develop a Mitigation Strategy

Jurisdiction:	CITY OF EL CAJON
Mitigation Action/Project Title:	<p><i>Reduce the possibility of damage and losses due to manmade hazards.</i></p> <p><u>Action:</u> Coordinate city departments and support existing efforts to mitigate manmade hazards</p> <p><u>Action:</u> Maintain IT awareness and GIS mapping to best reflect potential vulnerability of assets from manmade hazards</p>
Background/Issue:	The City of El Cajon has experienced damage and losses due to manmade hazards.
Ideas for Integration:	Actions can be integrated into existing city plans, such as the General Plan, written policies, City of El Cajon Municipal Codes and ordinances codes, as well as any futures updates to the previously mentioned plans, ordinances and codes.
Responsible Agency:	City of El Cajon – City Manager’s Office
Partners:	<ul style="list-style-type: none"> • City of El Cajon Public Works • El Cajon Police Department • City of El Cajon GIS • El Cajon Fire Department / Heartland Fire & Rescue
Potential Funding:	General Fund or percentage of potential grant funding.
Cost Estimate:	Varies, dependent upon cost at time of implementation and/or response. Possible funding may come as a percentage of potential grant funding.
Benefits: (Losses Avoided)	Reducing the possibility of damage and losses to existing assets, including people and critical infrastructure, due to manmade hazards.
Timeline:	2023 - 2028
Priority:	High
Worksheet Completed by:	<p>Andy McKellar Emergency Preparedness Coordinator Heartland Fire & Rescue</p>

SECTION SIX | Develop a Mitigation Strategy

Jurisdiction:	CITY OF EL CAJON
Mitigation Action/Project Title:	<i>Reduce the probability damage due to hazardous materials incidents.</i> <u>Action:</u> Maintain GIS mapping to best reflect potential vulnerability of assets from HAZMAT.
Background/Issue:	The City of El Cajon has experienced damage and losses due to manmade hazards.
Ideas for Integration:	Actions can be integrated into existing city plans, such as the General Plan, written policies, City of El Cajon Municipal Codes and ordinances codes, as well as any futures updates to the previously mentioned plans, ordinances and codes.
Responsible Agency:	El Cajon Fire Department / Heartland Fire & Rescue
Partners:	<ul style="list-style-type: none"> • City of El Cajon Public Works • El Cajon Community Services • City of El Cajon GIS • San Diego County HAZMAT / CUPA
Potential Funding:	General Fund or percentage of potential grant funding.
Cost Estimate:	Varies, dependent upon cost at time of implementation and/or response. Possible funding may come as a percentage of potential grant funding.
Benefits: (Losses Avoided)	Reducing the possibility of damage and losses to existing assets, including people and critical infrastructure, due to hazardous material incidents.
Timeline:	2023 - 2028
Priority:	High
Worksheet Completed by:	Andy McKellar Emergency Preparedness Coordinator Heartland Fire & Rescue

SECTION SEVEN: Keep the Plan Current

7. SECTION SEVEN: Keep the Plan Current

Hazard Mitigation Plan maintenance is the process the planning team establishes to track the plan's implementation progress and to inform the plan update. Hazard Mitigation Plan updates provide the opportunity to consider how well the procedures established in the previously approved plan worked and revise them as needed.

This annex is part of the most recent *San Diego County Multi-Jurisdictional Hazard Mitigation Plan* update. The plan was last updated in 2018. See the *San Diego County Multi-Jurisdictional Hazard Mitigation Plan - 2018* for more information.

SECTION SEVEN: Keep the Plan Current

7.1. Mitigation Action Progress

Plan monitoring requires tracking the implementation of the plan over time. The plan must identify how, when, and by whom the plan will be monitored.

Mitigation Action Progress Report Form

Progress Report Period	From Date: February 2018	To Date: February 2023
Action/Project Title	Reduce the possibility of damage and losses to existing assets, particularly people, critical facilities/infrastructure, and City-owned facilities, due to <u>hazardous materials</u>	
Responsible Agency	El Cajon Fire Department / Heartland Fire & Rescue	
Contact Name	Andy McKellar	
Contact Phone/Email	619-772-2897 amckellar@heartlandfire.org	
Project Status	<ul style="list-style-type: none"><input type="radio"/> Project completed<input checked="" type="radio"/> <u>Project canceled</u><input type="radio"/> Project on schedule<input type="radio"/> Anticipated completion date: _____<input type="radio"/> Project delayed Explain _____	

Summary of Project Progress for this Report Period

1. What was accomplished for this project during this reporting period?

The objectives identified in this goal are no longer considered FOUO. They have been included in Goal 9 of the 2022 MJHMP update.

2. What obstacles, problems, or delays did the project encounter?

None

3. If uncompleted, is the project still relevant? Should the project be changed or revised?

This project is still relevant and remains ongoing

4. Other comments

None

SECTION SEVEN: Keep the Plan Current

Mitigation Action Progress Report Form

Progress Report Period	From Date: February 2018	To Date: February 2023
Action/Project Title	Reduce the possibility of damage and losses to existing assets, particularly people, critical facilities/infrastructure, and State-owned facilities, due to <u>other manmade hazards</u> .	
Responsible Agency	El Cajon Fire Department / Heartland Fire & Rescue	
Contact Name	Andy McKellar	
Contact Phone/Email	619-772-2897 amckellar@heartlandfire.org	
Project Status	<ul style="list-style-type: none"> ● Project completed ● <u>Project canceled</u> ● Project on schedule ● Anticipated completion date: _____ ● Project delayed Explain _____ 	

Summary of Project Progress for this Report Period

1. What was accomplished for this project during this reporting period?

The objectives identified in this goal are no longer considered FOUO. They have been included in Goal 8 of the 2022 MJHMP update.

2. What obstacles, problems, or delays did the project encounter?

None

3. If uncompleted, is the project still relevant? Should the project be changed or revised?

This project is still relevant and remains ongoing

4. Other comments

None

SECTION SEVEN: Keep the Plan Current

Mitigation Action Progress Report Form

Progress Report Period	From Date: February 2018	To Date: February 2023
Action/Project Title	Promote disaster resistant future development.	
Responsible Agency	El Cajon Fire Department / Heartland Fire & rescue	
Contact Name	Andy McKellar	
Contact Phone/Email	619-772-2897 amckellar@heartlandfire.org	
Project Status	<ul style="list-style-type: none"> <input type="radio"/> Project completed <input type="radio"/> Project canceled <input checked="" type="radio"/> Project on schedule <input type="radio"/> Anticipated completion date: _____ <input type="radio"/> Project delayed Explain _____ 	

Summary of Project Progress for this Report Period

1. What was accomplished for this project during this reporting period?

- Encourage and facilitate the development or updating of general plans and zoning ordinances to limit development in hazard areas.
 - The City’s general plan is currently being updated to reflect present day concerns. The Safety Element was fully updated in July of 2021.

- Encourage and facilitate the adoption of building codes that protect renovated existing assets and new development in hazard areas.
 - Various uniform building codes that pertain to safety issues are updated as new regulations are put in place.

- Discourage future development that exacerbates hazardous conditions.
 - Environmental Impact Reports are required to assess risk.
 - During the inspection process, mitigation strategies are discussed to reduce risks.

2. What obstacles, problems, or delays did the project encounter?

None

3. If uncompleted, is the project still relevant? Should the project be changed or revised?

Project remains relevant and is still ongoing

4. Other comments

None

SECTION SEVEN: Keep the Plan Current

Mitigation Action Progress Report Form

Progress Report Period	From Date: February 2018	To Date: February 2023
Action/Project Title	Promote public understanding, support and demand for hazard mitigation.	
Responsible Agency	El Cajon Fire Department / Heartland Fire & rescue	
Contact Name	Andy McKellar	
Contact Phone/Email	619-772-2897 amckellar@heartlandfire.org	
Project Status	<ul style="list-style-type: none"> ● Project completed ● Project canceled ● Project on schedule ● Anticipated completion date: _____ ● Project delayed Explain _____ 	

Summary of Project Progress for this Report Period

1. What was accomplished for this project during this reporting period?

- Educate the public to increase awareness of hazards and opportunities for mitigation actions.
 - El Cajon utilizes established media including the City web page and Social Media sites to keep the public informed of mitigation activities.
 - The City continues hazard mitigation outreach to community members at public events, utilizing trained CERT members to provide information to residents at public events.
- Promote partnerships between the state, counties, local and tribal government to identify, prioritize, and implement mitigation actions.
 - The City continues to collaborate with regional partners in Operational Area planning through its ongoing membership on the Unified Disaster Council.
- Promote hazard mitigation in the private sector.
 - El Cajon continues to include hazard mitigation in business license renewal documents.
 - The City collaborates with East County Chamber of Commerce to engage the local business sector in hazard mitigation.

2. What obstacles, problems, or delays did the project encounter?

None

3. If uncompleted, is the project still relevant? Should the project be changed or revised?

Project remains relevant and is still ongoing

5. Other comments

None

SECTION SEVEN: Keep the Plan Current

Mitigation Action Progress Report Form

Progress Report Period	From Date: February 2018	To Date: February 2023
Action/Project Title	Build and support local capacity and commitment to continuously become less vulnerable to hazards.	
Responsible Agency	El Cajon Fire Department / Heartland Fire & rescue	
Contact Name	Andy McKellar	
Contact Phone/Email	619-772-2897 amckellar@heartlandfire.org	
Project Status	<ul style="list-style-type: none"> <input type="radio"/> Project completed <input type="radio"/> Project canceled <input checked="" type="radio"/> Project on schedule <input type="radio"/> Anticipated completion date: _____ <input type="radio"/> Project delayed Explain _____ 	

Summary of Project Progress for this Report Period

1. What was accomplished for this project during this reporting period?

- Increase awareness and knowledge of hazard mitigation principles and practices among City employees.
 - City employees, especially those in Public Works, Code Enforcement, and Fire Services, undergo regular training on hazard mitigation.
- Explore developing a web-based Hazard Mitigation Planning System and provide technical assistance.
 - The City website allows residents to report various local hazards and safety concerns.
- Continue to enhance the Emergency Operations Center (EOC)
 - Technology used to support EOC operations is regularly evaluated and updated as necessary, including GIS capabilities.
 - On-line WebEOC training exercises are conducted quarterly for EOC staff. Staff are also made aware of incidents within the Operational Area that they can monitor, as a form of practice with WebEOC
 - The CERT program, in its present form, has built a team of 50 volunteers, trained in emergency preparedness. This group of volunteers interacts regularly with residents, providing them preparedness information.

2. What obstacles, problems, or delays did the project encounter?

None

3. If uncompleted, is the project still relevant? Should the project be changed or revised?

Project remains relevant and is still ongoing

4. Other comments

None

SECTION SEVEN: Keep the Plan Current

Mitigation Action Progress Report Form

Progress Report Period	From Date: February 2018	To Date: February 2023
Action/Project Title	Improve hazard mitigation coordination and communication with federal, state, local and tribal governments.	
Responsible Agency	El Cajon Fire Department / Heartland Fire & Rescue	
Contact Name	Andy McKellar	
Contact Phone/Email	619-772-2897 amckellar@heartlandfire.org	
Project Status	<ul style="list-style-type: none"> <input type="radio"/> Project completed <input type="radio"/> Project canceled <input checked="" type="radio"/> Project on schedule <input type="radio"/> Anticipated completion date: _____ <input type="radio"/> Project delayed Explain _____ 	

Summary of Project Progress for this Report Period

1. What was accomplished for this project during this reporting period?

- Establish and maintain closer working relationships with state agencies, local and tribal governments.
 - The City continues to support local partnerships, with participation on the Unified Disaster Council (UDC) and Urban Area Working Group (UAWG) and the coordination of Automatic and Mutual aid agreements.

2. What obstacles, problems, or delays did the project encounter?

Occasional issues encountered due to COVID-19 restrictions.

3. If uncompleted, is the project still relevant? Should the project be changed or revised?

Project remains relevant and is still ongoing

4. Other comments

None

SECTION SEVEN: Keep the Plan Current

Mitigation Action Progress Report Form

Progress Report Period	From Date: February 2018	To Date: February 2023
Action/Project Title	Reduce the possibility of damage and losses to existing assets, particularly people, critical facilities/infrastructure, and City-owned facilities, due to <u>floods</u> .	
Responsible Agency	El Cajon Fire Department / Heartland Fire & Rescue	
Contact Name	Andy McKellar	
Contact Phone/Email	619-772-2897 amckellar@heartlandfire.org	
Project Status	<ul style="list-style-type: none"> ● Project completed ● Project canceled ● <u>Project on schedule</u> ● Anticipated completion date: _____ ● Project delayed Explain _____ 	

Summary of Project Progress for this Report Period

1. What was accomplished for this project during this reporting period?

- Develop a comprehensive approach to reducing the possibility of damage and losses due to floods.
 - El Cajon continues to ensure finish floor elevations of new development are at least above the 100 year flood plain.
 - The City requires drainage studies for major projects to ensure adequate measures are incorporated and that they do not adversely affect downstream or other surrounding properties.
 - The City continues to limit uses in floodways to those tolerant of occasional flooding.
 - Continue to require that all new critical facilities, such as fire and police stations, hospitals and other public facilities be designed to minimize potential flood damage

- Protect existing assets with the highest relative vulnerability to the effects of floods within the 100-year floodplain.
 - The City continues to maintain flood control channels and storm drains, in accordance with habitat preservation policies, to prevent any loss in their effective use.
 - The City continues to identify and prioritize flood control projects, and to pursue available grant funds for those projects.
 - El Cajon continue to participate in the National Flood Insurance Program.

- Minimize repetitive losses caused by flooding.
 - The City has a program of preventative maintenance and inspection of floodway structures, storm drains, etc. consistent with applicable standards and continues to improve drainage courses in an environmentally sensitive manner.

2. What obstacles, problems, or delays did the project encounter? - None

3. If uncompleted, is the project still relevant? Should the project be changed or revised? - Project remains relevant and is still ongoing

4. Other comments - None

SECTION SEVEN: Keep the Plan Current

Mitigation Action Progress Report Form

Progress Report Period	From Date: February 2018	To Date: February 2023
Action/Project Title	Reduce the possibility of damage and losses to existing assets, particularly people, critical facilities/infrastructure, and City-owned facilities, due to <u>wildfires</u> .	
Responsible Agency	El Cajon Fire Department / Heartland Fire & Rescue	
Contact Name	Andy McKellar	
Contact Phone/Email	619-772-2897 amckellar@heartlandfire.org	
Project Status	<ul style="list-style-type: none"> <input type="radio"/> Project completed <input type="radio"/> Project canceled <input checked="" type="radio"/> <u>Project on schedule</u> <input type="radio"/> Anticipated completion date: _____ <input type="radio"/> Project delayed Explain _____ 	

Summary of Project Progress for this Report Period

1. What was accomplished for this project during this reporting period?

- Develop a comprehensive approach to reducing the possibility of damage and losses due to wildfires.
 - The City continues to require the application of California Fire Code pertaining to Fire Protection Plans (FPP) with regard to all new structures or require equivalent construction methods as determined by a technical fire analysis.
 - The City requires that street widths, paving, and grades can accommodate emergency vehicles.
 - El Cajon requires fire resistant construction materials in all areas.
- Protect existing assets with the highest relative vulnerability to the effects of wildfire.
 - The City continues to enforce its weed abatement ordinance.
- Coordinate with and support existing efforts to mitigate wildfire hazards (e.g., US Forest Service, Bureau of Land Management).
 - The City participates in the California Fire Master Mutual Aid Agreement, the San Diego County Fire Master Mutual Aid Agreement, and the Heartland Zone Automatic Aid Agreement.
- Maintain adequate emergency response capabilities.
 - El Cajon continually evaluates service level impacts and needs as part of the review of major projects.

2. What obstacles, problems, or delays did the project encounter?

None

3. If uncompleted, is the project still relevant? Should the project be changed or revised?

Project remains relevant and is still ongoing

4. Other comments

None

SECTION SEVEN: Keep the Plan Current

Mitigation Action Progress Report Form

Progress Report Period	From Date: February 2018	To Date: February 2023
Action/Project Title	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, lightening, tsunamis, and extreme heat and drought).	
Responsible Agency	El Cajon Fire Department / Heartland Fire & Rescue	
Contact Name	Andy McKellar	
Contact Phone/Email	619-772-2897 amckellar@heartlandfire.org	
Project Status	<ul style="list-style-type: none"> ● Project completed ● Project canceled ● <u>Project on schedule</u> ● Anticipated completion date: _____ ● Project delayed Explain _____ 	

Summary of Project Progress for this Report Period

6. What was accomplished for this project during this reporting period?

- Develop a comprehensive approach to reducing the possibility of damage and losses due to severe weather.
 - El Cajon continues to ensure that existing and new storm drain and street capacities are adequate to manage a 100 year flood event.
 - The City continues to ensure that new construction projects include surface drainage management that will preserve the integrity of the facility and public infrastructure.
- Protect existing assets with the highest relative vulnerability to the effects of severe weather.
 - The City protects 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 infrastructure.

7. What obstacles, problems, or delays did the project encounter?

None

8. If uncompleted, is the project still relevant? Should the project be changed or revised? –

Project remains relevant and is still ongoing

9. Other comments

None

SECTION SEVEN: Keep the Plan Current

Mitigation Action Progress Report Form

Progress Report Period	From Date: February 2018	To Date: February 2023
Action/Project Title	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> .	
Responsible Agency	El Cajon Fire Department / Heartland Fire & Rescue	
Contact Name	Andy McKellar	
Contact Phone/Email	619-772-2897 amckellar@heartlandfire.org	
Project Status	<ul style="list-style-type: none"> <input type="radio"/> Project completed <input type="radio"/> Project canceled <input checked="" type="radio"/> Project on schedule <input type="radio"/> Anticipated completion date: _____ <input type="radio"/> Project delayed Explain _____ 	

Summary of Project Progress for this Report Period

1. What was accomplished for this project during this reporting period?

- Develop a comprehensive approach to reducing the possibility of damage and losses due to geological hazards, including
 - El Cajon requires soil reports and implement its recommendations for projects in identified areas where liquefaction or other soil issues exist.
 - The City continues to review all new construction to ensure conformance with seismic requirements specified in the California Building Code.
 - The City requires 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.
 - The City requires 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.
- Protect existing assets with the highest relative vulnerability to the effects of dam failure.
 - The City requires seismic retrofits for major renovations in accordance with Historic and Building Code provisions and utilizes the California Building Code for Building Conservation for non-historic buildings.

2. What obstacles, problems, or delays did the project encounter?

None

3. If uncompleted, is the project still relevant? Should the project be changed or revised?

Project remains relevant and is still ongoing

4. Other comments

None

SECTION SEVEN: Keep the Plan Current

7.2 Plan Update Evaluation

Plan Section	Considerations	Explanation
Planning Process	Should new jurisdictions and/or districts be invited to participate in future plan updates?	Yes, as new business and/or community sector organizations form during the next project period
	Have any internal or external agencies been invaluable to the mitigation strategy?	El Cajon Public Works – Engineering El Cajon Public Works – Environmental Sustainability El Cajon Police Department El Cajon / Heartland Fire & Rescue - Emergency Management El Cajon / Heartland Fire & Rescue - Emergency Services El Cajon / Heartland Fire & Rescue - Fire Prevention El Cajon Information Technology Department - GIS Community Emergency Response Team (CERT)
	Can any procedures (e.g., meeting announcements, plan updates) be done differently or more efficiently?	Yes, the continuance of virtual meetings developed during the worldwide pandemic.
	Has the Planning Team undertaken any public outreach activities?	Yes, a variety of outreach activities continue to be developed and implemented and are ongoing.
	How can public participation be improved?	While we already have strong community support, El Cajon continues to seek ways to improve public participation.
	Have there been any changes in public support and/or decision- maker priorities related to hazard mitigation?	The COVID-19 pandemic showed conflicting priorities related to public support of mitigation efforts.
Capability Assessment	Have jurisdictions adopted new policies, plans, regulations, or reports that could be incorporated into this plan?	Yes, updated hazard mitigation plans are part of an ongoing aspect of El Cajon’s mitigation efforts.
	Are there different or additional administrative, human, technical, and financial resources available for mitigation planning?	As staff positions change, and budget priorities shift, this capability may see some limitation of available resources.
	Are there different or new education and outreach programs and resources available for mitigation activities?	El Cajon is always striving to incorporate new outreach programs and resources into its mitigation activities.
	Has NFIP participation changed in the participating jurisdictions?	No change indicated.
Risk Assessment	Has a natural and/or technical or human-caused disaster occurred?	COVID-19 pandemic.
	Should the list of hazards addressed in the plan be modified?	Not at this time
	Are there new data sources and/or additional maps and studies available? If so, what are they and what have they revealed? Should the information be incorporated into future plan updates?	As new sources of GIS products, and technological tools (mobile apps, etc.) emerge, they will be identified and incorporated in future plans.
	Do any new critical facilities or infrastructure need to be added to the asset lists?	Not at this time.
	Have any changes in development trends occurred that could create additional risks?	Any significant changes in development trends will be monitored and addressed in plan updates.
	Are there repetitive losses and/or severe repetitive losses to document?	According to the 2022 FEMA Repetitive Loss Summary Report, The City of El Cajon has 4 Repetitive Loss properties and 1 Severe Repetitive Loss property.

TABLE 7.2.1: PLAN UPDATE EVALUATION - 7.2 DATA.

SECTION SEVEN: Keep the Plan Current

Plan Section	Considerations	Explanation
Mitigation Strategy	Is the mitigation strategy being implemented as anticipated? Were the cost and timeline estimates accurate?	Yes, the current plan was used in the 2021 update of the General Plan Safety Element.
	Should new mitigation actions be added to the Action Plan? Should existing mitigation actions be revised or eliminated from the plan?	As additional migration actions are identified, they will be considered for addition to the plan.
	Are there new obstacles that were not anticipated in the plan that will need to be considered in the next plan update?	Unknown
	Are there new funding sources to consider?	Unknown
	Have elements of the plan been incorporated into other planning mechanisms?	Yes, the Mitigation Plan was used to inform the development of El Cajon's General and Sustainability Plans
Plan Maintenance Procedures	Was the plan monitored and evaluated as anticipated?	Yes
	What are needed improvements to the procedures?	Ensure continued monitoring and evaluation by Emergency Management and involved city departments during the next project period.

TABLE 7.2.2: PLAN UPDATE EVALUATION - 7.2 DATA CONTINUED.

7.3 Plan Implementation and Integration

Following adoption of the Multi-Jurisdictional Hazard Mitigation Plan by the San Diego County Board of Supervisors, the City of El Cajon Local Planning Group will present the El Cajon Annex to City Council for approval. After adoption by the City, documentation of implementation of the Mitigation Actions will begin.

The Mitigation Actions will be used to inform future iterations and updates of the General Plan and its Safety Element, the Emergency Operations Plan, the Sustainability Plan, and any other future plans that were the Hazard Mitigation plan could have bearing.

Leadership the Community Development team, Fire Department, GIS and Law Enforcement meet on a regular basis to review all new plans submitted to the City, and all tenant improvements submitted. Each department reviews all plans and must approve them before moving forward.



City Council Agenda Report

Agenda Item 7.

DATE: May 23, 2023
TO: Honorable Mayor and City Councilmembers
FROM: Yazmin Arellano, Director of Public of Works
SUBJECT: Authorization to Accept, Appropriate, and Expend the CalRecycle Beverage Container Recycling City/County Grant for FY 2022-23

RECOMMENDATION:

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

1. Authorize the City Manager or designee to accept, appropriate, and expend funds received from the CalRecycle Beverage Container Recycling City/County Grant (CALCCPP23) for FY 2022-23; and
2. Authorize the City Manager or designee to execute any documents and agreements necessary to receive and use these funds.

BACKGROUND:

The State of California Department of Resources Recycling and Recovery (CalRecycle) distributes funds for specific grants and payment programs to assist the City with recycling and litter reduction efforts. On January 17, 2023, the Public Works Department applied for \$26,575 from the CalRecycle Beverage Container Recycling City/County grant for FY 2022-23. On March 27, 2023, staff was notified that the funds were awarded, and on May 2, 2023, the City received the funds. The grant application identified the following actions to utilize grant funds:

1. Beverage Container Collection Programs;
2. Litter Clean-up Events;
3. Advertising and Promotional Documents;
4. Recycling Education; and
5. Personnel Costs/Administration.

In order to receive and use the grant funds, staff recommends that the City Council adopt a resolution that accepts, appropriates, and authorizes the City Manager or designee to expend the grant funds according to the CalRecycle grant and City guidelines.

CALIFORNIA ENVIRONMENTAL QUALITY ACT:

Authorization to accept, appropriate, and expend CalRecycle grants is exempt from the provisions of the California Environmental Quality Act (CEQA), pursuant to CEQA Guidelines sections 15060(c)(3) and 15378, because it is not defined as a project and will not result in a direct or reasonably foreseeable indirect physical change in the environment.

FISCAL IMPACT:

The CalRecycle Beverage Container Recycling Grant (CALCCPP23) will provide \$26,575 and will not impact the General Fund. No matching funds are required for this grant. These funds will be used by the Public Works Department to purchase the products or services mentioned in the background portion of this agenda report.

Prepared By: Mike James, Deputy Director of Public Works

Reviewed By: Yazmin Arellano, Director of Public Works

Approved By: Graham Mitchell, City Manager

Attachments

Resolution

RESOLUTION NO. -23

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
EL CAJON APPROVING THE APPLICATION FOR GRANT FUNDING
FROM THE STATE OF CALIFORNIA DEPARTMENT OF RESOURCES
RECYCLING AND RECOVERY GRANT PROGRAM

WHEREAS, the State of California Department of Resources Recycling and Recovery ("CalRecycle") distributes funds for specific grants and payment programs to assist the Cities with recycling and litter reduction efforts; and

WHEREAS, it is necessary that the City Council authorizes the City Manager or such person designated by the City Manager to apply for, accept, appropriate and expend grant funds received from any CalRecycle program grants for which the City is eligible.

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

1. The filing of an application for CalRecycle grant funds is hereby approved.
2. The City Manager, or such person designated by the City Manager, are hereby designated as agent of the City to conduct all negotiations; execute and submit all documents including, but not limited to applications, agreements, and payment requests that may be necessary to file for grant funds; and to accept, appropriate and expend grant funds to assist the City with recycling and litter reduction efforts for a period of five (5) years.



City Council
Agenda Report

Agenda Item 8.

DATE: May 23, 2023

TO: Honorable Mayor and City Councilmembers

FROM: Mara Romano, Purchasing Agent

SUBJECT: Reject & Re-Bid of Bid No. 014-23 – Stoney’s Neighborhood Park Fitness Equipment & Playground Resurfacing

RECOMMENDATION:

That the City Council adopts the next Resolution, in order, to reject all bids and authorize re-bidding of the project with revised specifications.

BACKGROUND:

The Stoney’s Neighborhood Park Fitness Equipment & Playground Resurfacing project consists of the purchase and installation of outdoor fitness equipment and rubber tile surfacing.

This bid was advertised on March 2, 2023 and six bids were received on April 3, 2023.

Once the bid responses were reviewed, City staff determined that due to the ambiguities and inconsistencies of the specifications, it would be in the City’s best interest to reject the bids and re-bid the services with revised specifications.

CALIFORNIA ENVIRONMENTAL QUALITY ACT:

Rejection of the bid is not subject to the California Environmental Quality Act (CEQA) since there is no project.

FISCAL IMPACT:

None.

Prepared By: Mara Romano, Purchasing Agent

Reviewed By: Frank Carson, Director of Parks & Recreation

Approved By: Graham Mitchell, City Manager

Attachments

Reso - Reject & Re-bid

RESOLUTION NO. -23

RESOLUTION REJECTING ALL PROPOSALS FOR
STONEY'S NEIGHBORHOOD PARK FITNESS
EQUIPMENT & PLAYGROUND RESURFACING
(Bid No. 014-23)

WHEREAS, the Stoney's Neighborhood Park Fitness Equipment & Playground Resurfacing project (the "Project") includes purchase and installation of outdoor fitness equipment and rubber tile surfacing on existing concrete pads in the areas surrounding the playground structure at Stoney Park and installation of a rubber tile surfacing adjacent to the playground project (the "Project") was advertised by the City of El Cajon (the "City") on March 2, 2023; and

WHEREAS, the City received six (6) bids on April 3, 2023, and evaluated the three (3) lowest bid submissions; and

WHEREAS, subsequently, staff determined that due to ambiguities and inconsistencies in the specifications, it would be in the City's best interest to reject all proposals and re-bid the project with revised specifications; and

WHEREAS, the City Council believes it to be in the best interest of the City to reject all proposals, and re-bid the Project with revised bid specifications as recommended by staff.

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

1. The foregoing recitals are true and correct and are the findings of the City Council.
2. The City Council hereby rejects all proposals received for the reasons stated above, and authorizes re-bidding of the Project with revised specifications, as approved by the City Manager.
3. The City Manager is hereby authorized to approve the final plans and revised specifications prior to re-bidding for and on behalf of the City of El Cajon.



City Council Agenda Report

Agenda Item 9.

DATE: May 23, 2023

TO: Honorable Mayor and City Councilmembers

FROM: Mara Romano, Purchasing Agent

SUBJECT: Award of Bid No. 003-24 – Water Quality Improvements - Trash Capture Device Installation

RECOMMENDATION:

That the City Council:

1. Determines that the project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Class 7 and Class 8 of the CEQA Guidelines;
2. Adopts the next Resolution, in order, to approve the Plans and Specifications for Water Quality Improvements - Trash Capture Device Installation, Bid No. 003-24;
3. Finds the second low bidder non-responsive for the reason set forth in the agenda report; and
4. Adopts the next Resolution, in order, to award the bid to the lowest responsive, responsible bidder, Downstream Services, Inc. in the amount of \$92,898.

BACKGROUND:

The Water Quality Improvements - Trash Capture Device Installation project consists of the installation of storm water pollution structural controls, such as full capture storm drain filters at various locations throughout El Cajon City limits. These controls keep storm drains clean and clear of contaminants as required by regional, state, and national regulations.

This bid was advertised on March 23, 2023. The City received three bids on April 25, 2023, and all responses were evaluated.

As stated in the bid specifications, contractors shall have a current Class A – General Engineering Contractor license issued by the Contractors State License Board of the State of California. Following the analysis of the bid, City staff concluded that the second low bidder, Storm Water Inspection & Maintenance Services, Inc. (SWIMSI), does not possess the requisite A license. For the reason set forth above, SWIMSI is non-responsive to the bid specifications.

Staff recommends the City Council deems the bid of the second apparent low bidder, as cited above, non-responsive and awards the bid to the lowest responsive, responsible bidder, Downstream Services, Inc. in the amount of \$92,898. The summary of bids is attached, and complete proposals are on file in the Purchasing Division.

CALIFORNIA ENVIRONMENTAL QUALITY ACT:

The proposed Water Quality Improvements - Trash Capture Device Installation project is exempt from CEQA Guidelines Sections 15307 and 15308 as this action takes to assure the maintenance, restoration, enhancement, or protection of the environment.

FISCAL IMPACT:

The fiscal impact is \$92,898. Sufficient funds are included in the proposed Fiscal Year 2023-24 Water Quality Improvements (193655PWCP) budget, contingent upon City Council approval.

Prepared By: Mara Romano, Purchasing Agent

Reviewed By: Yazmin Arellano, Director of Public Works

Approved By: Graham Mitchell, City Manager

Attachments

Reso - Plans & Specs

Reso - Awd

Bid Summary - 003-24

RESOLUTION NO. -23

RESOLUTION APPROVING PLANS AND
SPECIFICATIONS FOR WATER QUALITY IMPROVEMENTS –
TRASH CAPTURE DEVICE INSTALLATION
(Bid No. 003-24)

WHEREAS, the Director of Public Works has submitted plans and specifications for the Water Quality Improvements - Trash Capture Device Installation project (the "Project"); and

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

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

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

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

RESOLUTION NO. -23

RESOLUTION AWARDING BID FOR
WATER QUALITY IMPROVEMENTS – TRASH CAPTURE DEVICE
(Bid No. 003-24)

WHEREAS, the Water Quality Improvements - Trash Capture Device Installation project (the "Project") consists of the installation of storm water pollution structural controls, such as full capture storm drain filters at various locations throughout El Cajon city limits in order to keep storm drains clean and clear of contaminants as required by regional, state, and national regulations; and

WHEREAS, the Project was advertised for bids on March 23, 2023, in response to which the City received three bids on April 25, 2023; and

WHEREAS, following the analysis of the bid, City staff concluded that the second low bidder, Storm Water Inspection & Maintenance Services, Inc., does not possess the Class A contractor's license required in the bid specifications for the Project and is therefore non-responsive to the bid specifications; and

WHEREAS, City staff recommends the City Council awards the bid for the Project to the lowest responsive, responsible bidder, Downstream Services, Inc. in the amount of \$92,898; and

WHEREAS, Sufficient funds for the Project are included in the proposed Fiscal Year 2023-24 Water Quality Improvements (193655PWCP) budget, contingent upon City Council approval; and

WHEREAS, the City Council believes it to be in the best interests of the City to award the bid to the lowest responsive, responsible bidder, in the amount of \$92,898.

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. It is determined that the bid of Storm Water Inspection & Maintenance Services, Inc., is non-responsive for the failure to possess a Class A contractor's license and is, therefore, rejected.
3. The City Council hereby awards the bid for the Project to the lowest responsive, responsible bidder:

Downstream Services, Inc.

in an amount not to exceed \$92,898.

4. The City Manager and City Clerk are authorized and directed to execute a contract for the Project on behalf of the City of El Cajon, with such changes or amendments as maybe approved by the City Manager.

05/23/23 CC Agenda

Reso – Bid 003-24 – Water Quality Improvements - Trash Capture Device Installation – Awd (Downstream Services, Inc.) 051023



City of El Cajon – Purchasing Division

BID EVALUATION

(To be included as an attachment to the agenda report.)

Bid No. 003-24	Bid Name: Water Quality Improvements – Trash Capture Device Installation
Solicitation Due Date/Time: April 25, 2023/ 2:00 p.m.	Initial Date of Advertisement: March 23, 2023
Number of Responses Received: 3	Bid Estimate: \$250,000

SUMMARY OF BIDS (INCLUDE ANY ADD. ALTS.):

Vendor	Vendor Type	Bid Amount	Format	Submit Date	Status
Downstream Services, Inc.	CADIR	\$92,898.00	Electronic	04/25/2023 9:57:10 AM	Submitted
Storm Water Inspection & Maintenance Ser		\$99,470.00	Electronic	04/25/2023 1:31:28 PM	Submitted
United Storm Water, Inc.	CADIR, MBE	\$169,086.00	Electronic	04/25/2023 11:36:31 AM	Submitted

BID EVALUATION (TOP THREE LOWEST RESPONSES):

Bidder	Bid Responsiveness	Notes
Downstream Services, Inc.	Yes	
Storm Water Inspection & Maintenance Services, Inc.	No	Prime contractor does not hold the requisite Class A license.
United Storm Water, Inc.	Yes	

LEGAL REVIEW REQUIRED: YES NO **IF YES, DATE LEGAL REVIEW COMPLETED:** May 3, 2023

RENEWAL OPTIONS: YES NO **IF YES, SPECIFY TERM W/RENEWAL OPTIONS:** _____

LOWEST, RESPONSIVE, RESPONSIBLE BIDDER NAME AND AMOUNT: DOWNSTREAM SERVICES, INC, \$92,898

PURCHASING DIVISION:

Review Completed By: Mara Romano

Date: May 4, 2023



City Council
Agenda Report

DATE: May 23, 2023
TO: Honorable Mayor and City Councilmembers
FROM: Mara Romano, Purchasing Agent
SUBJECT: Disposal of Retired Property

RECOMMENDATION:

That the City Council declares the listed property retired and authorizes disposal in accordance with policy.

BACKGROUND:

In accordance with Municipal Code 3.16.090, departments shall submit to the purchasing agent reports showing supplies and equipment that are no longer used or have become obsolete or worn out.

The City recently upgraded the exhaust extraction systems from the older version with pneumatic grabbers to an updated magnetic grabber version at Fire Stations 6, 7, 8, and 9. The pneumatic grabber parts are no longer compatible with the City's systems. Heartland Fire & Rescue has requested the City donate the parts to the Lemon Grove Fire Department since they currently use the pneumatic grabber system.

In addition, the City has a unique opportunity to trade-in obsolete automatic external defibrillators (AED). Once Cardio Partners, a national leader in providing emergency preparedness solutions for public access offering training in CPR and AEDs, has accepted the AEDs, a rebate check will be issued to the City based on the make and model.

Attached is an itemized list of items for donation and trade-in.

CALIFORNIA ENVIRONMENTAL QUALITY ACT:

The disposal of retired equipment is not subject to the California Environmental Quality Act.

FISCAL IMPACT:

There is a one-time revenue resulting from the AED trade-in. Funds will be deposited back to the original funding source used to purchase the equipment.

Prepared By: Mara Romano, Purchasing Agent

Reviewed By:

Approved By: Graham Mitchell, City Manager

Attachments

Retired Property List

**Retired Property List
City Council Meeting: May 23, 2023**

Equipment for Donation to Lemon Grove Fire Department

Quantity	Description
6	Complete lower inflator, grabber and pipes for 5" fire engine hookup
7	Complete lower inflator, grabber and pipes for 5" fire engine hookup
1	Complete lower inflator, grabber and hose for 7" fire engine hookup
1	Complete 5" hose set up for 5" fire engine hookup
8	Saddles
6	10' Hoses
1	Tailpipe grabber stopper

Equipment for Trade-In

Quantity	Description	Asset No.	Serial No.
10	Cardiac Science Powerheart G3 Plus AED	006373 006704 006705 006706 006707 006708 006950 006951 006952 007164	343489 4303491 4303592 4303588 4303586 4303463 4357839 4357848 4357907 5106134
20	Cardiac Science Powerheart G3 Plus AED		355083, 4118422, 4287898, 4289341, 4289955, 4289960, 4290983, 4292441, 4293244, 4293254, 4296185, 4296383, 4296446, 4296519, 4296724, 4299027, 4299501, 4328314, 4328625, 4328632,
3	Cardiac Science Powerheart G5 AED	008383 008336 008337	D00000092776 D00000092776 D00000094888



City Council
Agenda Report

DATE: May 23, 2023
TO: Honorable Mayor and City Councilmembers
FROM: Noah Alvey, Deputy Director of Community Development
SUBJECT: Zoning Code Update

RECOMMENDATION:

That the City Council:

1. Opens the Public Hearing and receives testimony;
2. Closes the Public Hearing;
3. Moves to adopt the next Resolution, in order, approving the California Environmental Quality Act exemption; and
4. Introduces the next Ordinance, in order, approving Zoning Code Amendment No. 2023-0001.

PROJECT DESCRIPTION:

Each year staff identifies potential technical cleanups during their routine administration of the Zoning Code. A list of cleanups, clarifications and revisions are then brought forward as an amendment to Title 17.

The current Zoning Code Update is primarily related to recent housing related State laws, economic development, and lodging establishment regulations. Other minor, non-substantive changes are also included to improve clarity and consistency in the interpretation of the Zoning Code, including a change to section 5.52 of the Municipal Code related to fireworks displays.

BACKGROUND:

The Zoning Code was comprehensively revised and reorganized in 2010. Since then, substantive changes and minor technical clean-ups have occurred in the following years. Typically, Zoning Code updates are completed on an annual basis at the end of each calendar year or when circumstances require otherwise.

On November 15, 2022, the Planning Commission received the planned scope of work for the 2022 Zoning Code update. At that meeting, the Commissioners discussed some of the basic economic development initiatives and housing related changes that were anticipated. On December 6, 2022, staff brought forward the Zoning Code Update, but indicated that it would be bifurcated into two hearings with the second portion of the update being brought forward in the spring of 2023.

DISCUSSION

The proposed Zoning Code changes are summarized as follows:

Residential

The housing related updates include updated standards for urban lot splits as required by SB 9, which was signed by Governor Newsom in 2021. This item was included in the first portion of the 2022 Zoning Code Update, however, additional updates are proposed to consistently apply height and setback requirements for accessory structures.

The update also proposes increasing the height requirements in the RM-6000 zone and RM-2500 zone from 20 ft. to 25 ft. to allow pitched roofs on two story structures, rather than flat roofs. The proposed change is intended to result in construction efficiencies and improve the quality of the built environment.

Prior to adoption of the accessory dwelling unit (ADU) ordinance, State law allowed a maximum ADU size of 1,200 sq. ft. The 2022 Zoning Code update further restricted the size to 50% of the primary dwelling, while still allowing a State exempt ADU of 800 sq. ft. and a maximum ADU size of 1,200 sq. ft. This standard applies to a narrow range of primary dwellings between 1,600 sq. ft. and 2,400 sq. ft. In order to address the 50% size standard, property owners have proposed converting an existing primary dwelling into an ADU and building a new primary dwelling behind the former primary dwelling. In order to streamline implementation, the updates propose to allow ADUs within the same building setback area as the primary dwelling, align height requirements with accessory structure height requirements, and increase the maximum size restriction to 1,200 sq. ft. (while still ensuring that the ADU is smaller than the primary dwelling unit). This approach for ADUs also aligns with SB 9 regulations which allow two primary dwellings on a single lot.

Economic Development

In order to adapt to changing business models for automobile sales, a new land use category for new automobile displays is proposed. This category is intended to accommodate new automobile displays at the mall and within the C-G and C-R zones within enclosed buildings. As an example, Tesla operates a vehicle display use (showroom) at the University Town Center mall. This category would allow similar uses at Parkway Plaza or other locations in the C-G and C-R zones. The commercial land use table is also proposed to be updated to align veterinary hospital or clinic requirements with other medical uses and to correct the table to reflect outdoor dining as a permitted use.

Lodging Establishments

The Zoning Code update proposes changes to the chapter for deemed approved lodging establishments by adding definitions for “Emergency Housing Placement Program” and “Service Provider”, adding standards for training and monthly reporting, and improving procedures related to the violation of performance standards and adding additional criminal or nuisance activities.

Miscellaneous

A new section is proposed under miscellaneous special uses and regulations to allow fireworks in certain circumstances and subject to noticing criteria while retaining the option for a conditional use permit.

PLANNING COMMISSION RECOMMENDATION:

On April 18, 2023, the Planning Commission held a public hearing and unanimously voted to recommend approval of the proposed Zoning Code Update.

FINDINGS:

- A. *The proposed zoning amendment, including any changes proposed in the various land uses to be authorized, is compatible with the objectives, policies, general land uses, and programs specified in the general plan.*

The proposed changes to the Zoning Code further the goals of the General Plan by implementing reforms to reduce governmental constraints to development. Further, pursuant to Goal 10, the city “shall periodically revise its regulatory codes, ordinances and policies so that they may reflect current, upgraded standards of development and performance.” The proposed changes ensure clarity and eliminate existing ambiguities within the Zoning Code. They also address the need to enhance performance standards at lodging establishments in order to maintain the City’s character, the diversity and vitality of the community’s commercial areas, and the quality of life of El Cajon residents.

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

The proposed zoning code amendment is applicable citywide. No zone changes are proposed as part of this project, and thus the proposed changes do not conflict with specific plans.

- C. *It is in the public necessity and convenience and/or general welfare that the zoning regulations governing the property be changed.*

The proposed Zoning Code amendments will not significantly alter the character of the City or cause significant health, safety or welfare concerns, since the amendments are consistent with the General Plan and directly implement City goals and policies to ensure a healthy and safe community by ensuring lodging establishments are compatible with surrounding areas and that these establishments do not preclude the economic revitalization of the entire City. Further, the proposed changes provide clarity, consistency, objective standards for new development, and help streamline development review processes in accordance with state law.

CALIFORNIA ENVIRONMENTAL QUALITY ACT:

The proposed Zoning Code Amendment is exempt from the provisions of the California Environmental Quality Act (CEQA) according to the common sense exemption (CEQA Guidelines, section 15061(b)(3)). The common sense exemption applies where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment. The proposed amendment does not result in any development or changes to the physical environment and does not raise this project to a level of significance that warrants CEQA analysis.

PUBLIC NOTICE & INPUT:

Notice of this public hearing was published in the East County Gazette on April 6, 2023 in compliance with Government Code sections 65090, 65091, and 65092, as applicable. Additionally, as a public service, the notice was posted in the kiosk at City Hall and on the City's website under "Public Hearings/Public Notices." The notice was also mailed to the two public libraries in the City of El Cajon, located at 201 East Douglas Avenue and 576 Garfield Avenue.

RECOMMENDATION:

Staff recommends approval of Zoning Code Amendment No. 2023-0001 for housing, economic development, lodging establishment regulations, and minor technical changes, revisions, and edits for clarity and consistency.

Prepared By: Noah Alvey, Deputy Director of Community Development

Reviewed By: Anthony Shute, Director of Community Development

Approved By: Graham Mitchell, City Manager

Attachments

Reso - ZC 2023-0001 Amendment - CEQA Exempt 051623

Ordinance

Summary of Changes

Redlined Changes

Public Hearing Notice

RESOLUTION NO. ____-23

A RESOLUTION APPROVING
CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) EXEMPTION
SECTION 15061(b)(3) FOR ZONING CODE AMENDMENT NO. 2023-0001

WHEREAS, the El Cajon Planning Commission held a duly advertised public hearing on April 18, 2023, to consider Zoning Code Amendment No. 2023-0001 ("ZCA 2023-0001"), for economic development, housing, and minor technical changes, revisions, and edits for clarity and consistency (the "Project"); and

WHEREAS, in accordance with California Environmental Quality Act ("CEQA") Guidelines section 15061(b)(3), and prior to making a recommendation on the Project to the City Council, the Planning Commission reviewed and considered the information contained in the Project staff report; and

WHEREAS, it is proposed that the Project is exempt from CEQA under the common sense exemption in accordance with the California Environmental Quality Act Guidelines section 15061(b)(3) for the proposed Project; and

WHEREAS, there is no possibility that the activity in question may have a significant effect on the environment; and

WHEREAS, ZCA No. 2023-0001 does not result in any development or changes to the physical environment and does not raise this project to a level of significance that warrants CEQA analysis; and

WHEREAS, no evidence was presented in proceedings that any of the conditions exist to provide exceptions to categorical exemptions as described in CEQA Guidelines section 15300.2; and

WHEREAS, after considering evidence and facts, the Planning Commission did consider the proposed CEQA exemption, section 15061(b)(3), as presented at its meeting and recommended City Council approval.

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

Section 1. That the foregoing recitals are true and correct, and are findings of fact of the City Council in regard to the proposed exemption for ZCA No. 2023-0001.

Section 2. That based upon said findings of fact, the El Cajon City Council hereby approves the proposed exemption (CEQA Guidelines section 15061(b)(3)) for ZCA No. 2023-0001.

ORDINANCE NO. ____

AN ORDINANCE APPROVING ZONING CODE AMENDMENT NO. 2023-0001
FOR AMENDMENT OF TITLE 17 OF THE EL CAJON MUNICIPAL CODE
FOR ECONOMIC DEVELOPMENT, HOUSING, AND OTHER MINOR
TECHNICAL CHANGES, REVISIONS, AND EDITS

WHEREAS, Title 17 of the El Cajon Municipal Code (the "Zoning Code") requires regular maintenance to ensure that it complies with changes in State laws; is internally consistent; and is effective in regulating the use and development of land in the City of El Cajon (the "City"); and

WHEREAS, staff has identified various modifications needed to improve clarity, consistency, and application of the Zoning Code, and to comply with new State laws; and

WHEREAS, the City Council held a duly advertised public hearing on May 23, 2023, to consider Zoning Code Amendment No. 2023-0001 ("ZCA No. 2023-0001" or "Project"), and received evidence through public testimony and comment, in the form of verbal and written communications and reports; and

WHEREAS, the City Council has considered and approved for the Project, by Resolution No. ____-23, the proposed California Environmental Quality Act Guidelines ("CEQA") common sense exemption in accordance with CEQA section 15061(b)(3); and

WHEREAS, the proposed updates to the City's Zoning Code have been presented to the City's Planning Commission for its review and recommendation; and

WHEREAS, following a properly noticed public hearing, at which both verbal and written testimony were presented, the Planning Commission adopted its Resolution No. 11103, recommending approval of the proposed Zoning Code amendments presented to the City Council.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF EL CAJON DOES ORDAIN 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 zoning code amendment is applicable citywide. No zone changes are proposed as part of this Project, and thus the proposed changes do not conflict with specific plans.
- C. The proposed zoning code amendment is applicable citywide and is not property-specific. Further, the proposed changes provide clarity,

consistency, objective standards for new development, and help streamline development review processes in accordance with State law.

SECTION 2. The City Council further finds that the California Environmental Quality Act ("CEQA") common sense exemption in accordance with CEQA section 15061 (b) (3) applies for the proposed Project.

SECTION 3. Section 5.52.020 of Chapter 5.52 of Title 5 of the El Cajon Municipal Code is hereby repealed in its entirety.

SECTION 4. A new section 5.52.020 is hereby added to Chapter 5.52 of Title 5 of the El Cajon Municipal Code to read as follows:

5.52.020 Community event permit required.

- A. Community event permits are required for each community event. Certain community events require temporary use permits in accordance with Chapter 17.75 of the zoning code, including, but not limited to, the following: amusement attractions, carnivals, circuses, and fairs. Fireworks displays are permitted in accordance with section 17.225.260 of the zoning code.
- B. Applications submitted for use permits, use of city parks or recreation facilities, or pursuant to city policies, ordinances or similar existing permit systems shall be deemed equivalent to community event applications for the purposes of this chapter.

SECTION 5. Section 17.115.070 of Chapter 17.115 of Title 17 of the Zoning Code is hereby repealed in its entirety.

SECTION 6. A new section 17.115.070 is hereby added to Chapter 17.115 of Title 17 of the Zoning Code to read as follows:

17.115.070 Uses and activities permitted by conditional use permit.

In addition to those uses listed in the land use tables as requiring a conditional use permit, outdoor public address systems or loudspeakers shall be permitted in any zone (except as noted), provided a conditional use permit is granted.

SECTION 7. Subsection (D) of section 17.140.065 of Chapter 17.140 of Title 17 of the Zoning Code is hereby repealed.

SECTION 8. A new subsection (D) is hereby added to section 17.140.065 of Chapter 17.140 of Title 17 of the Zoning Code to read as follows:

D. Unit Standards.

1. Quantity. No more than two (2) dwelling units of any kind may be built on a lot that results from an urban lot split. For purposes of this paragraph, "unit" means any dwelling unit, including, but not limited to, a primary dwelling unit, two-family dwelling, an ADU, or a JADU.
2. Parking. One (1) off-street parking space per unit is required, except no off-street parking is required in either of the following instances:
 - a. The parcel is located within one-half (1/2) mile walking distance of either a high-quality transit corridor as defined in subdivision (b) of section 21155 of the Public Resources Code, or a major transit stop as defined in section 21064.3 of the Public Resources Code.
 - b. There is a car share vehicle located within one (1) block of the parcel.
3. Setbacks. All setbacks must conform to those objective setbacks that are imposed through the underlying zone, except for the following:
 - a. No setback is required for an existing legally established structure or for a new structure that is constructed in the same location and to the same dimensions as an existing legally established structure.
 - b. Interior setbacks shall comply with Title 15 Buildings and Construction.
 - c. Side and rear property line setbacks shall be a minimum of three (3) feet subject, however, to paragraph (D)(4) of this section.
4. Height. Units shall comply with the height restrictions of the underlying zone. Units that are located within the side or rear yard setback for the underlying zone shall be no more than: twelve (12) feet in height at a three (3) foot setback; sixteen (16) feet in height at a four (4) foot setback: and twenty (20) feet at a five (5) foot setback.
5. Legal nonconforming uses. The correction of legal nonconforming zoning conditions shall not be required as a condition of approval of an urban lot split parcel map.

6. Administrative relief; two (2) units. The restrictions set forth in paragraph (D)(4) of this section notwithstanding, the Community Development Director may grant administrative relief if the objective unit standards do not allow the construction of two (2) units on each lot of at least eight hundred (800) square feet in size. Administrative relief will first be considered at a five (5) foot setback, and if two (2) units on each lot of at least 800 square feet in size remain infeasible, administrative relief will then be considered at a four (4) foot setback. If two (2) units of at least eight hundred (800) square feet in size remain infeasible at a four (4) foot setback, administrative relief will then be considered at a three (3) foot setback.

SECTION 9. Section 17.140.100 of Chapter 17.140 of Title 17 of the Zoning Code is hereby repealed in its entirety.

SECTION 10. A new section 17.140.100 is hereby added to Chapter 17.140 of Title 17 of the Zoning Code to read as follows:

17.140.100 Building height.

The following table lists the maximum heights for primary structures in residential zones. The endnotes at the bottom of the table contain information that modifies the information listed in the table’s matrix. See section 17.140.120 for accessory structure height requirements.

**Table 17.140.100
Building Height**

O-S	See Chapter 17.155
PRD	See Chapter 17.165
RS-40	35 ft.
RS-20	35 ft.
RS-14	35 ft.
RS-9	35 ft.
RS-6	35 ft.
RM-6000	25 ft.
RM-4300	35 ft.
RM-2500	25 ft.
RM-2200	35 ft.
RM-1450	45 ft.
RM-HR	Subject to the provisions of Specific Plan No. 182, Transit District Specific Plan, and Mixed-Use Overlay Zone

SECTION 11. Subsection (I) of section 17.140.120 of Chapter 17.140 of Title 17 of the Zoning Code is hereby repealed.

SECTION 12. A new subsection (I) is hereby added to section 17.140.120 of Chapter 17.120 of Title 17 of the Zoning Code to read as follows:

- I. Accessory structures may include a bathroom.

SECTION 13. Section 17.140.180 of Chapter 17.140 of Title 17 of the Zoning Code is hereby repealed in its entirety.

SECTION 14. A new section 17.140.180 is hereby added to Chapter 17.140 of Title 17 of the Zoning Code to read as follows:

17.140.180 Accessory and junior accessory dwelling units.

The standards set forth in this section may be applied to any lot in the city permitting single-family or multifamily residential uses each, an "eligible lot." For lots zoned to permit single-family dwelling units, these standards are applicable in conjunction with a proposed or existing primary dwelling unit upon such lot. For lots zoned to permit multifamily dwelling units, these standards are applicable in conjunction with an existing or proposed primary multifamily dwelling.

- A. Permit Required. A building permit is required for any new accessory or junior accessory dwelling unit.
- B. Number of ADUs. The following number and types of accessory dwelling units shall be allowed.
 1. Lots Zoned to Allow Single-Family Dwelling Units. For each eligible single-family lot, up to one (1) accessory dwelling unit and one (1) junior accessory dwelling unit may be permitted with an existing or proposed single-family dwelling unit.
 2. Lots Zoned to Allow Multifamily Dwelling Units. Accessory dwelling units may be permitted with existing or proposed multifamily dwelling units in accordance with the following:
 - a. At least one (1) unit and up to twenty-five percent (25%) of the existing number of multifamily dwelling units may be permitted within portions of an existing multifamily development in those areas that are not used as livable space including (but not limited to) storage rooms, basements, garages, attics, or other similar areas that may be converted.

- b. For an existing or proposed multifamily development, in addition to the provisions of (B)(2)(a), for each eligible multifamily lot, up to two (2) detached accessory units may be constructed, subject to four (4) foot side and rear setbacks and a height limit of sixteen (16) feet and three (3) foot side and rear setbacks and a height of twelve (12) feet.

C. Size.

1. Lot coverage; open space requirements. Each eligible lot, regardless of the size of the primary dwelling unit, maximum lot coverage, or minimum open space requirements may include an attached or detached accessory dwelling unit of up to eight hundred (800) square feet;
2. Maximum unit size. For each eligible lot, the maximum size of an attached or detached accessory dwelling unit shall be not more than one thousand two hundred (1,200) square feet, but under no circumstances shall the attached or detached accessory dwelling unit be larger than the primary dwelling unit;
3. Efficiency units. The unit size for an attached or detached accessory dwelling unit or junior accessory dwelling unit shall, at a minimum, meet the standards for an efficiency unit as defined by the California Health and Safety Code section 17958.1. Minimum standards shall be applied through the building code; and
4. Junior ADUs. A junior accessory dwelling unit shall not exceed an area of five hundred (500) square feet.

D. Parking.

1. Except as otherwise provided in this subsection, one (1) additional paved off-street parking space per accessory dwelling unit must be provided. Such parking space may be provided as a tandem space and/or located in the required front yard setback area if in compliance with the paved parking standards listed in section 17.140.160. Parking is not required to be provided in any of the following circumstances:
 - a. Proximity to public transit. Unit is located within one-half ($\frac{1}{2}$) mile of public transit, including light rail and bus stations;

- b. Historical/Architectural significance. Unit is located within an architecturally and historically significant residence historic district;
- c. Primary dwelling units. Unit is part of the proposed or existing primary dwelling unit, or an accessory structure as defined in section 17.140.120 (Accessory structures);
- d. Junior ADU. Unit is a junior accessory dwelling unit or is part of an existing primary dwelling unit or an existing accessory structure;
- e. On-street parking permit. On-street parking permits are required but not offered to the occupant of the accessory dwelling unit; or
- f. Car-share program. There is a car-share program located within one (1) block of the accessory dwelling unit.

E. Standards of Development.

- 1. Conversion for an Accessory Dwelling Unit. Existing permitted structures converted to an accessory dwelling unit either attached or detached to the primary dwelling unit such as a garage or other accessory building shall meet the following requirements:
 - a. Building and fire safety codes;
 - b. Independent exterior access from the existing primary dwelling unit; and
 - c. Sufficient side and rear setbacks for fire safety.
- 2. Detached Accessory Dwelling Unit. New detached structures for accessory dwelling units shall meet the following requirements unless such requirements prohibit an accessory dwelling unit of at least eight-hundred (800) square feet in area with three (3) foot rear and side yard setbacks:
 - a. Conformity with all requirements of the zone in which the unit is located, except as identified in paragraphs (2) (b) through (g), below. Additionally, detached accessory dwelling units shall be located outside of the

front and exterior setback unless this requirement would prohibit an accessory dwelling unit of at least eight hundred (800) square feet in area;

- b. Limited to the maximum height of the underlying zone when located within the primary dwelling unit setback requirements. Height limitations for areas outside of the primary dwelling unit setbacks are as follows:
 - i. Maximum height of twenty (20) feet with a five (5) foot setback; no more than sixteen (16) feet with four (4) foot setback; and no more than twelve (12) feet with a three (3) foot setback.
 - ii. When the detached accessory dwelling unit is within one-half (1/2) mile walking distance of a major transit stop or a high-quality transit corridor the height is limited to eighteen (18) feet with up to two (2) additional feet permitted to accommodate a roof pitch so long as it is aligned with the roof pitch of the primary dwelling.
 - iii. When the detached accessory dwelling unit is located on a lot with an existing or proposed single family or multifamily dwelling that is two (2) stories or greater, the height is limited to eighteen (18) feet.
- c. Subject to a minimum three (3) foot rear and side setback;
- d. In accordance with the California Health and Safety Code requirement, no fire sprinkler system is required unless provided for the primary dwelling unit;
- e. Limited in size in accordance with subsection (C) above;
- f. Attached covered patios, porches and similar covered areas intended to be used by the occupant of the accessory dwelling unit, except for a garage or carport, shall be limited to a maximum ten percent (10%) of the floor area of the proposed unit; and
- g. The proposed accessory dwelling unit shall be constructed of similar building materials, colors, and with a similar architectural style to the primary dwelling unit.

3. Attached Accessory Dwelling Unit. New attached accessory dwelling units shall meet the following requirements unless such requirements prohibit an accessory dwelling unit of at least eight-hundred (800) square feet in area with three (3) foot rear and side setbacks:
 - a. Conformity with all requirements of the zone in which the unit is located, except as identified in paragraphs (3)(b) through (g), below;
 - b. Limited to the maximum height of the underlying zone when located within the primary dwelling unit setback requirements and to a maximum height of twenty (20) feet with a five (5) foot setback; no more than sixteen (16) feet with four (4) foot setback, and no more than twelve (12) feet with a three (3) foot setback;
 - c. Subject to a minimum three (3) foot rear and side setback;
 - d. In accordance with the California Health and Safety Code requirement, no fire sprinkler system is required unless provided for in the primary dwelling unit. If an accessory dwelling unit is attached to the primary single-family dwelling unit, the wall separating units shall be as required by the California Building Code, and/or the California Residential Code or both;
 - e. Limited in size in accordance with subsection (C) above;
 - f. Attached covered patios, porches and similar covered areas intended to be used by the occupant of the accessory dwelling unit, except for a garage or carport, shall be limited to a maximum ten percent (10%) of the floor area of the proposed unit; and
 - g. The proposed accessory dwelling unit shall be constructed of similar building materials, colors, and with a similar architectural style to the primary dwelling unit.
4. Junior accessory dwelling units shall meet the following requirements:

- a. Shall be created within the existing walls of the primary dwelling unit and include a bedroom;
- b. Shall include an independent exterior access from the primary dwelling unit;
- c. Shall include an efficiency kitchen that consists of:
 - i. A sink with a maximum waste line diameter of one-and-a-half (1-1/2) inches;
 - ii. A cooking facility with appliance which do not require electrical service greater than one-hundred-and-twenty (120) volts or natural or propane gas; and
 - iii. A food preparation counter and storage cabinets that are reasonable to the size of the unit; and
- d. No additional parking shall be required for the junior accessory dwelling unit.

F. Standards of Performance. Every accessory and junior accessory dwelling unit approved by this Title shall meet the following standards of performance:

- 1. Owner occupancy. The property owner must occupy either the primary dwelling unit or the accessory dwelling unit, unless the property owner is a governmental agency, land trust, or housing organization. Should this requirement not be honored by the property owner, it will be cause to have the accessory or junior accessory dwelling unit removed in accordance with appropriate procedures. Owner occupancy requirements shall not be enforced through January 1, 2025 in accordance with Government Code section 65852.2(a)(6).
- 2. Recorded restrictions. A notice of restriction shall be recorded so that it appears in the chain of title for the property. A building permit will not be finalized without proof of recordation of the notice of restriction.
- 3. Common ownership. The unit shall not be sold separate from the primary dwelling unit.
- 4. Minimum term. Tenancy shall not be less than thirty (30) days.

G. Fees.

1. Development impact fees; applicability. Development Impact Fees for ADUs and JADUs shall comply with Chapter 17.25 Procedures, Hearings, Notices and Fees.
2. Fee waiver. In addition to the requirements in Chapter 17.25, ADUs or JADUs that are less than seven-hundred-and-fifty (750) square feet shall not be subject to any impact fees. Any impact fees charged for an ADU more than seven-hundred-and-fifty (750) square feet shall be charged proportionately in relation to the square footage of the primary dwelling unit.

H. Special Exemption from City Standards. Notwithstanding other provisions of this Title, the addition of an accessory or junior accessory dwelling unit on a lot as provided under this section of and by itself will not initiate requirements for any new or updated standards relating to the existing residential structure. Such standards or requirements that would otherwise apply will be deferred until the normal operation of those other city code sections come to apply to such property. Such deferral of new or updated standards will not be granted for any building or portion thereof that was constructed illegally, nor will such deferral be granted for required public improvements. It is the clear intent of this subsection that the existing standards which were legally provided on the existing residential structure may remain as they were prior to the construction of the second-family unit.

SECTION 15. Section 17.140.210 of Chapter 17.140 of Title 17 of the Zoning Code is hereby repealed in its entirety.

SECTION 16. A new section 17.140.210 is hereby added to Chapter 17.140 of Title 17 of the Zoning Code to read as follows:

17.140.210 Residential land use table.

The following table lists uses that may be established in residential zones. The abbreviations used in the land use table shall have the following meanings:

- A "A" means "adult entertainment permit"
- C "C" means "conditional use permit"
- D "D" means "director's determination"
- MC "MC" means "minor conditional use permit"

- MUP "MUP" means "minor use permit"
- P "P" means "permitted use"
- S "S" means "site development plan permit"
- T "T" means "temporary use permit"
- Z "Z" means "administrative zoning permit"
- X "X" means "not permitted"

In addition to the abbreviated terms listed above, the land use table incorporates endnotes, which are indicated by numerical designators in the final column of the table. The numerical designators correspond with written notes listed at the bottom of the table. The notes provide additional information and direct readers to other applicable sections of the El Cajon Municipal Code.

Table 17.140.210

Residential Land Use Table

Residential Zones	PRD	RS-40	RS-20	RS-14	RS-9	RS-6	RM-6000	RM-4300	RM-2500	RM-2200	RM-1450	RM-HR	Notes
Primary Residential Uses (subject to density restrictions)													
Congregate care facility	X	X	X	X	X	X	X	X	P	P	P	P	
Dwellings; attached duplex units or two detached dwelling units	X	X	X	X	X	X	X	P	P	P	P	P	1
Dwellings; up to three detached single-family homes on the same lot, including common interest developments	X	X	X	X	X	X	P	X	X	X	X	X	2
Dwellings; multi-family,	X	X	X	X	X	X	X	P	P	P	P	P	2

Residential Zones	PRD	RS-40	RS-20	RS-14	RS-9	RS-6	RM-6000	RM-4300	RM-2500	RM-2200	RM-1450	RM-HR	Notes
attached or detached, including common interest developments													
Dwelling; single-family detached	P	P	P	P	P	P	P	P	P	P	P	P	2
Farmworker housing	X	P	P	X	X	X	X	X	X	X	X	X	
Foster family home	P	P	P	P	P	P	P	P	P	P	P	P	
Foster family institution	X	C	C	C	C	C	C	C	X	X	X	C	
Group residential	X	X	X	X	X	X	C	C	C	C	C	C	3
Manufactured home	P	P	P	P	P	P	P	P	P	P	P	P	
Residential care facility for 6 or fewer	P	P	P	P	P	P	P	P	P	P	P	P	
Residential care facility for 7 or more	X	X	X	X	X	X	X	C	C	C	C	C	4
Supportive housing	P	P	P	P	P	P	P	P	P	P	P	P	
Transitional housing	P	P	P	P	P	P	P	P	P	P	P	P	
Accessory Residential Uses													
Accessory structures	X	P	P	P	P	P	P	P	P	P	P	P	5
Bed and breakfast	X	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	X	6
Family day care home, large	P	P	P	P	P	P	P	P	P	P	P	P	
Family day care home, small	P	P	P	P	P	P	P	P	P	P	P	P	
Home occupation business	P	P	P	P	P	P	P	P	P	P	P	P	7
Keeping of	X	P	P	X	X	X	X	X	X	X	X	X	8

Residential Zones	PRD	RS-40	RS-20	RS-14	RS-9	RS-6	RM-6000	RM-4300	RM-2500	RM-2200	RM-1450	RM-HR	Notes
bees for personal use													
Keeping chickens for personal use	P	P	P	P	P	P	P	X	X	X	X	X	8
Keeping pet pot-bellied pigs	X	P	P	Z	Z	Z	Z	X	X	X	X	X	8
Keeping pet horses	Z	P	P	Z	Z	X	X	X	X	X	X	X	8
Keeping domesticated animals under 125 pounds for family use	X	P	P	Z	Z	Z	Z	X	X	X	X	X	8
Keeping rabbits and geese for family use	X	P	P	X	X	X	X	X	X	X	X	X	8
Low Barrier Navigation Center	X	X	X	X	X	X	P	P	P	P	P	P	
Accessory or Junior Accessory dwelling unit	X	P	P	P	P	P	P	P	P	P	P	P	9
Nonresidential Uses													
Card room, non-gambling	X	P	P	P	P	P	P	P	P	P	P	P	16
Cemetery, crematory, and mausoleum	X	C	C	C	C	C	C	C	C	C	C	C	
Clubs: youth clubs, professional organizations, union halls, fraternal organizations, and similar uses	X	C	C	C	C	C	C	C	C	C	C	C	
Commercial agriculture including: field	X	P	P	X	X	X	X	X	X	X	X	X	8

Residential Zones	PRD	RS-40	RS-20	RS-14	RS-9	RS-6	RM-6000	RM-4300	RM-2500	RM-2200	RM-1450	RM-HR	Notes
crops, orchards, vineyards, horticulture, and floriculture													
Community gardens	P	P	P	P	P	P	P	P	P	P	P	P	8
Day care facility (commercial or non-profit including preschool)	X	C	C	C	C	C	C	C	C	C	C	C	10
Educational institutions	X	C	C	C	C	C	C	C	C	C	C	C	
Governmental buildings and service facilities	X	C	C	C	C	C	C	C	C	C	C	C	11
Heliport	X	C	C	C	C	C	C	C	C	C	C	C	
Marijuana cultivation, delivery, dispensary, manufacturing, and storage	X	X	X	X	X	X	X	X	X	X	X	X	
Microenterprise home kitchen operation (MEHKO)	P	P	P	P	P	P	P	P	P	P	P	P	17
Nonresidential parking areas in multi-family zones	X	X	X	X	X	X	X	C	C	C	C	C	12
Parks with recreation facilities; private, including non-profit	X	C	C	C	C	C	C	C	C	C	C	C	
Parks and playgrounds, public or private	X	P	P	P	P	P	P	P	P	P	P	P	
Prefabricated	T	T	T	T	T	T	T	T	T	T	T	T	

Residential Zones	PRD	RS-40	RS-20	RS-14	RS-9	RS-6	RM-6000	RM-4300	RM-2500	RM-2200	RM-1450	RM-HR	Notes
storage containers used for short-term storage													
Religious facilities and non-profit service organizations devoted to serving the general public	C	C	C	C	C	C	C	C	C	C	C	C	
Roadside stands for the sale of agricultural products	X	Z	Z	X	X	X	X	X	X	X	X	X	8
Seasonal outdoor businesses	T	T	T	T	T	T	T	T	T	T	T	T	13
Temporary feeding areas	C	C	C	C	C	C	C	C	C	C	C	C	
Wireless communication facilities	C	C	C	C	C	C	C	C	C	C	C	C	14
Other similar uses	D	D	D	D	D	D	D	D	D	D	D	D	15

1. Legally created lots in the RM-4300 zone are entitled to at least two (2) units, regardless of lot area.
2. Subject to section 17.125.110 common interests developments. See Chapter 17.165 for PRD requirements. See Chapter 17.60 for PUD requirements.
3. Must be separated at least three hundred (300) feet between structures measured at closest wall of each.
4. Use prohibited in SP-182.
5. Subject to the provisions of section 17.140.120 (accessory structures).
6. Subject to the provision of section 17.225.020 (bed and breakfast establishments).
7. Subject to the provisions of section 17.225.050 (home occupations).
8. Subject to the provisions of Chapter 17.205 (animals and agriculture).
9. Subject to the provisions of section 17.140.180 (accessory and junior accessory dwelling units).
10. A "day care facility" is not a "family day care home" as defined in Chapter 17.105.
11. Excludes sewage disposal facilities.
12. Must conform to the standards provided in section 17.185.200 (parking standards).
13. As ancillary to an approved non-residential use, when activity not already covered by CUP.
14. Subject to the provisions of Chapter 17.245 (wireless communications facilities).
15. As determined by the director of community development.

16. May only be operated as an accessory use to a bona fide club, society, professional organization, union hall, fraternal organization, and similar use, with either all applicable discretionary permits, or nonconforming status pursuant to Chapter 17.120, for the primary use. Subject to additional card room regulations listed in Chapter 5.28 (Card Rooms) and Chapter 17.225 (Miscellaneous Special Uses and Regulations) of this Title.
17. Subject to the provisions of section 1.16.025 (nuisance defined – microenterprise home kitchen operations) and section 17.225.250 (microenterprise home kitchen operations - MEHKO).

SECTION 17. Section 17.145.150 of Chapter 17.145 of Title 17 of the Zoning Code is hereby repealed in its entirety.

SECTION 18. A new section 17.145.150 is hereby added to Chapter 17.145 of Title 17 of the Zoning Code to read as follows:

17.145.150 Commercial land use table.

The following table lists uses that may be established in commercial zones. The abbreviations used in the land use table shall have the following meanings:

- A "A" means "adult entertainment permit"
- C "C" means "conditional use permit"
- D "D" means "director's determination"
- MC "MC" means "minor conditional use permit"
- MUP "MUP" means "minor use permit"
- P "P" means "permitted use"
- S "S" means "site development plan permit"
- T "T" means "temporary use permit"
- Z "Z" means "administrative zoning permit"
- X "X" means "not permitted"

In addition to the abbreviated terms listed above, the land use table incorporates endnotes, which are indicated by numerical designators in the final column of the table. The numerical designators correspond with written notes listed at the bottom of the table. The notes provide additional information and direct readers to other applicable sections of the El Cajon Municipal Code.

**Table 17.145.150
Commercial Land Use Table**

	O-P	C-N	C-G	C-R	C-M	Notes
Commercial Uses						
Adult book store, adult theater, and other adult entertainment activities	X	X	A	A	X	1, 2
Alternative lending including payday loans, anticipatory loans, and auto title lending, excludes federal or state chartered banks, savings and loans, thrifts, and credit unions	X	X	C	C	X	1, 32, 33
Amusement parks including miniature golf, go-cart tracks, mechanized rides, etc.	X	C	C	C	C	
Animal grooming services	P	P	P	P	P	
Antique sales	X	P	P	P	X	
Appliance repair; large gas and electric appliances including heating and air conditioning systems, parts and supplies	X	X	X	X	P	1
Appliance sales; large gas and electric appliances including heating and air conditioning systems, parts and supplies	X	P	P	P	P	
Appliance sales and repair of small electrical appliances	X	P	P	P	P	1
Art galleries, commercial retail	X	P	P	P	X	
Artist studios and art restoration services	P	P	P	P	P	
Athletic clubs and fitness centers	X	P	P	P	X	28
Auction house	X	X	C	C	P	1
Auto parts and accessories; new parts	X	X	P	P	X	1
Auto parts and accessories; used parts, excludes dismantling	X	X	X	X	P	1, 3
Auto rental including the rental of moving vans, trucks and trailers	X	X	C	X	C	1
Auto sales, including: autos, alternative fuel vehicles, motorcycles, light trucks, and recreational vehicles	X	X	C	C	C	4
Automobile (new) displays within an enclosed building	X	X	P	P	X	38

	O-P	C-N	C-G	C-R	C-M	Notes
Automotive body repair	X	X	C	X	C	1
Automotive service and repair	X	X	C	C	C	1
Automotive fueling station	X	C	C	C	C	5
Auto washing and detailing, full service carwash	X	X	C	X	X	1
Auto washing, self-service carwash	X	C	C	X	X	1
Bail bonds office	P	P	P	P	P	1
Beauty salon, nail salon, barber shop, and day spa	P	P	P	P	X	6
Beauty supply and cosmetics sales	P	P	P	P	X	
Billboard sign	P	P	P	P	P	7
Biomedical office	P	P	P	P	P	
Blood banks and blood donation facilities	P	P	P	P	X	1
Blood plasma centers	C	X	X	X	X	1
Boat sales including ancillary service and repair	X	X	P	X	C	
Book store, including news copy and magazine sales	P	P	P	P	X	
Bowling alley	X	X	C	C	X	
Camera and photographic sales and related services	X	P	P	P	X	
Card room, non-gambling	P	P	P	P	X	3, 26
Carpet and drapery cleaning and repair services	X	X	X	X	P	
Cemetery, crematory, and mausoleum	C	C	C	C	C	
Child activity centers	X	P	P	P	X	
Circuses and carnivals	X	X	T	T	X	
Clothing and apparel store, new	X	P	P	P	X	
Clothing and costume rentals	X	P	P	P	X	
Clubs: youth clubs, professional organizations, union halls, fraternal organizations, and similar uses	C	C	C	C	X	
Cocktail lounge	X	C	C	C	X	8, 9
Community gardens	P	P	P	P	P	29
Consumer electronics retail sales with ancillary service	X	P	P	P	P	
Contract construction services	X	X	X	X	P	
Convenience market	X	P	P	P	X	8
Custodial and cleaning services including property management and building maintenance with associated vehicle, equipment, and	X	X	X	X	P	

	O-P	C-N	C-G	C-R	C-M	Notes
supply storage						
Dance studio	X	P	P	P	X	
Day care facility	MUP	MUP	MUP	MUP	MUP	
Department store with general retail sales	X	P	P	P	X	
Drive-through service accessory to an authorized land use	S	S	S	S	S	1
Employment services	P	P	P	P	P	
Equipment rental with outdoor storage or display	X	X	C	C	C	1
Equipment rental without outdoor storage or display	X	P	P	P	P	1
Escort service	X	X	P	X	X	3
Fabric store	X	P	P	P	X	
Farmers market	X	Z	Z	Z	X	34
Financial services and institutions	P	P	P	P	X	10
Firearm and ammunition sales, new and resale	X	P	P	P	X	3
Firing ranges, indoor ranges for fire arms or archery	X	X	C	C	C	1
Florist	P	P	P	P	X	
Food truck or trailer	X	T	T	T	T	36
Funeral parlor and mortuary	P	P	P	P	X	1
Furniture and home furnishing sales	X	P	P	P	P	
Game center and video arcade	X	X	P	P	X	3
General retail sales	X	P	P	P	X	
Gift shop, including novelties, souvenirs, greeting cards, etc.	X	P	P	P	X	
Gunsmith	X	P	P	P	X	1
Hardware store, indoor (includes building materials and related services)	X	P	P	P	P	1
Hardware store with outdoor storage or display (includes building materials and related services)	X	X	C	C	C	1
Headquarters office facility	P	X	P	P	P	
Heavy equipment sales including large trucks and tractor-trailer rigs	X	X	X	X	C	
Hobby shop	P	P	P	P	X	
Hotel and motel	X	X	C	C	X	
Household accessories including bedding, linens, kitchen supplies, etc.	X	P	P	P	X	
Kennel	X	X	X	X	C	

	O-P	C-N	C-G	C-R	C-M	Notes
Kiosk, booth, and stand	X	Z	Z	Z	Z	11
Laundry and dry cleaning services, retail, including coin operated self-service laundry	X	P	P	P	X	
Liquor store	X	C	C	C	X	1, 8
Live entertainment	X	X	C	C	X	3
Locksmith and related services	X	P	P	P	P	
Manufactured housing sales including modular and mobile home sales	X	X	P	X	P	
Market	X	P	P	P	X	
Massage establishments, steam bath, and sauna room	X	X	C	C	X	1, 3, 6, 12
Massage services permitted as an accessory use to a permitted primary use	P	P	P	P	X	3, 6, 12
Medical and dental office, laboratories, and clinics open to the general public including acupuncture, chiropractic, and other state licensed health care practices	P	P	P	P	X	
Medical and dental laboratory not open to the public	P	P	P	P	P	
Marijuana cultivation, delivery, dispensary, manufacturing and storage	X	X	X	X	X	
Modeling agency, talent agencies and entertainment booking services (office only)	P	P	P	P	X	
Motion picture theatre (indoor)	X	X	C	C	X	13
Music lessons conducted indoors	P	P	P	P	X	
Music store including the sale of musical instruments, sheet music, and recorded music	X	P	P	P	X	
Office, administrative, business and professional	P	P	P	P	P	
Office machine sales	X	P	P	P	P	
Optical goods including eye glasses, contact lenses, and eye exams	P	P	P	P	X	
Outdoor dining, accessory to authorized restaurant or cocktail lounge	X	P	P	P	P	14
Outdoor sales events at existing business developments	T	T	T	T	T	

	O-P	C-N	C-G	C-R	C-M	Notes
Parcel delivery and postal services (office only, does not include U.S. Postal Service offices)	P	P	P	P	X	
Pawn shop or pawn broker	X	X	C	C	X	1, 3, 32, 33
Personal storage facility	X	X	C	X	C	15
Pest control services	X	X	X	X	P	
Pet supply stores including pet sales and pet adoption services with accessory indoor veterinary and grooming services	X	P	P	P	X	
Pharmacy	P	P	P	P	X	16
Photocopying and other retail office services for the general public	P	P	P	P	X	
Photographic studio including ancillary photo finishing services	P	P	P	P	X	
Plant nursery	X	X	P	P	P	1
Pool hall or billiards parlor	X	X	C	C	X	3
Prefabricated storage containers used for short term storage	T	T	T	T	T	
Private security company with watch dogs	X	X	C	C	C	1, 3
Private security company without watch dogs	P	P	P	P	P	
Public assembly	X	X	C	C	C	
Recreational facility	MUP	MUP	MUP	MUP	MUP	
Resource recovery center	X	C	C	C	C	17
Restaurant	P	P	P	P	C	8, 9, 18
Restaurant, take-out only	P	P	P	P	C	19
Restaurant (full-service) with alcoholic beverage production use	P	X	C	C	X	8, 9
Seasonal outdoor businesses such as Christmas tree lots	T	T	T	T	T	
Secondhand merchandise store or kiosk including buying of gold, precious metals, gemstones, jewelry, or electronics	X	X	C	C	X	1, 3, 32, 33
Service and repair of consumer electronics	X	P	P	P	X	
Shoe sales and shoe repair	X	P	P	P	X	
Single room occupancy (SRO) housing	X	X	C	X	X	
Skilled nursing facility	C	C	C	C	C	1
Special training and schooling	P	P	P	P	P	

	O-P	C-N	C-G	C-R	C-M	Notes
conducted indoors						
Special training and schooling conducted outdoors	X	X	X	X	MC	
Sporting goods, bicycles, and toy stores	X	P	P	P	X	
Supermarket	X	P	P	P	X	
Surplus store	X	P	P	P	X	1
Swap meet and flea market	X	X	X	C	X	1, 3
Tailoring, alteration, and sewing services	P	P	P	X	X	
Tattoo and body piercing studio	X	X	P	P	X	1
Thrift or resale shop	X	P	P	P	X	1, 3
Ticket sales office	P	P	P	P	X	
Tobacco and smoke shop, electronic/vapor substance inhalation shop	C	C	C	C	X	1, 20
Tool and equipment repair and sharpening services excluding heavy equipment repair	X	X	P	P	X	1
Trailer and camper sales, non-motorized	X	X	P	X	P	
Travel agency	P	P	P	P	X	
Vehicle storage lot	T	X	T	T	T	
Veterinary and small animal hospital, indoors only	P	P	P	P	P	1
Video sales and rentals including video game sales and rentals	X	P	P	P	X	
Vocational and trade school (conducted indoors)	X	P	P	P	P	9
Vocational and trade school (conducted outdoors)	X	X	X	X	C	9
Volume discount store (including 99¢ and closeout stores)	X	X	P	P	X	1
Watch, clock, and jewelry sales and repair	P	P	P	P	X	
Other similar uses	D	D	D	D	D	21
Light Industrial Uses						
Contract construction services	X	X	X	X	P	
Direct selling organizations (baked goods, ice cream trucks, bottled water vendors, catering wagons, etc.)	X	X	X	X	P	
Food and beverage processing	X	X	X	X	P	
Heavy equipment service and repair	X	X	X	X	C	

	O-P	C-N	C-G	C-R	C-M	Notes
Laundry services, industrial, including linen, diaper, and uniform cleaning, alteration and repair services	X	X	X	X	P	
Light manufacturing	X	X	X	X	P	
Microbrewery	X	X	C	C	C	35
Printing and publishing services, non-retail and excluding contact with the general public	X	X	P	P	P	
Recycling center for metal, cardboard, glass, e-waste, etc.	X	X	X	X	C	
Scientific and commercial testing laboratories including product research and development	X	X	X	X	P	
Service and repair of light machinery including vending machines, office machines, large household appliances, etc.	X	X	X	X	P	
Service and repair of precision instruments including cameras, optical devices, medical devices and electronic testing equipment	X	X	X	X	P	
Warehousing and distribution	X	X	X	X	P	
Wholesale trade excluding explosives	X	X	X	X	P	
Other similar uses	D	D	D	D	D	21
Transportation, Communication and Utilities						
Ambulance service	C	C	C	C	P	1, 3
Bus passenger terminals, public or private charter	X	X	P	P	P	
Bus parking and maintenance facility	X	X	X	X	P	
Heliport	C	C	C	C	C	
Limousine service	X	X	X	X	P	3
Media production including broadcasting studios, and audio and video recording studios	X	P	P	P	P	
Parking lots and garages, short term	P	P	P	P	P	
Radio, and/or television broadcasting	P	P	P	P	P	22
Solid waste disposal facility	C	C	C	C	C	1
Taxicab terminal	X	X	P	P	P	
Towing services with vehicle storage	X	X	X	X	C	1, 3

	O-P	C-N	C-G	C-R	C-M	Notes
Towing services without vehicle storage	X	X	C	X	C	1, 3
Trucking terminal for motor freight including parcel delivery service terminals	X	X	X	X	P	
Utilities, excluding sewage treatment	C	C	C	C	C	
Vehicle storage facility, long term, including lots and structures	X	X	X	X	MUP	1
Wireless communication facilities, freestanding	C	C	C	C	C	23
Wireless communication facilities, architecturally integrated or other stealth design	S	S	S	S	S	23
Other similar uses	D	D	D	D	D	21
Institutional and Charitable Uses						
Botanical garden, and arboretum	P	P	P	P	X	
Educational institution	C	C	C	C	C	
Emergency shelters	X	X	C	C	S	1, 24
Governmental administrative offices (excluding services)	P	P	P	P	P	
Governmental operation center and service facilities	C	C	C	C	C	
Hospital	C	C	C	C	X	
Library, public	P	P	P	P	X	
Low Barrier Navigation Center	P	P	P	P	P	37
Museum	P	P	P	P	X	
Non-profit welfare and charitable organizations and services	X	X	C	C	X	1, 27
Parks and playgrounds, public or private	X	P	P	P	P	
Amateur sports fields	X	MUP	MUP	MUP	MUP	
Religious facilities	C	P	P	P	C	9
Supportive housing	P	P	P	P	P	37
Temporary feeding area	C	C	C	C	C	
Transition service center	X	X	C	C	P	1, 24
Transitional housing	P	P	P	P	P	37
WIC center	P	P	P	P	X	1
Other similar uses	D	D	D	D	D	21
Residential Uses						
Caretaker's unit	P	P	P	P	P	25
Residential care facility	C	C	C	C	X	1

1. Prohibited in SP 182. However, automotive service and repair uses are permitted with approval of a CUP in the portion of SP 182 that is also a part of Special Development Area No. 10 and zoned C-M. Furthermore, for those properties within SP 182 and located north of Madison Avenue, freeway-oriented uses as defined in this Title are permitted accordingly.
2. Subject to the provisions of Chapter 17.45 (adult entertainment establishments).
3. Requires a Special Operations License for uses as described in ECMC Chapter 5.16. For towing services, only police towing services require a Special Operations License.
4. Off-site outdoor automobile sales are subject to the provisions of section 17.225.190.
5. Subject to the provisions of Chapter 17.215 (automotive fueling stations).
6. Subject to the provisions of Chapter 5.40 of the El Cajon Municipal Code.
7. Subject to the provisions of section 17.190.270 (billboard signs).
8. Subject to the provisions of Chapter 17.210 (alcohol sales).
9. Subject to parking requirements listed in section 17.185.190.
10. "Check cashing only" services are prohibited in SP 182.
11. Subject to the provisions of Chapter 17.40 (Administrative Zoning Permit), section 17.130.250 (kiosks).
12. Subject to the provisions of section 17.225.070 (massage establishments and services).
13. Subject to the provisions of Chapter 17.230 (motion picture theaters).
14. Subject to the provisions of section 17.225.090 (outdoor dining areas).
15. Subject to the provisions of Chapter 17.235 (personal storage facilities).
16. The retail display area shall not exceed fifteen percent (15%) of the gross floor area in the O-P zone.
17. Subject to the provisions of section 17.225.100 (resource recovery centers).
18. Restaurant size may be limited in the C-M zone.
19. Subject to the provisions of section 17.225.130 (take-out only restaurants).
20. Subject to the provisions of Chapter 17.240 (tobacco, smoke shops, and electronic/vapor inhalation shops).
21. As determined by the director of community development.
22. Excludes wireless communications facilities as defined in Chapter 17.105.
23. Subject to the provisions of Chapter 17.245 (wireless communications facilities).
24. Subject to the provisions of section 17.225.180 (transition service centers and emergency shelters).
25. Only one (1) caretaker's unit permitted per lot in association with an authorized primary use occupying the same property. Must be attached to the primary structure on the lot, if such a structure exists.
26. May only be operated as an ancillary use to 1) a bona fide non-profit club, society, professional organization, union hall, fraternal organization, and similar (non-profit) use, with a valid conditional use permit for the primary use, and 2) a restaurant. Subject to additional card room regulations listed in Chapter 5.28 (Card rooms) of Title 5 and Chapter 17.225 (Miscellaneous Special Uses and Regulations) of this Title. Non-profit status must be in place prior to application submittal, as applicable.
27. Non-profit medical and dental clinics are permitted uses. They do not require a CUP and are not prohibited in SP 182.
28. Subject to the parking requirements for places of assembly listed in Table 17.185.190.
29. Subject to the provisions of Chapter 17.205 (agriculture and animals).
30. Excludes businesses purchasing items as an accessory use to a primary retail sales use.
31. Subject to the provisions of section 17.225.200 (Alternative Lending).
32. Subject to the provisions of Chapter 17.250 (Secondhand Merchandise Stores and Pawn Shops).
33. Prohibited in the boundaries of SP 462.
34. Subject to the provisions of section 17.225.220 (Farmer's Market).
35. Subject to the provisions of section 17.225.230 (Microbrewery).
36. Subject to the provisions of Chapter 17.75 (Temporary Use Permit) and section 17.225.240 (Food trucks).
37. Only permitted on properties located within the Mixed-Use Overlay Zone

38. No storage of inventory permitted.

SECTION 19. Section 17.212.030 of Chapter 17.212 of Title 17 of the Zoning Code is hereby repealed in its entirety.

SECTION 20. A new section 17.212.030 is hereby added to Chapter 17.212 of Title 17 of the Zoning Code is hereby added to read as follows:

17.212.030 Definitions.

- A. **"Deemed approved activity"** means any existing permitted, conditionally permitted, or legal nonconforming, lodging establishment activity. Such activity shall be considered a deemed approved activity effective date as long as it complies with the deemed approved performance standards established in this chapter.
- B. **"Deemed approved status"** means the permitted use of land for a deemed approved activity. Deemed approved status replaces legal nonconforming status for lodging establishment activities and remains in effect as long as the business complies with the deemed approved provisions and performance standards of this chapter. Lodging establishments having permitted or conditionally permitted status shall retain such status provided, however, that these lodging establishment activities are further subject to the deemed approved performance standards to the extent that these standards are not already included in applicable conditions of approval.
- C. **"Emergency Housing Placement Program"** means a program whereby a city or county contracts with an organization whose scope of work is to serve individuals or families; by providing access to overnight accommodations at a lodging establishment to people experiencing homelessness, at risk of experiencing homelessness, recently homeless, people for whom providing rental assistance will prevent homelessness, or people having a high risk of housing instability.
- D. **"Lodging establishment"** or **"establishment"** means a place of business that provides overnight accommodations regardless of the length of stay. This shall include hotels, motels, bed and breakfast establishments or any other temporary lodging establishments regardless of the length of stay of any guest or tenant. This does not include single-or multi-family residences, single room occupancy hotels, institutional or group care facilities, or group quarters.
- E. **"Lodging establishment activity"** means the provision of overnight accommodations to persons in exchange for the payment of valuable consideration.

- F. **"Service Provider"** means an agency that provides outreach services, housing navigation, domestic violence services, rapid rehousing, housing placement, housing retention and other support services for individuals experiencing homelessness or who are at-risk of homelessness.

SECTION 21. A new subsection (I) is hereby added to section 17.212.070 of Chapter 17.212 of Title 17 of the Zoning Code to read as follows:

- I. Emergency housing placement program requirements.
 - 1. Prior to participating or continuing to participate in an emergency housing placement program, the caretaker or resident manager shall do the following:
 - a. Sign an affidavit acknowledging the requirements and standards contained within this Chapter on a form approved by the Community Development Department; and
 - b. Complete human trafficking training offered by CSA San Diego County, or similar human trafficking training provider, as approved by the Director of Community Development. Proof of completion shall be submitted to the Community Development Department.
 - 2. The caretaker or resident manager of the emergency housing shall submit a monthly report to the Community Development Department listing the number of individuals participating in the Program, the duration of their stay, and the name(s) of the program service provider(s) implementing the Program.

SECTION 22. Section 17.212.090 of Chapter 17.212 of Title 17 of the Zoning Code is hereby repealed in its entirety.

SECTION 23. A new section 17.212.090 is hereby added to Chapter 17.212 of Title 17 of the Zoning Code to read as follows:

17.212.090 Violation of Performance Standards.

As a result of an inspection, or upon the city's receipt of a complaint from the public, police department, city official or any other interested person that a deemed approved lodging establishment activity is in violation of the operational standards set forth in this chapter, the following procedure shall be followed:

- A. An enforcement officer shall assess the nature of the complaint and its validity by conducting an on-site observation and inspection of the premises to assess the activity's compliance with operational standards and/or conditions of approval.
- B. If the enforcement officer determines that the activity is in violation of the operational standards, the enforcement officer shall give written notice of the violation to the owner and/or operator of the establishment and seek to remedy the violation by (1) requesting a meeting to discuss the violation, (2) requesting a correction plan detailing the means to remedy, or (3) under the city's administrative citation procedures contained in Chapter 1.14 of this code. The first notice of violation shall be given in accordance with section 1.14.040 of this code. If, however, the enforcement officer, in his or her sole discretion, determines that the violation is not capable of correction, presents a serious threat to public health or safety, or otherwise warrants expedited action, he or she may, in lieu of following the administrative citation procedure, refer the matter directly to the planning commission for a hearing at which the establishment's deemed approved status may be suspended, modified or revoked.
- C. Any administrative citation issued under this section shall be issued, processed, and enforced in compliance with all of the provisions of Chapter 1.14 of this code, unless otherwise expressly provided by this chapter. If the owner or operator receiving an administrative citation contests the citation and a hearing is held pursuant to Chapter 1.14, the hearing officer may, in addition to exercising all powers designated in Chapter 1.14, make a recommendation to the planning commission to suspend, modify or revoke the establishment's deemed approved status if in the judgment of the hearing officer, based upon information then before him or her, such action is necessary to ensure compliance with this chapter.
- D. If a hearing before the planning commission is conducted on a potential violation in the manner prescribed in this chapter, it shall determine whether the activity is in compliance with the operational standards. Based on this determination, the planning commission may suspend, modify or revoke the activity's deemed approved status. In reaching a determination as to whether a use has violated the operational standards, or as to the appropriateness of suspending, modifying, or revoking of a conditional use permit, or the

imposition of additional or amended conditions on a use, the planning commission may consider the following:

1. The length of time the activity has been out of compliance with the operational standards.
2. The impact of the violation of the operational standards on the community.
3. Any information regarding efforts to remedy the violation of the operational standards.

E. "Efforts to Remedy" shall include, but are not limited to:

1. Timely calls to the police department that are placed by the owner or operator of the establishment, or by his or her employees or agents.
2. Requesting that those persons engaging in activities causing violations of the operational standards and/or conditions of approval cease those activities, unless the owner or operator of the activity, or his or her employees or agents feels that their personal safety would be threatened in making that request.
3. Making improvements to the establishment's property or operations to address performance standards.

F. Criminal or nuisance activity

The deemed approved lodging establishment activities shall not result in criminal or nuisance activities on the property or contribute to criminal or nuisance activities in close proximity to the property. Criminal or nuisance activities may include, but are not limited to, disturbance of the peace, illegal drug activity, prostitution, discharging firearms, drinking in public, harassment of passersby, gambling, trafficking in stolen goods, human trafficking, homicide, public urination, theft, assault, battery, vandalism, illegal parking, excessive noise, traffic violations, curfew violations, lewd conduct, or excessive police detentions or arrests.

Criminal or nuisance activities shall not result in more than one (1) call for service to the Police Department and Fire Department per room on an annual basis. The City shall retain the right to recover its costs for all calls for service to the Police Department and Fire Department in excess of one (1) call per

room on an annual basis by way of the city's nuisance abatement procedure.

- G. The decision of the planning commission shall be final and conclusive, unless appealed in writing to the city council within ten (10) days of planning commission action.
- H. At any time during a violation proceeding or after revocation of a lodging establishment's deemed approved status, the property owner or an applicant with the property owner's consent may apply for a conditional use permit.

SECTION 24. A new section 17.225.260 is hereby added to Chapter 17.225 of Title 17 of the Zoning Code is hereby added to read as follows:

17.225.260 Fireworks.

Fireworks displays may be permitted and are subject to the following standards. Fireworks displays that do not conform to the following standards may be permitted in any zone with approval of a conditional use permit.

- A. The display of fireworks shall only occur at educational institutions, religious facilities, or property owned or leased by a government agency.
- B. The fireworks display shall be conducted by a licensed pyro technician.
- C. The operator shall obtain and comply with all requirements of an operational permit issued by Heartland Fire & Rescue.
- D. The types of fireworks authorized shall be based on the location of the display and the safety measures required by Heartland Fire & Rescue.
- E. The maximum shell diameter for the fireworks display shall be three (3) inches, and reporters (fireworks primarily used for loud explosive noises) are not allowed.
- F. The operator shall implement best management practices required for storm water quality.
- G. Temporary signage, a minimum of thirty-two (32) square feet in size, shall be displayed at the subject site in a location easily viewable by the general public informing the community a minimum of ten (10) days prior to the fireworks display.

- H. The operator shall request a list of addresses for all surrounding property owners, site addresses within three hundred (300) feet of the subject site, and to anyone requesting notification of any fireworks display within the City a minimum of forty-five (45) days prior to the fireworks display.
- I. The operator shall mail notices to all surrounding property owners, site addresses within three (300) hundred feet of the subject site, and to anyone requesting notification of any fireworks display within the City a minimum of thirty (30) days prior to the fireworks display.
- J. Properties are limited to a maximum of two (2) fireworks displays per calendar year.

SECTION 25. The City Council of the City of El Cajon intends this ordinance to supplement, not to duplicate or contradict, applicable state and federal law and this ordinance shall be construed in light of that intent. If any section, subsection, sentence, clause, phrase, or portion of this ordinance is held invalid or unconstitutional for any reason by any court of competent jurisdiction, such portion shall be deemed a separate, distinct, and independent provision and such holding shall not affect the validity of the remaining portion.

SECTION 26. This ordinance shall go into effect thirty (30) days following its passage and adoption.

05/23/23 CC Agenda – 1st Reading
06/13/23 CC Agenda – 2nd Reading

Ord – Title 17 Zoning Code Update 051923

Zoning Code Update Summary of Changes

Chapter - Title	Section	Revisions
Community Event Permit		
Community Event Permit Required	5.52.020	Remove the requirement for a conditional use permit to be consistent with proposed regulations in 17.225.260
General Land Use Regulations and Performance Standards		
Uses and Activities Permitted by Conditional Use Permit	17.115.070	Remove fireworks from the list of activities permitted by conditional use permit to be consistent with proposed regulation in 17.225.260. Flagpoles are separately regulated in 17.130.140; removal of the reference to flagpoles in 17.115.070 will eliminate a redundancy in the Code.
Residential Zones		
Urban Lot Splits	17.140.065(D)	Align current standards with accessory structure height requirements.
Residential Building Height	17.140.100	Current height maximum in the RM-6000 zone and RM-2500 zone is 20 ft. An increase to 25 ft. is proposed to allow pitched roofs on two story structures, rather than flat roofs.
Accessory Structures	17.140.120(I)	Allow bathrooms within accessory structures.
Accessory Dwelling Units (ADUs)	17.140.180	Allow ADUs within the same building envelope as the primary dwelling, align height requirements with accessory structure height requirements, and increase maximum size restriction to 1,200 sq. ft.
Residential Land Use Table	17.140.210	Deleted "Accessory structures which include restrooms" from the table. Previously, bathrooms in accessory structures required a discretionary approval to prevent the conversion of the structure into a dwelling unit. Based on the new regulations for accessory dwelling units, this restriction is no longer applicable.
Commercial Zones		
Commercial Land Use Table	17.145.150	Allow new automobile displays within an enclosed building in the C-G and C-R zones, align veterinary services with other medical uses, and correct the table to reflect outdoor dining is permitted.
Deemed Approved Lodging Establishment		
Definitions	17.212.030	Add definitions for "Emergency Housing Placement Program" and "Service Provider"
Deemed Approved Performance Standards	17.212.070(I)	Add standards for training and monthly reporting
Violation of Performance Standards	17.212.090	Improve procedures related to the violation of performance standards and add additional criminal or nuisance activities.
Miscellaneous Special Uses and Regulations		
Fireworks	17.225.260	Allow fireworks under certain circumstances and subject to noticing criteria while retaining the option for a conditional use permit.

Zoning Code Amendment No. ZCA-2023-0001

Proposed Strikethrough Changes

5.52.020 Community event permit required.

- A. -Community event permits are required for each community event. Certain community events require temporary use permits in accordance with Chapter [17.75](#) of the zoning code, including, but not limited to, the following: amusement attractions, carnivals, circuses, and fairs. Fireworks displays ~~require a conditional use permit~~ [are permitted](#) in accordance with section ~~17.115.070~~ [17.225.260](#) of the zoning code.
- B. Applications submitted for use permits, use of city parks or recreation facilities, or pursuant to city policies, ordinances or similar existing permit systems shall be deemed equivalent to community event applications for the purposes of this chapter.

~~(Ord. 5033 § 3, 2015.)~~

17.115.070 Uses and activities permitted by conditional use permit.

In addition to those uses listed in the land use tables as requiring a conditional use permit, [outdoor public address systems or loudspeakers](#) ~~the following uses and activities~~ shall be permitted in any zone (except as noted), provided a conditional use permit is granted:

~~A. Outdoor public address systems or loudspeakers;~~

~~B. Pyrotechnic displays (fireworks); or~~

~~C. Flagpoles in excess of 55 feet in height.~~

~~(Ord. 5018 § 24, 2015)~~

17.140.065 Urban lot splits.

D. Unit Standards

1. Quantity. No more than two dwelling units of any kind may be built on a lot that results from an urban lot split. For purposes of this paragraph, “unit” means any dwelling unit, including, but not limited to, a primary dwelling unit, two-family dwelling, an ADU, or a JADU.
2. Parking. One off-street parking space per unit is required, except no off-street parking is required in either of the following instances:
 - a. The parcel is located within one-half mile walking distance of either a high-quality transit corridor as defined in subdivision (b) of section 21155 of the Public Resources Code, or a major transit stop as defined in section 21064.3 of the Public Resources Code.

- b. There is a car share vehicle located within one block of the parcel.
- 3. Setbacks. All setbacks must conform to those objective setbacks that are imposed through the underlying zone, except for the following:
 - a. ~~Existing Structures.~~ No setback is required for an existing legally established structure or for a new structure that is constructed in the same location and to the same dimensions as an existing legally established structure.
 - b. Interior setbacks shall comply with Title 15 Buildings and Construction.
 - c. ~~The setbacks imposed by the underlying zone must allow the construction of up to two units on the lot that are at least 800 square feet in floor area; side-~~Side and rear property line setbacks ~~may be reduced to~~shall be a minimum of four three (3) feet subject, however, to paragraph (D) of this section. ~~if the setbacks imposed by the underlying zone do not allow the construction of up to two units on the lot that are at least 800 square feet in floor area.~~
- 4. Height. Units shall comply with the height restrictions of the underlying zone. Units ~~with reduced setbacks, or that portion of a unit extending into the reduced setback as allowed by section 17.140.065.D.3.b~~that are located within the side or rear yard setback for the underlying zone shall be no more than twelve (12) feet in height at a three foot setback, sixteen (16) feet in height at a four-foot setback, and twenty (20) feet at a five-foot setback.
- 5. Legal nonconforming uses. The correction of legal nonconforming zoning conditions shall not be required as a condition of approval of an urban lot split parcel map.
- 6. Administrative relief; two units. The restrictions set forth in paragraph (D)(4) of this section notwithstanding, the Community Development Director may grant administrative relief if the objective unit standards do not allow the construction of two units on each lot of at least 800 square feet in size. Administrative relief will first be considered at a five-foot setback, and if two units on each lot of at least 800 square feet in size remain infeasible, administrative relief will then be considered at a four-foot setback. If two units of at least 800 square feet in size remain infeasible at a four-foot setback, administrative relief will then be considered at a three-foot setback.

17.140.100 Building height.

The following table lists the maximum heights for primary structures in residential zones. The endnotes at the bottom of the table contain information that modifies the information listed in the table's matrix. See section [17.140.120](#) for accessory structure height requirements.

**Table [17.140.100](#)
Building Height**

O-S	See Chapter 17.155
PRD	See Chapter 17.165
RS-40	35 ft.
RS-20	35 ft.
RS-14	35 ft.
RS-9	35 ft.
RS-6	35 ft.
RM-6000	20 - 25 ft.
RM-4300	35 ft.
RM-2500	20 - 25 ft.
RM-2200	35 ft.
RM-1450	45 ft.
RM-HR	Subject to the provisions of Specific Plan No. 182, Transit District Specific Plan, and Mixed-Use Overlay Zone

17.140.120 Accessory structures.

Accessory structures, such as detached garages, carports, workshops, game rooms, poolrooms, clubhouses, storage buildings, and sheds, are permitted in residential zones, subject to the following provisions:

- I. ~~Except for approved common area buildings in multi-family complexes and common interest developments, accessory structures may not include bathrooms, unless a minor conditional use permit is approved pursuant to Chapter [17.50](#)~~ [Accessory structures may include a bathroom.](#)

17.140.180 Accessory and junior accessory dwelling units.

The standards set forth in this section may be applied to any lot in the city permitting single-family or multifamily residential uses [each, an "eligible lot."](#) For lots zoned to permit single-family dwelling units these standards are applicable in conjunction with a proposed or existing primary dwelling unit upon such lot. For lots zoned to permit multifamily dwelling units, these standards are applicable in conjunction with an existing or proposed primary multifamily dwelling.

- A. Permit Required. A building permit is required for any new accessory or junior accessory dwelling unit.

- B. Number of ADUs. The following number and types of accessory dwelling units shall be allowed.
1. Lots Zoned to Allow Single-Family Dwelling Units: For each eligible single-family lot, up to one (1) accessory dwelling unit and one (1) junior accessory dwelling unit may be permitted with an existing or proposed single-family dwelling unit.
 2. Lots Zoned to Allow Multifamily Dwelling Units: Accessory dwelling units may be permitted with existing or proposed multifamily dwelling units in accordance with the following:
 - a. At least one (1) unit and up to twenty-five percent (25%) of the existing number of multifamily dwelling units may be permitted within portions of an existing multifamily development in those areas that are not used as livable space including (but not limited to storage rooms, basements, garages, attics, or other similar areas that may be converted).
 - b. For an existing or proposed multifamily development, in addition to the provisions of (B)(2)(a), for each eligible multifamily lot, up to two (2) detached accessory units may be constructed, subject to four (4) foot side and rear setbacks and a height limit of sixteen (16) feet and three (3) foot side and rear setbacks and a height of twelve (12) feet.
- C. Size.
1. Lot coverage; open space requirements. Each eligible lot, regardless of the size of the primary dwelling unit, maximum lot coverage, or minimum open space requirements may include an attached or detached accessory dwelling unit of up to eight hundred (800) square feet;
 2. Maximu unit size. For each eligible lot, the maximum size of an attached or detached accessory dwelling unit shall be not more than ~~fifty percent (50%) of the size of the primary residence (habitable space), and not to exceed a maximum of~~ one thousand two hundred (1,200) square feet, but under no circumstances shall the attached or detached accessory dwelling unit be larger than the primary dwelling unit;
 3. Efficiency units. The unit size for an attached or detached accessory dwelling unit or junior accessory dwelling unit shall, at a minimum, meet the standards for an efficiency unit as defined by the California Health and Safety Code section 17958.1. Minimum standards shall be applied through the building code; and
 4. Junior ADUs. A junior accessory dwelling unit shall not exceed an area of five hundred (500) square feet.
- D. Parking.

1. Except as otherwise provided [in this subsection](#), one (1) additional paved off-street parking space per accessory dwelling unit must be provided. Such parking space may be provided as a tandem space and/or located in the required front yard setback area if in compliance with the paved parking standards listed in section [17.140.160](#). Parking is not required to be provided in any of the following circumstances;
 - a. [Proximity to public transit](#). Unit is located within one-half (½) mile of public transit, including light rail and bus stations;
 - b. [Historical/Architectural significance](#). Unit is located within an architecturally and historically significant historic district.
 - c. [Primary dwelling units](#). Unit is part of the proposed or existing primary dwelling unit, or an accessory structure as defined in Chapter 17.140.120 Accessory structures.
 - d. [Junior ADU](#). Unit is a junior accessory dwelling unit or is part of an existing primary dwelling unit or an existing accessory structure;
 - e. [On-street parking permit](#). On-street parking permits are required but not offered to the occupant of the accessory dwelling unit; or
 - f. [Car-share program](#). There is a car share program located within one block of the accessory dwelling unit.

E. Standards of Development.

1. Conversion for an Accessory Dwelling Unit. Existing permitted structures converted to an accessory dwelling unit either attached or detached to the primary dwelling unit such as a garage or other accessory building shall meet the following requirements:
 - a. Building and fire safety codes;
 - b. Independent exterior access from the existing primary dwelling unit; and
 - c. Sufficient side and rear setbacks for fire safety.
2. Detached Accessory Dwelling Unit. New detached structures for accessory dwelling units shall meet the following requirements unless such requirements prohibit an accessory dwelling unit of at least eight-hundred (800) square feet in area with ~~four~~ [three \(43\)](#) foot rear and side yard setbacks:
 - a. ~~Conformance~~ [Conformity](#) with all requirements of the zone in which the unit is located, except as identified ~~herein~~ [in paragraphs \(2\)\(b\) through \(g\), below](#). Additionally, detached accessory dwelling units shall be located ~~to the rear of the primary dwelling~~ [outside of the front and exterior setback](#) unless this requirement

- would prohibit an accessory dwelling unit of at least eight-hundred (800) square feet in area;
- b. Limited to the maximum height of the underlying zone when located within the primary dwelling unit setback requirements. Limited to sixteen (16) feet in height. Height limitations for areas outside of the primary dwelling unit setbacks are as follows: Additional height is permitted in accordance with the following:
 - i. Maximum height of twenty feet with a five (5) foot setback, and no more than sixteen (16) feet with four (4) foot setback, and no more than twelve (12) feet with a three (3) foot setback.
 - ii. When the detached accessory dwelling unit is within one-half (1/2) mile walking distance of a major transit stop or a high-quality transit corridor the height is limited to 18 feet with up to two (2) additional feet permitted to accommodate a roof pitch so long as it is aligned with the roof pitch of the primary dwelling.
 - iii. When the detached accessory dwelling unit is located on a lot with an existing or proposed single family or multifamily dwelling that is two (2) stories or greater, the height is limited to 18 feet
 - c. Subject to a minimum ~~four~~three (43) foot rear and side setback;
 - d. In accordance with the California Health and Safety Code requirement, no fire sprinkler system is required unless provided for the primary dwelling unit;
 - e. Limited in size in accordance with subsection C above;
 - f. Attached covered patios, porches and similar covered areas intended to be used by the occupant of the accessory dwelling unit, except for a garage or carport, shall be limited to a maximum ten percent (10%) of the floor area of the proposed unit; and
 - g. The proposed accessory dwelling unit shall be constructed of similar building materials, colors, and with a similar architectural style to the primary dwelling unit.
3. Attached Accessory Dwelling Unit. New attached accessory dwelling units shall meet the following requirements unless such requirements prohibit an accessory dwelling unit of at least eight-hundred (800) square feet in area with ~~four~~three (43) foot rear and side setbacks:
- a. ~~Conformance~~Conformity with all requirements of the zone in which the unit is located, except as identified ~~herein~~in paragraphs (3)(b) through (g) below;
 - b. Limited to the maximum height of the underlying zone when located within the primary dwelling unit setback requirements and to a maximum height of twenty feet with a five (5) foot setback, and no more than sixteen (16) feet with four (4) foot

setback, and no more than twelve (12) feet with a three (3) foot setback~~a maximum height of 25 feet when located outside of the primary dwelling unit setbacks, but in no instance shall the attached accessory dwelling unit be more than two stories;~~

- c. Subject to a minimum ~~four~~three (43) foot rear and side setback;
- d. In accordance with the California Health and Safety Code requirement, no fire sprinkler system is required unless provided for in the primary dwelling unit. If an accessory dwelling unit is attached to the primary single-family dwelling unit, the wall separating units shall be as required by the California Building Code, the California Residential Code or both;
- e. Limited in size in accordance with subsection C. above;
- f. Attached covered patios, porches and similar covered areas intended to be used by the occupant of the accessory dwelling unit, except for a garage or carport, shall be limited to a maximum ten percent (10%) of the floor area of the proposed unit; and
- g. The proposed accessory dwelling unit shall be constructed of similar building materials, colors, and with a similar architectural style to the primary dwelling unit.

**Table 17.140.210
Residential Land Use Table**

Residential Zones	PRD	RS-40	RS-20	RS-14	RS-9	RS-6	RM-6000	RM-4300	RM-2500	RM-2200	RM-1450	RM-HR	Notes
Primary Residential Uses (subject to density restrictions)													
Accessory structures which include restrooms	X	MC	MC	MC	MC	MC	MC	X	X	X	X	X	5

**Table 17.145.150
Commercial Land Use Table**

	O-P	C-N	C-G	C-R	C-M	Notes
Commercial Uses						
Animal grooming services	X <u>P</u>	P	P	P	X <u>P</u>	
<u>Automobile displays (new) within an enclosed building</u>	<u>X</u>	<u>X</u>	<u>P</u>	<u>P</u>	<u>X</u>	<u>38</u>
Outdoor dining, accessory to authorized restaurant or cocktail lounge	X	Z <u>P</u>	Z <u>P</u>	Z <u>P</u>	Z <u>P</u>	14

	O-P	C-N	C-G	C-R	C-M	Notes
Veterinary and small animal hospital, indoors only	X P	X P	P	P	P	1

38. No storage of inventory permitted.

Chapter 17.212 DEEMED APPROVED LODGING ESTABLISHMENT

17.212.030 Definitions.

E. “Emergency Housing Placement Program” means a program whereby a city or county contracts with an organization whose scope of work is to serve individuals or families; by providing access to overnight accommodations at a lodging establishment to people experiencing homelessness, at risk of experiencing homelessness, recently homeless, people for whom providing rental assistance will prevent homelessness, or people having a high risk of housing instability.

F. “Service Provider” means an agency that provides outreach services, housing navigation, domestic violence services, rapid rehousing, housing placement, housing retention and other support services for individuals experiencing homelessness or who are at-risk of homelessness.

17.212.070 Deemed Approved Performance Standards.

I. Emergency housing placement program requirements

1. Prior to participating or continuing to participate in an emergency housing placement program, the caretaker or resident manager shall do the following:

- a. Sign an affidavit acknowledging the requirements and standards contained within this Chapter on a form approved by the Community Development Department.
- b. Complete human trafficking training offered by CSA San Diego County, or similar human trafficking training provider, as approved by the Director of Community Development. Proof of completion shall be submitted to the Community Development Department.

2. The caretaker or resident manager of the emergency housing shall submit a monthly report to the Community Development Department listing the number of individuals participating in the Program, the duration of their stay, and the name(s) of the program service provider(s) implementing the Program.

17.212.090 Violation of Performance Standards.

As a result of an inspection, or upon the city’s receipt of a complaint from the public, police department, city official or any other interested person that a deemed approved lodging establishment activity is in violation of the operational standards set forth in this chapter, the following procedure shall be followed:

- A. An enforcement officer shall assess the nature of the complaint and its validity by conducting an on-site observation and inspection of the premises to assess the activity's compliance with operational standards and/or conditions of approval.
- B. If the enforcement officer determines that the activity is in violation of the operational standards, the enforcement officer shall give written notice of the violation to the owner and/or operator of the establishment and seek to remedy the violation [by 1\) requesting a meeting to discuss the violation, 2\) requesting a correction plan detailing the means to remedy, or 3\)](#) under the city's administrative citation procedures contained in Chapter [1.14](#) of this code. The first notice of violation shall be given in accordance with section [1.14.040](#) of this code. If, however, the enforcement officer, in his or her sole discretion, determines that the violation is not capable of correction, presents a serious threat to public health or safety, or otherwise warrants expedited action, he or she may, in lieu of following the administrative citation procedure, refer the matter directly to the planning commission for a hearing at which the establishment's deemed approved status may be suspended, modified or revoked.
- F. [Criminal or Nuisance](#) activity

The deemed approved lodging establishment activities shall not result in [criminal or](#) nuisance activities on the property or contribute to [criminal or](#) nuisance activities in close proximity to the property. [Criminal or Nuisance](#) activities may include, but are not limited to, disturbance of the peace, illegal drug activity, prostitution, [discharging firearms](#), drinking in public, harassment of passersby, gambling, trafficking in stolen goods, [human trafficking, homicide](#), public urination, theft, assault, battery, vandalism, illegal parking, excessive noise, traffic violations, curfew violations, lewd conduct, or excessive police detentions or arrests.

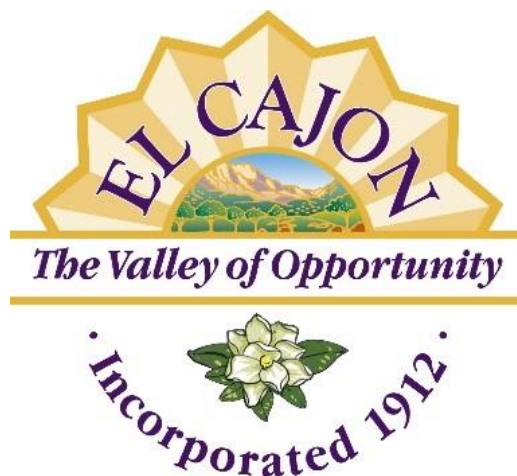
[Criminal or nuisance activities shall not result in more than one call for service to the Police Department and Fire Department per room on an annual basis. The City shall retain the right to recover its costs for all calls for service to the Police Department and Fire Department in excess of one call per room on an annual basis by way of the city's nuisance abatement procedure.](#)

[17.225.260 Fireworks](#)

[Fireworks displays may be permitted and are subject, but not limited, to the following standards. Fireworks displays that do not conform to the following standards may be permitted in any zone with approval of a conditional use permit.](#)

- A. [The display of fireworks shall only occur at educational institutions, religious facilities, or property owned or leased by a government agency.](#)
- B. [The fireworks display shall be conducted by a licensed pyro technician.](#)
- C. [The operator shall obtain and comply with all requirements of an operational permit issued by Heartland Fire & Rescue.](#)

- D. The types of fireworks authorized shall be based on the location of the display and the safety measures required by Heartland Fire & Rescue.
- E. The maximum shell diameter for the fireworks display shall be three inches and reporters (fireworks primarily used for loud explosive noises) are not allowed.
- F. The operator shall implement best management practices required for storm water quality.
- G. Temporary signage, a minimum of 32 square feet in size, shall be displayed at the subject site in a location easily viewable by the general public informing the community a minimum of 10 days prior to the fireworks display.
- H. The operator shall request a list of addresses for all surrounding property owners, site addresses within three hundred feet of the subject site, and to anyone requesting notification of any fireworks display within the City a minimum of 45 days prior to the fireworks display.
- I. The operator shall mail notices to all surrounding property owners, site addresses within three hundred feet of the subject site, and to anyone requesting notification of any fireworks display within the City a minimum of 30 days prior to the fireworks display.
- J. Properties are limited to a maximum of two fireworks displays per calendar year.



**NOTICE OF PROPOSED
ZONING CODE OMNIBUS UPDATE**

NOTICE IS HEREBY GIVEN that the El Cajon Planning Commission will hold a public hearing at **7:00 p.m., Tuesday, April 18, 2023** and the City Council will hold a public hearing at **3:00 p.m., Tuesday, May 23, 2023**, at the City Council Chambers, 200 Civic Center Way, El Cajon, CA, to consider:

AMENDMENT OF EL CAJON MUNICIPAL CODE – ZONING CODE OMNIBUS UPDATE (CITYWIDE). This is a City-initiated proposal to amend Title 17 (Zoning) of the El Cajon Municipal Code. The proposed amendments are to address the need for minor changes to provide clarification or correct inconsistencies as well as streamline permit processes. No development is authorized with this project. Notable proposed changes to the Zoning Code include revisions for economic development, housing procedures, fireworks, and various other technical and minor changes for consistency. This project is exempt from the California Environmental Quality Act (CEQA).

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

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

If you have any questions, or wish any additional information, please contact **NOAH ALVEY** at 619-441-1795 or via email at nalvey@elcajon.gov and reference "ZCA-2023-0001" in the subject line.



City Council
Agenda Report

Agenda Item 12.

DATE: May 23, 2023
TO: Honorable Mayor and City Councilmembers
FROM: Graham Mitchell, City Manager
SUBJECT: City Council Meeting Schedule

RECOMMENDATION:

That the City Council considers canceling its August 22, 2023 meeting.

BACKGROUND:

The City has traditionally canceled one of its August City Council meetings. Staff recommends that the City Council consider canceling its August 22, 2023 meeting. However, if there are urgent matters that require City Council attention, this meeting can be re-scheduled.

CALIFORNIA ENVIRONMENTAL QUALITY ACT:

This proposed action is exempt from review under the California Environmental Quality Act (CEQA) because it constitutes an organizational or administrative activity that will not result in direct or indirect physical changes in the environment.

Prepared By: Graham Mitchell, City Manager

Reviewed By:

Approved By: Graham Mitchell, City Manager



City Council
Agenda Report

Agenda Item 13.

DATE: May 23, 2023
TO: Honorable Mayor and City Councilmembers
FROM: Yazmin Arellano, Director of Public of Works
SUBJECT: Wells Park Improvements Basketball Courts - Project Acceptance

RECOMMENDATION:

That the City Council:

1. Accepts the Wells Park Improvements - Basketball Courts project, Job No. 183610PWCP, Bid No. 003-23; and
2. Authorizes the City Clerk to record a Notice of Completion and release the bonds in accordance with the contract terms.

BACKGROUND:

On September 13, 2022, the City Council awarded a contract for the Wells Park Improvements - Basketball Courts project to R.L. Lee Construction, Inc. This project included the installation of a reinforced concrete pad, sidewalk, underground electrical conduit, pull boxes, four decorative light poles, basketball hoops, court surfacing, fencing, benches, and decorative trash and recycle receptacles. R.L. Lee Construction, Inc., completed the project on May 2, 2023. The two-half courts are currently open to the public, with a ribbon-cutting ceremony scheduled for May 25, 2023.

CALIFORNIA ENVIRONMENTAL QUALITY ACT:

The acceptance of the work is categorically exempt from review under the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301(c) (Existing Facilities) in where the project is existing and this action is an administrative step in the contract process.

FISCAL IMPACT:

This project is budgeted in Wells Park Improvements (550590-183610PWCP) with Community Development Block Grant (CDBG) funds. The total construction contract expenditure is \$247,138.00.

Prepared By: Sydney Grube, Assistant Engineer

Reviewed By: Yazmin Arellano, Director of Public Works

Approved By: Graham Mitchell, City Manager



City Council
Agenda Report

DATE: May 23, 2023
TO: Honorable Mayor and City Councilmembers
FROM: Vince DiMaggio, Assistant City Manager
SUBJECT: Legislative Summary and Resolution in Support of Sentencing Enhancements for the Illegal Sale or Distribution of Fentanyl

RECOMMENDATION:

Staff recommends that the City Council accepts the report of a summary of pending legislation and approves the next Resolution, in order, supporting sentencing enhancements for those convicted of illegally providing fentanyl or a fentanyl analog to individuals who are subsequently severely injured or die as a result of using the drug.

BACKGROUND:

The California legislature is currently working its way through 2,662 bills submitted in this legislative session. Staff relies on the League of California Cities to wade through these bills to determine which may impact local government directly. Given the sheer number of bills, staff is focusing on bills relating to homelessness, crime, housing and land use, and drug-related policies.

Presently, most bills of interest are in what's known as the "suspense file." At this point in the legislative process, most bills fall in this category until May 18, when both Senate and Assembly hold committee meetings where one of four things happen: 1) the bill moves forward; 2) the bill is designated a "two-year bill" and will resume consideration next year; 3) the bill is "held in committee," meaning its essentially dead; or 4) the bill's author proposes to amend the bill and seek reconsideration later in the session.

In the area of law enforcement, AB 742 would significantly limit, if not outright end, the use of canine officers in law enforcement by prohibiting the use of unleashed canines from apprehending a suspect. Canine officers have been used for decades in law enforcement and have proven to be a reliable resource that not only has been effective in apprehending suspects, but played a key role in protecting the lives of human officers in particularly dangerous encounters. By limiting the use of canines, this bill would unnecessarily expose human officers to greater threats in the apprehension of dangerous suspects.

In the area of homelessness, AB 67 proposes to create a Homeless Courts Pilot program for homeless individuals involved in the criminal justice system. The bill allows cities to apply for grants in exchange for offering a certain set of services that homeless individuals can participate in, in exchange for a dismissal of charges. AB 550 requires that cities and counties establish their own formal "point-in-time" counts and to report out in a public meeting the results of the

point-in-time counts. The bill also requires that cities present steps for the alleviation of homelessness, but does not include funding to accomplish this.

There are over 300 bills that deal with planning and land use, and while staff has not thoroughly reviewed each of them, it is a fair assessment to say that the state continues its march towards removing the independent land use and decision making authority of cities in favor of a “one-size fits all” approach. Of particular note is SB 405 which requires cities to survey each and every property owner affected by a rezoning as part of a Housing Element update. This would dramatically increase the time and cost of Housing Element updates. SB 576 would prohibit high-density housing within a 5-mile radius of a military installation. This seemingly arbitrary standard potentially eliminates prime development land from the ability to produce much needed affordable housing units and once again represents how this legislature is promoting bills at cross-purposes with its own goals.

SB 761 is a particularly concerning piece of legislation that was discovered by accident by City staff and was not on the League of California Cities radar. In essence, it allows the Attorney General to open an investigation if, in the opinion of the Attorney General, a city’s proposed program *might* violate the civil rights of individuals. In other words, the city does not need to adopt an ordinance or program to generate an investigation – even proposed programs can spur an investigation.

Lastly, there are numerous bills that are proposing sentencing enhancements for selling, furnishing, administering, or giving away fentanyl if the person receiving the drug subsequently suffers significant injury or death as a result (e.g., AB 1058, SB 237, and SB 325). Because there is such a strong aversion to incarceration and lengthy prison sentences among the members of the majority party, most of these bills are likely to die after the May 18 suspense hearings. Nevertheless, attached to this report is a resolution supporting any bills that mandate sentencing enhancement for illegally providing fentanyl.

Staff will return to the City Council in June with a more comprehensive update following the May 18 suspense hearings.

CALIFORNIA ENVIRONMENTAL QUALITY ACT:

The legislative summary and proposed resolution supporting Sentencing Enhancements for the Illegal Sale or Distribution of Fentanyl is not subject to the California Environmental Quality Act

Prepared By: Vince DiMaggio, Assistant City Manager

Reviewed By: N/A

Approved By: Graham Mitchell, City Manager

Attachments

Reso - Support State Legislation on Fentanyl Use () 051823

RESOLUTION NO. ____-23

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF EL CAJON
SUPPORTING SENTENCING ENHANCEMENTS FOR THE
ILLEGAL SALE OR DISTRIBUTION OF FENTANYL

WHEREAS, the state of California legislature is currently reviewing 2,662 bills submitted in this legislative session, and City of El Cajon ("City") staff relies on the League of California Cities to identify which of these bills may impact local government directly; and

WHEREAS, pending bills in the State Legislature include those that would require or allow sentencing enhancements for persons who transport, import into the state, sells, furnishes, administers, or gives away; or who possesses for sale or purchases for purposes of sales, fentanyl or a fentanyl analog, especially if the person receiving the drug subsequently suffers significant injury or death as a result; and

WHEREAS, staff recommends that the City Council supports sentencing enhancements for those convicted of illegally providing fentanyl or a fentanyl analog to individuals who are subsequently severely injured or die as a result of using the drug, including, but not limited to Assembly Bill 1058, Senate Bill 237, Senate Bill 325, or any other bill introduced into either house of the State Legislature requiring or allowing sentence enhancements for crimes involving fentanyl or a fentanyl analog, and authorizes staff to return in June with a more comprehensive update following the May 18, 2023 suspense hearings; and

WHEREAS, the legislative summary and this resolution supporting sentencing enhancements for the illegal sale or distribution of fentanyl is not subject to the California Environmental Quality Act.

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 supports, and authorizes staff and individual City Councilmembers, on behalf of the City, to support any sentencing enhancements for the illegal sale or distribution of fentanyl or a fentanyl analog.



City Council
Agenda Report

DATE: May 23, 2023
TO: Honorable Mayor and City Councilmembers
FROM: Mayor Wells
SUBJECT: Council Activity Report

RECOMMENDATION:

That the City Council accepts and files 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, 2023 – Interview with KUSI 9
May 10, 2023 – Interview with CBS 8
May 10, 2023 – Interview with NBC 7
May 10, 2023 – Interview with Fox 5
May 10, 2023 – Interview with KPBS
May 10, 2023 – Interview with KOGO
May 10, 2023 – Mark Larsen Show
May 10, 2023 – Meeting with V. Kattoula
May 11, 2023 – Interview with KUSI 9
May 11, 2023 – SANDAG Board of Directors Meeting
May 18, 2023 – East County Crisis Stabilization Unit Briefing
May 18, 2023 – Meeting with Sup. Anderson Regarding Syringe Exchange Program
May 20, 2023 – America on Main Street
May 23, 2023 – Meeting with T. Khoroshi and A. Arthur
May 23, 2023 – City Council Meeting

I am available to answer questions.

Submitted By: Bill Wells, Mayor



City Council
Agenda Report

DATE: May 23, 2023

TO: Honorable Mayor and City Councilmembers

FROM: Deputy Mayor Goble

SUBJECT: DEPUTY MAYOR STEVE GOBLE

MTS (Metropolitan Transit System Board); East County Advanced Water Purification Joint Powers Authority Board; Chamber of Commerce – Government Affairs Committee; SANDAG – Board of Directors – Alternate; SANDAG Public Safety Committee – Alternate.

RECOMMENDATION:

That the City Council accepts and files 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 11, 2023 – Speak at APWA Awards Luncheon
May 12, 2023 – Attend Dinner & a Concert on Promenade
May 15-17, 2023 – SmartCities Conference in Denver
May 18, 2023 – East County AWP JPA Board Meeting
May 20, 2023 – America on Main Street
May 22, 2023 – Meeting with City Manager
May 23, 2023 – City Council Meeting

I am available to answer questions.

Submitted By: Steve Goble, Deputy Mayor



City Council
Agenda Report

Agenda Item 17.

DATE: May 23, 2023
TO: Honorable Mayor and City Councilmembers
FROM: Councilmember Kendrick
SUBJECT: COUNCILMEMBER GARY KENDRICK
METRO Commission/Wastewater JPA; Heartland Communications;
Heartland Fire Training JPA.

RECOMMENDATION:

That the City Council accepts and files 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 20, 2023 – America on Main Street
May 23, 2023 – City Council Meeting

I am available to answer questions.

Submitted By: Gary Kendrick, Councilmember



City Council
Agenda Report

DATE: May 23, 2023

TO: Honorable Mayor and City Councilmembers

FROM: Councilmember Metschel

SUBJECT: COUNCILMEMBER MICHELLE METSCHEL

Harry Griffen Park Joint Steering Committee; METRO
Commission/Wastewater JPA – Alternate; Heartland Communications –
Alternate; Heartland Fire Training JPA – Alternate.

RECOMMENDATION:

That the City Council accepts and files 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, 2023 – VECA Meeting at VFW
May 20, 2023 – America on Main Street
May 23, 2023 – City Council Meeting

I am available to answer questions.

Submitted By: Michelle Metschel, Councilmember



City Council
Agenda Report

Agenda Item 19.

DATE: May 23, 2023

TO: Honorable Mayor and City Councilmembers

FROM: Councilmember Ortiz

SUBJECT: COUNCILMEMBER PHIL ORTIZ

League of California Cities, San Diego Division; East County Economic Development Council; MTS (Metropolitan Transit System Board) – Alternate; East County Advanced Water Purification Joint Powers Authority Board – Alternate; Chamber of Commerce – Government Affairs Committee – Alternate.

RECOMMENDATION:

That the City Council accepts and files 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, 2023 – Meeting with V. Kattoula
- May 11, 2023 – San Diego River Conservancy Board Meeting
- May 17, 2023 – East County Economic Development Council Meeting
- May 20, 2023 – America on Main Street
- May 23, 2023 – City Council Meeting

I am available to answer questions.

Submitted By: Phil Ortiz, Councilmember



City Council
Agenda Report

DATE: May 23, 2023

TO: City Clerk

FROM: City Attorney/General Legal Counsel

SUBJECT: Closed Session - Public Employee Performance Evaluation: City Attorney

RECOMMENDATION:

That the following Closed Session be scheduled for the Tuesday, May 23, 2023, Joint City Council / Housing Authority / Successor Agency to El Cajon Redevelopment Agency agenda at 3:00 p.m.:

Public Employee Performance Evaluation: City Attorney

Morgan L. Foley
City Attorney/General Legal Counsel

MLF:bcl
