

## ONLINE AGENDA INFORMATION

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

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

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

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

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

# CITY OF EL CAJON

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

## AGENDA



*March 22, 2016*

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

***The Valley  
of  
Opportunity***

**Bill Wells**  
*Mayor*

**Tony Ambrose**  
*Mayor Pro Tem*

**Star Bales**  
*Councilmember*

**Gary Kendrick**  
*Councilmember*

**Bob McClellan**  
*Councilmember*

**Douglas Williford**  
*City Manager*

**Morgan Foley**  
*City Attorney*

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

**Belinda Hawley**  
*City Clerk*



## Upcoming Events in El Cajon City Council Meeting For March 22, 2016



**March 24 - The El Cajon Farmers' Market** continues every Thursday in Downtown El Cajon, from 3:00 p.m. to 6:00 p.m. at the Prescott Promenade, 201 East Main Street. Enjoy fresh fruit, vegetables, bread, vendors, music and more! Visit [www.elcajonfarmersmarket.org](http://www.elcajonfarmersmarket.org) for more information.

**March 25 and April 8 - Alternate Friday closures for El Cajon City offices.** Please go to [www.cityofelcajon.us](http://www.cityofelcajon.us) for a full calendar display of the hours for City offices during 2016.

**April 9 - Multicultural Family Fiesta at the Downtown El Cajon Library** - 12:00 noon to 3:00 p.m. at 201 E. Douglas Avenue. The El Cajon branch of the San Diego County Library is hosting this fun family event with live music, dance, refreshments, free books for the kids, crafts, information fair, and much more! For more information please call (619) 588-3718.

**April 12 and 26 - El Cajon City Council Meetings are at 3:00 p.m. and 7:00 p.m., as needed.** The meetings are held in the Council Chamber at 200 Civic Center Way. For more information, and to view the full agenda online, please visit [www.cityofelcajon.us](http://www.cityofelcajon.us).

**April 13 - Antique & Collectible Show** at the Unity Church located at 311 Highland Avenue in El Cajon. Hours are 12:00 noon to 4:00 p.m. See a wonderful array of interesting antiques, from jewelry to collectibles. Free parking and admission. For more information, please call (619) 368-2055.

**April 30 - Arbor Day Celebration.** Join the City of El Cajon, Saturday, April 30, 2016, as it celebrates the 18<sup>th</sup> year of receiving the Tree City USA award and the 26<sup>th</sup> Annual Arbor Day ceremony. Festivities will begin at 8:00 a.m. at Hillside Park, 840 Buena Terrace. Enjoy light refreshments and free tree seedlings from San Diego Gas and Electric. To volunteer, please call (619) 441-1658.

**\*The El Cajon Gateway - Spring 2016 City News and Guide to Recreation is now available!** The City Guide is available online by visiting [www.cityofelcajon.us](http://www.cityofelcajon.us) and going to "In The Spotlight." Also, copies are available to be picked up at any of the El Cajon recreation centers, local libraries, and in the lobbies of City Hall and the El Cajon Police Station. For more information, call (619) 441-1516.

### **Upcoming Community Events:**

**May 15 - 2016 AMGEN Tour of California Coming To El Cajon!** The Tour, presented by AEG, will once again bring World Champions, Olympic Medalists, top Tour de France competitors, and other elite professional cyclists to the state for this 8-day, 800 plus mile race. The first leg of the race will be in San Diego on May 15. A portion of the race will have bicyclists coming down Main Street through the City of El Cajon between 2:00 p.m. and 3:00 p.m. on Sunday. For more details, please visit [www.amgentourofcalifornia.com/letapecalifornia](http://www.amgentourofcalifornia.com/letapecalifornia).

**May 21 - America on Main Street in Downtown El Cajon, with the theme "The Beach Comes East!"** Bring the family to this fun and free patriotic event, planned to coincide with the nationally recognized Armed Forces Day, and celebrate the American spirit. Enjoy three stages of live entertainment, food booths, a chili cook-off (police vs. fire), Ferris wheel, arts & crafts, petting zoo, and so much more! Hours will be from 12:00 p.m. to 8:00 p.m. on East Main Street, between Magnolia Avenue and Ballantyne Street. For volunteer and sponsorship information, please call (619) 441-1762 or visit [www.americaonmainstreet.org](http://www.americaonmainstreet.org).



# AGENDA



March 22, 2016  
3:00 p.m.

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

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

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

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



## PLEDGE OF ALLEGIANCE TO FLAG AND MOMENT OF SILENCE

- **POSTINGS:** The City Clerk posted Orders of Adjournment of the March 8, 2016, Meetings and the Agenda of the March 22, 2016, Meeting in accordance to State Law and Council/Authority/Successor Agency to the Redevelopment Agency Policy.
- **PRESENTATIONS:**
  - KaBOOM! Playground Build – Neighborhood Park
- **AGENDA CHANGES:**

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

**CONSENT ITEMS: (1.1 – 1.10)**

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

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

**RECOMMENDATION:** That the City Council/Housing Authority/Successor Agency to the El Cajon Redevelopment Agency approves Minutes of the March 8, 2016 Meetings of the El Cajon City Council/Housing Authority/Successor Agency to the El Cajon Redevelopment Agency.

**1.2 WARRANTS**

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

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

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

**\*1.4 PROGRESS REPORT – DECLARATION OF EMERGENCY – STORM DAMAGE 2016 (Report: Majed Al-Ghafry, Assistant City Manager)**

**RECOMMENDATION:** That the City Council:

- Determines that there continues to be a state of emergency to facilitate repairs at various locations throughout the City; and
- Waives bid requirements for emergency repairs in accordance with El Cajon Municipal Code section 3.20.010 (C).

## **CONSENT ITEMS: (Continued)**

**\*1.5 AUTHORIZATION FOR INDEPENDENT FORENSIC SERVICES – SEXUAL ASSAULT EXAMINATIONS AGREEMENT (Report: Jeff Davis, Chief of Police)**

**RECOMMENDATION:** That the City Council authorize the City Manager to negotiate a one-year agreement for sexual assault examinations by Independent Forensic Services, with the option to renew for four additional one-year periods. The cost for the first year is \$17,000.00.

**\*1.6 SINGLE AUDIT REPORT ON FEDERAL AWARDS FOR THE FISCAL YEAR ENDED JUNE 30, 2015 (Report: Clay Schoen, Director of Finance)**

**RECOMMENDATION:** That the City Council receive and accept the Single Audit Report on Federal Awards for the fiscal year ended June 30, 2015.

**\*1.7 2015 GENERAL PLAN ANNUAL REPORT (Report: Anthony Shute, Deputy Director of Community Development)**

**RECOMMENDATION:** That the City Council:

- Accepts this annual progress report required by the State: and
- Directs staff to forward the report to the Governor's Office of Planning and Research (OPR), the State Department of Housing and Community Development (HCD) and the San Diego Association of Government (SANDAG).

**\*1.8 RESOLUTIONS: APPROVAL OF SPECIFICATIONS FOR MISCELLANEOUS FENCE/GUARDRAIL REPAIR AND INSTALLATION, BID NO. 031-16 (Report: Majed Al-Ghafry, Assistant City Manager)**

**RECOMMENDATION:** That the City Council adopt the next RESOLUTIONS in order to:

- Approve Specifications for as-needed Miscellaneous Fence/Guardrail Repair and Installation, Bid No. 031-16; and
- Direct a Notice Inviting Sealed Bids to be opened on April 15, 2016.

## **CONSENT ITEMS: (Continued)**

### **\*1.9 RESOLUTION: AWARD OF BID NO. 025-16, RENETTE PARK IMPROVEMENTS (Report: Nahid Razi, Purchasing Agent)**

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

- Finds the protest submitted by Straight Line General Contractors, Inc. to be timely, but without merit;
- Finds the third, fourth, and fifth low bidders non-responsive, each for the reasons set forth in this agenda report;
- Adopts the next RESOLUTION in order awarding the bid to the lowest responsive, responsible bidder, GEM Industrial Electric, Inc., in the amount of \$472,000.00 for the base bid and Additive Alternate: Shade Structures;
- Appropriates \$59,000.00 from the Parks Impact Fees fund (515000); and
- Authorizes a transfer of \$59,000.00 from the 515000 fund to the 505000 fund.

### **\*1.10 RESOLUTION: REJECTION OF BID NO. 028-16, RONALD REAGAN COMMUNITY CENTER RENOVATION PROJECT (Report: Nahid Razi, Purchasing Agent)**

#### **RECOMMENDATION: That the City Council adopts the next RESOLUTION in order to:**

- Reject all bids;
- Authorize re-bidding the project with revised specifications; and
- Authorize the City Manager to approve the revised final plans and specifications prior to bidding.

## **PUBLIC COMMENT:**

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

**2. WRITTEN COMMUNICATIONS: None**

**3. PUBLIC HEARINGS: None**

**4. ADMINISTRATIVE REPORTS:**

- \*4.1 **REQUEST LEGISLATION ON THE REQUIREMENT OF A CAR LOCKING SYSTEM FOR DUI OFFENDERS (Report: Brett Channing, Assistant to the City Manager)**

**RECOMMENDATION:** That the City Council request El Cajon's state representatives to introduce legislation that will require first-time Driving Under the Influence (DUI) offenders in the State of California to have a car locking system installed in their vehicles.

**5. COMMISSION REPORTS: None**

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

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

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

- \*6.2 **LEGISLATIVE REPORT**

*(Remainder of this page intentionally left blank)*



## **ACTIVITIES REPORTS OF COUNCILMEMBERS**

### **7.**

#### **COUNCILMEMBER GARY KENDRICK**

Heartland Communications JPA; Heartland Fire Training JPA.

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

### **8.**

#### **MAYOR PRO TEM TONY AMBROSE**

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

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

### **9.**

#### **COUNCILMEMBER BOB McCLELLAN**

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

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

### **10.**

#### **COUNCILMEMBER STAR BALES**

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

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

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

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

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

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

**15. CLOSED SESSIONS:**

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

**15.1 CONFERENCE WITH LEGAL COUNCIL – EXISTING LITIGATION** – pursuant to paragraph (1) of subdivision (d) of Government Code Section 54956.9:

Name of Case: People of the State of California and the City of El Cajon  
v. Michaels, et al.  
San Diego Superior Court  
Case No. 37-2015-00019229-CU-MC-CTL

**16. RECONVENE TO OPEN SESSION:**

City Attorney or Representative reports on action taken in Closed Session.

**ADJOURNMENT:** The Adjourned Regular Joint Meeting of the El Cajon City Council/El Cajon Housing Authority/Successor Agency to the El Cajon Redevelopment Agency held this 22nd day of March 2016, is adjourned to Tuesday, April 12, 2016, at 3:00 p.m.

***No Evening Meeting***

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



**MINUTES**

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

**March 8, 2016**

A Regular Joint Meeting of the El Cajon City Council/Housing Authority/Successor Agency to the Redevelopment Agency of the City of El Cajon, California held Tuesday, March 8, 2016, 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:	Bales, Kendrick and McClellan
Council/Agencymembers absent:	None
Mayor Pro Tem/Vice Chair present:	Ambrose
Mayor/Chair present:	Wells
Other Officers present:	Hawley, City Clerk/Secretary Foley, City Attorney/General Counsel Williford, City Manager/Executive Director Al-Ghafry, Assistant City Manager

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

**POSTINGS:** The City Clerk posted Orders of Adjournment of the February 23, 2016, meetings and the Agenda of the March 8, 2016, meetings in accordance with State Law and Council/Authority/Successor Agency to the Redevelopment Agency Policy.

**PRESENTATIONS:**

- **RECOGNITION: Toyota of El Cajon**

**AGENDA CHANGES: None**

**CONSENT ITEMS: (1.1 – 1.10)**

**City Clerk Hawley** advised that Item 1.1 has a revision to page 48, correcting an address under the Discussion Section.

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

Approve Minutes of the February 23, 2016 Meetings of the El Cajon City Council/Housing Authority/Successor Agency to the El Cajon Redevelopment Agency.

**1.2 WARRANTS**

Approve payment of Warrants as submitted by the Finance Department.

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

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

**1.4 PROGRESS REPORT – DECLARATION OF EMERGENCY – STORM DAMAGE 2016 (Report: Majed Al-Ghafry, Assistant City Manager)**

- Determine that there continues to be a state of emergency to facilitate repairs at various locations throughout the City; and
- Waive bid requirements for emergency repairs in accordance with El Cajon Municipal Code section 3.20.010 (C).

**1.5 RETIREMENT/RELINQUISHMENT OF POLICE DEPARTMENT SERVICE DOG “FRITZ” (Report: Jeff Davis, Chief of Police)**

Transfer sole ownership of El Cajon Police Service Dog “Fritz” to Officer Darrow, his experienced handler.

**CONSENT ITEMS: (Continued)**

**1.6 COMMUNITY EVENT – DINNER AND A CONCERT  
(Sara Ramirez, Director of Recreation)**

Approve the 2016 “Dinner and a Concert” series, subject to conditions.

**1.7 PULLED FOR DISCUSSION**

**1.8 REJECTION OF REQUEST FOR PROPOSAL (RFP) 1410-16A AND  
BIDDING PROCESS FOR DISTRICT ELECTION CONSULTANTS (Report:  
Douglas Williford, City Manager)**

- Reject RFP 1410-16A;
- In accordance with Municipal Code 3.20.010(C)(5), waive the bidding procedures for the selection of District Election Consultants.

**1.9 SUBDIVISION AGREEMENT (PUBLIC IMPROVEMENTS) AND FINAL MAP  
FOR TENTATIVE SUBDIVISION MAP (TSM) 604, LEGACY TOWNHOMES,  
ENGINEERING JOB NO. 3020 (Report: Dennis Davies, Deputy Director of  
Public Works)**

Approve the Subdivision Agreement and Final Map for Tentative Subdivision Map (TSM) 604 on South Anza Street, south of East Washington Avenue, and authorize execution of the Agreement.

**1.10 SUBDIVISION AGREEMENT (PUBLIC IMPROVEMENTS) AND FINAL MAP  
FOR TENTATIVE SUBDIVISION MAP (TSM) 660, BELLA TERRAZZA  
HOMES, L.P., ENGINEERING JOB NO. 3539  
(Report: Dennis Davies, Deputy Director of Public Works)**

Approve the Subdivision Agreement and Final Map for Tentative Subdivision Map (TSM) 660 at 1950 East Main Street, and authorize execution of the Agreement.

**CONSENT ITEMS: (Continued)**

**CONSENT ITEMS PULLED FOR DISCUSSION:**

**1.7 COMMUNITY EVENT IN THE RIGHT-OF-WAY, CAJON CLASSIC CRUISE  
(Sara Ramirez, Director of Recreation)**

**RECOMMENDATION:** That the City Council approve the use of the public right-of-way for the 2016 "Cajon Classic Cruise" series, subject to conditions.

**DISCUSSION**

**Alexis Frost** spoke about the upcoming season of the El Cajon Classic Cruise and Dinner and a Concert series.

**MOTION BY McCLELLAN, SECOND BY AMBROSE, to APPROVE  
Consent Items 1.1 to 1.10, including the revision to Item 1.1.**

**MOTION CARRIED BY UNANIMOUS VOTE.**

**PUBLIC COMMENT:**

**Stephanie Harper** stated that she finds City Council Policy A-28 confusing, as it lists the positions currently held by **Assistant City Manager Al-Ghafry** separately.

**City Manager Williford** clarified that as **Assistant City Manager, Mr. Al-Ghafry**, was assigned the responsibilities of directing the Community Development and the Public Works Department.

**Chris Leeper** shared a prayer with the audience.

**Hildie Krause**, Branch Manager of the El Cajon Library, invited the community to upcoming events at the library, including Persian New Year and a Multicultural Family Fiesta. She mentioned that the San Diego Law Library branch at the East County Court House closed and they are now partners with San Diego County Library to provide some of the services previously offered at the Court House. Ms. Krause stated the upcoming KaBoom Project, that will be built adjacent to the Library, will make it a more family friendly environment.

**Councilmembers** thanked Mr. Krause for all her hard work for the community.

**PUBLIC COMMENT: (Continued)**

**Jason Jackson**, from San Diego County Gun Owners (SDCGO), announced he is leaving the state and introduced **Meghan Spicer**, who will be the new SDCGO Representative.

**Robert Clark** spoke about an article published in the San Diego Union Tribune on October 10, 2007, which stated that councilmembers should approach the podium when making comments not related to the jurisdiction of the City of El Cajon.

**Michael Stowers** spoke about the upcoming St. Patrick's Day Half Marathon, and thanked the City Council and Staff and sponsors for their continued support.

**Monica Zech** introduced the 2016 Spring Edition of the El Cajon Gateway Magazine. The magazine has information about new housing coming in, events and new businesses in the City and Recreation guide programs.

**2. WRITTEN COMMUNICATIONS: None**

**3. PUBLIC HEARINGS:**

**3.1 SUBSTANDARD CONDITIONS AT 771 EL CAJON BOULEVARD – VILLA SERENA MOTEL (Report: Dan Pavao, Building Official/ Fire Marshal)**

**RECOMMENDATION: That the City Council:**

- Open the public hearing and receive testimony;
- Close the public hearing; and,
- Authorize staff to pursue legal action in this case to abate a public nuisance due to illegal drug activities and excessive police calls for service;
- Direct staff to post a Notice to Vacate for all current tenants of the motel so that proper temporary motel occupancy can be established by the owner;
- Direct staff to monitor the cleanup and renovation of the motel with civil penalties to begin accruing for any violation not resolved within a 30 day time period;
- Direct staff to file a Notice of Restriction against the property; and,
- Direct staff to bring this case back for final resolution and assessment of civil penalties, staff time, and administrative costs when the property has been brought into compliance.

## PUBLIC HEARINGS: (Item 3.1 – Continued)

### DISCUSSION

**Building Official/ Fire Marshal, Dan Pavao** provided a summary and a power point presentation of the Item.

Discussion amongst **Councilmembers, Building Official/Fire Marshal Pavao** and **Police Captain Moulton** regarding:

- Police raid executed on February 18, 2016;
- Councilmember questioned if this is a cash only establishment;
- Consideration of a 30 day grace period before civil penalties begin accruing;
- Findings during the raid included: drugs, drug paraphernalia, guns, identity theft instruments such as passports, checks, false identifications;
- Several arrests were made during the raid.

**Mayor Wells** opened the public hearing.

**Ajay Patel**, owner of the Villa Serena Motel, asked for time to bring the motel up to code and correct all the violations on the property. He has already made some improvements such as fixing the smoke alarms, hiring a contractor, ordering new furniture and he is considering changing the name of hotel. **Mr. Patel** stated he did not have knowledge of the existing problems, and added that he fired the Hotel Manager.

In answer to a question by **Mayor Wells** regarding the availability of funds to bring the hotel into compliance, **Mr. Patel**, stated that in addition to funds available he has applied for a line of credit to complete the renovations.

In answer to questions by **Councilmembers, Mr. Patel** stated he had purchased the hotel site unseen, and even after the purchase, he did not inspect the rooms as they were occupied.

Conversation between **Councilmembers** and **Mr. Patel** regarding:

- The expectation of Council to have this resolved as soon as possible;
- Recommendation to join the Crime Free Motel/Hotel Program;
- Council recommends **Mr. Patel** to pay close attention to the list of violations as to avoid mistakes and possible assessment of civil penalties.

**Mr. Patel** submitted documentation to **Council** as proof that he has started the improvement on the motel.



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

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

**MOTION CARRIED BY UNANIMOUS VOTE.**

Comments were made from **Council** to reiterate to Mr. Patel that a 30-day period would be granted to bring motel into compliance but after the grace period, if violations have not been cleared the civil penalties could potentially be several thousand dollars.

**MOTION BY AMBROSE, SECOND BY KENDRICK, to AUTHORIZE staff to pursue legal action in this case to abate a public nuisance due to illegal drug activities and excessive police calls for service; Direct staff to post a Notice to Vacate for all current tenants of the motel so that proper temporary motel occupancy can be established by the owner; Direct staff to monitor the cleanup and renovation of the motel with civil penalties to begin accruing for any violation not resolved within a 30 day time period; Direct staff to file a Notice of Restriction against the property; and, Direct staff to bring this case back for final resolution and assessment of civil penalties, staff time, and administrative costs when the property has been brought into compliance.**

**MOTION CARRIED BY UNANIMOUS VOTE.**

**City Attorney Foley** stated that copies would be made of the documents submitted, and **Mr. Patel** could pick up the originals for his records.

**4. ADMINISTRATIVE REPORTS: None**

**5. COMMISSION REPORTS: None**

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

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

**ACTIVITIES REPORTS OF MAYOR WELLS/COMMENTS (Continued)**

**6.1 Council Activities Report/Comments**

**REPORT AS STATED.**

**6.2 LEGISLATIVE REPORT - No Report.**

**ACTIVITIES REPORTS OF COUNCILMEMBERS**

**7.**

**COUNCILMEMBER GARY KENDRICK**

Heartland Communications JPA; Heartland Fire Training JPA.

**7.1 Council Activities Report/Comments**

In addition to the submitted report, **Councilmember Kendrick** stated that the State Legislature is considering a Bill that would raise the legal age to buy tobacco to 21 years of age.

**8.**

**MAYOR PRO TEM TONY AMBROSE**

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

**8.1 Council Activities Report/Comments**

**REPORT AS STATED.**

**9.**

**COUNCILMEMBER BOB McCLELLAN**

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

**9.1 Council Activities Report/Comments**

**REPORT AS STATED.**

## ACTIVITIES REPORTS OF COUNCILMEMBERS (Continued)

### 10. COUNCILMEMBER STAR BALES

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

#### 10.1 Council Activities Report/Comments

In addition to the submitted report, **Councilmember Bales** acknowledged International Women's Day, and wished every woman happiness and success.

### 11. JOINT COUNCILMEMBER REPORTS:

#### 11.1 DISTRICT ELECTION CONSULTANTS (Report: Mayor Wells and Councilmember Kendrick)

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

- Approve the firm of National Demographics Corporation to provide mapping/demographic services to the City and that the City Council direct the City Manager to return to the City Council with a draft agreement between the City of El Cajon and National Demographics Corporation that will include a specific scope of work, time frame and a cost, for City Council consideration and approval.
- Direct the City Manager to seek additional potential candidates for public relations/public outreach, for the interview board to consider.

##### DISCUSSION

**City Manager Williford** gave a summary of the Item.

**Mayor Wells** and **Councilmember Kendrick** spoke in support of National Demographics Corporation.

**Stephanie Harper** expressed she does not agree with the need for district elections as this was a request on behalf of the **Mayor**, not from the citizens. She stated her concern about half of the population of the City not being registered voters, and she would rather consider efforts made setting term limits for Councilmembers.

**DISTRICT ELECTION CONSULTANTS: (Continued)**

**Mayor Wells** clarified that the intention to bring district elections is to comply with a State Legislative movement. He stated that other cities opposing district elections have been taken to court, spent hundreds of thousands of dollars and lost the cases, and were imposed the district election method. The City is simply preemptively taking steps in the State Legislative requirements. **Mayor Wells** also added that the reason for half of the population not being registered to vote, is that they are minors and are not of voting age.

**Councilmember McClellan**, although in agreement with the speaker, stated the City must comply with the State Legislation.

**Councilmember Kendrick** stated the City must comply to avoid costly legal fees.

**MOTION BY AMBROSE, SECOND BY BALES, to APPROVE the firm of National Demographics Corporation to provide mapping/demographic services to the City and that the City Council direct the City Manager to return to the City Council with a draft agreement between the City of El Cajon and National Demographics Corporation that will include a specific scope of work, time frame and a cost, for City Council consideration and approval; and Direct the City Manager to seek additional potential candidates for public relations/public outreach, for the interview board to consider.**

**MOTION CARRIED BY UNANIMOUS VOTE.**

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

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

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

**14.1 REPEAL SPECIFIC PLAN NO. 337 FOR SHARED PARKING**

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

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

An Ordinance Repealing Specific Plan No. 337 for Shared Parking at a Site Located on the west side of Front Street, at the Western Terminus of Palm Avenue, in the Manufacturing (M) Zone; APN: 487-274-09; General Plan Designation: Light Industrial (LI)

**ORDINANCES: SECOND READING AND ADOPTION – (Item 14.1 – Continued)**

**MOTION BY McCLELLAN, SECOND BY AMBROSE, to ADOPT Ordinance No. 5039.**

**MOTION CARRIED BY UNANIMOUS VOTE.**

**15. CLOSED SESSION**

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

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

Name of Case: Hejran Alnikel v. City of El Cajon, et al.  
San Diego Superior Court  
Case No. 37-2015-00030929-CU-PA-CTL

**MOTION BY McCLELLAN, SECOND BY AMBROSE, to ADJOURN to Closed Session at 4:10 P.M.**

**MOTION CARRIED BY UNANIMOUS VOTE.**

**16. RECONVENE TO OPEN SESSION AT 4:14 P.M.**

City Attorney Foley reported the following action:

15.1 City Council gave direction to Legal Counsel.

**Adjournment: Mayor Wells adjourned the Regular Joint Meeting of the City Council/Housing Authority/Successor Agency to the Redevelopment Agency held this 8th day of March 2016, at 4:15 p.m. to Tuesday, March 8, 2016, at 7:00 p.m.**

---

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

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



## MINUTES

### CITY OF EL CAJON EL CAJON, CALIFORNIA

---

**March 8, 2016**

An Adjourned Regular Joint Meeting of the City Council/Housing Authority/Successor Agency to the Redevelopment Agency of the City of El Cajon, California, held Tuesday, March 8, 2016, was called to order by Mayor/Chair Bill Wells at 7:00 p.m., in the Council Chambers, 200 Civic Center Way, El Cajon, California. This meeting was adjourned from the Adjourned Regular Joint Meeting held at 3:00 p.m., Tuesday March 8, 2016, by order of the City Council and Redevelopment Agency.

#### ROLL CALL

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

#### PLEDGE OF ALLEGIANCE TO FLAG and MOMENT OF SILENCE.

(The Courts have concluded that sectarian prayer as part of City Council meetings is not permitted under the Constitution)

**AGENDA CHANGES: None**

**PUBLIC COMMENT: None**

**PUBLIC HEARINGS:**

**100 QUICK TRIP – APPEAL OF PLANNING COMMISSION DECISION  
(Report: Anthony Shute, Deputy Director of Community  
Development)**

**RECOMMENDATION: That the City Council:**

- Open the public hearing and receive testimony;
- Close the public hearing; and
- Move to ADOPT the next RESOLUTION in order DENYING the appeal and APPROVING Quick Trip's Amendment to Conditional Use Permit (CUP) No. 1805.

**DISCUSSION**

**Deputy Director of Community Development, Anthony Shute** provided a summary of the Item and clarified that CUP No. 18039, condition 1A should be modified to read 13 pumps instead of 16.

Discussion between Council and Staff members regarding:

- Appeal made by **Mr. Patel**, owner of the Motel adjacent to the gas station;
- No complaints have been received regarding 'stacking' of vehicles on the property;
- Placement of the additional pumps;
- Nature of the hotel's owner concern.

**Mayor Wells** opened the Public Hearing.

**City Attorney Foley** stated that a video submitted by **Mr. Cobb**, will be shown but sound will not be allowed due to profanity.

**Richard Cobb**, co-owner of the property at 584 N. Mollison, LLC, spoke to protest the additional placement of gas pumps because vehicular traffic for Quick Trip currently travels through the taco shop property. He added that customers of Quick Trip frequently infringe on the other 2 businesses on the property. **Mr. Cobb** showed several pictures to show there is not enough room for the additional pumps.

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

**Councilmember McClellan** asked if the Fire Department reviewed this proposed plan. He is concerned if a car were to catch on fire, the others vehicles would be trapped with the additional pumps.

**Deputy Director of Community Development Shute** stated the Fire Marshal reviewed the plans and found no safety issues.

**Chetan Patel**, owner of Econo Lodge Inn & Suites adjacent to Quick Trip gas station, stated the current set up leaves car wash customers in front of his hotel entrance while patrons clean their vehicles after going through the car wash, and that delivery trucks often block the entrance to his hotel.

**Mr. Patel** submitted a letter of a recent hotel customer complaining about the parking situation because of the customers at the Quick Trip. He added that the noise from the car wash compressor disturbs the hotel guests and the senior housing has younger people living on the property.

**Mr. Patel** wanted to bring up other issues not related to the fuel pumps but **Mayor Wells** explained that only items/issues stated in the agenda report could be addressed.

**Eddie Hamana**, owner of Quick Trip gas station, stated that the delivery trucks coming into his business are in proportion to the amount of business he does on a daily basis, and he does not believe they interfere with the surrounding businesses.

**Mayor Wells** once again stated that he sees a personal feud between owners and advises to be cordial to fix the other issues at hand, but reminded **Mr. Hamana** that they could only focus on the request for additional pumps at the gas station. He also added there are other issues that exist between him and his neighboring businesses.

**Mayor Pro Tem Ambrose** suggested compromising between neighbors to come to a resolution regarding the issues not pertaining to the addition of gasoline pumps.

**Mr. Patel** returned to the podium but once again, and **Mayor Wells** had to remind him that **Council** could only deal with issues related to the pending CUP.

No further comments were offered.

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

**MOTION CARRIED BY UNANIMOUS VOTE.**



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

**Councilmember McClellan** stated that as a customer, he does not have a problem with the current wait time at the gas station; however he is concerned with the amount of cars that would be 'stacked' with no way to get out if the additional pumps are installed.

Discussion amongst the **Councilmembers** and **Staff** regarding:

- The size of the space where the proposed lane of pumps would be installed;
- Concerns of the potential hazards if a fire occurred;
- Wait time for other vehicles at other gas stations;
- Circulation patterns need to be reviewed to assure CUP violations are not occurring;
- Considerations for compromising and reducing the amount of pumps added;
- Confirmation that the Traffic Engineer and the Fire Marshal both reviewed and approved the plans for the additional pumps.

**Mayor Wells** re-opened the Public Hearing.

**Mayor Wells** reiterates to **Mr. Hamana** the idea of only adding 1 pump, but omitting the request to put the 3 additional pumps on the wall of the car wash.

**Eddie Hamana** returned to the podium, and stated he is willing to accept the suggestions from the **City Council**.

**Mr. Patel** returned to the podium and suggested to limit the hours of the car wash to allow for **Mr. Hamana's** delivery trucks to not create congestion around the hotel grounds.

**Council** reassured **Mr. Patel** that if the conditions of approval are met, it shall be satisfactory for all parties.

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

**MOTION CARRIED BY UNANIMOUS VOTE**

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

**MOTION BY McCLELLAN, SECOND BY AMBROSE, to ADOPT RESOLUTION NO. 026-16 DENYING the appeal and APPROVING Quick Trip’s Modified Amendment to Conditional Use Permit (CUP) No. 1805, eliminating three (3) proposed single pumps and allowing one-double pump to the West of the existing island; and amending Planning Commission Resolution No. 10839 to allow a maximum of 10 fueling pumps.**

**MOTION CARRIED BY UNANIMOUS VOTE.**

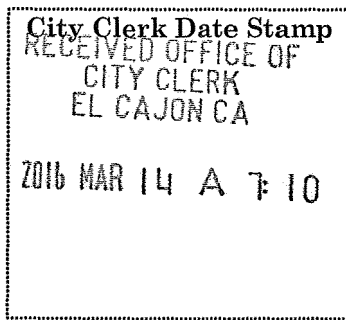
**ADJOURNMENT: Mayor Wells adjourned the Adjourned Regular Joint Meeting of the City Council/Housing Authority/Successor Agency to the Redevelopment Agency held this 8th day of March 2016, at 8:06 p.m. to Tuesday, March 22, 2016, at 3:00 p.m.**

**DRAFT**

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

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

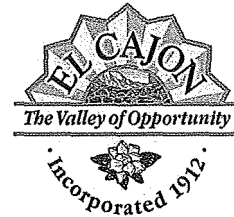
The City Council waives the reading of the full text of every ordinance contained in this agenda and approves the reading of the ordinance title only.



# City of El Cajon Agenda Report

MEETING: Mar. 22, 2016

ITEM NO: 1.4



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

**FROM:** Majed Al-Ghafry, Assistant City Manager

**SUBJECT:** Progress Report - Declaration of Emergency- Storm Damage 2016

**RECOMMENDATION:** That the City Council:

1. Determines that there continues to be a state of emergency to facilitate repairs at various locations throughout the City; and
2. Waives bid requirements for emergency repairs in accordance with El Cajon Municipal Code section 3.20.010(C).

**BACKGROUND:** This report is to inform the City Council on the status of emergency repairs needed to mitigate damage to City facilities resulting from storm damage during the week of January 4, 2016. The City Council approved Resolution No. 004-16 on January 12, 2016, declaring a State of Emergency and authorizing expenditures to make needed repairs for the following locations:

**1167 Tangerine Street:** The resulting stormwater runoff severely damaged a thirty inch (30") metal pipe that was installed in the late 1950s. A portion of the pipe at the downstream end collapsed, blocking the flow.

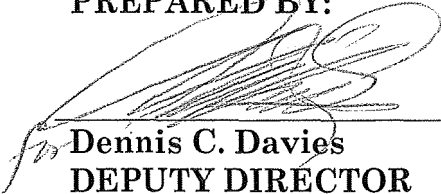
Initial temporary repairs have been completed at a cost of \$17,000. The initial repairs have stabilized the pipeline and it will be lined to restore the pipeline's full integrity later this year.

**Avocado Avenue Sinkhole:** A portion of the forty-two inch (42") metal pipe that runs along the easterly shoulder of Avocado Avenue collapsed as a result of the recent storms, causing a sinkhole about twenty feet (20') long, ten feet (10') wide, and ten feet (10') deep. That portion of the pipe was repaired on January 18, 2016. However, during the inspection of the pipe downstream, it was discovered that about seven-hundred feet of downstream pipe no longer had an invert, increasing the potential of further sinkholes if not repaired. Invert repairs are continuing on this pipeline. The estimated cost for repairing this section of pipe is \$40,000. Repairs should be complete by the end of March. This pipeline will be lined in Fiscal Year 2016/2017 as part of the ongoing stormwater system maintenance CIP program.

**Broadway Channel at Hunter's Run:** Trees in danger of falling onto the channel and on private property have been removed and the emergency work for this channel is complete. Future work on channel embankments and flowline will continue with a proposed capital improvement project for FY 16/17.

**FISCAL IMPACT:** An allowance of \$150,000 was appropriated at the January 12, 2016, City Council Meeting for emergency repairs.

**PREPARED BY:**



**Dennis C. Davies  
DEPUTY DIRECTOR  
OF PUBLIC WORKS**

**REVIEWED BY:**



**Majed Al-Ghafry  
ASSISTANT CITY  
MANAGER**

**APPROVED BY:**



**Douglas Williford  
CITY MANAGER**

RECEIVED  
City Clerk Date Stamp  
OFFICE OF  
CITY CLERK  
EL CAJON CA  
016 MAR -9 P 3: 54

# City of El Cajon Agenda Report

MEETING: 03/22/16

ITEM NO: 1.5



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

**FROM:** Jeff Davis, Chief of Police

**SUBJECT:** Authorization for Independent Forensic Services – Sexual Assault Examinations Agreement

**RECOMMENDATION:**

That the City Council authorize the City Manager to negotiate a one-year agreement for sexual assault examinations by Independent Forensic Services, with the option to renew for four additional one-year periods. The cost for the first year is \$17,000.00.

**BACKGROUND:**

The Police Department investigates numerous sexual assaults each year. Many of these cases require forensic examinations to aid in the discovery, recovery, and retention of trace evidence. This evidence is paramount in the successful identification and prosecution of suspects.

There are only three approved facilities in Southern California that are qualified to perform these services. Independent Forensic Services has been providing these services to the El Cajon Police Department since 2006, as law enforcement agencies typically use the facility that is closest geographically. The contract dates are February 24 through February 23, each year. The previous contract expired on February 23, 2016. The Police Department wishes to continue offering sexual assault examinations when appropriate.

**FISCAL IMPACT:**

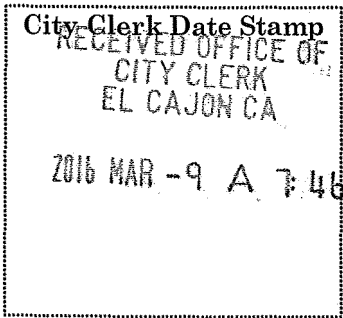
The funds are designated for these services in the Fiscal Year 2015-2016 Budget Activity/Account 130210-8350.

**PREPARED BY:**

\_\_\_\_\_  
Jeff Davis  
for CHIEF OF POLICE

**APPROVED BY:**

\_\_\_\_\_  
Douglas Williford  
CITY MANAGER



# City of El Cajon Agenda Report

MEETING: 03/22/2016

ITEM NO: 1.6



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

**FROM:** Director of Finance

**SUBJECT:** Single Audit Report on Federal Awards for the Fiscal Year Ended  
June 30, 2015

**RECOMMENDATION:** That the City Council receive and accept the Single Audit Report on Federal Awards for the fiscal year ended June 30, 2015.

**BACKGROUND:** As a recipient of federal funds, the City is subject to the requirements of the Single Audit Act and Office of Management and Budget (OMB) Circular A-133, "Audits of States, Local Governments, and Non-Profit Organizations." Findings were the City complied, in all material respects, with the compliance requirements in accordance with OMB Circular A-133 that could have a direct and material effect on each of our major Federal programs.

The single audit is intended to provide a cost-effective audit since it is conducted in lieu of multiple audits of individual Federal programs. The Single Audit Report on Federal Awards includes:

- the financial statements;
- a schedule of expenditures of Federal awards;
- auditor's opinion on the fair presentation of the financial statements and schedule of expenditures of Federal awards;
- auditor's report on internal control and compliance pertaining to financial reporting and major programs; and
- auditor's schedule of findings and questioned costs.

**FISCAL IMPACT:** None.

**PREPARED BY:**

**APPROVED BY:**

Clay Schoen  
DIRECTOR OF FINANCE

Douglas Williford  
CITY MANAGER

*City of El Cajon*  
*El Cajon, California*

**Single Audit Report on Federal Awards**

**Year Ended June 30, 2015**

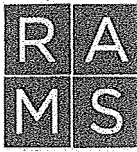


*City of El Cajon*

**Single Audit Report on Federal Awards  
Table of Contents**

---

	<u>Page</u>
Independent Auditor's Report on Internal Control Over Financial Reporting and on Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance with <i>Government Auditing Standards</i>	1
Independent Auditor's Report on Compliance for Each Major Program and on Internal Control Over Compliance Required by OMB Circular A-133	3
Schedule of Expenditures of Federal Awards	6
Notes to the Schedule of Expenditures of Federal Awards	8
Schedule of Findings and Questioned Costs	9
Summary Schedule of Prior Audit Findings	11



ROGERS, ANDERSON, MALODY & SCOTT, LLP  
CERTIFIED PUBLIC ACCOUNTANTS, SINCE 1948

735 E. Carnegie Dr. Suite 100  
San Bernardino, CA 92408  
909 889 0871 T  
909 889 5361 F  
ramscca.net

The Honorable City Council  
City of El Cajon, California

**PARTNERS**

Brenda L. Odle, CPA, MST  
Terry P. Shea, CPA  
Kirk A. Franks, CPA  
Scott W. Manno, CPA, CGMA  
Leena Shanbhag, CPA, MST, CGMA  
Jay H. Zercher, CPA (Partner Emeritus)  
Phillip H. Waller, CPA (Partner Emeritus)

**DIRECTORS**

Bradferd A. Welebir, CPA, MBA

**MANAGERS / STAFF**

Jenny Liu, CPA, MST  
Seong-Hyea Lee, CPA, MBA  
Charles De Simoni, CPA  
Nathan Statham, CPA, MBA  
Brigitta Bartha, CPA  
Gardenya Duran, CPA  
Juan Romero, CPA  
Ivan Gonzales, CPA, MSA  
Brianna Pascoe, CPA  
Daniel Hernandez, CPA, MBA  
Ryan Smith, CPA

**INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL  
OVER FINANCIAL REPORTING AND ON COMPLIANCE AND  
OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL  
STATEMENTS PERFORMED IN ACCORDANCE WITH  
GOVERNMENT AUDITING STANDARDS**

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of City of El Cajon (the City), as of and for the year ended June 30, 2015, and the related notes to the financial statements, which collectively comprise the City's basic financial statements, and have issued our report thereon dated December 1, 2015.

***Internal Control Over Financial Reporting***

In planning and performing our audit of the financial statements, we considered the City's internal control over financial reporting (internal control) to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the City's internal control. Accordingly, we do not express an opinion on the effectiveness of the City's internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

**MEMBERS**

American Institute of  
Certified Public Accountants

*PCPS The AICPA Alliance  
for CPA Firms*

*Governmental Audit  
Quality Center*

California Society of  
Certified Public Accountants

To the Honorable City Council  
City of El Cajon, California

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or, significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified.

***Compliance and Other Matters***

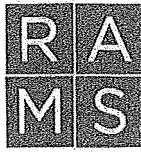
As part of obtaining reasonable assurance about whether the City's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

***Purpose of this Report***

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

*Rogers Anderson Matody & Scott, LLP*

San Bernardino, California  
December 1, 2015



ROGERS, ANDERSON, MALODY & SCOTT, LLP  
CERTIFIED PUBLIC ACCOUNTANTS, SINCE 1948

735 E. Carnegie Dr. Suite 100  
San Bernardino, CA 92408  
909 889 0871 T  
909 889 5361 F  
ramscpa.net

The Honorable City Council  
City of El Cajon, California

**PARTNERS**

Brenda L. Odle, CPA, MST  
Terry P. Shea, CPA  
Kirk A. Franks, CPA  
Scott W. Manno, CPA, CGMA  
Leena Shanbhag, CPA, MST, CGMA  
Jay H. Zercher, CPA (Partner Emeritus)  
Phillip H. Waller, CPA (Partner Emeritus)

**DIRECTORS**

Bradferd A. Welebir, CPA, MBA

**MANAGERS / STAFF**

Jenny Liu, CPA, MST  
Seong-Hyea Lee, CPA, MBA  
Charles De Simoni, CPA  
Nathan Statham, CPA, MBA  
Brigitta Bartha, CPA  
Gardenya Duran, CPA  
Juan Romero, CPA  
Ivan Gonzales, CPA, MSA  
Brianna Pascoe, CPA  
Daniel Hernandez, CPA, MBA  
Ryan Smith, CPA

**INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE FOR  
EACH MAJOR PROGRAM AND ON INTERNAL CONTROL OVER  
COMPLIANCE REQUIRED BY OMB CIRCULAR A-133**

**Report on Compliance for Each Major Federal Program**

We have audited the City of El Cajon's (the City) compliance with the types of compliance requirements described in the *OMB Circular A-133 Compliance Supplement* that could have a direct and material effect on each of the City's major federal programs for the year ended June 30, 2015. The City's major federal programs are identified in the summary of auditor's results section of the accompanying schedule of findings and questioned costs.

***Management's Responsibility***

Management is responsible for compliance with the requirements of laws, regulations, contracts, and grants applicable to its federal programs.

***Auditor's Responsibility***

Our responsibility is to express an opinion on compliance for each of the City's major federal programs based on our audit of the types of compliance requirements referred to above. We conducted our audit of compliance in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States; and OMB Circular A-133, *Audits of States, Local Governments, and Non-Profit Organizations*. Those standards and OMB Circular A-133 require that we plan and perform the audit to obtain reasonable assurance about whether noncompliance with the types of compliance requirements referred to above that could have a direct and material effect on a major federal program occurred. An audit includes examining, on a test basis, evidence about City's compliance with those requirements and performing such other procedures as we considered necessary in the circumstances.

**MEMBERS**

American Institute of  
Certified Public Accountants

*PCPS The AICPA Alliance  
for CPA Firms*

*Governmental Audit  
Quality Center*

California Society of  
Certified Public Accountants

To the Honorable City Council  
City of El Cajon, California

We believe that our audit provides a reasonable basis for our opinion on compliance for each major federal program. However, our audit does not provide a legal determination of the City's compliance.

### ***Opinion on Each Major Federal Program***

In our opinion, the City complied, in all material respects, with the types of compliance requirements referred to above that could have a direct and material effect on each of its major federal programs for the year ended June 30, 2015.

### **Report on Internal Control Over Compliance**

Management of the City is responsible for establishing and maintaining effective internal control over compliance with the types of compliance requirements referred to above. In planning and performing our audit of compliance, we considered the City's internal control over compliance with the types of requirements that could have a direct and material effect on each major federal program to determine the auditing procedures that are appropriate in the circumstances for the purpose of expressing an opinion on compliance for each major federal program and to test and report on internal control over compliance in accordance with OMB Circular A-133, but not for the purpose of expressing an opinion on the effectiveness of internal control over compliance. Accordingly, we do not express an opinion on the effectiveness of City's internal control over compliance.

*A deficiency in internal control over compliance* exists when the design or operation of a control over compliance does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, noncompliance with a type of compliance requirement of a federal program on a timely basis. A *material weakness in internal control over compliance* is a deficiency, or combination of deficiencies, in internal control over compliance, such that there is a reasonable possibility that material noncompliance with a type of compliance requirement of a federal program will not be prevented, or detected and corrected, on a timely basis. A *significant deficiency in internal control over compliance* is a deficiency, or a combination of deficiencies, in internal control over compliance with a type of compliance requirement of a federal program that is less severe than a material weakness in internal control over compliance, yet important enough to merit attention by those charged with governance.

Our consideration of internal control over compliance was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control over compliance that might be material weaknesses or significant deficiencies. We did not identify any deficiencies in internal control over compliance that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified.

To the Honorable City Council  
City of El Cajon, California

***Report on Schedule of Expenditures of Federal Awards Required by OMB Circular A-133***

We have audited the financial statements of the governmental activities, business-type activities, each major fund and the aggregate remaining fund information of the City of El Cajon as of and for the year ended June 30, 2015, and the related notes to the financial statements, which collectively comprise the City's basic financial statements. We issued our report thereon dated December 1, 2015, which contained unmodified opinions on those financial statements. Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the basic financial statements. The accompanying schedule of expenditures of federal awards is presented for purposes of additional analysis as required by OMB Circular A-133 and is not a required part of the basic financial statements. Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the basic financial statements. The information has been subjected to the auditing procedures applied in the audit of the financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the schedule of expenditures of federal awards is fairly stated in all material respects in relation to the basic financial statements as a whole.

***Purpose of this Report***

The purpose of this report on internal control over compliance is solely to describe the scope of our testing of internal control over compliance and the results of that testing based on the requirements of OMB Circular A-133. Accordingly, this report is not suitable for any other purpose.

*Rogers Anderson Matoly & Scott, LLP*

San Bernardino, California

February 17, 2016 (except for the Schedule of Expenditures of Federal Awards, as to which the date is December 1, 2015.)

City of El Cajon

Schedule of Expenditures of Federal Awards  
Year Ended June 30, 2015

Federal Grantor/Pass-Through Grantor/Program Title	Federal CFDA Number	Program/Project Identification Number	Federal Expenditures	Amount Provided to Subrecipients
<b>U.S. Department of Housing and Urban Development</b>				
<i>Direct Assistance:</i>				
2012 Community Development Block Grant*	14.218	B-12-MC-06-0541	\$ 25	\$ -
2013 Community Development Block Grant*	14.218	B-13-MC-06-0541	726,193	189,573
2014 Community Development Block Grant*	14.218	B-14-MC-06-0541	38,195	23,565
<b>Total CFDA 14.218</b>			<b>764,413</b>	<b>213,138</b>
2011 HOME Investment Partnership Grant	14.239	M-11-MC-06-0508	31,888	-
2014 HOME Investment Partnership Grant	14.239	M-14-MC-06-0508	42,713	5,000
<b>Total CFDA 14.239</b>			<b>74,601</b>	<b>5,000</b>
<b>Total U.S. Department of Housing and Urban Development</b>			<b>839,014</b>	<b>218,138</b>
<b>U.S. Department of Justice</b>				
<i>Direct Assistance:</i>				
Asset Forfeiture	16.000	CA037050	206,125	-
Fugitive Apprehension Task Force	16.000	2010-USMS	12,050	-
Domestic Cannabis Erradication	16.000	USDOJ DEA #2014-42	5,307	-
<b>Total CFDA 16.000</b>			<b>223,482</b>	<b>-</b>
Office of Justice Program, Bureau of Justice Assistance, Bulletproof Vest Partnership Program	16.607	1121-0235	15,301	-
<b>Total CFDA 16.607</b>			<b>15,301</b>	<b>-</b>
Project Safe Neighborhoods	16.609	91-SD-C47778	13,329	-
<b>Total CFDA 16.609</b>			<b>13,329</b>	<b>-</b>
Edward Byrne Memorial Justice Assistance Grant Program 2014	16.738	2014-DJ-BX-0175	35,000	-
<b>Total CFDA 16.738</b>			<b>35,000</b>	<b>-</b>
<b>Total U.S. Department of Justice</b>			<b>287,112</b>	<b>-</b>
<b>U.S. Department of Transportation</b>				
<i>Passed through the State of California Department of Transportation:</i>				
Highway Safety Improvement Program*	20.205	HSIPL-5211(020)	90	-
Highway Safety Improvement Program*	20.205	HSIPL-5211(026)	100,277	-
Highway Safety Improvement Program*	20.205	HSIPL-5211(027)	91,466	-
Highway Safety Improvement Program*	20.205	HSIPL-5211(028)	105,404	-
Highway Safety Improvement Program*	20.205	HSIPL-5211(029)	100,313	-
Highway Safety Improvement Program*	20.205	HSIPL-5211(030)	4,320	-
Highway Safety Improvement Program*	20.205	HSIPL-5211(031)	5,453	-
Highway Safety Improvement Program*	20.205	HSIPL-5211(032)	13,666	-
<b>Total CFDA 20.205</b>			<b>420,989</b>	<b>-</b>
<i>Passed through the State of California Office of Traffic Safety</i>				
State and Community Highway Safety	20.600	OTS-38-PT1405	24,697	-
<b>Total CFDA 20.600</b>			<b>24,697</b>	<b>-</b>

See accompanying notes to schedule of expenditures of federal awards

*City of El Cajon*

**Schedule of Expenditures of Federal Awards (continued)  
Year Ended June 30, 2015**

Federal Grantor/Pass-Through Grantor/Program Title	Federal CFDA Number	Program/Project Identification Number	Federal Expenditures	Amount Provided to Subrecipients
<i>Passed through the State of California Office of Traffic Safety</i>				
Minimum Penalties for Repeat Offenders for Driving While Intoxicated	20.608	OTS-38-PT1405	14,694	-
<i>Passed through the University of California, Berkeley</i>				
Minimum Penalties for Repeat Offenders for Driving While Intoxicated	20.608	SC14122	21,527	-
<b>Total CFDA 20.608</b>			<b>36,221</b>	<b>-</b>
<b>Total U.S. Department of Transportation</b>			<b>481,907</b>	<b>-</b>
<b><u>U.S. Environmental Protection Agency</u></b>				
<i>Passed through the State of California Water Boards:</i>				
Capitalization Grants for Clean Water State Revolving Funds-ARRA*	66.458-ARRA	C-06-7812-110	1,308,226	-
<b>Total CFDA 66.458</b>			<b>1,308,226</b>	<b>-</b>
<b>Total U.S. Environmental Protection Agency</b>			<b>1,308,226</b>	<b>-</b>
<b><u>U.S. Department of Homeland Security</u></b>				
<i>Passed through the County of San Diego Office of Emergency Services:</i>				
2013 Operation Stonegarden	97.067	OES 073-91015, 2013-00110	20,773	-
2013 State Homeland Security Grant	97.067	ES 073-66000, 2013-00110	68,389	-
2014 State Homeland Security Grant	97.067	ES 073-66000, 2014-00093	19,191	-
2014 Operation Stonegarden	97.067	ES 073-00000, 2014-00093	7,757	-
<i>Passed through the City of San Diego Department of Homeland Security:</i>				
2013 Urban Area Security Initiative Grant	97.067	OES 073-66000, 2013-00110	2,873	-
2014 Urban Area Security Initiative Grant	97.067	OES 073-66000, 2014-00093	624	-
<b>Total CFDA 97.067</b>			<b>119,607</b>	<b>-</b>
<b>Total U.S. Department of Homeland Security</b>			<b>119,607</b>	<b>-</b>
<b>Total Expenditures of Federal Awards</b>			<b>\$ 3,035,866</b>	<b>\$ 218,138</b>

\* - Major Program

See accompanying notes to schedule of expenditures of federal awards



**Notes to the Schedule of Expenditures of Federal Awards  
Year Ended June 30, 2015**

---

**(1) Summary of Significant Accounting Policies Applicable to the Schedule of Expenditures of Federal Awards**

**(a) *Scope of Presentation***

The accompanying schedule presents only the expenditures incurred by the City of El Cajon that are reimbursable under federal programs of federal awards. For the purposes of this schedule, federal awards include both federal awards received directly from a federal agency, as well as federal funds received indirectly by the City from a non-federal agency or other organization. Only the portion of program expenditures reimbursable with such federal funds are reported in the accompanying schedule. Program expenditures in excess of the maximum federal reimbursement authorized or the portion of the program expenditures that were funded with state, local or other non-federal funds are excluded from the accompanying schedule.

**(b) *Basis of Accounting***

The expenditures included in the accompanying schedule were reported on the modified accrual basis of accounting. Under the modified accrual basis of accounting, expenditures are incurred when the City becomes obligated for payment as a result of the receipt of the related goods and services. Expenditures reported include any property or equipment acquisitions incurred under the federal program.

**(c) *Subrecipients***

The City incurred \$213,138 of Community Development Block Grant and \$5,000 of HOME Investment Partnership Grant expenditures that were paid to subrecipients during the year ended June 30, 2015.

City of El Cajon

Schedule of Findings and Questioned Costs  
Year Ended June 30, 2015

---

I. SUMMARY OF AUDITOR'S RESULTS

Financial Statements

Type of auditor's report issued: unmodified

Internal control over financial reporting:

Material weakness identified? \_\_\_\_\_ Yes  X  No

Significant deficiencies identified  
that are not considered to be  
material weaknesses? \_\_\_\_\_ Yes  X  None Reported

Noncompliance material to financial  
statements noted? \_\_\_\_\_ Yes  X  No

Federal Awards

Internal control over major programs:

Material weakness identified? \_\_\_\_\_ Yes  X  No

Significant deficiencies identified  
that are not considered to be  
material weaknesses? \_\_\_\_\_ Yes  X  None Reported

Type of auditor's report issued on compliance for major programs: unmodified

Any audit findings disclosed that  
are required to be reported in  
accordance with section 510(a)  
of OMB Circular A-133? \_\_\_\_\_ Yes  X  No

*City of El Cajon*

**Schedule of Findings and Questioned Costs  
Year Ended June 30, 2015**

---

**I. SUMMARY OF AUDITOR'S RESULTS (continued)**

Identification of major programs:

<u>CFDA Number</u>	<u>Name of Federal Program</u>
14.218	Community Development Block Grant
20.205	Highway Safety and Improvement Program/Safe Routes to School
66.458-ARRA	Capitalization Grants for Clean Water State Revolving Funds - ARRA

Dollar threshold used to distinguish  
between type A and type B programs: \$300,000

Auditee qualified as low-risk auditee?  X  Yes   No

**II. FINDINGS – FINANCIAL STATEMENT FINDINGS**

No matters to be reported.

**III. FEDERAL AWARD FINDINGS AND QUESTIONED COSTS**

No matters to be reported.

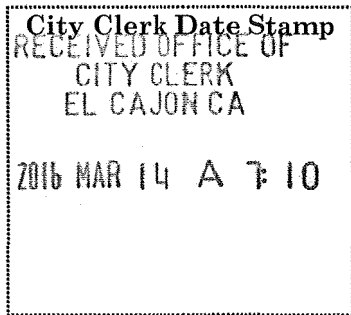
*City of El Cajon*

**Summary Schedule of Prior Audit Findings  
Year Ended June 30, 2015**

---

**CURRENT STATUS OF PRIOR YEAR FINDINGS:**

No prior year findings to report.



# City of El Cajon Agenda Report

MEETING: 03/22/16

ITEM NO: 1.7



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

**FROM:** Anthony Shute, Deputy Director of Community Development

**SUBJECT:** 2015 GENERAL PLAN ANNUAL REPORT

**RECOMMENDATION:** That the City Council:

1. Accepts this annual progress report required by the State; and
2. Directs staff to forward the report to the Governor’s Office of Planning and Research (OPR), the State Department of Housing and Community Development (HCD) and the San Diego Association of Governments (SANDAG).

**BACKGROUND:**

State Government Code Section 65400 requires planning agencies to provide an annual report to their legislative body, the Office of Planning and Research (OPR) and the Department of Housing and Community Development (HCD) by April 1<sup>st</sup> of each year on the status of their General Plan and their progress in its implementation through the previous calendar year. The report must also detail the progress in meeting the jurisdiction’s share of regional housing and address efforts by the local agency toward removing governmental constraints to the maintenance, improvement, and development of housing. Furthermore, per SANDAG Board Policy No. 033, local jurisdictions are requested to submit the same Housing Element annual report information to SANDAG. Policy No. 033 defines the basis for awarding discretionary grants from SANDAG.

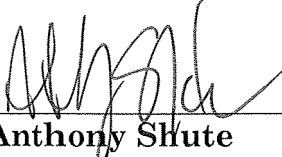
State law requires local governments to keep their General Plans current and internally consistent. There is no specific requirement that a local government update its General Plan on a particular timeline, with the exception of the Housing Element.

The attached report fulfills the City’s reporting requirements under Government Code Section 65400(b). The report reflects the City’s cumulative progress in implementing the General Plan since its adoption of the respective elements and is organized to correspond with its Objectives and Policies.

It is noteworthy to mention that the Housing Element annual report component is formatted differently than the report for the rest of the General Plan because HCD has specific form requirements used for reporting progress in implementing Housing Element programs. The status of implementation of each General Plan Policy is generally identified as 1) Implemented, 2) Ongoing, or 3) Not implemented. Staff has also included a highlights introduction to the annual report that emphasizes activities accomplished in 2015 with respect to General Plan implementation.

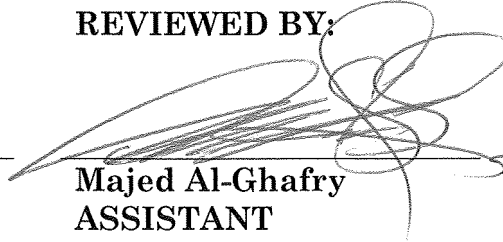
**FISCAL IMPACT:** None

**PREPARED BY:**



Anthony Shute  
DEPUTY DIRECTOR  
OF COMMUNITY  
DEVELOPMENT

**REVIEWED BY:**



Majed Al-Ghafry  
ASSISTANT  
CITY MANAGER

**APPROVED BY:**



Douglas Williford  
CITY MANAGER

**Attachments:**

1. 2015 Highlights of Implementing the General Plan
2. General Plan Annual Report
3. Housing Element Annual Progress Report

## Highlights of Implementing the General Plan

### 1. LAND USE ELEMENT

The City Council amended the Zoning Code to address the need for minor changes to provide clarification or correct inconsistencies as well as streamline permit processes. Notable changes include modifications to the land use tables to reduce permit review levels, creation of a Minor Use Permit to provide an administrative review process for uses that are minor in nature, and the creation of performance standards for food trucks and microbreweries.

The City Council approved the rezoning of 25 properties to higher density residential zones consistent with existing General Plan land use designations. The purpose of the project was to implement the Housing Element and comply with state law requirements to provide sufficient land zoned at appropriate densities to accommodate growth.

### 2. HOUSING ELEMENT

#### Housing Development

The City is continuously working on meeting the housing needs of the community. There were four affordable housing units completed in the last year along with 23 market-rate units. The City continues to work with local housing developers such as Habitat for Humanity, Domus Development, LLC, National Community Renaissance (National CORE), and Affirmed Housing Group. Six (6) new affordable single-family homeowner units were under development during the year and are expected to be completed in calendar year 2016 (Foundation Lane Phase II). In addition, a new 70-unit multi-family affordable rental development for veterans and families is anticipated to be completed in 2017 in partnership with Domus Development, LLC.

#### Housing Programs

The City has adopted a series of programs and practices designed to assist in removing governmental constraints to the production of housing for all income levels and persons with disabilities, including a first time home buyers program and single-family and mobile home rehabilitation programs. With most affordable developments, a Planned Development is prepared through which development criteria can be tailored to match the project to the site and the neighborhood.

In terms of loans, the City issued two mobile home rehabilitation loans during the year. No first-time homebuyer loans were issued during the year, however, at least six (6) new first-time homebuyer loans will be issued in calendar year 2016 with the completion of Foundation Lane Phase II project noted above.

In 2012, the El Cajon Housing Authority took on the Housing Authority assets and functions of the former El Cajon Redevelopment Agency with approval from the Successor Agency Oversight Board and State Department of Finance. The Housing Authority continues to administer and monitor all successor housing entity assets, including real property, cash and loan receivables.

The City provides affordable housing assistance through the Housing Choice Voucher Program operated by the Housing Authority of the County of San Diego. There are approximately 3,046 low income households participating in the program and there are approximately 11,198 households on a waiting list.

Lastly, 473 persons were assisted with Fair Housing Services and 3,743 persons were assisted with services for homelessness prevention and rapid rehousing assistance.

### **3 . C I R C U L A T I O N   E L E M E N T**

#### Roadways and Circulation

The City completed several citywide public right-of-way improvement projects that included the El Cajon Boulevard Median Island landscaping and improvement project; the Upgrade Traffic Signals on Jamacha Road and North Second Street project; the Traffic Signal Head Upgrades project; the Overlay Thoroughfares 2015 project; and the Street Resurfacing 2015 project.

The City also completed site-specific improvements that included Madison Avenue and North Second Street intersection improvement and traffic signal modification project; Madison Avenue and Johnson Avenue intersection improvement; sidewalk installation, and traffic signal modification project; First Street and Redwood Avenue traffic calming project which involved the installed of concrete bulb-outs and the installation of bike lanes on First Street adjacent to Lexington Elementary School; on Windmill View Drive and Westwind Drive traffic calming (roadway diet) striping improvements; and Westwind Drive at the intersections of Falmouth Drive and Cottonpatch Way installed all-way stop signs on.

Lastly, the City was awarded a grant by Caltrans to install over 8 miles of new traffic signal fiber-optic interconnect cable, upgrade traffic signal equipment at 24 existing intersections, and install seventeen (17) new street lights on the Chase Avenue and Washington Avenue corridor in the City.



#### 4. OPEN SPACE AND PARKS ELEMENT

##### Parks

The City maintains 18 parks and seven recreational facilities on 120 acres with five lit ball fields and six playgrounds. Since November 2013, the City has installed three KaBOOM! playgrounds in City Parks: Bostonia Park, Wells Park and Bill Beck Park.

The Recreation Department manages five full-service community recreation centers, one banquet/meeting facility, nine sports fields, a skate park, a dog park and a spring/summer aquatics program. The number of participants and park users averaged 105,000 per month throughout the City. Over 160 facility use groups utilize centers and parks on a monthly basis for meetings and functions. The Department provides staff support to three citizen groups: Teen Coalition, Recreation Council and the Veteran's Commission. The Recreation Department coordinates several large signature events including America on Main Street which has an attendance of 25,000 people, HauntFest which has an attendance of 40,000 people and the 4<sup>th</sup> of July which has an attendance of 10,000 people.

#### 5. PUBLIC SAFETY ELEMENT

##### Fire Safety

- Heartland Fire and Rescue enters into its seventh year of the cooperative service agreement between the Cities of El Cajon, La Mesa and Lemon Grove for shared Fire Service Management.
- The best utilization and allocation of resources between the three cities of Heartland Fire & Rescue continues to be a primary focus of the Fire Department. Due to the many operational benefits experienced in the consolidation efforts, the Fire Department was awarded the ISO Class 1 Department status for its emergency response and suppression capabilities. This level of fire protection excellence has been obtained by less than 1 percent of 48,000 fire departments nationally to date.
- In an operating agreement between the City and the County of San Diego, a Type 3 wild land firefighting engine was purchased using County of San Diego and Indian Gaming Grant funds.
- State Homeland Security Grant Program (SHSGP) provided for funding for the purchase of specialized safety equipment. The SHSGP funded a breathing air compressor.

- The Fire Department transitioned to a new model of 800mhz portable radio. These radios are also funded by SHSGP Grant Funding and will meet the Public Safety communications needs into the next decade.

#### Fire Prevention

- The City's Vegetation Management and Defensible Space program inspected 2,856 parcels for weed abatement concerns and issued 142 violations with a 98 percent compliance rate.
- The City continues to inspect the Industrial Park occupancies for routine and maintenance fire inspections conducting 177 inspections and discovering 394 life and fire safety violations.
- The City provided five public education programs to local businesses on fire safety, fire extinguisher and emergency evacuation planning training and preparing for 430 business professionals.
- Heartland Fire & Rescue trained more than 3,612 people in emergency preparedness throughout the City. City staff participated in disaster exercises with the San Diego County Office of Emergency Service as well as received training in personal emergency preparedness. An additional 330 citizens were also trained in life-saving "Hands Only CPR." Additionally 47 people were participated in the Community Emergency Response Team (CERT) training. Three CERT academies were held throughout the year to teach citizens skills like emergency preparedness, light search and rescue, medical triage, disaster psychology, and others.

#### Public Safety

- The Police Department continues to work with local hotels and motels to improve quality and safety through crime prevention training. The collaborative program, entitled "Crime Free Hotel/Motel Program", is based on the highly successful "Crime Free Multi-Housing Program", and has been successful in reducing the platform for criminal activity.
- For the second consecutive year, the department hosted an additional Citizen's Academy to increase yearly attendance capacity. The Citizen's Academy is a well-received community outreach program which allows participants to experience the daily functions of law enforcement. The academy is held at the police department and participants meet weekly for ten weeks before they graduate.

Flood Hazards

- In an effort to ensure the safety of the residents, the City continues to apply the development standards set forth in the City's Flood Damage Prevention Ordinance.
- The City continues to work on a drainage master plan to address areas of needed improvement.

**6 . C O N S E R V A T I O N E L E M E N T**

- The City continues to require that all development proposals receive proper environmental review under California Environmental Quality Act.
- The City implements the California Green Standards Building Code for new construction.
- The City updated the Storm Water Ordinance Chapter 13.10, Jurisdictional Runoff Management Plan (JRMP), and the minimum Best Management Practices (BMPs). The updates fulfilled requirements under the Municipal Storm Water Permit adopted by the San Diego Regional Water Quality Control Board in May 2013, and as required were completed and adopted June 26, 2015. A second Storm Water Ordinance, Chapter 16.60 mainly dealing with Land Development was also updated and completed before the end of 2015.
- The City in partnership with four other jurisdictions in the San Diego River watershed, and Caltrans, collaborated to develop a Water Quality Improvement Plan (WQIP) with the goal of improving water quality in the watershed. Once approved by the Regional Board, the partnership and collaborative efforts will continue in order to start the implementation of the approved WQIP.
- The City conducted 1,055 storm water inspections of existing industrial, commercial, construction, municipal facilities, and residential areas, as well as priority development projects with completed storm water management features to improve the quality of storm water runoff and ensure compliance with storm water regulations.

**7. N O I S E E L E M E N T**

- The City continually implements the noise standards and criteria stated in the El Cajon Municipal Code for every commercial, industrial and residential development.

Highlights Section

- Noise attenuating measures such as building setbacks, walls, increased landscaping, and special building insulation are required for residential land uses proposed in noise-sensitive areas.
- The City routinely applies the compatibility policies contained in the Montgomery and Gillespie Field ALUCPs for new developments to avoid the establishment of new incompatible land uses and minimize the public's exposure to airport noise.

## GENERAL PLAN ANNUAL REPORT – 2015 REPORTING PERIOD

	Objective/Policy	Status	Comment
O 1-1.	Ordinance requirements for landscaping of commercial areas will be reviewed, upgraded and enforced.	Ongoing	Implemented by the Planning Group through the Water Efficient Landscaping Ordinance in the Zoning Code that addresses landscaping for industrial, residential and commercial projects regardless of whether modifying existing or proposing new
P 1-1.1.	Adequate landscaped off-street parking areas shall be provided for all commercial areas and they shall be properly maintained.	Ongoing	Implemented by the Planning Group through the discretionary permit conditions of approval
P 1-1.2.	Numerous trees and ample landscaping shall be used around and within commercial areas to break up the monotonous and barren look of parking areas.	Ongoing	Implemented by the Planning Group through the discretionary permit conditions of approval
O 1-2.	Old, nonconforming signs, derelict signs and abandoned signs will be made to conform to the sign ordinance.	Ongoing	Implemented through Code Compliance efforts throughout the course of the year that ensure unpermitted signs are removed
P 1-2.1.	The City shall continue the practice of conducting an annual public hearing to eliminate derelict and abandoned signs.	Ongoing	Implemented by the Planning Group through the discretionary permit conditions of approval
P 1-2.2.	The City shall keep an inventory of nonconforming, derelict and abandoned signs by property.	Ongoing	Implemented through Code Compliance

	Objective/Policy	Status	Comment
P 1-2.3.	The development or redevelopment of a property shall be used as a means of bringing the nonconforming signs on said property into conformance with the sign ordinance.	Ongoing	Implemented by the Planning Group through the discretionary permit conditions of approval
P 1-2.4.	The City shall continue the vigorous enforcement of sign regulations, including the adoption of new penalties for repeated sign violations.	Ongoing	Implemented through Code Compliance
O 1-3.	Signs which must be viewed from the public street (street name signs, addresses, traffic signs, etc.) shall be visible, attractive and well maintained.	Ongoing	Implemented through the Sign Ordinance in the Zoning Code
P 1-3.1.	The City shall conduct periodic assessments of street name signs, street address numbers and traffic signs to see that they are clearly visible and well-maintained.	Ongoing	Implemented through the Traffic Group: -In 2015, installed new regulatory school warning traffic signs at school zones -In 2013, installed 1,100 new regulatory warning traffic signs
P 1-3.2.	The City shall coordinate the requirements for street addresses between the various codes and if necessary draft an ordinance setting the City requirements for street addresses.	Ongoing	Implemented through the Building & Fire Safety Groups
P 1-3.3.	The City shall conduct periodic work programs designed to bring street addresses into compliance with required ordinances.	Implemented	
P 1-3.4.	The City shall establish ongoing work programs for the maintenance and replacement of street and traffic signs.	Ongoing	Implemented through Traffic Group

	Objective/Policy	Status	Comment
O 1-4.	The City will establish minimum, objective, design criteria to improve the appearance of future development.	Ongoing	Implemented by the Planning Group through the Architectural Guidelines Ordinance in the Zoning Code
P 1-4.1.	The City's design criteria will be set forth as a policy which shall be adopted by the City Council.	Ongoing	Implemented by the Planning Group through the Architectural Guidelines Ordinance in the Zoning Code
P 1-4.2.	The City shall adopt a permanent ordinance setting forth requirements for design criteria and review procedures for all development proposals in the City. This ordinance shall include specific procedures for design review within the City's expanded redevelopment district, and shall adopt by reference the design criteria adopted by City Council policy.	Ongoing	Implemented by the Planning Group through the following mechanisms: 1) Specific Plan No. 182 adopted for downtown area 2) Design criteria for whole city adopted in ECMC Chapter 17.180 Architectural Guidelines 3) Guide to Discretionary Project Reviews for applicants, staff and decision-makers in 2011
O 1-5.	A concept of urban design will be established, particularly for major thoroughfares and entrance points to the City.	Ongoing	Implemented by the Planning Group through Specific Plan No. 182 adopted for downtown area

	Objective/Policy	Status	Comment
1-5.1.	The City shall adopt a series of design plans for the treatment of major thoroughfares within the City, starting first with those major streets within the expanded redevelopment district. These plans may take into account all visual aspects of the streets, including paving, sidewalks, signage, landscaping, street lights, undergrounding of utilities, street furniture, bus stop shelters, and landscaping and setback areas on the adjacent private property. These shall be adopted as specific plans and shall serve to enhance and unify the appearance of such streets. Where practical, these plans shall include noteworthy entrance points to the City and shall include a "Community Sign" program.	Ongoing	Implemented for: 1) Downtown core, specifically East Main between Claydelle and Magnolia in 2007 2) West Main between Magnolia and Sunshine Avenues and Lexington and Madison Avenues in 2008
P 1-5.2.	The City shall retain a street tree program defined by City Council Policy.	Ongoing	Implemented by two mechanisms: 1) ECMC Chapter 9.56 2) City Council Policy D-4
P 1-5.3.	The use of public art will be encouraged in all public projects and in major private redevelopment projects.	Not implemented	
O 1-6.	The undergrounding of utility lines on a systematic basis will be continued.	Ongoing	Implemented through the Public Works Group on a case by case basis
P 1-6.1.	The utilities for all new development and all major redevelopment in the City shall be undergrounded.	Ongoing	Implemented by the Public Works Group in new subdivision projects



	Objective/Policy	Status	Comment
P 1-6.2.	The utilities for all expansion projects in the City shall be undergrounded whenever and wherever practical.	Ongoing	Implemented by the Public Works Group on a case by case basis
P 1-6.3.	The City shall continue to coordinate its underground policies and underground projects with the public utilities.	Ongoing	Implemented through 20 A Funds
P 1-6.4.	The City shall continue to coordinate the undergrounding of utilities with street improvement projects.	Ongoing	Implemented by the Public Works Group on a case by case basis
P 1-6.5.	Redevelopment funds may be used to achieve the undergrounding of public facilities where other reasonable alternatives cannot be found.	Not implemented	Redevelopment Agency abolished February 1, 2012
O 1-7.	The maintenance of required landscaping for commercial, industrial and multiple family developments will be thoroughly enforced.		
P 1-7.1.	The City shall periodically review and, if necessary, strengthen its ordinances by which landscaping is required to be maintained.	Ongoing	Implemented through the adoption of new Water Efficient Landscape Ordinance and Standard Conditions of Development
P 1-7.2.	The City shall systematically and vigorously enforce landscaping requirements through the complete array of enforcement legislation available to it.	Ongoing	Implemented through the Water Efficient Landscaping Ordinance in the Zoning Code that addresses landscaping for industrial, residential and commercial projects regardless of whether modifying existing or proposing new.

	Objective/Policy	Status	Comment
P 1-7.3.	The City shall strengthen its enforcement and proactively pursue violations of landscape maintenance.	Ongoing	Implemented through the Water Efficient Landscaping Ordinance in the Zoning Code that addresses landscaping for industrial, residential and commercial projects regardless of whether modifying existing or proposing new.
P 1-7.4.	Required landscaping which has been allowed to die shall be replaced either by the property owner or by the City, which will then charge the property owner.	Ongoing	Implemented through the Water Efficient Landscaping Ordinance in the Zoning Code that addresses landscaping for industrial, residential and commercial projects regardless of whether modifying existing or proposing new.
P 1-7.5.	The City shall strengthen efforts at encouraging low water use landscaping in terms of plant materials and landscaping design.	Ongoing	Implemented with the revisions to the Landscape Policy C-6 to incorporate specific low water use plants by reference and adopted Water Efficient Landscape Ordinance in 2010
O 1-8.	The completion of public facilities such as streets, curbs, gutters, sidewalks and drainage facilities will be sought not only for the improvement of public safety and to assist the movement of people and goods but also as a means to improve the appearance of the community.		

	Objective/Policy	Status	Comment
P 1-8.1.	The City shall continue to use reasonable means within the Streets and Highways Code to complete necessary public improvements in the community.	Ongoing	Implemented through the Public Works and Traffic Groups
P 1-8.2.	As a policy consideration, the City shall regard public facilities as one of the means at its disposal to improve the appearance of an area.	Ongoing	Redeveloped the original civic plaza with a sustainable public space designed for community use
P 1-8.3.	The City shall consider the use of funds which may be available from Redevelopment to complete public improvements within the expanded Redevelopment district.	Not implemented	Redevelopment Agency abolished February 1, 2012
P 1-8.4.	The City shall use expanded developer responsibilities to complete public improvements.	Ongoing	New developments required to complete frontage improvements as a condition of project approval and all projects that exceed the building valuation threshold
P 1-8.5.	In order to preserve the semi-rural quality of certain neighborhoods, the City shall recognize reduced street standards.	Implemented	Adopted street improvement standards manual
O 2-1.	New public administration activities, cultural activities and high rise office activities will be concentrated in the downtown area.		

	Objective/Policy	Status	Comment
P 2-1.1.	Through provisions of both ordinance and policy decisions, the City shall provide incentives for the location of new public administration activities, new cultural activities, high rise office activities, residential development and supportive commercial uses in the Redevelopment Project Area, especially that area known as the old downtown area of the City.	Ongoing	Implemented by the Planning Group through SP No. 182 that provides the framework for an urban environment
P 2-1.2.	The City shall become active in soliciting public administration activities, cultural activities, high rise office activities and support commercial uses in the old downtown area.	Ongoing	Implemented by the Planning Group through SP No. 182 that provides the framework for an urban environment
P 2-1.3.	The City shall implement the "Urban Village" concept recommended by the Stanford Research Institute Report of 1983 within the Redevelopment Project Area, especially that area known as the old downtown area of the City.	Ongoing	Implemented by the Planning Group through two mechanisms: 1) SP No. 182 2) Downtown Master Design Plan
O 2-2.	The physical form and the street system of the downtown area will be reshaped if necessary		
P 2-2.1.	The primary function of the street system developed in the downtown area shall be to move traffic safely and efficiently.	Ongoing	
P 2-2.2.	Where it is possible to eliminate portions of a street or alley or portions of a public right-of-way, the vacated property may be used for development.	Ongoing	

	Objective/Policy	Status	Comment
P 2-2.3.	The City shall by 1991 completely review traffic circulation in the downtown area and establish priorities for the provision of improvements.	Implemented	A review of the traffic circulation was completed for the Downtown Specific Plan Study  The newly adopted Bicycle Master Plan indicates new facilities in the downtown area that connects the surrounding neighborhoods with commercial districts
P 2-2.4.	The secondary function of the street system in the downtown area shall be to enhance the area through its design and appearance.	Ongoing	The Bicycle Master Plan indicates new facilities in the downtown area that connects the surrounding neighborhoods with commercial districts
O 2-3.	Blighted areas shall be considered for redevelopment.		
P 2-3.1.	The City shall become active in the solicitation of new uses in the downtown area.	Ongoing	Implemented by the Planning Group through SP No. 182 and the Zoning Code that allows a mixed-use area for existing properties and proposed development
P 2-3.2.	The City may assist developers in the assemblage of land, in the provision of public improvements, and/or in the clearance of property to help provide redevelopment in blighted areas	Implemented by Redevelopment Agency through 2011	Redevelopment Agency abolished February 1, 2012

	Objective/Policy	Status	Comment
P 2-3.3.	Quality standards of development shall be used in the replacement of blighted areas.	Ongoing	Implemented by the Planning Group through ECMC Chapter 17.180, applicable specific plans and discretionary review process
O 3-1.	The City shall assume a proactive role in matters of redevelopment.		
P 3-1.1.	Even though the City already has greatly expanded the City's original Redevelopment district into the City of El Cajon Redevelopment Project Area, the City should remain alert to the possibilities of further expansion should the unique opportunities offered by redevelopment be appropriate for other areas of the community.	Implemented	Redevelopment Agency abolished February 1, 2012
P 3-1.2.	The City shall have sufficient staff for the specific purpose of advancing the timing of redevelopment activity.	Implemented	Redevelopment Agency abolished February 1, 2012
P 3-1.3.	The City shall assist in the timely acquisition of property which shows genuine promise of being a part of a redevelopment project.	Implemented	Redevelopment Agency abolished February 1, 2012
O 3-2.	The City shall establish redevelopment goals, set schedules, create deadlines and set aside funds for achieving those goals.		
P 3-2.1.	The City shall, with all reasonable speed, accomplish the budgeting requirements for the redevelopment district.	Implemented through 2011	Redevelopment Agency abolished February 1, 2012
P 3-2.2.	The City shall, with all reasonable speed, initiate a significant redevelopment project within the expanded redevelopment district.	Not implemented	Redevelopment Agency abolished February 1, 2012

	Objective/Policy	Status	Comment
P 3-2.3.	The City shall create one or more Special Development Areas (SDAs) for the expanded redevelopment district, adopt specific plans containing special development standards, special use provisions, and special procedures regulating development.	Implemented	Implemented by the Planning Group through the creation of SDAs
P 3-2.4.	The City shall introduce and use the concept of developer's agreements.	Ongoing	
O 4-1.	The area around Gillespie Field will be maintained as the City's prime industrial area.		
P 4-1.1.	The City shall continue its excellent cooperation with the County of San Diego in the joint development of a quality industrial area with Gillespie Field as its focus.	Ongoing	The City cooperates with County Airports redevelopment efforts of former speedway site, the Weld project site, and the North Marshall Avenue site
P 4-1.2.	The City shall review and improve the circulation patterns in and around Gillespie Field.	Partially implemented	
P 4-1.3.	A diversity of industrial uses shall be encouraged to locate in the El Cajon area; however, heavy industrial uses or industries creating noxious or nuisance conditions shall be restricted.	Ongoing	Implemented by the Planning Group through reviewing uses in the M zone by discretionary action
P 4-1.4.	The City shall solicit industrial opportunities, cooperating especially with the East County Economic Development Council and the El Cajon Chamber of Commerce.	Ongoing	
O 4-2.	The Gillespie Field Industrial Area will be used exclusively for industrial and industrially related purposes.		

	Objective/Policy	Status	Comment
P 4-2.1.	Uses which are incompatible with quality industrial development shall be excluded from the City's Industrial Park category as shown on the General Plan.	Ongoing	Implemented by the Planning Group through development proposals and business license application review
P 4-2.2.	The Zoning Code and City policies shall be so structured as to prohibit commercial or other intrusion into the Gillespie Field Industrial Area, with one exception as listed below.	Implemented	
P 4-2.3.	That portion of the Gillespie Field Area which is indicated as Special Development Area No. 1 near the intersection of Weld Blvd. and Cuyamaca Street shall be permitted to develop with commercial uses which are complementary to and supportive of industrial uses.	Implemented	SP No. 291 adopted
O 4-3.	The Main-Marshall-Johnson Industrial Area will be maintained as the City's secondary industrial area.		
P 4-3.1.	The City recognizes that the Main-Marshall Industrial Area is subject to development influences such as the new trolley/transit center that will modify its role as an exclusive industrial area.	Ongoing	
P 4-3.2.	Well established industrial and light industrial uses will be permitted to remain.	Implemented	Updated ECMC Chapter 17.120
P 4-3.3.	New directions in land use will be accepted provided they remain basically compatible with industrial uses.	Ongoing	



	Objective/Policy	Status	Comment
P 4-3.4.	A SDA will be located on and around the transit center which will permit the establishment of uses capitalizing on this facility.	Implemented	SDA No. 1 approved, but no adopted Specific Plan to implement
P 4-3.5.	Smaller and older industrial lots will be encouraged to consolidate and redevelop with contemporary uses providing up-to-date standards.	Ongoing	Implemented by the Planning Group through development proposals
O 4-4.	The City, through ordinance, policy and practice, will strive to improve the quality of industrial development.		
P 4-4.1.	The City shall develop and use performance standards based on changing technologies.	Ongoing	Implemented by the Planning Group through development proposal reviews and annual zoning code updates
P 4-4.2.	Undergrounding of distribution utility lines shall be accomplished where economically and technically feasible.	Ongoing	Implemented by the Public Works Group
P 4-4.3.	Older industrial areas shall be upgraded through both on-site and off-site improvements. Public facilities, such as curbs, gutters, sidewalks, street lighting and fire protection facilities, shall be provided. Blighted and deteriorated buildings shall be removed. Smaller properties shall be combined and outmoded uses replaced with contemporary uses.	Ongoing	Implemented through new development proposals

	Objective/Policy	Status	Comment
P 4-4.4.	Judicious landscaping of developed properties and parking areas shall be required in industrial areas. Loading, storage and other unsightly areas shall be screened from residential and commercial areas. Vacant properties shall be maintained to keep them from becoming unsightly.	Ongoing	Implemented by the Planning Group through new development proposals and enforcement through Code Compliance
P 4-4.5.	Adequate off-street parking facilities shall be provided for industrial development, as shall space for maneuvering, loading, docking and storage.	Ongoing	Implemented by the Planning Group through entitlement process
P 4-4.6.	The City shall require that all industrial operations excepting storage, loading and unloading shall be done inside buildings except as permitted under special circumstances.	Ongoing	Implemented by the Planning Group through entitlement process, Zoning Code exceptions and Code Compliance
O 5-1.	Maintain and enhance the quality of residential neighborhoods in El Cajon.		
P 5-1.1.	The City shall advocate the rehabilitation of substandard residential properties by homeowners and landlords.	Ongoing	Implemented through the Housing Group rehabilitation programs and Code Compliance
P 5-1.2.	The City shall continue to utilize its code enforcement program to bring substandard units into compliance with City codes and to improve overall housing quality and conditions in El Cajon.	Ongoing	Implemented through Code Compliance
P 5-1.3.	City shall promote increased awareness among property owners and residents of the importance of property maintenance to long-term housing quality.	Ongoing	

	Objective/Policy	Status	Comment
P 5-1.4.	The City shall preserve affordable housing stock.	Ongoing	Implemented through Housing Element programs, residential rehabilitation and Section 8
O 5-2.	Encourage the adequate provision of housing by location, type of unit, and price to meet the existing and future needs of El Cajon residents.		
P 5-2.1.	The City will provide a variety of residential development opportunities in the City to fulfill regional housing needs.	Ongoing	Implemented through the Housing Group by administering programs
P 5-2.2.	The City will facilitate the production of housing for all segments of the population, including those with special needs.	Ongoing	Housing Group encourages and participates as funds allow
P 5-2.3.	The City will require that housing constructed expressly for low income households not be concentrated in any single portion of the City.	Ongoing	
P 5-2.4.	The City will implement the Downtown Specific Plan and facilitate the development of higher density housing in and around downtown.	Ongoing	Implemented by the Planning Group through the adoption of SP No. 182 which allows for flexibility in development standards of underlying zone, such as density increase
P 5-2.5.	The City will encourage the development of new housing units designated for the elderly and disabled persons to be in close proximity to public transportation and community services.	Ongoing	1) Lexington Senior Apartments 2) El Cajon Senior Towers 3) Solterra Senior Residences
P 5-2.6.	The City will pursue State and Federal funding sources to maintain the supply of affordable housing in El Cajon.	Ongoing	Sources include: CDBG, HOME, CAL-HOME, and others

	Objective/Policy	Status	Comment
P 5-2.7.	The City will continue to use the San Diego County Housing Authority to provide rental assistance to lower income households with special needs who are overpaying for housing.	Ongoing	The County of San Diego subsidizes rent through the Section 8 program
O 5-3.	Provide increased opportunities for home ownership.		
P 5-3.1.	The City will assist in the development of affordable ownership housing for low income residents	Ongoing	HOME and CDBG funds
P 5-3.2.	The City will provide favorable home purchasing options to low and moderate income households, such as through interest rate write-downs, down payment assistance, mortgage revenue bond financing and Mortgage Credit Certificates.	Ongoing	Implemented through Housing Group administered programs
P 5-3.3.	The City will facilitate the purchase of units converted to condominium ownership by existing tenants through use of ownership subsidies.	Ongoing	First Time Home Buyers Program
O 5-4.	Remove governmental constraints on housing development.		
P 5-4.1.	The City will continue to allow second units, condominium conversions, and residential units in office/commercial zones as specified in the City's Zoning Code.	Ongoing	Implemented by the Planning Group as allowed by the Zoning Code
P 5-4.2.	The City will encourage the use of density bonuses and provide other regulatory concessions to facilitate affordable housing development.	Ongoing	Implemented by the Planning Group as allowed by the Zoning Code

	Objective/Policy	Status	Comment
P 5-4.3.	The City will allow manufactured housing in all residential zones.	Ongoing	Implemented by the Planning Group as allowed by the Zoning Code
P 5-4.4.	The City will facilitate building permit and development plan processing for residential construction. The City will expedite project review of residential developments with an affordable housing component.	Ongoing	
O 5-5.	Promote equal opportunity for all residents to reside in housing of their choice.		
P 5-5.1.	The City will prohibit discrimination in the sale or rental of housing with regard to race, ethnic background, religion, handicap, income, sex, age, and housing composition.	Ongoing	
P 5-5.2.	The City will provide fair housing services to El Cajon residents.	Ongoing	Implemented by the Housing Group with Federal CDBG and HOME Grant Funds
P 5-5.2.	The City will encourage the dispersion of affordable housing to avoid the overconcentration of such units in any geographic areas.	Ongoing	Implemented by the Planning Group through the dissemination of zoning information for proposed developments and through the discretionary permit review process
O 5-6.	Ensure that new housing is compatible with existing development and sensitive to environmental needs.		
P 5-6.1.	The City will continue to maintain and develop a set of strong local ordinances intended to benefit the quality of living in residential areas and to promote high standards of aesthetics.	Ongoing	Implemented by the Planning Group through ECMC Chapter 17.180 Architectural Guidelines

	Objective/Policy	Status	Comment
P 5-6.2.	The City will prohibit or restrict, as appropriate, residential development within or in close proximity to airport flight patterns, freeways, railroads, industrial areas, areas subject to flooding or geologic hazards or any other areas determined to be incompatible or inharmonious.	Ongoing	Implemented by the Planning Group through ECMC Chapter 17.115.040 referencing Gillespie Field Airport Land Use Compatibility Plan that identifies allowable uses, height limitations and other standards due to a development's close proximity to the airport
P 5-6.3.	The City will encourage the design of residential developments which are buffered from nearby commercial and industrial area, freeways and railroads and avoid fronting on major (primary and secondary) streets.	Ongoing	Implemented by the Planning Group through ECMC Chapter 17.140 Residential Zone development standards but not applicable for mixed-use areas such as the downtown
P 5-6.4.	The City will require residential developments to respect the natural topography by avoiding excessive grading and promoting planned or clustered developments in hillside and other areas containing sensitive physical and biological features and open spaces worthy of preservation.	Ongoing	Implemented by the Planning Group through ECMC Chapters 17.60 Planned Unit Developments, 17.165 Planned Residential Developments, and 17.170 Hillside Overlay Zone
P 5-6.2.	The City will encourage residential developments which form neighborhood units with both natural (streams, ridgelines, etc.) and man-made (major streets, etc.) boundaries and which focus on schools, parks and other activity centers in order to create neighborhood focal points to foster social interaction within the neighborhood.	Ongoing	Implemented by the Planning Group through ECMC Chapters 17.60 Planned Unit Developments, 17.65 Site Development Plans, and 17.165 Planned Residential Developments

	Objective/Policy	Status	Comment
O 5-7.	Ensure that homeless individuals and families move from homelessness to self-sufficiency, permanent housing and independent living.		
P 5-7.1.	The City will seek to address the needs of the homeless and those threatened with homelessness using a continuum of care model.	Ongoing	Implemented by the Planning Group through the Zoning Code that permits a homeless shelter by right in CM- and M-zone; Implemented by the Housing Group through CDBG Funds used to support shelter for the homeless
P 5-7.2.	The City will evaluate support facilities and service needs of the homeless and near homeless and identify appropriate agencies and resources.	Ongoing	Collaboration efforts with: 1) Crisis House 2) East County Transitional Living Center 3) Center for Social Advocacy 4) Volunteers of America
P 5-7.3.	The City will coordinate with the San Diego County Regional Task Force for the Homeless for needs assessment and resource allocation.	Ongoing	Implemented by Police Department and Housing Group
P 5-7.4.	The City will seek to provide adequate sites for homeless shelters and transitional housing facilities to accommodate the City's homeless population.	Partially implemented	East County Transitional Living Center, Crisis House, Interfaith Shelter Network, and Volunteers of America provide transitional shelter facilities and hotel vouchers to El Cajon's homeless
O 5-8.	Provide supportive services for non-homeless persons with special needs.		

	Objective/Policy	Status	Comment
P 5-8.1.	The City will seek to provide supportive services and facilities for persons with special needs, including the elderly, disabled, at-risk youth, people with substance abuse, and people living with AIDS/HIV.	Ongoing	Implemented by the Housing Group's administering CDBG, HOME and CAL-HOME
O 5-9.	Improve public safety for all residents.		
P 5-9.1.	The City will strive to improve public safety through increased community policing and crime prevention activities.	Ongoing	Implemented by Police Department with funding from CDBG program for Crime Free Multi-Family Housing Program  Police Department's Sector Community Forums
O 5-10.	Provide for the economic development needs of lower and moderate income target areas.		
P 5-10.1.	The City will support the expansion of employment opportunities for residents through job creation and retention efforts.	Ongoing	
P 5-10.2.	The City will seek to revitalize economically blighted areas through property rehabilitation and public improvement activities.	Ongoing	Implemented by the Housing Group's administering of CDBG and HOME funds
P 5-10.3.	The City will support the provision of job training and placement services for the unemployed and underemployed.	Ongoing	Implemented through Housing Group's administering of CDBG funds
O 5-11.	Provide for needed infrastructure improvements in lower and moderate income target areas.		



	Objective/Policy	Status	Comment
P 5-11.1.	The City will coordinate the needed infrastructure improvements through the City's capital improvement planning process.	Ongoing	Implemented by various Groups in the annual Capital Improvement Planning process
P 5-11.2.	The City will seek to provide for the access needs of the physically disabled.	Ongoing	Implemented through the Housing and Building & Fire Safety Groups. The Housing Group completed the following: Renovations to four group homes serving developmentally disabled adults (ADA-compliant). Construction of ADA-compliant two curb ramps and connecting sidewalk at Johnson/Madison Avenue. Construction of improvements (ADA-compliant) to the intersection of First St/Redwood Avenue. The Building & Fire Safety Group continually applies disabled access standards to new and existing development
O 5-12.	Provide for the needed public and community services and facilities to serve those of lower and moderate income.		

	Objective/Policy	Status	Comment
P 5-12.1.	The City will support the provision of new public and community facilities and improve the quality of existing public and community facilities to serve those of lower and moderate income.	Ongoing	Implemented through the Housing Group's administering of the CDBG program. Completed miscellaneous improvements to several parks and recreation facilities, ball fields and community centers
P 5-12.2.	The City will continue to support public and social service agencies that serve the lower and moderate income population through direct funding and/or reduced rents for City-owned buildings.	Ongoing	Implemented through the Housing Group's administration of the CDBG program. Crisis House occupies a building purchased with CDBG funds and pays on \$1/year for rent.
O 6-1.	Innovative solutions to traffic problems should receive serious consideration.		
P 6-1.1.	The City should explore a direct physical connection between the redeveloping Civic Center area and the Parkway Plaza area.	Not implemented	
P 6-1.2.	The City should explore additional freeway access points to and from Interstate 8 and Route 67 to help reduce congestion in the Parkway Plaza area.	Explored	
O 6-2.	State Route 52 should be constructed as soon as is practical.		
P 6-2.1.	The City shall exercise all aspects of its authority to gain the early construction of State Route 52.	Implemented	State Route 52 has been completed
P 6-2.2.	The City shall be prepared to modify its local streets and highway system to handle the shifts in traffic which are anticipated and which will occur with the construction of State Route 52.	Implemented	State Route 52 has been completed

	Objective/Policy	Status	Comment
O 6-3.	Public facilities such as streets, curbs, gutters, sidewalks and drainage channels shall be completed to facilitate traffic needs.		
P 6-3.1.	The City shall use reasonable methods to accomplish the installation of public facilities.	Ongoing	Implemented through discretionary and ministerial permits and conditions required by the Public Works Group
P 6-3.2.	The City shall require private properties to bear a reasonable and fair burden in the provision of public rights-of-way and public facilities.	Ongoing	Implemented through discretionary and ministerial permits and conditions required by the Public Works Group
P 6-3.3.	The City shall use all possible funding sources in its efforts to complete and maintain public facilities.	Ongoing	
O 6-4.	A loop transportation system, preferably within its own right-of-way, shall be established between the El Cajon Transit Center, Parkway Plaza and the old downtown area.		
O 6-5.	Motor vehicle circulation problems shall be identified and solved with solutions explored and implemented as funds are available.		
P 6-5.1.	Streets should be designed with primary emphasis on traffic movement.	Ongoing	Implemented by the Traffic Group through traffic monitoring systems that have been installed and are monitored throughout the City
P 6-5.2.	Rights of way adequate to meet anticipated traffic volumes shall be designated and reserved as far in advance of need as is possible.	Ongoing	Right-of-way is continually acquired through the entitlement process

	Objective/Policy	Status	Comment
P 6-5.3.	Sound design practices should be used to minimize traffic conflicts along primary and secondary streets.	Ongoing	Implemented by the Traffic Group through pedestrian safety enhancements such as those installed pedestrian safety enhancements through the Safe Routes to School
O 6-6.	State Route 54 should be preserved as a freeway route.		
P 6-6.1.	State Route 54 shall remain designated as a freeway on the City's General Plan.	Not implemented	CALTRANS has indicated removal of State Route 54 from the State Highway System
P 6-6.2.	The City shall influence, persuade and lobby other jurisdictions and agencies to plan for and then provide for State Route 54 as a freeway.	Not implemented	Caltrans has indicated removal of State Route 54 from the State Highway System
P 6-6.3.	The City shall not intensify proposed land uses within the potential construction corridor of State Route 54.	Not Implemented	Caltrans has indicated removal of State Route 54 from the State Highway System

	Objective/Policy	Status	Comment
P 6-6.4.	The City shall encourage CALTRANS to provide for mass transit rights-of-way within freeway design whenever feasible.	Ongoing	<p>2050 Regional Transportation Plan is complete</p> <p>No mass transit rights-of-way planned on I-8, SR-67, &amp; HWY-125</p> <p>Peak Bus Rapid Transit from El Cajon Transit Center to University Town Center via SR-52 and to Downtown via HWY-94 in 2020</p> <p>Bus Rapid Transit from El Cajon Transit Center to Sorrento Mesa via SR-52 in 2030</p>
O 6-7.	All facilities for transportation should be interrelated to one another and to the land uses.		
P 6-7.1.	The planning, development and operation of the various elements in the transportation system (road, rail, mass transit, bicycle facilities, etc.) shall be coordinated to recognize interrelationships both between one element and another, and between each element and land uses they serve or affect.	Ongoing	Implemented as private and public projects are brought forward and evaluated on a case-by-case basis

	Objective/Policy	Status	Comment
P 6-7.2.	Residential development standards should include provisions for bikeways as separate from sidewalks and vehicular traffic and they should be provided in conjunction with the construction of such residential development.	Not implemented	
P 6-7.3.	Pedestrian and bicycle routes separated from auto traffic should be provided wherever possible. It is particularly desirable that adequate provision be made for pedestrian or bicycle movement at freeway grade separations and interchanges affecting the local street system. Bicycle and pedestrian facilities should be considered as alternative modes of transportation, not just recreational features. The City should take positive action in this area	Ongoing	The City adopted a new bicycle master plan in 2011
P 6-7.4.	The City should adopt CALTRANS' standards of development for bicycle routes, lanes and paths.	Implemented	Included in the new bicycle master plan of 2011
P 6-7.5.	The City should support efforts to provide for a regional transportation system in the county. Also, El Cajon should work toward being served by that regional system and should continue efforts to provide supplemental transportation facilities.	Ongoing	2050 Regional Transportation Plan
P 6-7.6.	Trolley stations and transit lines shall be so located as to gain the maximum benefit for the largest number of users.	Implemented	

	Objective/Policy	Status	Comment
P 6-7.7.	The City shall continue to recognize Gillespie Field as an area-wide asset; it should make every effort to preserve the field and cooperate in its continued development.	Ongoing	
P 6-7.8.	In very low traffic areas such as hillside areas or very low density areas, the City may establish adjusted access standards.	Not implemented	
O 6-8.	The development of public transportation systems shall be encouraged.		
P 6-8.1.	Efforts to encourage the use of public transit should be implemented such as cross-town transit, use of shuttle buses, carpooling, Transportation Demand Management Systems and other methods to reduce auto traffic.	Ongoing	
O 7-1.	The City will consider annexations of those areas currently outside the City limits but within the City's Sphere of Influence (SOI) when feasible and when sewer allocations and street improvement can be negotiated.		
P 7-1.1.	The City shall revise its General Plan boundaries to coincide generally with its adopted SOI.	Implemented	LAFCO designated the SOI conterminous with the City boundaries in 2008
P 7-1.2.	The City shall require the preparation of a fiscal impact study for all annexation proposals where it is unclear if there will be a positive fiscal impact for the City.	Implemented	This is done on a case by case basis

	Objective/Policy	Status	Comment
P 7-1.3.	The City should inventory all unincorporated areas within the City's SOI to ascertain the presence of zoning and building code violations, the level and quality of street improvements and drainage facilities and the existence of fire hydrants or adequate water pressure.	Not implemented	LAFCO designated the SOI conterminous with the City boundaries in 2008  There are no unincorporated areas within the City's SOI
P 7-1.4.	The City should survey the residents in adjacent unincorporated areas within the City's SOI to determine the level of interest in annexation.	Not implemented	LAFCO designated the SOI conterminous with the City boundaries in 2008  There are no unincorporated areas within the City's SOI
P 7-1.5.	The City shall reserve the right to require that the full costs of annexation such as installing or upgrading public improvements, obtaining additional sewer capacity, funding the need for additional City employees, buildings and equipment (for example, fire stations or street sweepers) are borne by the annexation proponents.	Ongoing	This will be done when applicable
P 7-1.6.	The City shall apply current General Plan land use designations for those areas within the adopted SOI, but not yet within the City limits.	Implemented	
P 7-1.7.	The City shall require that any annexation involving property which is largely developed must include the transfer of sewer capacity rights to the City of El Cajon equivalent to the sewer usage of the area being annexed.	Ongoing	This will be done when applicable



	Objective/Policy	Status	Comment
P 7-1.8.	The City may require existing uses in areas proposed for annexation which would become nonconforming uses upon annexation to either eliminate the nonconformity or terminate the uses as a condition of annexation.	Ongoing	This will be done when applicable
P 7-1.9.	It shall be the general philosophy of the City of El Cajon that consideration of use designations in the areas outside the City, but in the SOI, will not include future uses at any higher density than that which is already designated on the General Plan.	Ongoing	LAFCO designated the SOI conterminous with the City boundaries in 2008  There are no unincorporated areas within the City's SOI
O 8-1.	The development of property shall be coordinated with efforts at conservation of natural resources.		
P 8-1.1.	All development proposals shall receive the judicious and rational use of environmental review procedures.	Ongoing	Implemented by the Planning Group through the discretionary permit review process
P 8-1.2.	The City shall support and cooperate with the ongoing conservation work of other governmental jurisdictions and other governmental agencies.	Ongoing	
O 8-2.	Ensure that the physical environment of the El Cajon area is protected from adverse impact.		
P 8-2.1.	The retention of the unique natural features of a development site such as rock outcroppings, native vegetation and trees shall be encouraged.	Ongoing	Implemented by the Planning Group through the permit review process

	Objective/Policy	Status	Comment
P 8-2.2.	The flat, valley portions of El Cajon shall receive the most intensive development. Hillside areas shall receive less intensive development. Steep hillside areas (slopes more than 25%) shall be placed in the open space land use category.	Ongoing	Implemented by the Planning Group through the ECMC Chapter 17.170 Hillside Overlay Zone
P 8-2.3.	All graded slopes shall be adequately planted for erosion control.	Ongoing	Implemented by the Private Development and Planning Group through ECMC Chapters 13.10 Waters and Sewers, 17.170 Hillside Overlay Zone and 17.195 Water Efficient Landscaping
P 8-2.4.	Special design standards shall be considered for local residential service roads in hillside areas.	Ongoing	Implemented by the Planning Group through the ECMC Chapter 17.170 Hillside Overlay Zone
O 8-3.	Reduce levels of noise so they do not adversely affect the physiological, psychological or sociological well-being of the citizens of El Cajon.		
P 8-3.1.	The City shall develop a new and updated noise contour map using the 65 decibel, day-night average contour as the maximum acceptable standard.	Not Implemented	Addressed on individual projects that are subject to CEQA

	Objective/Policy	Status	Comment
P 8-3.2.	Noise-attenuating measures such as special building insulation, increased setbacks, walls, landscaping, etc., shall be required whenever any residential noise-sensitive land uses are proposed in the noise impact area of a major transportation facility as indicated on the noise contour map on file in the office of the Department of Community Development.	Ongoing	Implemented by the Building Group through the California Building Code
P 8-3.3.	In future transportation planning, the noise impact of all proposed transportation facilities shall be adequately assessed with the purpose of subjecting as few people as possible to a noise level equal to or exceeding 65 decibels, day-night average sound level.	Ongoing	Implemented by the various disciplines involved in a particular project
P 8-3.4.	The City shall waive, modify, or make exceptions to the above standards only where it can be demonstrated that such waiver, modification or exception is for a short, definite duration or prompted by substantial public interest.	Not implemented	
P 8-3.5.	The City shall require that notice be given to all prospective purchasers of new dwelling units constructed in noise impact areas.	Partially implemented	Implemented for new housing within the Gillespie Field Airport Influence Area

	Objective/Policy	Status	Comment
P 8-3.6.	The Airport Land Use Commission (SANDAG) shall be supported in its efforts to reduce the adverse effects of noise on land uses around Gillespie Field. To this end, the land use element of the El Cajon General Plan shall be reviewed for conformance with the comprehensive land use plan adopted by the Airport Land Use Commission and all discrepancies shall be resolved. If necessary, those properties around Gillespie Field which are zoned inconsistent with the Comprehensive Land Use Plan shall be rezoned.	Ongoing	The San Diego Regional Airport Authority's Airport Land Use Commission is responsible for the development of the regions airport compatibility plans. Zoning code changes to achieve consistency with the Gillespie and Montgomery Field ALUCPs were adopted in December 2014.
P 8-3.7.	Require strict enforcement of the City's noise ordinance.	Ongoing	Implemented by the Planning Group, Building Group and Code Compliance through ECMC Section 17.115.130 Performance Standards
P 8-3.8.	In order to minimize noise impacts from noise sources, the City may require site design considerations such as increased setbacks, sound attenuating walls and landscaping, and may also require building design considerations such as type of construction, insulation and orientation of building openings.	Ongoing	Implemented by the Planning Group through project review of development proposals
O 8-4.	Encourage future land use planning and development which take into consideration the effects of noise upon the environment.		

	Objective/Policy	Status	Comment
P 8-4.1.	In future land use planning, the placement of noise sensitive land uses in existing or projected noise impact areas shall be considered if additional noise-attenuating measures or plans are adopted. The table entitled "Land Use Compatibility in Noise Impact Areas" on file in the Department of Community Development shall be utilized in determining the acceptability of specific land uses in noise impact areas.	Ongoing	Implemented by the Planning Group through the discretionary permit review process
P 8-4.2.	A City-wide noise control ordinance shall be adopted in order to prohibit excessive noise within the City boundaries.	Ongoing	Implemented by the Planning Group through ECMC Section 17.115.130 Performance Standards
P 8-4.3.	Quiet zones shall be established around certain noise-sensitive land uses; i.e., hospitals, where maximum noise generation standards are more restrictive than elsewhere in the City.	Not implemented	
P 8-4.4.	Where necessary, truck routes shall be established so as to reduce their effect on noise-sensitive land uses.	Implemented	
O 8-5.	Achieve an urban form which respects the natural land forms of the area and preserves the unique contrast between the valley's level floor and the surrounding hills.		
P 8-5.1.	Planned Residential Developments shall be recommended for proposed projects on hillside property.	Ongoing	

	Objective/Policy	Status	Comment
P 8-5.2.	Excessive amounts of grading with enormous and unsightly banks shall be controlled by application of the Hillside Overlay zone to hillside property.	Implemented	Implemented by the Planning Group through ECMC 17.165 Hillside Overlay Zone
P 8-5.3.	Hillside property retained in its natural state and used for passive public recreational purposes (hiking, picnicking, etc.) shall be considered for public acquisition.	Ongoing	Considered on case by case basis
P 8-5.4.	The Hillside Overlay zone shall be reviewed regarding its standards.	Ongoing	Implemented by the Planning Group through ECMC 17.165 Hillside Overlay Zone  Amended in 2007
O 8-6.	Promote urban development characterized by the balanced coexistence of people, wildlife and vegetation.		
P 8-6.1.	The City shall conduct research for purposes of developing a wildlife/vegetative inventory for the Planning Area with special emphasis on preserving any unique habitats of any rare, endangered or declining species.	Not implemented	Implemented by the Planning Group as applied through individual consultations for specific projects as needed

	Objective/Policy	Status	Comment
P 8-6.2.	The City of El Cajon shall develop an Urban Forestation policy the goal of which would be to provide increased vegetation mass for enhanced wildlife value. A tree planting program shall be considered for zones within the urban and rural areas of El Cajon, including but not limited to, street trees, parking lots, municipal projects, private projects, parks and open space. The development of this program shall include an analysis of significant factors which affect the selection of trees. Of particular importance is an analysis of the wildlife habitat we wish to encourage, the amount of water necessary for the plant to survive, and other considerations such as fire susceptibility, type and quality of pests, tree litter and life span.	Implemented	Implemented by: 1) Urban Forestry Policy A-21 2) Street Tree Program Policy D-4
O 8-7.	Protect rare, endangered or declining species of animal or plant life.		
P 8-7.1.	Appropriate measures shall be required for the protection of any rare or endangered animal or plant species located in an area to be developed. Methods of compensation to the property owners should be explored to assist in the preservation of such species.	Ongoing	Implemented by the Planning Group through project reviews

	Objective/Policy	Status	Comment
P 8-7.2.	The City shall consider imaginative and effective measures to preserve unique species and habitats, including, but not limited to, relocation of the species, creation of open space preserves and transfer of development rights.	Ongoing	
O 8-8.	Use existing water supplies wisely and adhere to water quality control standards.		
P 8-8.1.	Water conservation and reclamation programs shall be supported.	Ongoing	Implemented by the Planning Group through ECMC Chapter 17.195 Water Efficient Landscape Ordinance and by the Building Group through the California Green Building Standards Code
P 8-8.2.	The City shall upgrade and improve its landscaping policy which encourages use of vegetation which has low water requirements.	Ongoing	Implemented by the Planning Group by ECMC Chapter 17.195 Water Efficient Landscape Ordinance and City Council Policy C-6 Landscape Policy
P 8-8.3.	The San Diego Regional Water Quality Control Board shall be supported in the implementation of its policies relative to water pollution control.	Ongoing	Implemented by the Storm Water Group through ECMC Chapters 13.10 Storm Water Management and Discharge and 16.60 Standard Urban Water Mitigation Plan



	Objective/Policy	Status	Comment
P 8-8.4.	The City shall support and participate in efforts aimed at water conservation. A reduced level of per capita consumption of water and energy shall be achieved locally through public education, policy actions and code changes.	Ongoing	Water conservation is implemented through Padre Dam and Helix Water District conservation programs and mailings, Council Policy F-6, ECMC Chapter 17.195 Water Efficient Landscape Ordinance, and California Green Building Standards Code  The City has taken initial policy development energy conservation steps with the completion of a greenhouse gas emissions inventory
P 8-8.5.	The City shall support regional and statewide efforts to increase water supplies.	Ongoing	
O 8-9.	Achieve and maintain a level of air quality which has no significant adverse effects on human physical health, plant and animal life, material objects, weather or visibility.		
P 8-9.1.	The Air Pollution Control District (APCD) shall be supported in its efforts to meet state and federal air quality standards.	Ongoing	Implemented by the Planning Group through applicable project referral to APCD
P 8-9.2.	The City shall discourage drive-up or drive-through developments which are exclusively automobile-oriented or automobile-dependent in the transaction of business.	Ongoing	Implemented by the Planning Group through Zoning Code Land Use Tables and discretionary permit review process

	Objective/Policy	Status	Comment
O 8-10.	Achieve and maintain a level of water quality which protects affected watersheds by minimizing runoff which may cause erosion and pollution.		
P 8-10.1.	The City shall minimize the amount of impervious surfaces and directly connected impervious surfaces in areas of new development and redevelopment. Where feasible, the City will insure that new development or redevelopment slows runoff and maximizes on-site infiltration of runoff.	Ongoing	Implemented by the Storm Water Group through ECMC Chapters 13.10 Storm Water Management and Discharge and 16.60 Standard Urban Water Mitigation Plan through project review
P 8-10.2.	The City shall implement pollution prevention methods supplemented by pollutant source controls and treatment. The City will use small collection strategies located at, or as close as possible to, the source (i.e., the point where water initially meets the ground) to minimize the transport of urban runoff and pollutants off site and into a municipal separate storm sewer system. (MS4)	Ongoing	Implemented by the Storm Water Group through Standard Urban Storm Water Mitigation Plan Ordinance 4707 adopted 2002 Amended in 2007 by Ordinance 4907 Amended in 2010 by Ordinance 4939 Amended in 2015 by Ordinance 5034
P 8-10.3.	The City shall preserve, and where possible, create or restore areas that provide important water quality benefits, such as riparian corridors, wetlands, and buffer zones. The City will encourage land acquisition of such areas.	Not implemented	Identification of these potential sites is included in the current Drainage Master Plan study in progress
P 8-10.4.	The City shall limit disturbances of natural water bodies and natural drainage systems caused by development including roads, highways, and bridges.	Ongoing	Implemented by the Storm Water Group through project reviews

	Objective/Policy	Status	Comment
P 8-10.5.	Prior to making land use decisions, the City will utilize methods available to estimate increases in pollutant loads and flows resulting from projected future development. The City shall require incorporation of structural and non-structural best management practices to mitigate the projected increases in pollutant loads and flows.	Ongoing	Implemented by the Storm Water Group through ECMC Chapters 13.10 Storm Water Management and Discharge and 16.60 Standard Urban Water Mitigation Plan through project review
P 8-10.6.	The City will avoid development of areas that are particularly susceptible to erosion and sediment loss; or establish development guidance that identifies these areas and protects them from erosion and sediment loss.	Ongoing	Implemented by the Storm Water Group through ECMC Chapters 13.10 Storm Water Management and Discharge and 16.60 Standard Urban Water Mitigation Plan through each project review
P 8-10.7.	The City will reduce pollutants associated with vehicles and increasing traffic resulting from development. The City will coordinate local traffic management reduction efforts with the San Diego County Congestion Management Plan	Ongoing	Implemented through storm water regulations and Traffic Group
P 8-10.8.	The City will implement the San Diego Association of Government's (SANDAG's) recommendations as found in the Water Quality Element of its Regional Growth Management Strategy.	Ongoing	Implemented by the Storm Water Group through the ongoing application of Regional and State Water Quality Regulations via SUSMP

	Objective/Policy	Status	Comment
P 8-10.9.	Post-development runoff from a site shall not contain pollutant loads which cause or contribute to an exceedance of receiving water quality objectives or which have not been reduced to the maximum extent practicable.	Ongoing	Implemented by the Storm Water Group through the ongoing application of storm water regulations to project reviews
O 9-1.	Parkway Plaza and its immediate vicinity will be maintained as the City's regional shopping center.		
P 9-1.1.	Parkway Plaza shall be expanded from its original size and the number of major tenants and stores shall be increased.	Implemented	
P 9-1.2.	The City shall continue to improve traffic circulation in the vicinity of Parkway Plaza.	Ongoing	Implemented by the Traffic Group
P 9-1.3.	The City shall cooperate with Parkway Plaza in the provision of parking facilities and may develop special parking requirements for regional shopping facilities.	Implemented	
P 9-1.4.	Prior to approving any new commercial developments which could compound traffic problems in the vicinity of Parkway Plaza, traffic impact studies will be required and mitigation measures or a statement of overriding considerations may also be necessary.	Ongoing	Implemented by the Traffic Group and evaluated when appropriate as new development comes to the area surrounding the shopping center
P 9-1.5.	New commercial areas around Parkway Plaza shall be limited to only those properties already designated for commercial development or to those other areas where it can be clearly shown to cause no adverse effects to the existing commercial areas.	Ongoing	Implemented by the Planning Group through the ECMC Chapter 17.145 Commercial Zones land use table that establishes allowable uses

	Objective/Policy	Status	Comment
O 9-2.	A well-defined automotive sales and service area will be established.		
P 9-2.1.	The City shall use the opportunities presented by the expansion of the Redevelopment District to create a quality automotive sales and service area.	Implemented	Implemented by the Planning Group through SDA No. 10 and as implemented by SP No. 462 for El Cajon Blvd. and North Johnson Ave.  Redevelopment funds are no longer available
P 9-2.2.	Special legislation shall be adopted and special incentives shall be employed to enhance the attractiveness of an automotive sales and service area to potential users.	Implemented	Previously implemented with redevelopment funds which are no longer available
P 9-2.3.	The City shall be proactive in soliciting potential users to locate in the automotive sales and service area.	Ongoing	Implemented by the Planning Group through SDA No.10 by SP No. 462
P 9-2.4.	The City will make every effort to concentrate automotive dealerships in the new El Cajon Blvd.-Johnson Avenue Special Development Area.	Ongoing	Implemented by the Planning Group through SDA No.10 by SP No. 462
O 9-3.	The City will capitalize on commercial redevelopment opportunities, especially those related to an expanded redevelopment district.		
P 9-3.1.	The City shall target those areas for commercial redevelopment where the need for redevelopment and the opportunities for redevelopment come together.	Implemented	Redevelopment Agencies abolished February 1, 2012

	Objective/Policy	Status	Comment
P 9-3-2.	Whenever possible, the City shall assist potential developers in the assemblage of land for especially promising projects.	Implemented	Implemented by Redevelopment Agency through 2011. Will be more difficult in future without Redevelopment Agency, but Housing Authority is a potential tool for affordable housing development
P 9-3.3.	The City shall be proactive in soliciting commercial opportunities, cooperating especially with other organizations such as the East County Chamber of Commerce.	Ongoing	
P 9-3.4.	The City shall assist in the relocation or expansion of successful local businesses so they may be retained locally.	Ongoing	Implemented previously with funds by the Redevelopment Agency  Limited assistance without funding sources
O 9-4.	All commercial development shall be subject to sound design requirements and strict standards of performance.		
P 9-4.1.	Commercial areas shall be designed as a comprehensive unit subject to strict standards governing building arrangement, appearance, street access, through access, parking signs and landscaping.	Ongoing	Implemented by the Planning Group through ECMC Chapter 17.180 Architectural Guidelines, Chapter 17.145 Commercial Zones development standards and through the discretionary review process

	Objective/Policy	Status	Comment
P 9-4.2.	The City should create a design review process intended to improve aesthetic standards in all commercial areas of the City.	Ongoing	Implemented by the Planning Group through ECMC Chapter 17.180 Architectural Guidelines and through the discretionary review process
P 9-4.3.	Commercial establishments shall be carefully integrated with the surrounding area. Conflicts with residential or other sensitive land uses should be minimized.	Ongoing	Implemented by the Planning Group through the discretionary review process
P 9-4.4.	All commercial activities shall be located and designed so as to benefit from the access afforded by major streets without impairing the efficiency or operation of these streets. Major streets are provided primarily for the movement of people and goods and not for the convenience of adjacent businesses.	Ongoing	Implemented by the Planning, Private Development and Traffic Engineering Groups through the project review process
P 9-4.5.	Points of access shall not be allowed too near intersections, but shall be located at an appropriate distance from intersections and shall be adequately spaced to avoid traffic friction and conflict.	Ongoing	Substandard access points closed as part of discretionary review process
P 9-4.6.	Access to commercial areas shall be controlled by use of median strips, frontage roads, and through other means to assure safety and to minimize traffic conflicts.	Ongoing	Implemented by the Planning Group through the discretionary review process

	Objective/Policy	Status	Comment
P 9-4.7.	Loading docks, trash collection areas, equipment storage including roof equipment and other unsightly areas shall be concealed from sight. Older, nonconforming commercial areas shall be required to construct trash enclosures and all commercial areas shall be required to utilize trash enclosures.	Ongoing	Implemented by the Planning Group through ECMC Chapter 17.180 Architectural Guidelines and discretionary project reviews as well as Storm Water Group administering the storm water requirements for trash enclosures
P 9-4.8.	Provision of landscaping shall be encouraged to help beautify older commercial areas.	Ongoing	Implemented by the Planning Group when appropriate during entitlement review process
P 9-4.9.	Commercial uses shall be buffered from surrounding streets and uses by means of curbs, islands, landscaping, fencing and/or back-up development.	Ongoing	Implemented by the Planning Group through adherence to ECMC Chapter 17.145 Commercial Zones development standards such as exterior setback requirements
P 9-4.10.	Retail commercial uses shall be encouraged to locate within retail commercial areas as designated by the General Plan.	Ongoing	Implemented by the Planning Group through adherence to ECMC Chapter 17.145 Commercial Zones land use regulations
P 9-4.11.	Removal of outdated, nuisance, or incompatible buildings shall be encouraged to provide parking areas and open space, to enhance remaining uses, or to make room for new uses compatible with the General Plan.	Ongoing	Implemented by the Planning Group through the project review process



	Objective/Policy	Status	Comment
P 9-4.12.	Periodic inspection of buildings and properties shall be made to assure compliance with regulatory and development codes and standards	Ongoing	Implemented by the Building and Fire Safety Group through conducting inspections
P 9-4.13.	Commercial areas shall be integrated with well-designed interconnecting access between adjacent commercial developments.	Ongoing	Implemented by the Planning Group through the project review process
P 9-4.14.	Commercial areas shall be encouraged to develop in depth to provide adequate room for beneficial design. To that end, the assemblage of properties into one legal lot or one completely integrated development having frontage upon a primary thoroughfare can be considered for commercial zoning to a depth beyond the commercial designation on the General Plan Map, provided that said expansion will not adversely impact other noncommercial areas and that development is approved through the specific plan process. Improvements or requirements exceeding those of the zoning ordinance can be required to ensure that the extended commercial depth does not adversely impact surrounding areas.	Ongoing	Implemented by the Planning Group when applicable through the project review process
O 10	The City will manage growth through strict standards of land use, design, construction and aesthetics.		

	Objective/Policy	Status	Comment
P 10-1.1.	The City shall periodically revise its regulatory codes, ordinances and policies so that they may reflect current, upgraded standards of development and performance.	Ongoing	The Zoning Code was updated and adopted in 2010, 2011, 2012, 2013, 2014, and 2015  The Zoning Code updates are part of an annual work program goal
P 10-1.2.	The City shall develop and maintain systematic programs aimed at creating and keeping a quality community. These shall include, but not necessarily be limited to, vigorous code enforcement, undergrounding of utilities, street cleaning and maintenance, land use, design review of development projects, continued implementation of the sign ordinance, creation of an attractive streetscape, and participation in regional growth management efforts.	Ongoing	
O 11	A broad, stable financial base will be established to provide a high level of services and facilities.		
P 11-1.1.	The City shall continue the implementation of the recommendations contained in the Stanford Research Institute 1983 Report Urban Economic Development Framework Study for El Cajon, California.	Not applicable	This policy is out of date
P 11-1.2.	The City shall continue to strive for quality development of all kinds: residential, commercial, office, industrial or governmental.	Ongoing	

	Objective/Policy	Status	Comment
P 11-1.3.	The City shall protect the existing investment in the community through vigorous enforcement of codes and ordinances.	Ongoing	Staff investigated 648 cases in 2015
P 11-1.4.	The financial and fiscal implications of new development or the annexation of existing development shall be evaluated when such implications are unclear.	Ongoing	This will be applied when applicable
O 12	An aggressive, balanced work program will be established to implement the goals, objectives and policies of the General Plan.		
P 12-1.1.	The Planning Commission shall establish an annual work program related directly to the implementation of the General Plan.	Not implemented	
P 12-1.2.	Following adoption of the General Plan, the City shall immediately begin a systematic review of its development ordinances (zoning code, zoning districts and special development ordinances) for compliance with the revised General Plan.	Ongoing	Implemented by the Planning Group, the Zoning Code is updated annually
O 13-1.	El Cajon will solicit and encourage land uses and facilities which provide services on a region-wide basis.		
P 13-1.1.	The City shall remain proactive in its efforts to attract regional uses into the El Cajon area.	Ongoing	

	Objective/Policy	Status	Comment
P 13-1.2.	The City shall judiciously use the expanded redevelopment district to encourage and assist the location of regional facilities such as additional court facilities, school district headquarters, a county main branch library, or major commercial or industrial developments.	Partially implemented	Redevelopment Agencies abolished February 1, 2012
P 13-1.3.	The City shall capitalize on the excellent nucleus of regional facilities already present (the County's Regional Facility, the Performing Arts Center and the City's Administration Building) to entice additional regional facilities to locate nearby.	Ongoing	
O 14-1.	El Cajon will develop a Historical Element to its General Plan which shall propose certain policies for the preservation of historically significant buildings.		
P 14-1.1.	All applications for discretionary permits shall be checked against the City's historic resources inventory.	Ongoing	Implemented by the Planning Group through project reviews  Historic Preservation Ordinance adopted in 2006
P 14-1.2.	A portion of the City's set-aside funds within the redevelopment project area may be utilized for residential rehabilitation of historic structures if permitted by redevelopment law.	Not implemented	Redevelopment Agencies abolished February 1, 2012
P 14-1.3.	Demolition or removal of an historic structure will require review under the California Environmental Quality Act.	Ongoing	Implemented by the Planning Group through project reviews

	Objective/Policy	Status	Comment
O 14-2.	El Cajon will develop special legislation to assist in the preservation of historically significant buildings.		
P 14-2.1.	The Zoning Code shall be reviewed to permit the adaptive reuse of historic structures by allowing low impact commercial uses by conditional use permit in residential zones.	Implemented	Amended Zoning Code to allow bed and breakfast establishments in buildings of historic interest
P 14-2.2.	The City shall consider using the transfer of density or development rights as a means to help preserve historic structures.	Not implemented	No applications have been received for this consideration
O 15-1.	Continue the cooperative programs with the school districts on the joint development and use of parks and playfields.		
O 15-2.	To acquire and develop park and open space lands by all reasonable means.		
P 15-2.1.	The City should use all available means to acquire parks and open space such as the budget process, developer fees, the design process, gifts, grants, bond issues, etc.	Ongoing	Implemented by various disciplines such as the Planning Group and Recreation Department
P 15-2.2.	Property which has the Open Space designation shown on the General Plan shall first be considered for public use prior to approval of development for private use.	Ongoing	Implemented by the Planning Group and applied when applicable
P 15-2.3.	Areas in the Open Space designation which the City has not established for public use shall be developed with very low density or cluster-type residential development, resulting in large areas of open space in and around the development.	Ongoing	Implemented by the Planning Group and applied when applicable

	Objective/Policy	Status	Comment
P 15-2.4.	The City shall use the specific plan process for the following open space purposes: a. To pool private open space into contiguous areas. b.To link continuous trail systems. c.To create open space areas as a feature of project design.	Ongoing	Implemented by the Planning Group and applied when applicable
P 15-2.5.	The City should encourage the private development of open space areas with recreational uses which are compatible with the surrounding area.	Ongoing	Implemented by the Planning Group during the discretionary permit review process
P 15-2.6.	Unusual physical features such as knolls and groupings of large trees and boulders should be incorporated into the park and open space system of the community.	Ongoing	Implemented by the Recreation Department
P 15-2.7.	Common open spaces created through specific plan, subGroup or cluster-type development, together with parks and schools, shall be linked, where possible, to form a network of green open space throughout urban areas.	Ongoing	Implemented by the Planning Group as new development projects are proposed
P 15-2.8.	All publicly owned lands shall be examined for their potential park or open space use before their disposal.	Ongoing	Implemented by the Recreation Department
P 15-2.9.	The Parks and Recreation Commission shall be encouraged to take a stronger role in influencing park and recreation planning.	Terminated	The commission was dissolved

	Objective/Policy	Status	Comment
P 15-2.10.	The City recognizes that religious facilities and activities are a significant, integral part of the community. As a result, the City will consider religious land uses anywhere in the City, subject to the granting of a conditional use permit to establish the compatibility between the religious use and surrounding uses.	Ongoing	Implemented by the Planning Group through the ECOMC Zoning Code. Religious facilities are permitted with approval of a CUP in the industrial zones, residential zones; and with CUP approval in the other commercial zones (O-P and C-M). However, they are permitted by right in some of the commercial zones (C-N, C-R, and C-G) as long as required parking is available.
O 16	El Cajon shall take positive steps to minimize risks to life and property resulting from disasters.	Ongoing	
P 16-1.1.	The City should continue to cooperate with the San Diego Unified Emergency Service Organization and update emergency operations as new technology and more detailed hazard situations become known.	Ongoing	The City has a new emergency operations center in the Public Safety Center, regularly trains City staff and participates with the County of San Diego Office of Emergency Services
P 16-1.2.	The City should establish a Structural Hazards Abatement Program on a comprehensive basis to ensure compliance with the Uniform Building and Fire Codes and adopted City ordinances, giving priority to those structures which represent the greatest potential risk.	Ongoing	Implemented by the Building Group, the program was adopted in late 2010 and implementation began in 2011

	Objective/Policy	Status	Comment
P 16-1.3.	The City shall maintain a mapping system for areas of known seismic or geologic hazard. Whenever proposed development is to take place in an area of documented or suspected seismic or geological hazards, the Environmental Impact Report procedure should establish the degree of risk which the site presents and should recommend mitigating measures to eliminate these risks. Said investigations must be conducted by a duly licensed soils engineer and engineering geologist who certifies to the accuracy of the investigations and to the completion of all mitigating requirements.	Partially implemented	The City uses the State of California, Department of Conservation, Probabilistic Seismic Hazards Mapping Ground Motion Page when applicable; for projects within known hazard areas that require an EIR, a licensed civil engineer and engineering geologist prepare and certify the degree of risk and mitigating measures
P 16-1.4.	Environmental Impact Reports or Mitigated Negative Declarations which address seismic risks should be required for all major developments in: a. Emergency services and public utilities. b. Involuntary occupancies, such as hospitals, jails, etc. c. High rise and high occupancy structures.	Ongoing	Implemented by the Planning Group through the discretionary permit review process
P 16-1.5.	The City should adopt and continue to update the various Uniform Codes which pertain to earthquake regulations.	Ongoing	Implemented by the Building Group which implements the most current California Building Code (2013)
P 16-1.6.	Soils reports shall be required for all new construction.	Ongoing	Implemented by the Building Group
P 16-1.7.	The City shall continue proven safety related programs; e.g., weed abatement.	Ongoing	



	Objective/Policy	Status	Comment
P 16-1.8.	The City shall approve only those land uses which are consistent with the Gillespie Field Land Use Plan developed by SANDAG.	Ongoing	San Diego Regional Airport Authority is now the administering agency and has adopted the Gillespie Field Airport Land Use Compatibility Plan, which the City implements
P 16-1.9.	The City shall complete or assist in completing the flood-control system in and around El Cajon.	Not complete	Work continues on a Drainage Master Plan that will address the flood-control system in El Cajon
P 16-1.10.	The City shall adopt its own Hazardous Waste Management Plan (HWMP) or, in the alternative, approve the HWMP prepared by the County of San Diego for application in the City of El Cajon.	Implemented	Adopted County of San Diego HWMP by reference

**ANNUAL ELEMENT PROGRESS REPORT**  
***Housing Element Implementation***  
(CCR Title 25 §6202 )

Jurisdiction City of El Cajon  
Reporting Period 1/1/2015 - 12/31/2015

**Table A**  
**Annual Building Activity Report Summary - New Construction**  
**Very Low-, Low-, and Mixed-Income Multifamily Projects**

Housing Development Information							Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions		
1	2	3	4				5	5a	6	7	8
Project Identifier (may be APN No., project name or address)	Unit Category	Tenure R=Renter O=Owner	Affordability by Household Incomes				Total Units per Project	Est. # Infill Units*	Assistance Programs for Each Development	Deed Restricted Units	Note below the number of units determined to be affordable without financial or deed restrictions and attach an explanation how the jurisdiction determined the units were affordable. Refer to instructions.
			Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income			See Instructions	See Instructions	
814 and 816 Grossmont Avenue	SF	R			2		2		RDA	Inc	
410 South First Street	MH	O		1			1		CDBG	Regulatory Agreement	
(9) Total of Moderate and Above Moderate from Table A3			▶	▶	▶	▶	2	3			
(10) Total by income Table A/A3			▶	▶							
(11) Total Extremely Low-Income Units*											

\* Note: These fields are voluntary

**ANNUAL ELEMENT PROGRESS REPORT**  
***Housing Element Implementation***  
(CCR Title 25 §6202 )

Jurisdiction City of El Cajon  
Reporting Period 1/1/2015 - 12/31/2015

**Table A2**  
**Annual Building Activity Report Summary - Units Rehabilitated, Preserved and Acquired pursuant to GC Section 65583.1(c)(1)**

Please note: Units may only be credited to the table below when a jurisdiction has included a program in its housing element to rehabilitate, preserve or acquire units to accommodate a portion of its RHNA which meet the specific criteria as outlined in GC Section 65583.1(c)(1)

Activity Type	Affordability by Household Incomes				(4) The Description should adequately document how each unit complies with subsection (c)(7) of Government Code Section 65583.1
	Extremely Low-Income*	Very Low-Income	Low-Income	TOTAL UNITS	
(1) Rehabilitation Activity	2	0		2	The goal of the Housing Needs (4.4.1) rehabilitation program is to improve neighborhoods by preserving and enhancing the housing stock and assist the needs of very low renter and owner household incomes. This goal has been designated a high priority for El Cajon which uses HOME and CDBG funds to implement.
(2) Preservation of Units At-Risk					
(3) Acquisition of Units					
(5) Total Units by Income	2	0	0	2	

\* Note: This field is voluntary

**Table A3**  
**Annual building Activity Report Summary for Above Moderate-Income Units (not including those units reported on Table A)**

	1. Single Family	2. 2 - 4 Units	3. 5+ Units	4. Second Unit	5. Mobile Homes	6. Total	7. Number of infill units*
No. of Units Permitted for <b>Moderate</b>							
No. of Units Permitted for <b>Above Moderate</b>	21				2	23	

\* Note: This field is voluntary

**ANNUAL ELEMENT PROGRESS REPORT**  
***Housing Element Implementation***  
(CCR Title 25 §6202 )

**Jurisdiction** City of El Cajon  
**Reporting Period** 1/1/2015 - 12/31/2015

**Table B**  
**Regional Housing Needs Allocation Progress**  
**Permitted Units Issued by Affordability**

Enter Calendar Year starting with the first year of the RHNA allocation period. See Example.													Total Units to Date (all years)	Total Remaining RHNA by Income Level
Income Level	RHNA Allocation by Income Level	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9				
Very Low	Deed Restricted	1,448		48									48	1,400
	Non-deed restricted													
Low	Deed Restricted	1,101	2										2	1,098
	Non-deed restricted				1								1	
Moderate	Deed Restricted	1,019		1		2							3	1,000
	Non-deed restricted		8		8								16	
Above Moderate		2,237		2	24	23							49	2,188
Total RHNA by COG. Enter allocation number:		5,805												
Total Units ▶▶▶			10	51	32	26							119	5,686
Remaining Need for RHNA Period ▶▶▶▶▶														

Note: units serving extremely low-income households are included in the very low-income permitted units totals.

**ANNUAL ELEMENT PROGRESS REPORT**  
***Housing Element Implementation***  
(CCR Title 25 §6202 )

**Jurisdiction** City of El Cajon  
**Reporting Period** 1/1/2015 - 12/31/2015

**Table C**

**Program Implementation Status**

Program Description (By Housing Element Program Names)	<b>Housing Programs Progress Report - Government Code Section 65583.</b> Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.		
Name of Program	Objective	Timeframe in H.E.	Status of Program Implementation
Residential Rehabilitation	Conserve and improve existing affordable housing for very low	None	Ongoing - Issued 2 Mobile Home Rehabilitation Loans
Lead-Based Paint Hazard Reduction	Improve the health and safety of the residents	None	Ongoing - Abatement/reduction included in all City-funded rehabilitation activities and continued education/training efforts with landlords and tenants
Mobile Home Park Program	Preserve affordable housing but also allow the conversion of those parks for more economic uses	None	Ongoing - Mobile Home Overlay Zone continues to exist in the Zoning Ordinance establishing standards and criteria for new and procedures for closure of existing
Section 8 Housing Choice Voucher	Maintain and improve housing stock	None	Ongoing - 3,046 participants
Home Sharing	Insurance affordable housing sharing	None	Eliminated due to lack of owner participation
Preservation of Assisted Housing at Risk of Converting to Market Rate	Preserve affordable housing	None	Ongoing - All of the affordable housing projects in the city are considered at-risk of converting to market-rate housing but city will
Land Use Element/Zoning	Provide adequate sites	None	Ongoing - Continued efforts to meet RHNA obligation by continuing to amend the zoning ordinance and work with developers on creating
Target Housing Sites	Provide adequate sites	None	Ongoing - Areas in Downtown and near Transit Center continued to be the target for future high-density residential development
Downtown Specific Plan	Provide mixed-use development to facilitate housing opportunities	None	Ongoing - Proposed projects are given flexibility in development standards to provide higher density. Recently, City adopted lower-level review processes to expedite permitting process.
Adequate Sites for Homeless Shelters and Transitional Housing	Emergency Housing Services	None	Ongoing - Emergency centers permitted by right in the C-M and M zone
Density Bonus	Encourage affordable housing development	None	Ongoing - Used as a tool that encourages affordable housing development
First-Time Homebuyer Assistance	Promote homeownership	None	Ongoing -While there were no First-time homebuyer loans completed this year it is an ongoing program for the City
Mortgage Credit Certificate	Leverage homeownership assistance	None	Ongoing - Continue to participate in the program and assist the County of San Diego to promote it
Non-Profit Housing Development Corporations	Development of affordable housing	None	Ongoing - Continue to work with qualified non-profit developers such as Affirmed Housing and Habitat for Humanity to provide more
Land Assemblage and Write-Down	Reduce land cost for affordable housing development	None	Ongoing - Continue to facilitate land assemblage for affordable housing

**ANNUAL ELEMENT PROGRESS REPORT**  
***Housing Element Implementation***  
 (CCR Title 25 §6202 )

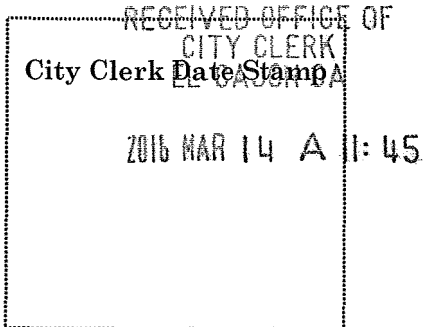
Jurisdiction

City of El Cajon

Reporting Period

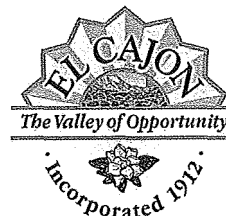
1/1/2015 - 12/31/2015

Pursue Affordable Housing Funding Sources	Secure funds for affordable housing	None	Ongoing - Continued efforts to seek additional funding sources and partner with developers for affordable housing funds
Zoning Ordinance	Facilitate the development and conversion of affordable housing	None	Ongoing - Monitored Zoning Code to facilitate mixed-use and residential development
Second Units	Provide additional low cost housing	None	Ongoing - Approved zoning code amendments to allow reduced parking standard and eliminated separate meter requirement that tended to be costly
Condominium Conversions	Provide homeownership	None	Ongoing - Allowed to convert apartments to condominium ownership while providing rights to existing tenants
Development Fees	Offset affordable housing cost	None	Ongoing - Fees continue to be the lowest in San Diego County
Reasonable Accommodation	Granting reasonable accommodations for persons with disabilities	None	Recently adopted
Expedited Project Review	Reduce holding cost	None	Ongoing - This is an option that can be used as needed
Fair Housing	Provide Fair Housing Services	None	Ongoing - 473 persons were assisted with these services
<b>General Comments:</b>			



# City of El Cajon Agenda Report

MEETING: Mar. 22, 2016  
ITEM NO: 1.8



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

**FROM:** Majed Al-Ghafry, Assistant City Manager

**SUBJECT:** Approval of Specifications for Miscellaneous Fence/Guardrail Repair and Installation Bid Number 031-16

**RECOMMENDATION:** That the City Council adopts the next RESOLUTIONS in order to:

1. Approve Specifications for As-needed Miscellaneous Fence/Guardrail Repair and Installation, Bid Number 031-16; and
2. Direct a Notice Inviting Sealed Bids to be opened on April 15, 2016.

**BACKGROUND:** The City of El Cajon is soliciting bids for materials, parts and labor for as-needed Miscellaneous Fence/Guardrail Repair and Installation at various City facilities for the period of one year commencing on June 1, 2016, with four one-year renewal options. The bid page lists an estimated annual number of hours for a journeyman laborer, foreman journeyman laborer, and operator. Actual quantity ordered may be more or less as the City's needs dictate. The purpose of this bid is to establish a preferred vendor contractual relationship for maintenance, repairs and installation for fence and guardrail systems listed at pre-established contract rates for the terms of this contract except as specifically provided herein. Complete specifications for the project are available for review at the City Clerk's Office.

All work shall be performed in accordance with the best fence and guardrail practices. The Operations Manager or designated representative shall manage this contract and inspect the work performed, and methods or materials used.

**CEQA:** The proposed As-Needed Miscellaneous Fence/Guardrail Repair and Installation is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) according to Section 15301 (Class 1) (c) of the CEQA Guidelines. Section 15301 provides an exemption for the maintenance of public facilities.

**FISCAL IMPACT:** The current adopted Fiscal Year 2015-2016 budget includes sufficient Parks, Wastewater, and Traffic funding to cover this contract work. Staff will request that the City Council budget sufficient funds for the as-needed services during Fiscal Year 2016-2017.

**PREPARED BY:**



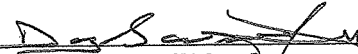
Adriana Castañeda  
SR. MANAGEMENT  
ANALYST

**REVIEWED BY:**



Majed Al-Ghafry  
ASSISTANT CITY  
MANAGER

**APPROVED BY:**



Douglas Williford  
CITY MANAGER



RESOLUTION NO.     -16

**RESOLUTION APPROVING PLANS AND SPECIFICATIONS FOR  
AS-NEEDED MISCELLANEOUS FENCE/GUARDRAIL REPAIR AND INSTALLATION**  
(Bid No. 031-16)

WHEREAS, the City Engineer has submitted plans and specifications for As-Needed Miscellaneous Fence/Guardrail Repair and Installation; and

WHEREAS, it appears to be in the best interests of the City of El Cajon that the plans and specifications for said 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 submitted by the Deputy Director of Public Works for As-Needed Miscellaneous Fence/Guardrail Repair and Installation 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 Deputy Director of Public Works of the City of El Cajon.

03/22/16 (Item 1.8)

Bid 031-16 – Misc Fence-Guardrail Repair & Instl - apr 030316

RESOLUTION NO.     -16

RESOLUTION ORDERING THE WORK AND  
DIRECTING PUBLICATION OF NOTICE INVITING BIDS FOR  
AS-NEEDED MISCELLANEOUS FENCE/GUARDRAIL REPAIR AND INSTALLATION  
(Bid No. 031-16)

WHEREAS, plans and specifications have been submitted for As-Needed Miscellaneous Fence/Guardrail Repair and Installation; and

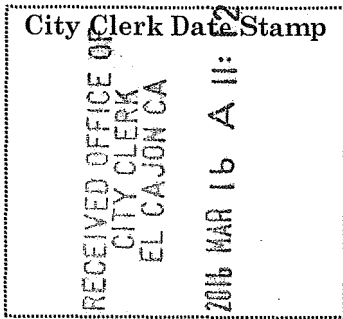
WHEREAS, it appears to be in the best interests of the City that said work should be performed.

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

1. That the City Council does hereby order that As-Needed Miscellaneous Fence/Guardrail Repair and Installation shall be performed.
2. That April 15, 2016, at 2:00 P.M., in the office designated by the Purchasing Agent of the City of El Cajon, 200 Civic Center Way, El Cajon, California, is hereby fixed as the time and place for the opening of bids for said project.
3. The Purchasing Agent of the City of El Cajon is hereby directed to cause a Notice to Bidders to be published in the newspaper, in accordance with the provisions of law.

03/22/16 (Item 1.8)

Bid 031-16 – Misc Fence-Guardrail Repair & Instl - ntc 030316



# City of El Cajon Agenda Report

MEETING: Mar. 22, 2016

ITEM NO: 1.9



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

**FROM:** Nahid Razi, Purchasing Agent

**SUBJECT:** Award of Bid No. 025-16, Renette Park Improvements

**RECOMMENDATION:** That the City Council:

- 1) Finds the protest submitted by Straight Line General Contractors, Inc. to be timely, but without merit;
- 2) Finds the third, fourth, and fifth low bidders non-responsive, each for the reasons set forth in this agenda report;
- 3) Adopts the next resolution in order awarding the bid to the lowest responsive, responsible bidder, GEM Industrial Electric, Inc., in the amount of \$472,000.00 for the base bid and Additive Alternate: Shade Structures;
- 4) Appropriates \$59,000.00 from the Parks Impact Fees fund (515000); and
- 5) Authorizes a transfer of \$59,000.00 from the 515000 fund to the 505000 fund.

**BACKGROUND:** On December 8, 2015, the City Council approved a project to improve Renette Park with enhancements such as new security lighting and cameras, replacement of existing playground features, construction of a new picnic area, and other site furnishings. Twenty-nine prospective bidders obtained bid packages and six responses were received and opened at 2:00 p.m. on February 23, 2016.

Per the bid specifications Check List, and in order to receive Community Development Block Grants/Department of Housing and Urban Development (CDBG/HUD) funding, the *Section 3 Implementation Plan: Planned Section 3 Hires* form must be completed for all CDBG/HUD projects of \$100,000.00 or more. The third low bidder, Straight Line General Contractors, Inc. (SLGC), did not complete the Section 3 Implementation Plan and was thereby deemed non-responsive.

SLGC submitted a written protest dated March 9, 2016. SLGC's protest was received within the time frame provided and is deemed to be timely. SLGC stated it did not insert information for the Section 3 Implementation Plan because it was not applicable to their bid submission. However, since

this form must be completed as specified above, staff considers their protest without merit.

Another required document for CDBG/HUD projects is the Bidder's Outreach Plan/Good Faith Effort. The fourth low bidder failed to submit this document in their bid package.

Furthermore, Addendum No. 2, Appendix A required bidders to submit details on the playground equipment, activity panels, light pole, CCTV and wireless communications for the project. City staff provided an additional three days after the bid opening date for all bidders to submit this documentation. However, the City did not receive responses from the fourth and fifth low bidders.

Due to funding concerns, the project was designed to have a base bid with additive alternates. The California Public Contract Code allows the City to specify which award method will be utilized to determine the lowest bid. Bidders provided pricing for the additive alternate items as specified and the bid was awarded based on the base bid. After examining the bids, Additive Alternate: Shade Structures shall be included in the award. The funding for this item will be appropriated from the Parks Impact Fees fund.

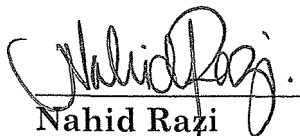
Purchasing, in concurrence with the Assistant City Manager, recommends award of the bid to the lowest responsive, responsible bidder, GEM Industrial Electric, Inc., in the amount of \$472,000.00 (base bid of \$413,000.00 plus Additive Alternate: Shade Structures of \$59,000.00). The summary of bids is attached and complete proposals are on file in Purchasing.

**FISCAL IMPACT:** Sufficient funds are available for this project in Activity/Account #505000 9065-PK3564 – Community Development Block Grant (CDBG) fund, County of San Diego First 5 Grant, and Parks Impact Fees.

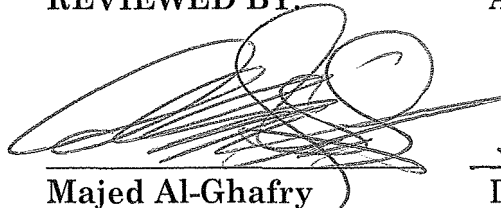
**PREPARED BY:**

**REVIEWED BY:**

**APPROVED BY:**



Nahid Razi  
PURCHASING AGENT



Majed Al-Ghafry  
ASSISTANT  
CITY MANAGER



Douglas Williford  
CITY MANAGER

**BID SUMMARY – BID NO. 025-16**

<b><u>BIDDER</u></b>	<b><u>TOTAL BID AMOUNT</u></b>
GEM Industrial Electric, Inc. (Lakeside, CA)	\$413,000.00*
Fordyce Construction, Inc. (Santee, CA)	\$417,166.00
Straight Line General Contractors, Inc. (Oceanside, CA)	Non-responsive
Atlas Development Corporation (Solana Beach, CA)	Non-responsive
M.A. Stevens Construction, Inc. (National City, CA)	Non-responsive
New Century Construction, Inc. (Lakeside, CA)	\$439,860.00
ENGINEER'S ESTIMATE (BASE BID)	\$400,000.00

**\* RECOMMEND AWARD**

GEM Industrial Electric, Inc. Additive Alternates

6' Galvanized Chain Link Fence	\$18,000.00
Concrete Mowing Strip for 6' Chain	\$6,000.00
Shade Structures	\$59,000.00*

RESOLUTION NO.     -16

RESOLUTION AWARDING BID FOR  
RENETTE PARK IMPROVEMENTS  
(Bid No. 025-16)

WHEREAS, on December 8, 2015, the City Council approved a budget for the Renette Park Improvements project, in the City of El Cajon, to enhance the park with new security lighting and cameras, replacement of existing playground features, construction of a new picnic area, and other site furnishings ("Project"); and

WHEREAS, twenty-nine (29) prospective bidders obtained bid packages, and six (6) responses to the Invitation to Bid for the Project were received and publicly opened at 2:00 p.m. on February 23, 2016; and

WHEREAS, three (3) of the bids submitted met the necessary requirements; and

WHEREAS, the apparent third low bidder, Straight Line General Contractors, Inc. ("SLGC"), did not complete the mandatory Community Development Block Grants/Department of Housing and Urban Development ("CDBG/HU") Section 3 Implementation Plan ("Section 3 Implementation Plan") and was thereby deemed non-responsive; and

WHEREAS, SLGC submitted a timely written protest dated March 9, 2016, stating that it did not insert information for the Section 3 Implementation Plan because it was not applicable to their bid submission; and

WHEREAS, the CDBG/HUD regulations and City procedures require that all bidders on the Project must submit a complete Section 3 Implementation Plan, whether the requirement is applicable to their bid, and City staff considers the protest of SLGC to be without merit; and

WHEREAS, the fourth low bidder failed to submit the Bidder's Outreach Plan/Good Faith Effort also required in order to receive CDBG/HUD funding, and was also deemed non-responsive; and

WHEREAS, in addition, Addendum No. 2, Appendix A required bidders to submit details on the playground equipment, activity panels, light pole, CCTV and wireless communications for the Project, and the City did not receive responses from Atlas Development Corporation, and M.A. Stevens Construction, Inc., the apparent fourth and fifth low bidders, respectively; and

WHEREAS, Purchasing, in concurrence with the Assistant City Manager, recommends award of the bid to the lowest responsive, responsible bidder; and

WHEREAS, the City Council believes it to be in the best interests of the City to award the contract to the lowest responsive, responsible bidder.

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

1. The City Council hereby finds the foregoing recitals to be true and correct, and are the findings of the City Council.

2. The City Council hereby further finds that the bids of Straight Line General Contractors, Inc., Atlas Development Corporation, and M.A. Stevens Construction, Inc., to be non-responsive, and shall not be considered in the award of the bid for the Project.

3. The City Council does hereby reject all other bids and proposals except that hereinbelow mentioned, and awards the bid for the Renette Park Improvements project to:

GEM Industrial Electric, Inc.

in the amount of \$472,000.00 (consisting of its base bid of \$413,000.00 with an Additive Alternate bid of \$59,000.00).

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

03/22/16 (Item 1.9)

Bid 025-16 – Renette Park Improvements 031416

City Clerk Date Stamp

RECEIVED OFFICE OF  
CITY CLERK  
EL CAJON CA

2016 MAR 16 A 11:12

# City of El Cajon Agenda Report

MEETING: Mar. 22, 2016

ITEM NO: 1.10



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

**FROM:** Nahid Razi, Purchasing Agent

**SUBJECT:** Rejection of Bid No. 028-16, Ronald Reagan Community Center  
Renovation Project

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

1. Reject all bids;
2. Authorize re-bidding the project with revised specifications; and
3. Authorize the City Manager to approve the revised final plans and specifications prior to bidding.


**BACKGROUND:** On January 26, 2016, the City Council approved the plans and bid specifications for the renovation of the Ronald Reagan Community Center. Fifty-eight prospective bidders obtained bid packages and four responses were received and opened at 2:00 p.m. on February 29, 2016.

The apparent low bid was approximately 136% higher than the engineer's estimate. Due to this significant difference, staff proposes to revise the bid plans and specifications to remain within the project budget.

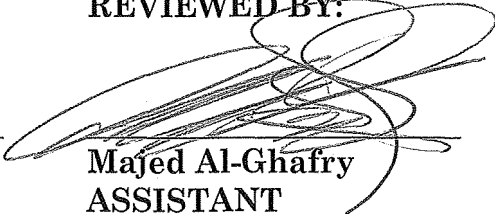
Purchasing, in concurrence with the Assistant City Manager, recommends rejecting the bid and re-bidding this project with revisions from the architect and engineer to adjust the scope of work. In an effort to minimize further delay, it is recommended that the City Council authorize the City Manager to approve the final, revised plans and specifications prior to bidding. The summary of bids is attached and complete proposals are on file in Purchasing.

**FISCAL IMPACT:** Staff's time in revising the scope of work and re-bidding the project will have a minimal monetary impact.


**PREPARED BY:**

  
Nahid Razi  
PURCHASING AGENT

**REVIEWED BY:**

  
Majed Al-Ghafry  
ASSISTANT  
CITY MANAGER

**APPROVED BY:**

  
Douglas Williford  
CITY MANAGER



**BID SUMMARY - BID NO. 028-16**

**BIDDER**

**TOTAL BASE BID AMOUNT**

Fordyce Construction, Inc. (Santee, CA)	\$2,125,427.00
SWCS, Inc. (Lakeside, CA)	\$2,191,375.00
Cyber Professional Solutions Corporation (Chula Vista, CA)	\$2,244,000.00
Grahovac Construction Company, Inc. (La Mesa, CA)	\$2,304,000.00

**ENGINEER'S ESTIMATE**

**\$900,000.00**

RESOLUTION NO.   -16

RESOLUTION REJECTING BID FOR  
RONALD REAGAN COMMUNITY CENTER RENOVATION PROJECT  
(Bid No. 028-16 / PK3508)

WHEREAS, on January 26, 2016, the City Council approved the solicitation of bids for the Ronald Reagan Community Center Renovation Project ("Project") to upgrade the facility in order to bring it into compliance with current codes; and

WHEREAS, fifty-eight (58) prospective bidders obtained bid packages, and four (4) responses to the Invitation to Bid for the Project were received and publicly opened at 2:00 p.m. on February 29, 2016; and

WHEREAS, the adopted project budget for Fiscal Year 2015-16 was \$970,000.00 to cover construction and contingency costs, the project estimate was \$900,000.00, and the lowest responsive, responsible bid exceeded the project estimate by 136%; and

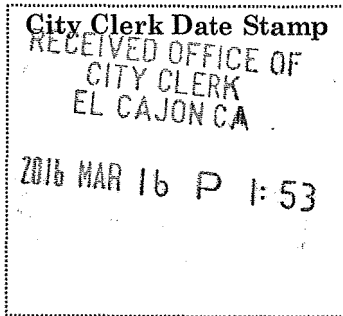
WHEREAS, Purchasing, in concurrence with the Assistant City Manager, recommends rejection of all responsive, responsible bids, and authorization to rebid this project with revisions from the architect and engineer to adjust the scope of work; and

WHEREAS, in an effort to minimize the delay in progressing with this project, it is further recommended that the City Manager be authorized to approve the final plans and specifications prior to rebidding; and

WHEREAS, the City Council believes it to be in the best interests of the City to reject all responsive, responsible bids and rebid the project, and to authorize the City Manager to approve the final plans and specifications prior to rebidding.

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 hereby made findings of the City Council.
2. The City Council hereby rejects all bids received for the reasons stated above.
3. The City Council further directs staff to rebid the project with revised specifications, as approved by the City Manager.
4. The City Manager is hereby authorized to approve the final plans and specifications prior to rebidding for and on behalf of the City of El Cajon.



# City of El Cajon Agenda Report

MEETING: 3/22/16

ITEM NO: 4.1



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

**FROM:** Brett Channing, Assistant to the City Manager

**SUBJECT: REQUEST LEGISLATION ON THE REQUIREMENT OF A CAR LOCKING SYSTEM FOR DUI OFFENDERS**

**RECOMMENDATION:** That the City Council request El Cajon's state representatives to introduce legislation that will require first-time Driving Under the Influence (DUI) offenders in the State of California to have a car locking system installed in their vehicles.

## **BACKGROUND:**

Last month, Mothers Against Drunk Driving (MADD) published a report that demonstrated car locking systems have stopped over 1.77 million people from driving drunk since 1999, when states throughout the country first began requiring car locking systems to be installed in vehicles of DUI offenders.

A car locking system consists of an ignition interlock device about the size of a cell phone that requires an individual to blow into it to get a blood alcohol content reading. If the reading is below the legal limit, the device will allow the ignition to start.

In California, the installation of an ignition interlock device for drunken driving offenders is left to the discretion of a court judge. There is, however, a six year-old pilot program in place in the Counties of Alameda, Los Angeles, Sacramento, and Tulare that requires the installation of an ignition interlock device after any drunken driving offense. Since its introduction in 2010, there has not been any legislation to expand the program or make it a requirement state-wide.


At the February 16, 2016, City Council Meeting, Councilmember McClellan brought forth a request that state legislation be introduced to require the installation of car locking systems for all offenders that have sustained any drunken driving offense. There are currently 25 states that have such a law.

While the deadline for the introduction of new bills during the 2016 session has passed, staff will work with the City's state representatives and lobbyists to see if there can be a "gut and amend" or "spot bill" opportunity. If not, staff will work with them to have a bill introduced in the legislature next year.


**FISCAL IMPACT:**

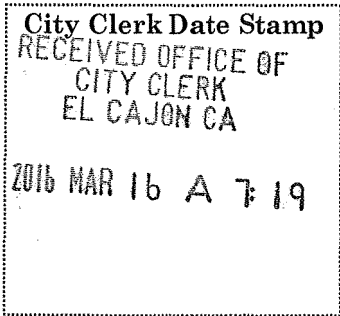
None.

**PREPARED BY:**

  
\_\_\_\_\_  
Brett Channing  
Assistant to the City Manager

**APPROVED BY:**

  
\_\_\_\_\_  
Douglas Williford  
City Manager



# City of El Cajon Agenda Report

MEETING: 3/22/16

ITEM NO: 6.1



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

**FROM:** Mayor Wells

**SUBJECT:** Council Activities Report

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

**BACKGROUND:**

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

**REPORT:**

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

- March 9-11, 2016 - SANDAG Retreat
- March 15, 2016 - Chamber of Commerce –High School Ethics in Business
- March 15, 2016 - Public Safety Committee Prep Meeting
- March 18, 2016 - SANDAG Public Safety Committee Meeting
- March 22, 2016 - VP-Government/Public Affairs - Borrego Health
- March 22, 2016 - City Council Meeting at 3:00 p.m.

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

**SUBMITTED BY,**

**Bill Wells**  
Mayor



# LEGISLATIVE REPORT 2015-2016



6.2

BILL	NO.	SPONSOR	SUBJECT	COUNCIL DATE	POSITION	COMMITTEE	BILL STATUS / LAST ACTION DATE
AB	1554	Irwin	Powdered Alcohol	1/26/2016	Support	Assembly	2/1/2016-Referred to Com. on G.O.
SB	819	Huff	Powdered Alcohol	1/26/2016	Support	Assembly	3/15/2016-Read second time and amended. Re-referred to Com. on APPR.

The Legislative Report tracks bills for the 2015-2016 Session of the California Legislature that the El Cajon City Council/Housing Authority/Successor Agency to the Redevelopment Agency has voted to monitor/watch, support or oppose. Updated March 17, 2016 at 7:30 a.m. for the March 22, 2016 City Council Meeting.

City Clerk Date Stamp

RECEIVED OFFICE OF  
CITY CLERK  
EL CAJON CA

2016 MAR 15 A 6:39

# City of El Cajon Agenda Report

MEETING: 3/22/16

ITEM NO: 7.1



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

**FROM:** Councilmember Kendrick

**SUBJECT:** Council Activities Report

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

**BACKGROUND:**

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

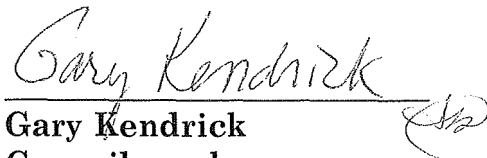
**REPORT:**

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

- March 18, 2016 - Meeting w/ City Manager
- March 22, 2016 - City Council Meeting at 3:00 p.m.

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

**SUBMITTED BY,**

  
Gary Kendrick  
Councilmember

City Clerk Date Stamp  
RECEIVED OFFICE OF  
CITY CLERK  
EL CAJON CA  
2016 MAR 16 A 7:19

# City of El Cajon Agenda Report

MEETING: 3/22/16

ITEM NO: 8.1



**TO:** Mayor Wells, Councilmembers Bales,  
Kendrick and McClellan

**FROM:** Mayor Pro Tem Ambrose

**SUBJECT:** Council Activities Report

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

**BACKGROUND:**

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

**REPORT:**

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

- March 12, 2016 - St. Patrick's Day Half Marathon in El Cajon
- March 14, 2016 - Gary Roto from Borrego Health Clinic
- March 15, 2016 - ECEDC Gillespie Field Committee
- March 16, 2016 - ECEDC Board Meeting
- March 16, 2016 - ECPD Meeting with Range Master
- March 17, 2016 - Meeting with Ramzi Murad
- March 18, 2016 - Meeting with City Manager
- March 22, 2016 - Council Meeting at 3:00 p.m.

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

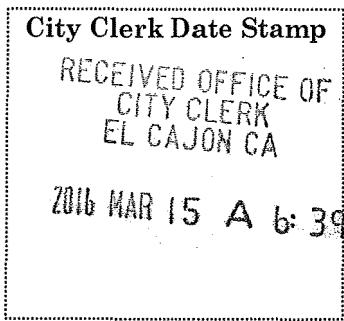
**SUBMITTED BY,**

*Tony Ambrose*

**Tony Ambrose  
Mayor Pro Tem**

A handwritten signature in black ink, appearing to read "Tony Ambrose", with a stylized flourish at the end.





# City of El Cajon Agenda Report

MEETING: 3/22/16

ITEM NO: 9.1



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

**FROM:** Councilmember McClellan

**SUBJECT:** Council Activities Report

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

**BACKGROUND:**

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

**REPORT:**

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

- March 9, 2016 - Albertson's Grand Opening – Broadway Location
- March 12, 2016 - RunEC St. Patrick's Day Half-Marathon
- March 17, 2016 - MTS Board and Budget Development Meeting
- March 22, 2016 - City Council Meeting at 3:00 p.m.

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

**SUBMITTED BY,**

*Bob McClellan*  
 \_\_\_\_\_  
 Bob McClellan  
 Councilmember

City Clerk Date Stamp

RECEIVED OFFICE OF  
CITY CLERK  
EL CAJON CA

2016 MAR 15 A 10:18

# City of El Cajon Agenda Report

MEETING: 3/22/16

ITEM NO: 10.1



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

**FROM:** Councilmember Bales

**SUBJECT:** Council Activities Report

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

**BACKGROUND:**

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

**REPORT:**

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

- March 9, 2016 - Albertson's Grand Opening – Broadway and Main location
- March 12, 2016 - RunEC St. Patrick's Day Half-Marathon
- March 15, 2016 - Meeting w/ City Manager
- March 19, 2016 - El Cajon Recreation Dance Recital at 3:00 p.m.
- March 19, 2016 - Halabja Memorial Event
- March 22, 2016 - City Council Meeting at 3:00 p.m.

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

**SUBMITTED BY,**

Star Bales  
Councilmember