



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

**Police Department Community Room
100 Civic Center Way
El Cajon, CA 92020**

Agenda

MAY 26, 2026, 3:00 p.m.

Bill Wells, Mayor
Michelle Metschel, Deputy Mayor
Steve Goble, Councilmember
Gary Kendrick, Councilmember
Phil Ortiz, Councilmember

Graham Mitchell, City Manager
Vince DiMaggio, Assistant City Manager
Marisol Thorn, Deputy City Manager
Jennifer Lyon, City Attorney
Angela Cortez, City Clerk

CALL TO ORDER: Mayor Bill Wells

ROLL CALL: City Clerk Angela Cortez

PLEDGE OF ALLEGIANCE TO THE FLAG AND MOMENT OF SILENCE

POSTINGS: The City Clerk posted Orders of Adjournment of the May 12, 2026, Meetings and the Agenda of the May 26, 2026, Meeting in accordance to State Law and City Council/Housing Authority/Successor Agency to the Redevelopment Agency Policy.

PRESENTATIONS:

- TEDxKidsElCajon
- Youth of the Year Award

AGENDA CHANGES:

CONSENT ITEMS:

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

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

RECOMMENDATION:

That the City Council/Housing Authority/Successor Agency to the El Cajon Redevelopment Agency approves Minutes of the May 12, 2026, Meetings of the El Cajon City Council/Housing Authority/Successor Agency to the El Cajon Redevelopment Agency.

2. Warrants

RECOMMENDATION:

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

3. Approval of Reading Ordinances by Title Only

RECOMMENDATION:

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

4. Approval of Resolutions to Award Bid No. 002-27 – Sewer & Storm Drain Pipe Rehabilitation and Approve Plans & Specifications

RECOMMENDATION:

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

1. Approve Plans and Specifications for Sewer & Storm Drain Pipe Rehabilitation, Bid No. 002-27; and
2. Award the bid to the lowest responsive, responsible bidder, Vortex Services, LLC dba Sancon Technologies (ST), in the amount of \$1,685,564, with the option to renew for four additional one-year periods with findings as listed in the Resolution.

5. Approval of Resolution Authorizing Filing of a Grant Application for the San Diego Association of Governments (SANDAG) Flexible Fleets Pilot Program

RECOMMENDATION:

That the City Council adopts the next Resolution, in order, authorizing the City Manager, or designee, to submit a grant application for the San Diego Association of Governments (SANDAG) Flexible Fleets Grant program and execute grant agreements with SANDAG as necessary following award of the grant.

6. Approval of Resolutions to Award Bid No. 024-26 – Apparatus Bay Door Replacement for the Cities of El Cajon & La Mesa and Approve Plans & Specifications

RECOMMENDATION:

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

1. Approve Plans and Specifications for Apparatus Bay Door Replacement for the cities of El Cajon and La Mesa, Bid No. 024-26; and
2. Award the bid to the lowest responsive, responsible bidder, GMAT, Inc. dba Inland Door Overhead Company (IDODC), in the amount of \$1,293,000 with the findings and contingencies set forth in the Resolution, and appropriate \$71,500 of City Capital Improvement Fund (501) fund balance to increase the budget for the Fire Station Bay Doors (263973PWCP) project.

7. Approval of Resolution Authorizing Traffic Collision Vehicle Replacements

RECOMMENDATION:

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

1. Authorize the replacement of a Ford Explorer unit #42094 and a Ford F-150 unit #42075; and
2. Appropriate \$270,000 from the Vehicle Replacement Fund balance to the City's Vehicle-Equipment Replacement account.

8. Contribution to Miss El Cajon Pageant Organization

RECOMMENDATION:

That the City Council approves a contribution in the amount of \$2,500 to the Miss El Cajon Pageant Organization.

PUBLIC COMMENT:

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

WRITTEN COMMUNICATIONS:

PUBLIC HEARINGS:

9. Public Hearing to Consider Adoption of Resolution to Approve the Proposed 2027 Five-Year Program of Projects for the SANDAG Regional Transportation Improvement Program (RTIP)

RECOMMENDATION:

That the City Council:

1. Opens the Public Hearing and receives testimony;
2. Closes the Public Hearing; and
3. Adopts the next Resolution, in order, for the adoption of the Proposed 2027 Five-Year Program of Projects for the SANDAG Regional Transportation Improvement Program (RTIP).

10. Public Hearing to Consider CEQA Exemption, Planned Unit Development, and Tentative Subdivision Map for an 11-Unit Residential Project 1426 Granite Hills Drive

RECOMMENDATION:

That the City Council:

1. Opens the public hearing and receives testimony;
2. Closes the public hearing;
3. Moves to adopt the next Resolution, in order, APPROVING the CEQA Determination of Exemption;
4. Moves to adopt the next Resolution, in order, APPROVING Planned Unit Development No. 2025-0002, subject to conditions; and
5. Moves to adopt the next Resolution, in order, APPROVING Tentative Subdivision Map No. 2025-0017, subject to conditions.

ADMINISTRATIVE REPORTS:

11. Funding Commitment for the East County Revolving Loan Fund

RECOMMENDATION:

That the City Council:

1. Increases the Fiscal Year 2026 Economic Development (101112) appropriations by \$300,000 from General Fund Carryover Reserves; and
2. Authorizes an expenditure of the funds to the Empower East County Business Revolving Loan Fund as detailed in the report.

COMMISSION REPORTS:

ACTIVITIES REPORTS/COMMENTS OF MAYOR WELLS

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

12. Council Activity Report

ACTIVITIES REPORTS/COMMENTS OF COUNCILMEMBERS:

13. **COUNCILMEMBER STEVE GOBLE**
MTS (Metropolitan Transit System Board); East County Advanced Water Purification JPA Board; Chamber of Commerce – Government Affairs Committee; SANDAG – Board of Directors – Alternate.
14. **COUNCILMEMBER GARY KENDRICK**
METRO Commission/Wastewater JPA; Heartland Communications; Heartland Fire Training JPA.
15. **DEPUTY MAYOR MICHELLE METSCHEL**
Harry Griffen Park Joint Steering Committee; METRO Commission/Wastewater JPA – Alternate; Heartland Communications – Alternate; Heartland Fire Training JPA – Alternate.
16. **COUNCILMEMBER PHIL ORTIZ**
League of California Cities, San Diego Division; East County Economic Development Council; MTS (Metropolitan Transit System Board) – Alternate; East County Advanced Water Purification JPA Board – Alternate; Chamber of Commerce – Government Affairs Committee – Alternate; SANDAG – Board of Directors – Alternate.

JOINT COUNCILMEMBER REPORTS:

GENERAL INFORMATION ITEMS FOR DISCUSSION:

ORDINANCES: FIRST READING

ORDINANCES: SECOND READING AND ADOPTION

CLOSED SESSIONS:

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

Agency Designated Representatives:

Graham Mitchell, City Manager
Jennifer Lyon, City Attorney
Vince DiMaggio, Assistant City Manager
Marisol Thorn, Deputy City Manager
Clay Schoen, Director of Finance

Unrepresented Employees:

City Manager, and Executive, Unrepresented and Confidential Employees under City Council Policy A-29

Employee Organizations:

El Cajon Professional Firefighters
El Cajon Municipal Employees Association'
El Cajon Mid-Management and Professional Employees Group

18. Closed Session - Conference with Legal Counsel - Existing Litigation - pursuant to paragraph (1) of subdivision (d) of Government Code section 54956.9: Bassam Rihan v. City of El Cajon; WC Claim Nos. 24016844 & 25020750

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 26th day of May 2026, is adjourned to Tuesday, June 9, 2026, at 3:00 p.m.

City Council
Agenda Report
Agenda Item 1.

DATE: 05/26/2026

TO: Honorable Mayor and City Councilmembers

FROM: Angela Cortez, City Clerk

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

RECOMMENDATION:

That the City Council/Housing Authority/Successor Agency to the El Cajon Redevelopment Agency approves Minutes of the May 12, 2026, Meetings of the El Cajon City Council/Housing Authority/Successor Agency to the El Cajon Redevelopment Agency.

Attachments

05-12-26DRAFTminutes - Special Joint Meeting - 230PM

05-12-26DRAFTminutes - 3 PM

**PLEASE NOTE: THESE ARE DRAFT MINUTES UNTIL
ADOPTED BY THE CITY COUNCIL.**

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



MINUTES

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

May 12, 2026

A Joint Special Meeting of the El Cajon City Council/Housing Authority/ Successor Agency to the El Cajon Redevelopment Agency, held Tuesday, May 12, 2026, was called to order by Mayor/Chair Bill Wells at 2:30 p.m., in the El Cajon Police Department's Community Room, 100 Civic Center Way, El Cajon, California.

ROLL CALL

Council/Agencymembers present:	Goble, Kendrick, and Ortiz
Council/Agencymembers absent:	None
Deputy Mayor/Vice Chair present:	Metschel
Mayor/Chair present:	Wells
Other Officers present:	Mitchell, City Manager/Executive Director DiMaggio, Assistant City Manager Thorn, Deputy City Manager Lyon, City Attorney/General Counsel Cortez, City Clerk/Secretary

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

CLOSED SESSIONS:

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

Agency Designated Representatives:

Graham Mitchell, City Manager
Jennifer Lyon, City Attorney
Vince DiMaggio, Assistant City Manager
Marisol Thorn, Deputy City Manager
Clay Schoen, Director of Finance
Shelline Bennett, Special Counsel

Employee Organizations:

El Cajon Professional Firefighters International Association of Fire Fighters Local 4603

No public comment was received for the Item.

MOTION BY WELLS, SECOND BY ORTIZ, to ADJOURN to Closed Session at 2:32 p.m.

MOTION CARRIED BY UNANIMOUS VOTE.

RECONVENED to Open Session at 2:58 p.m.

City Attorney Lyon reported the following actions:

- Item 1 – Direction was given, no reportable action taken.

Adjournment: The Joint Special Meeting of the El Cajon City Council/El Cajon Housing Authority/Successor Agency to the El Cajon Redevelopment Agency held this 12th day of May, 2026 was adjourned at 2:58 p.m.

ANGELA L. CORTEZ, CMC
City Clerk/Secretary

**PLEASE NOTE: THESE ARE DRAFT MINUTES UNTIL
ADOPTED BY THE CITY COUNCIL.**

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



MINUTES

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

May 12, 2026

A Regular Joint Meeting of the El Cajon City Council/Housing Authority/Successor Agency to the El Cajon Redevelopment Agency, held Tuesday, May 12, 2026, was called to order by Mayor/Chair Bill Wells at 2:58 p.m., in the El Cajon Police Department's Community Room, 100 Civic Center Way, El Cajon, California.

ROLL CALL

Council/Agencymembers present:	Goble, Kendrick, and Ortiz
Council/Agencymembers absent:	None
Deputy Mayor/Vice Chair present:	Metschel
Mayor/Chair present:	Wells
Other Officers present:	Mitchell, City Manager/Executive Director DiMaggio, Assistant City Manager Thorn, Deputy City Manager Lyon, City Attorney/General Counsel Cortez, City Clerk/Secretary

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

POSTINGS: The City Clerk posted Orders of Adjournment of the April 28, 2026, meetings and the Agenda of the May 12, 2026, meetings in accordance with State Law and El Cajon City Council/Housing Authority/Successor Agency to the El Cajon Redevelopment Agency Policy.

PRESENTATIONS:

- Proclamation: National Public Works Week

AGENDA CHANGES: None

CONSENT ITEMS: (1 – 8)

MOTION BY WELLS, SECOND BY KENDRICK, to APPROVE Consent Items 1 to 8.

MOTION CARRIED BY UNANIMOUS VOTE.

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

Approve Minutes of the April 28, 2026, Meetings of the El Cajon City Council/Housing Authority/Successor Agency to the El Cajon Redevelopment Agency.

2. Warrants

Approve payment of Warrants as submitted by the Finance Department.

3. Approval of Reading Ordinances by Title Only

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

4. Approval of Resolution Authorizing Contract Amendment Change Order 2 for Bid No. 030-24 – Neighborhood Street Lights Project

Adopts Resolution No. 032-26, to amend the scope of work and increase the compensation for the Public Works Contract with T&M Electric, Inc. dba Perry Electric in the not-to-exceed amount of \$101,465.

5. Adoption of Ordinance to Amend Section 2.56.030 and Various Sections of Chapter 9.42 of Title 9 of the El Cajon Municipal Code

Adopt Ordinance No. 5176, to amend Section 2.56.030 and various sections of Chapter 9.42 of the El Cajon Municipal Code, regarding regulations for electric bicycles and motorized scooters in City Parks.

6. Approval of Resolution Approving and Adopting the FY 2026-2027 One Year Action Plan, Acceptance of Annual Allocations (CDBG and HOME) and Minor Adjustments and Amendments

1. Receive and approve the final funding recommendations for the FY 2026–2027 One Year Action Plan; and
2. Adopt Resolution No. 033-296:
 - a. Approving and adopting the FY 2026–2027 One Year Action Plan;
 - b. Authorizing the City Manager or designee to submit the final version of the plan to HUD, with such changes and adjustments necessary for HUD approval;
 - c. Authorizing the City Manager or designee to execute all documents and agreements necessary to finalize the plan, projects and programs as detailed in this report;
 - d. Accepting, appropriating, and expending the FY 2026–2027 allocations from HUD for Community Development Block Grant (CDBG) and HOME Investment Partnership (HOME) programs, as well as carryover of prior year funds, detailed in this report and in Attachments 1 and 2;
 - e. Modifying the current year appropriations as detailed in the report; and
 - f. Allocating, appropriating, and expending \$22,865 in CDBG Program Income for administrative costs (C1116) and 2026-2027 ADA/Concrete Improvement Program (CXXXX/273974ESCP) and \$199,194.68 in HOME Program Income for administrative costs (H1120) and Wakeland Housing Acquisition/Rehab Affordable Housing Project (HXXXX) in Fiscal Year 2025-2026, as detailed in this report.

7. Approval of Resolution to Authorize the Acceptance, Appropriation, and Expenditure of the El Cajon Boulevard Streetscape Phase 2 Grant Award

Adopt Resolution No. 034-26, to:

1. Authorize the City Manager, or approved designee, to accept, appropriate, and expend grant funding as provided through the San Diego Association of Governments (SANDAG) TransNet Smart Growth Incentive Program – Cycle 6 for the El Cajon Boulevard Streetscape Phase 2 project;
2. Authorize the City Manager, or approved designee, to execute other necessary documents with SANDAG to accept any awards of grants; and

3. Appropriate \$2,712,275 from the SANDAG TransNet Smart Growth Incentive Program - Cycle 6 Grant (SGIP-EL44), \$168,225 from Local TransNet EL03 Asphalt Overlay, and \$167,000 from Local TransNet EL11 Sidewalk funds to the Main Street Green Street Phase 2 project (243830PWCP), and authorize the expenditure of these funds.

8. Monthly Treasurer's Report for the period ended March 31, 2026

Receive the Monthly Treasurer's Report for the period ended March 31, 2026.

PUBLIC COMMENT:

Jerry spoke about an abandoned house near his home that is causing vermin problems and fire concerns. Jerry also spoke about an issue with his property line.

Sue Mayberry, representing Trauma Intervention Programs (TIP), stated that TIP would like to partner with the City and spoke about the services offered by the TIP program.

Michael R. Hirman, representing the Sons of the American Revolution, spoke about having a Liberty Tree planted in the City with a plaque.

Ashkon Jones, representing Dr. LaShae Sharp-Collins and California State Assembly District 79, spoke in opposition of the City's lawsuit against the State of California, regarding SB-54.

Sascha Oemick spoke about an issue with a collapsed lateral sewer line and requested assistance and guidance on what could be done about the situation.

City Manager Mitchell confirmed that the City requires the property owner to be responsible for their lateral sewer line. Mr. Mitchell explained that the City would have to raise rates to cover the expenses, and to have funds available for those repairs, if the City took on that responsibility. Mr. Mitchell added that there are homeowners insurance policies that could cover sewer laterals.

In response to a suggestion by Councilmember Goble, Mr. Oemick stated he does not qualify for the City's low-income grant programs and that homeowners insurance would only cover a portion of the repairs.

Mayor Wells stated that he would look into the matter.

Brenda spoke about pace cars bating drivers to speed. Brenda added that she enjoyed the Republican Women's meeting at the Olaf Wieghorst Museum.

Retired Captain Jeff Lashmet of the El Cajon Fire Department stated he wanted to file a grievance and complaint against the Human Resources Department and the City Manager. Capt. Lashmet spoke about trouble he has had with CalPERS regarding a disability claim. He added that he would like the opportunity to address the Personnel Commission.

City Manager Mitchell explained that the Personnel Commission does not have purview over this matter. Mr. Mitchell explained that if Council would like to review the matter further it would need to be done through a performance review of the City Manager.

In response to a question from Mayor Wells, City Manager Mitchell clarified that CalPERS denied Capt. Lashmet's hearing and the City has no control over CalPERS.

Capt. Lashmet stated that CalPERS' decision was based on information provided by City staff and that he would like that information reviewed.

Mayor Wells stated that Council cannot make a decision on something that was not on the agenda.

WRITTEN COMMUNICATIONS: None

PUBLIC HEARINGS:

9. Public Hearing to Consider Approval of Resolution to Confirm Delinquent Refuse/Recycling Collection Charges

RECOMMENDATION:

That the City Council:

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

DISCUSSION

Deputy Director of Public Works Operations, Aaron Jones, introduced representatives from EDCO and provided a summary of the Item.

Mayor Wells opened the Public Hearing.

No public comment was received for the Item.

Discussion ensued amongst City Council and Staff concerning how unpaid refuse bills are added to property taxes through a lien.

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

MOTION CARRIED BY UNANIMOUS VOTE.

MOTION BY GOBLE, SECOND BY ORTIZ, to ADOPT Resolution No. 035-26A and 035-26-B, to confirm the list of property owners as delinquent in the payment of their mandatory refuse/recycling service bills; and Authorize the City Clerk to record the amount owed for each account as a lien on the respective property and forward the list to the County Tax Assessor for billing on the next property tax bill.

MOTION CARRIED BY UNANIMOUS VOTE.

10. Public Hearing to Consider Approval of Resolution to Amend the Schedule of Miscellaneous Fees

RECOMMENDATION:

That the City Council:

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

DISCUSSION

City Attorney Lyon, provided a summary of the Item.

Mayor Wells opened the Public Hearing.

No public comment was received for the Item.

Discussion ensued amongst City Council and Staff concerning user fees, which do not need to be voted on by the public.

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

MOTION CARRIED BY UNANIMOUS VOTE.

MOTION BY ORTIZ, SECOND BY METSCHEL, to ADOPT Resolution No. 036-26, to modify certain existing fees, add and delete certain fees, and amend the City's Schedule of Miscellaneous Fees.

MOTION CARRIED BY UNANIMOUS VOTE.

ADMINISTRATIVE REPORTS:

11. Update and Discussion of City Reserve Funds

RECOMMENDATION:

That the City Council receives and discusses the report.

DISCUSSION

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

No public comment was received for the Item.

Discussion ensued amongst City Council and Staff concerning the following:

- Replacement of fleet vehicles;
- Grant funds;
- Capital improvement Projects;
- Wastewater funds;
- Condition of the wastewater system;
- State mandated electric vehicle replacement;
- Funding for new vehicles;
- Borrowing funds from other fund categories;
- Cuts to personnel;
- Use of reserves for one-time expenditures; and
- Economic uncertainty.

MOTION BY ORTIZ, SECOND BY KENDRICK, to RECEIVE the report.

MOTION CARRIED BY UNANIMOUS VOTE.

12. Consideration to Adopt Resolution of Intention to Amend the CalPERS Contract and Introduction of First Reading of Ordinance Amending the CalPERS Contract

RECOMMENDATION:

That the City Council:

1. Adopts the next Resolution, in order, approving the intention to amend the contract between the City of El Cajon (City) and the Board of Administration of the California Public Employees' Retirement System (CalPERS) to provide cost

sharing of an additional contribution of one percent for the El Cajon Police Officers' Association (POA), El Cajon Police Officers' Association Management Group (POA MG), and unrepresented Police Executive Management CalPERS Classic members, as allowed by Government Code section 20516;

2. Introduces the next Ordinance, in order, approving an amendment to the contract between the City and CalPERS to provide cost sharing of an additional contribution of one percent for the POA, POA MG, and unrepresented Police Executive Management CalPERS Classic members, under Government Code section 20516;
3. Directs the City Clerk to read the Ordinance by title only; and
4. Directs the second reading and adoption of the Ordinance to be placed on the June 9, 2026, City Council agenda.

DISCUSSION

Deputy City Manager, Marisol Thorn, provided detailed information of the Item.

No public comment was received for the Item.

MOTION BY ORTIZ, SECOND BY METSCHEL, to ADOPT Resolution No. 037-26, approving the intention to amend the contract between the City of El Cajon (City) and the Board of Administration of the California Public Employees' Retirement System (CalPERS) to provide cost sharing of an additional contribution of one percent for the El Cajon Police Officers' Association (POA), El Cajon Police Officers' Association Management Group (POA MG), and unrepresented Police Executive Management CalPERS Classic members, as allowed by Government Code section 20516.

MOTION CARRIED BY UNANIMOUS VOTE.

MOTION BY ORTIZ, SECOND BY METSCHEL, to INTRODUCE the next Ordinance, in order, approving an amendment to the contract between the City and CalPERS to provide cost sharing of an additional contribution of one percent for the POA, POA MG, and unrepresented Police Executive Management CalPERS Classic members, under Government Code section 20516 and Directs the City Clerk to read the Ordinance by title only.

MOTION CARRIED BY UNANIMOUS VOTE.

City Attorney Lyon announced that the Amendment to the CalPERS contract which was provided to Council, staff, and the public at the meeting, would be attached as an exhibit in to the Ordinance.

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

A RESOLUTION OF INTENTION OF THE CITY COUNCIL OF THE

CITY OF EL CAJON TO APPROVE AN AMENDMENT
TO CONTRACT BETWEEN THE BOARD OF ADMINISTRATION
CALIFORNIA PUBLIC EMPLOYEES' RETIREMENT
SYSTEM AND THE CITY OF EL CAJON

MOTION BY ORTIZ, SECOND BY METSCHEL, to DIRECT the second reading and adoption of the Ordinance to be placed on the June 9, 2026, City Council agenda.

MOTION CARRIED BY UNANIMOUS VOTE.

COMMISSION REPORTS: None

ACTIVITIES REPORTS/COMMENTS OF MAYOR WELLS:

SANDAG (San Diego Association of Governments) Board of Directors

13. Council Activities Report/Comments

Report as submitted.

ACTIVITIES REPORTS OF COUNCILMEMBERS:

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

Council Activities Report/Comments.

In addition to the submitted report, Councilmember Goble announced that the Advanced Water Purification project is expected to go online early next year, and there is a MTS meeting on Thursday, May 14, 2026, to discuss how to handle people who are not paying the fair to ride the trolley.

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

Council Activities Report/Comments.

Report as submitted.

16. DEPUTY MAYOR MICHELLE METSCHEL
Harry Griffen Park Joint Steering Committee; Heartland Communications – Alternate; Heartland Fire Training JPA – Alternate; METRO Commission/Wastewater JPA – Alternate.

Council Activities Report/Comments.

Report as submitted.

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

Council Activities Report/Comments.

Report as submitted.

JOINT COUNCILMEMBER REPORTS: None

GENERAL INFORMATION ITEMS FOR DISCUSSION: None

ORDINANCES: FIRST READING – None

ORDINANCES: SECOND READING AND ADOPTION – None

CLOSED SESSIONS: None

Adjournment: Mayor Wells adjourned the Regular Joint Meeting of the El Cajon City Council/Housing Authority/Successor Agency to the El Cajon Redevelopment Agency held this 12th day of May, 2026, at 4:38 p.m., to Tuesday, May 26, 2026, at 3:00 p.m.

ANGELA L. CORTEZ, CMC
City Clerk/Secretary



City Council Agenda Report

Agenda Item 4.

DATE: 05/26/2026

TO: Honorable Mayor and City Councilmembers

FROM: Mara Romano, Purchasing Agent

SUBJECT: Approval of Resolutions to Award Bid No. 002-27 – Sewer & Storm Drain Pipe Rehabilitation and Approve Plans & Specifications

RECOMMENDATION:

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

1. Approve Plans and Specifications for Sewer & Storm Drain Pipe Rehabilitation, Bid No. 002-27; and
2. Award the bid to the lowest responsive, responsible bidder, Vortex Services, LLC dba Sancon Technologies (ST), in the amount of \$1,685,564, with the option to renew for four additional one-year periods with findings as listed in the Resolution.

BACKGROUND:

The Sewer & Storm Drain Pipe Rehabilitation project consists of trenchless pipe restoration, sewer and storm drain pipeline repairs with related improvements, as well as, the rehabilitation of corrugated metal storm drain pipe, sewer pipe lining, and restoration of junction structures throughout City limits. The bid includes an opportunity for the City to renew the contract for up to four optional terms, each not to exceed one year in length.

The bid was advertised on March 30, 2026. The City received four bids on April 27, 2026, and evaluated the three lowest bid submissions.

Bidders are required to obtain and include with their bids a bid security payable to the awarding authority in accordance with Public Contract Code §20170. The bid security is used as an assurance that the bidder will enter the proposed contract in accordance with its bid if the bid is accepted by the public entity. A bidder's security may include cash, a cashier's check, certified check, or a bid bond in an amount equal to at least 10% of the amount bid.

The second low bidder, Southwest Pipeline and Trenchless Corp., submitted a bid bond omitting a number in the bid number; "002-2". The clerical error does not materially change the bid response and does not create an unfair advantage since the City and project name were correctly referenced; these are unique identifiers which assist in demonstrating the intent to bond the correct project. The City Council has the discretion to waive the error as immaterial for this bid in the event the second low bid is required.

Staff recommends the City Council adopts Resolutions, in order, to: (1) Approve the plans and specifications for the project; and (2) Find the second low bidder's error on the bid bond a minor irregularity; and (3) Award the bid to the lowest responsive, responsible bidder, ST, in the amount of \$1,685,564.

CALIFORNIA ENVIRONMENTAL QUALITY ACT:

The proposed Sewer & Storm Drain Pipe Rehabilitation project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA), according to section 15301, Class 1(b) of the CEQA guidelines. Section 15301 contains an exemption for the maintenance of existing facilities.

FISCAL IMPACT:

The fiscal impact for the initial one-year term is \$1,685,564. Sufficient funds are included in Sewer and Storm Drain Pipe Rehabilitation (263872PWCP) budget. Subsequent four-year costs are estimated to total \$8,604,972.77, based on a projected increase of 10% annually.

Prepared By: Mara Romano, Purchasing Agent

Reviewed By: Yazmin Arellano, Director of Development Services

Approved By: Graham Mitchell, City Manager

Attachments

Resolution - Plans & Specs

Resolution - Award

Bid Summary - 002-27

RESOLUTION NO.____-26

RESOLUTION OF THE CITY COUNCIL OF
THE CITY OF EL CAJON APPROVING PLANS
AND SPECIFICATIONS FOR SEWER AND
STORM DRAIN PIPE REHABILITATION
(Bid No. 002-27)

WHEREAS, the Director of Engineering Services has submitted plans and specifications for Bid No. 002-27 for the Sewer and Storm Drain Rehabilitation project (the "Project"); and

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

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

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

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

RESOLUTION NO. ____-26

RESOLUTION OF THE CITY COUNCIL OF
THE CITY OF EL CAJON AWARDING BID FOR
SEWER AND
STORM DRAIN PIPE REHABILITATION
(Bid No. 002-27)

WHEREAS, on March 30, 2026, the City of El Cajon (the "City") advertised Bid No. 002-27 for the Sewer & Storm Drain Pipe Rehabilitation (the "Project"); and

WHEREAS, the Project consists of trenchless pipe restoration, sewer and storm drain pipeline repairs with related improvements, as well as, the rehabilitation of corrugated metal storm drain pipe, sewer pipe lining, and restoration of junction structures throughout City limits, and the bid includes an opportunity for the City to renew the contract for up to four additional one-year terms; and

WHEREAS, the City received four (4) bids on April 27, 2026, and evaluated the three (3) lowest bid submissions; and

WHEREAS, the second low bidder, Southwest Pipeline and Trenchless Corp., submitted a bid bond omitting a number in the bid number; "002-2." The clerical error does not materially change the bid response and does not create an unfair advantage since the City and project name were correctly referenced; these are unique identifiers which assist in demonstrating the intent to bond the correct project, and City Council has the discretion to waive the error as immaterial for this bid; and

WHEREAS, the City Council believes it to be in the best interest of the City to find the second low bidder, Southwest Pipeline and Trenchless Corp.'s, error on the bid bond a minor irregularity, and to award the bid to the lowest responsive, responsible bidder, Vortex Services, LLC dba Sancon Technologies (ST), in the amount of \$1,685,564; and

WHEREAS, the fiscal impact for the initial one-year term is \$1,685,564, with sufficient funds included in Sewer and Storm Drain Pipe Rehabilitation (263872PWCP) budget, and subsequent four-year costs are estimated to total \$8,604,972.77 (based on a projected increase of 10% annually); and

WHEREAS, the proposed Project is exempt from the California Environmental Quality Act ("CEQA") pursuant to State CEQA Guidelines section 15301 Class 1(b), as the Project involves maintenance of existing facilities.

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

1. The foregoing recitals are true and correct and are the findings of the City Council.

2. The proposed Project is exempt from the California Environmental Quality Act ("CEQA") pursuant to State CEQA Guidelines section 15301 Class 1(b).

3. The City Council hereby finds the second low bidder, Southwest Pipeline and Trenchless Corp.'s, error on the bid bond a minor irregularity.

4. The City Council hereby awards the bid to the lowest responsive, responsible bidder, Vortex Services, LLC dba Sancon Technologies, in the amount of \$1,685,564.

5. The City Manager, or designee, and City Clerk are authorized and directed to execute a contract for the Project on behalf of the City (the "Contract"), with such changes or amendments as maybe approved by the City Manager, or designee, and to take all actions and to execute all documents and/or attachments to the Contract, and other documents necessary or appropriate to carry out the terms of the Contract.



City of El Cajon – Purchasing Division

BID EVALUATION

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

Bid No. 002-27	Bid Name: Sewer & Storm Drain Pipe Rehabilitation
Solicitation Due Date/Time: April 27, 2026/ 2:00 p.m.	Initial Date of Advertisement: March 30, 2026
Number of Responses Received: 4	Bid Estimate: \$2,100,000

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

Vendor	Vendor Type	Bid Amount	Format	Submit Date
Vortex Services LLC dba Sancon Technologies	CADIR	\$1,685,564.00	Electronic	04/27/2026 1:31:45 PM
Southwest Pipeline and Trenchless Corp.		\$1,893,482.00	Electronic	04/27/2026 1:14:29 PM
Nu-Line Technologies, LLC	CADIR, MBE	\$2,427,451.00	Electronic	04/27/2026 1:34:08 PM
Insituform Technologies, LLC	CADIR	\$2,560,146.00	Electronic	04/26/2026 12:11:13 PM

BID EVALUATION (TOP THREE LOWEST RESPONSES):

Bidder	Bid Responsiveness	Notes
Vortex Services, LLC dba Sancon Technologies	Yes	
Southwest Pipeline and Trenchless Corp.	Yes	Cited incorrect bid number on bid bond. This is a minor irregularity since it does not materially change the bid response and provides no advantage.
Nu Line Technologies, LLC	Yes	

LEGAL REVIEW REQUIRED: YES ☐ NO ☒ IF YES, DATE LEGAL REVIEW COMPLETED:

RENEWAL OPTIONS: YES ☒ NO ☐ IF YES, SPECIFY TERM W/RENEWAL OPTIONS: INITIAL ONE YEAR TERM WITH THE OPTION TO RENEW FOR FOUR ADDITIONAL ONE YEAR PERIODS

LOWEST, RESPONSIVE, RESPONSIBLE BIDDER NAME AND AMOUNT: VORTEX SERVICES, LLC DBA SANCON TECHNOLOGIES, \$1,685,564

PURCHASING DIVISION:

Review Completed By: Mara Romano

Date: May 11, 2026

City Council
Agenda Report
Agenda Item 5.

DATE: 05/26/2026

TO: Honorable Mayor and City Councilmembers

FROM: Yazmin Arellano, Director of Development Services

SUBJECT: Approval of Resolution Authorizing Filing of a Grant Application for the San Diego Association of Governments (SANDAG) Flexible Fleets Pilot Program

RECOMMENDATION:

That the City Council adopts the next Resolution, in order, authorizing the City Manager, or designee, to submit a grant application for the San Diego Association of Governments (SANDAG) Flexible Fleets Grant program and execute grant agreements with SANDAG as necessary following award of the grant.

BACKGROUND:

SANDAG is soliciting applications for its Flexible Fleets Pilot grant program. The grant program will plan, deploy, and monitor Flexible Fleets pilots aimed at expanding shared mobility travel choices, enhancing transit connections, filling transit gaps, improving air quality, and advancing the goals of the Regional Plan.

The current call for projects has \$4.5 million dollars in available funding for new and enhanced pilot projects. City staff will be applying for the enhanced pilot project since the City has an existing micro-transit project in operation with two and one-half years of funding remaining on this existing project. The current micro-transit project has been successful from its original launch date of March 2025 with over 3,000 rides completed. The enhanced pilot would be a continuation of the existing project and allow for one new additional year of service.

CALIFORNIA ENVIRONMENTAL QUALITY ACT:

This action is not considered a "Project" pursuant to the California Environmental Quality Act ("CEQA"). In accordance with State Guidelines section 15378(b)(5), the submittal of grant applications to the San Diego Association of Governments is an administrative activity of government.

FISCAL IMPACT:

The maximum award amount for an Enhanced Pilot project is \$500,000. There is a local match of 11.47% associated with applying for this Flexible Fleets grant. If the project is awarded, it will result in the "in-kind" staff time match of \$57,350 to administer the project.

Prepared By: Mario Sanchez, City Engineer

Reviewed By: Yazmin Arellano, Director of Development Services

Approved By: Graham Mitchell, City Manager

Attachments

Resolution

Sandag Call for Projects

RESOLUTION NO. -26

A RESOLUTION OF THE CITY COUNCIL OF THE
CITY OF EL CAJON AUTHORIZING FILING OF A
GRANT APPLICATION FOR THE SAN DIEGO
ASSOCIATION OF GOVERNMENTS
FLEXIBLE FLEETS PILOT PROGRAM

WHEREAS, the San Diego Association of Governments ("SANDAG") has created a new Flexible Fleet Pilot Grant Program ("FFGP"), which is designed to plan, deploy, and monitor Flexible Fleets pilots aimed at expanding shared mobility travel choices, enhancing transit connections, filling transit gaps, improving air quality, and advancing the goals of the Regional Plan; and

WHEREAS, up to \$4.5 million of Surface Transportation Block Grant funding is available for FFGP projects; and

WHEREAS, the City of El Cajon (the "City") wishes to apply for FFGP grant funding from SANDAG for the enhanced pilot project since the City has an existing micro-transit project in operation with two and one-half years of funding remaining on this existing project; and

WHEREAS, the current micro-transit project has been successful from original launch date of March 2025 with over 3,000 rides completed, and the enhanced pilot would be a continuation of the existing project and allow for one new additional year of service; and

WHEREAS, if awarded, the City agrees to provide \$57,350 in "in-kind" staff time matching funds towards the total cost of the enhanced pilot project; and

WHEREAS, the proposed action does not constitute a project pursuant to California Environmental Quality Act ("CEQA") Guidelines section 15378(b)(5); and

WHEREAS, the City Council has determined that it is in the best interests of the City to authorize the City Manager, or their designee, to submit a grant application to SANDAG for FFGP funding; execute the grant agreement and any related documents and agreements necessary for the receipt and use of the grant funds, in substantially the same form as provided with the FFGP Call for Projects, with such changes as may be approved by the City Manager, or their designee; complete the project as described in the application; and carry out the terms of the Grant.

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

1. The above recitals are true and correct, and are the findings of the City Council.

2. The City Council hereby finds that the proposed action does not constitute a project pursuant to California Environmental Quality Act ("CEQA") Guidelines section 15378(b)(5).

3. The City Council hereby authorizes the City Manager, or their designee, to submit a grant application to SANDAG for FFGP funding; execute the grant agreement and any related documents and agreements necessary for the receipt and use of the grant funds, in substantially the same form as provided with the FFGP Call for Projects with such changes as may be approved by the City Manager, or their designee.

4. The City Council hereby further authorizes the City Manager, or their designee, to take all actions necessary to complete the Project as described in the application and carry out the terms of the grant.



Final Flexible Fleets Pilot Grant Program

Call for Projects

Program Website

www.sandag.org/flexiblefleets

Program Contact

SANDAG Grants Distribution Team

grantsdistribution@sandag.org

Eligible Applicants

- Federal, state, and local governments
- Tribal governments
- Transit districts
- Military installations

Eligible Services

- Carshare
- Micromobility
- Microtransit
- Neighborhood Electric Vehicle (NEV)
- Rideshare (excluding Vanpool)
- Combination of 2 or more service modes

Eligible Pilots

- New Pilots
- Enhanced Pilots

Example Projects and Activities

- Direct operations of an eligible Flexible Fleets service
- Contracted Flexible Fleets services

Performance Period

Service operations must begin within one year of the grant agreement Notice to Proceed and **must be completed by December 31, 2029.**

Program Overview

The San Diego Association of Governments (SANDAG) is soliciting applications for its Flexible Fleets Pilot Grant Program. The grant program will plan, deploy, and monitor Flexible Fleet pilots aimed at expanding shared mobility travel choices, enhancing transit connections, filling transit gaps, improving air quality, and advancing the goals of the Regional Plan.

- **Funding Source:** Federal Highway Administration's (FHWA) Surface Transportation Block Grant (STBG)
- **Amount of Funding Available:** \$4,500,000
- **Maximum Award (New Pilot):** \$1,000,000
- **Maximum Award (Enhanced Pilot):** \$500,000

Matching Funds

Matching Funds are required. Applicants must provide 11.47% of the Total Project Cost in Matching Funds.

Pilot Types

- **New Pilot:** A service that is not currently operating or has not operated in the past.
- **Enhanced Pilot:** Continuation and modification of a service that is currently operating or has operated in the past. Modifications to established/existing operations must improve the service and accommodate new growth through a modification to geographic limits, new service model(s), new project partner(s), and/or new technologies. Applications must select and demonstrate how one or more of the modification categories below will improve the service and meet new growth needs, such as demand and ridership.
 - Modification to Geographic Limits (e.g., increasing, decreasing, or shifting the service area to serve additional residents and key destinations such as transit connections, job centers, healthcare, and other essential needs)
 - New operations service model(s) (e.g., introduce a new mode/service type, increasing operation hours, increasing fleet size),
 - New project partner(s) (e.g., agency, nonprofit, or institution that will improve the pilot)
 - New technologies (e.g., fare systems, telematics devices, software, routing algorithms)

Anticipated Timeline

Activity	Date
Release of the Call for Projects	3/27/2026
Deadline to Protest Call for Projects contents	4/3/2026
Pre-Application Webinar (10 a.m. - noon)	Mid- to late-April
Call for Projects Question Deadline (by 5 p.m.)	6/12/2026
Deadline to request application assistance	6/12/2026
Responses to all questions released in BidNet	6/18/2026
Application Deadline (by 5 p.m.)	6/26/2026
Applicant Resolution Deadline	7/27/2026
SANDAG Transportation Committee Meeting (proposed funding recommendations)	10/16/2026
SANDAG Board of Directors Meeting (proposed funding recommendations)	10/23/2026
Grant Agreements Executed/Notices to Proceed Issued	November/December 2026



City Council Agenda Report

Agenda Item 6.

DATE: 05/26/2026

TO: Honorable Mayor and City Councilmembers

FROM: Mara Romano, Purchasing Agent

SUBJECT: Approval of Resolutions to Award Bid No. 024-26 – Apparatus Bay Door Replacement for the Cities of El Cajon & La Mesa and Approve Plans & Specifications

RECOMMENDATION:

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

1. Approve Plans and Specifications for Apparatus Bay Door Replacement for the cities of El Cajon and La Mesa, Bid No. 024-26; and
2. Award the bid to the lowest responsive, responsible bidder, GMAT, Inc. dba Inland Door Overhead Company (IDODC), in the amount of \$1,293,000 with the findings and contingencies set forth in the Resolution, and appropriate \$71,500 of City Capital Improvement Fund (501) fund balance to increase the budget for the Fire Station Bay Doors (263973PWCP) project.

BACKGROUND:

The Apparatus Bay Door Replacement project is a two-city cooperative contract with the City of El Cajon as the lead agency. The project encompasses the replacement of apparatus bay doors and windows at El Cajon Fire Stations 6 and 8 and La Mesa Fire Stations 11 and 13.

The specifications include the following Additive Alternates (AA):

- AA #1: La Mesa Fire Stations 11 and 13 coiling doors;
- AA #2: El Cajon Fire Stations 6 and 8 one-way vision windows; and
- AA #3: La Mesa Fire Stations 11 and 13 one-way vision windows.

The California Public Contract Code allows the City to specify which award method will be utilized to determine the lowest bid. Per the bid specifications, the lowest bid shall be the lowest total of the bid prices on the base contract and those additive or deductive items that were specifically identified in the bid solicitation as being used for the purpose of determining the lowest bid price. For the purpose of evaluating this bid, all additive items were identified as being used for the purpose of determining the lowest bid. Even though the items are considered for this purpose, this language does not require the City to include the additive items in the contract after the lowest responsible bidder has been determined. After examining the bids, all Additive Alternates will be included in the award.

The bid was advertised on February 23, 2026. The City received three bids on April 23, 2026, and evaluated the bid submissions.

Bidders are required to obtain and include with their bids a bid security payable to the awarding authority in accordance with Public Contract Code §20170. The bid security is used as an assurance that the bidder will enter the proposed contract in accordance with its bid if the bid is accepted by the public entity. A bidder's security may include cash, a cashier's check, a certified check, or a bid bond in an amount equal to at least 10% of the amount bid.

The apparent low bidder, IDODC, submitted a bid bond citing the project "City of El Cajon Fire Stations 6,8,11,13 - Remove/Replace Coiling Doors." The clerical error does not materially change the bid response and does not create an unfair advantage since the project named referenced the City, the stations, and coiling doors as cited in the specifications; these are unique identifiers which assist in demonstrating the intent to bond the correct project. The City Council has the discretion to waive the error as immaterial for this bid.

If awarded, IDODC will be required to amend the bid bond with the project name, "Apparatus Bay Door Replacement for the Cities of El Cajon & La Mesa."

Additionally, the second low bidder, Controlled Entry Specialists, Inc. (CESI), did not submit a bid bond and required documentation to comprise a complete bid. CESI failed to submit City forms: Noncollusion Declaration, Designation of Worker Classifications, Designation of Subcontractors, Bidder's Statement Regarding Insurance Coverage, Experience Statement, California Air Resources Board Off-Road Diesel Regulation Amendments, and Bidder's Organizational Information, making its bid non-responsive.

An increase to the existing project budget in the amount of \$71,500 is requested to cover the award amount and for unforeseen circumstances. The appropriation of additional funds will increase the total project amount from \$742,000 to \$813,500.

Staff recommends the City Council adopts Resolutions, in order, to: (1) Approve the plans and specifications for the project; and (2) Find the low bidder's project name cited on the bid bond a minor irregularity and the second low bidder non-responsive for the reason cited above; (3) Award the bid to the lowest responsive, responsible bidder, IDODC, in the amount of \$1,293,000 contingent upon the requirement as set forth in this agenda report. The City of El Cajon's portion of the award is \$763,500. If conditions are not met, reject and rebid the project; and (4) Appropriate \$71,500 of City Capital Improvement Fund (501) fund balance to increase the budget for the Fire Station Bay Doors (263973PWCP).

CALIFORNIA ENVIRONMENTAL QUALITY ACT:

The proposed Apparatus Bay Door Replacement project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA), according to section 15301, Class 1(b) of the CEQA guidelines. Section 15301 contains an exemption for the maintenance of existing facilities.

FISCAL IMPACT:

The City of El Cajon's fiscal impact is \$763,500. Sufficient funds are included in Fire Station Bay Doors (263973PWCP) budget and contingent upon approval of additional funding.

Approval of this action will decrease City Capital Improvement Fund (501) fund balance and increase the Fire Station Bay Doors (236973PWCP) project budget by \$71,500 for a total project budget of \$813,500.

Prepared By: Mara Romano, Purchasing Agent

Reviewed By: Bent Koch, Fire Chief

Approved By: Graham Mitchell, City Manager

Attachments

Resolution - Plans & Specs

Resolution - Award

Bid Summary - 024-26

2639793PWCP Proposed New Project Sheet

RESOLUTION NO.____-26

RESOLUTION OF THE CITY COUNCIL OF
THE CITY OF EL CAJON APPROVING PLANS
AND SPECIFICATIONS FOR APPARATUS BAY DOOR
REPLACEMENT FOR THE CITIES OF EL CAJON AND LA MESA
(Bid No. 024-26)

WHEREAS, the Director of Public Works has submitted plans and specifications for Bid No. 024-26 for the Apparatus Bay Door Replacement for the Cities of El Cajon & La Mesa project (the "Project"); and

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

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

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

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

RESOLUTION NO. ____-26

RESOLUTION OF THE CITY COUNCIL OF
THE CITY OF EL CAJON AWARDING BID FOR
APPARATUS BAY DOOR REPLACEMENT FOR
THE CITIES OF EL CAJON AND LA MESA
(Bid No. 024-26)

WHEREAS, on February 23, 2026, the City of El Cajon (the "City") advertised Bid No. 024-26 for the Apparatus Bay Door Replacement for the Cities of El Cajon & La Mesa (the "Project"); and

WHEREAS, the Project is a two-city cooperative contract, with the City of El Cajon (the "City") as the lead agency, that encompasses the replacement of apparatus bay doors and windows at El Cajon Fire Stations 6 and 8 and La Mesa Fire Stations 11 and 13; and

WHEREAS, the specifications included the following Additive Alternates (AA):

AA #1: La Mesa Fire Stations 11 and 13 coiling doors;
AA #2: El Cajon Fire Stations 6 and 8 one-way vision windows; and
AA #3: La Mesa Fire Stations 11 and 13 one-way vision windows.

WHEREAS, California Public Contract Code allows the City to define in advance how it will determine the lowest bid, and for this Project, the City specified that the lowest bid would be calculated using the base contract price plus any Additive Alternates; and

WHEREAS, three (3) bids were received by the April 23, 2026 deadline and were evaluated by including all Additive Alternates in the total price comparison to identify the lowest responsible bidder, and once identified, the City exercised discretion to include all Additive Alternates in the award; and

WHEREAS, the apparent low bidder, GMAT, Inc. dba Inland Door Overhead Door Company ("IDODC"), submitted a bid bond with the project entitled, "City of El Cajon Fire Stations 6,8,11,13 - Remove/Replace Coiling Doors," however, the error does not materially change the bid response nor create an unfair advantage since the project named referenced unique identifiers demonstrating the intent to bond the Project, and City Council has the discretion to waive the error as immaterial for this bid; and

WHEREAS, Staff recommends the City Council award the Bid to the lowest responsive, responsible bidder, IDODC; and

WHEREAS, an increase to the existing Project budget in the amount of \$71,500 is requested to cover the award amount and for unforeseen circumstances, and the appropriation of additional funds will increase the total Project amount for the City from \$742,000 to \$813,500; and

WHEREAS, the current fiscal impact for the Project is \$763,500 and sufficient funds are included in the Fire Station Bay Doors (263973PWCP) project budget, and approval of this action will decrease City Capital Improvement Fund (501) fund balance and increase the Fire Station Bay Doors (236973PWCP) project budget by \$71,500 for a total project budget of \$813,500; and

WHEREAS, the proposed Project is exempt from the California Environmental Quality Act ("CEQA") pursuant to State CEQA Guidelines section 15301 Class 1(b), as the Project involves minor alterations of existing facilities; and

WHEREAS, the City Council believes it to be in the best interest of the City to award the Bid to IDODC in the not-to-exceed amount of \$813,500.

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

1. The foregoing recitals are true and correct and are the findings of the City Council.

2. The proposed Project is exempt from the California Environmental Quality Act ("CEQA") pursuant to State CEQA Guidelines section 15301 Class 1(b).

3. The City Council hereby finds GMAT, Inc. dba Inland Door Overhead Door Company project name cited on the bid bond a minor irregularity, and finds the second low bidder, Controlled Entry Specialists, Inc., non-responsive.

4. The City Council hereby approves the appropriation of \$71,500 of City Capital Improvement Fund (501) fund balance to increase the budget for the Fire Station Bay Doors (263973PWCP) project.

5. The City Council hereby awards the bid to the lowest responsive, responsible bidder, GMAT, Inc. dba Inland Door Overhead Door Company in the not-to-exceed amount of in the amount of \$1,293,000, of which the City's portion of the award is \$813,500, including the condition that IDODC be required to amend the bid bond with the corrected project name, "Apparatus Bay Door Replacement for the Cities of El Cajon & La Mesa," and if conditions are not met, reject and rebid the project; and, and rejects all other bids received for the Project.

6. The City Manager, or designee, and City Clerk are authorized and directed to execute a contract for the Project on behalf of the City (the "Contract"), with such changes or amendments as maybe approved by the City Manager, or designee, and to take all actions and to execute all documents and/or attachments to the Contract, and other documents necessary or appropriate to carry out the terms of the Contract.



City of El Cajon – Purchasing Division

BID EVALUATION

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

Bid No. 024-26	Bid Name: Apparatus Bay Door Replacement for the Cities of El Cajon & La Mesa
Solicitation Due Date/Time: April 23, 2026/ 2:00 p.m.	Initial Date of Advertisement: February 23, 2026
Number of Responses Received: 3	Bid Estimate: \$742,000

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

	GMAT, Inc. dba Inland Overhead Door Company	Controlled Entry Specialists, Inc.	SWCS, Inc. dba Southwest Construction Services, Inc.
Base Bid	\$763,500.00	\$707,718.00	\$851,839.00
Additive Alternate #1	\$529,500.00	\$439,902.00	\$589,384.00
Additive Alternate #2	\$0.00	\$262,236.00	\$103,038.00
Additive Alternate #3	\$0.00	\$181,548.00	\$138,213.00
	\$1,293,000.00	\$1,591,404.00	\$1,682,474.00

BID EVALUATION (TOP THREE LOWEST RESPONSES):

Bidder	Bid Responsiveness	Notes
GMAT, Inc. dba Inland Door Overhead Door Company	Yes	Project cited on bid bond named "City of El Cajon Fire Stations 6,8,11,13 - Remove/Replace Coiling Doors" rather than Bid Name as cited above. This is a minor irregularity since it does not materially change the bid response and provides no advantage.
Controlled Entry Specialists, Inc.	No	Did not submit bid bond and City forms.
SWCS, Inc. dba Southwest Construction Services, Inc.	Yes	

LEGAL REVIEW REQUIRED: YES ☒ NO ☐ IF YES, DATE LEGAL REVIEW COMPLETED: April 29, 2026

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

LOWEST, RESPONSIVE, RESPONSIBLE BIDDER NAME AND AMOUNT: GMAT, INC. DBA INLAND DOOR OVERHEAD DOOR COMPANY. \$1,293,000

PURCHASING DIVISION:

Review Completed By: Mara Romano

Date: April 29, 2026

CAPITAL IMPROVEMENT PROJECT

FISCAL YEAR 2025-2026

REVISION 1

PROJECT NAME: FIRE STATION BAY DOORS

PROJECT NO: 263973PWCP

Description:

Replacement of the current apparatus bay doors and motors at various fire stations with new and reliable upgrades. Project includes parts and installation/labor.

Justification:

The apparatus bay doors at several of the busiest fire stations in the City are cycled numerous times in a 24-hour period. Over the years, the doors and motors have continued to fail, impacting response times to emergency incidents. The increase in broken/non-functioning door incidents throughout the year has increased the security concerns at the fire stations. When the doors are not able to be secured safely, unauthorized persons can gain access to the interior of our buildings, allowing for an increase in crimes on City property.

Scheduling:

An initial proposal was obtained in prior year, anticipate work to begin (contractor) in FY26.

Operating Budget Impact:

Decrease to maintenance budget as less on-going repairs will be needed.

	Original Project Budget	Current Project Budget	Proposed Project Amendment	Proposed Project Budget
Architectural Services (8315)		-		
Consulting Services (8325)		-		
Engineering Services (8335)		-		
Legal Services (8345)		-		
Other Prof/Tech Services (8395)		10,000		
Internal Prof-Tech Services (8396)		20,000		
Advertising (8522)		500		
Janitorial Services (8544)		-		
Permits & Fees (8560)		500		
Printing & Binding (8570)		-		
Furniture, Machinery & Equipment (9035)		-		
Land Acquisition (9050)		-		
Construction-Buildings (9060)		711,000	71,500	
Infrastructure (9065)		-		
Contingency (9060)		-		
PROJECT COST TOTAL:	-	742,000	71,500	-

Source(s) of Funds:				
Prop O		742,000		
Capital Improvement Funds (501)			71,500	
FUNDING TOTAL:	-	742,000	71,500	-

City Council
Agenda Report
Agenda Item 7.

DATE: 05/26/2026

TO: Honorable Mayor and City Councilmembers

FROM: Dave Richards, Director of Public Works Operations

SUBJECT: Approval of Resolution Authorizing Traffic Collision Vehicle Replacements

RECOMMENDATION:

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

1. Authorize the replacement of a Ford Explorer unit #42094 and a Ford F-150 unit #42075; and
2. Appropriate \$270,000 from the Vehicle Replacement Fund balance to the City's Vehicle-Equipment Replacement account.

BACKGROUND:

Over the past six-months, two Police Department vehicles have been totaled while in the performance of official duties. In each instance, the cost to repair the vehicles exceeded the pre-collision value leading to a total loss. In both cases, the City has filed insurance claims.

The City's cost to replace the vehicles is up to \$135,000 each. The actual cost will vary depending on when Ford is accepting orders and what model year is available at that time.

It is recommended that the City Council authorizes the replacement of units 42075 and 42094 and appropriates \$270,000 from the Vehicle Replacement Fund balance to the City's Vehicle Equipment Replacement account.

CALIFORNIA ENVIRONMENTAL QUALITY ACT:

This action is exempt from the California Environmental Quality Act ("CEQA") in accordance with State CEQA Guidelines section 15378(b)(2). The vehicle replacements will not result in any direct or indirect physical change in the environment because it solely provides authorization and appropriation to purchase equipment.

FISCAL IMPACT:

This request would appropriate \$270,000 from the Vehicle Replacement Fund Balance (606) to Vehicle-Equipment Replacement (606895) in Fiscal Year 2025-26. There are sufficient funds available in the Vehicle Replacement Fund.

The City will receive reimbursement for the cost of the replacement vehicles, minus two \$25,000 deductibles, for a net cost of \$50,000. All insurance reimbursements and costs recovered will be returned to the Vehicle Replacement account (606).

Prepared By: Dave Richards, Director of Public Works Operations

Reviewed By: Vince DiMaggio, Assistant City Manager

Approved By: Graham Mitchell, City Manager

Attachments

Resolution

RESOLUTION NO. ____-26

A RESOLUTION OF THE CITY COUNCIL OF THE
CITY OF EL CAJON AUTHORIZING REPLACEMENT
OF TWO (2) TOTALED POLICE DEPARTMENT VEHICLES
AND APPROPRIATION OF \$270,000 FROM THE
VEHICLE REPLACEMENT FUND FOR FISCAL YEAR 25-26

WHEREAS, two (2) City of El Cajon Police Department Ford vehicles (Unit # 42094/VIN # 1FM5K8AB3LGA19051 & Unit # 42075/VIN # 1FTEW1P48LKD02888) (the "Vehicles") have been totaled while in the performance of official duties over the past six (6) months, and in each incident, the cost to repair the Vehicles exceeds its pre-collision value, leading to a total loss of both Vehicles; and

WHEREAS, the cost to replace the Vehicles is estimated at \$135,000 each, although the actual price of will vary depending on when Ford Motor Company begins accepting orders and what model year is available at that time; and

WHEREAS, the proposed action is not subject to the California Environmental Quality Act ("CEQA") pursuant to State CEQA Guidelines section 15378(b)(2), as the purchase of equipment is an organizational or administrative activity of government that will not result in direct or indirect physical changes in the environment; and

WHEREAS, the City will receive insurance reimbursements for the cost of the Vehicles, less the respective \$25,000 deductibles, and all insurance reimbursements and costs recovered will be returned to the Vehicle Replacement Fund; and

WHEREAS, the City Council believes it to be in the City's best interest to authorize the replacement of the Vehicles, and to approve the appropriation of \$270,000 from the Vehicle Replacement Fund balance to the City's Vehicle-Equipment Replacement Fund.

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

1. The foregoing recitals are true and correct, and are the findings of the City Council.
2. The City Council finds that the proposed action is not subject to the California Environmental Quality Act ("CEQA") pursuant to State CEQA Guidelines section 15378(b)(2).
3. The City Council hereby authorizes the replacement of two (2) totaled Ford El Cajon Police Department vehicles (Unit # 42094/VIN # 1FM5K8AB3LGA19051 & Unit # 42075/VIN # 1FTEW1P48LKD02888), and further approves the appropriation of \$270,000 from the Vehicle Replacement Fund balance to the Vehicle-Equipment Replacement account for Fiscal Year 2025-26.
4. The City Council hereby authorizes the City Manager, or such person as is

designated by the City Manager, to execute the necessary Purchase Orders, with any such changes and refinements as may be necessary and approved by the City Manager.

5. The City Manager, or such person as is designated by the City Manager, is hereby authorized and directed to execute any subsequent amendments to the Purchase Orders, or other documents necessary, as may be approved by the City Manager, on behalf of the City of El Cajon.



City Council Agenda Report

Agenda Item 8.

DATE: 05/26/2026
TO: Honorable Mayor and City Councilmembers
FROM: Graham Mitchell, City Manager
SUBJECT: Contribution to Miss El Cajon Pageant Organization

RECOMMENDATION:

That the City Council approves a contribution in the amount of \$2,500 to the Miss El Cajon Pageant Organization.

BACKGROUND:

The local non-profit Miss El Cajon Pageant Organization has requested a monetary contribution of \$2,500. The Miss El Cajon Pageant Organization will use the funds to continue providing scholarships and betterment workshops for pageant participants. In past years, the City Council has provided funding to this organization.

CALIFORNIA ENVIRONMENTAL QUALITY ACT:

The proposed monetary contribution to the Miss El Cajon Pageant Organization is not a "Project" as defined under section 15378(b)(4) of the State CEQA Guidelines, because it is a government fiscal activity which does not involve any commitment to any specific project which may result in a potentially significant physical impact on the environment.

FISCAL IMPACT:

The \$2,500 contribution is available in the City Council Contingency Annual Budget (101101).

Prepared By: Graham Mitchell, City Manager

Reviewed By:

Approved By: Graham Mitchell, City Manager

Attachments

Miss El Cajon Request



May 18, 2026

MAYOR BILL WELLS and CITY COUNCIL
MEMBERS

200 Civic Center Way El Cajon, CA 92020

RE: Donation Support for the Miss El Cajon Ambassador Pageant Programs – 62nd Anniversary

Dear Mayor Wells and City Council Members,

As you know, our goodwill ambassadors—Miss El Cajon, Miss El Cajon Teen, and members of the court—proudly represent the City of El Cajon by dedicating their time to community service. This past year alone, our titleholders volunteered more than 500 hours, demonstrating their commitment to making a positive impact.

We are excited to announce that the historic Miss El Cajon programs are back and stronger than ever! The 63rd Miss El Cajon Pageant will be held Sunday, June 14th, 2026.

The Miss El Cajon Scholarship Program continues to uphold a tradition of excellence by offering life skills and self-improvement workshops, all while supporting participants in their academic and professional aspirations through scholarships. We strive to empower young women by helping them recognize their potential, build self-esteem, and overcome challenges. Our program has thrived over the years thanks to the overwhelming support of the community and the City Council. We have already begun receiving applications for the upcoming workshops, and while we have worked to streamline costs, expenses such as insurance, facility rentals for workshops and rehearsals, and other essential program needs continue to rise.

As in past years, we kindly request monetary sponsorship in the amount of \$2,500 to help us continue providing scholarships and developmental workshops for these young women. Your continued generosity makes a significant difference in sustaining this program and ensuring its success.

On behalf of our participants and the organization, I extend my deepest gratitude for your past and ongoing support. Thank you for considering this request in such a special year for our program.

Best Regards,

Julie Crawley

Executive Director, Council for Youth Empowerment (CYE)



CYEPAGEANTS25@GMAIL.COM



City Council Agenda Report

Agenda Item 9.

DATE: 05/26/2026

TO: Honorable Mayor and City Councilmembers

FROM: Yazmin Arellano, Director of Development Services

SUBJECT: Public Hearing to Consider Adoption of Resolution to Approve the Proposed 2027 Five-Year Program of Projects for the SANDAG Regional Transportation Improvement Program (RTIP)

RECOMMENDATION:

That the City Council:

1. Opens the Public Hearing and receives testimony;
2. Closes the Public Hearing; and
3. Adopts the next Resolution, in order, for the adoption of the Proposed 2027 Five-Year Program of Projects for the SANDAG Regional Transportation Improvement Program (RTIP).

BACKGROUND:

Local San Diego Association of Governments (SANDAG) TransNet (one-half cent County sales tax) regulations require that a five-year list of proposed projects for funding be approved by City Council and submitted to SANDAG. The proposed 2027 RTIP includes the attached list of projects, which corresponds to the City's Capital Improvement Program for fiscal years 2027 through 2031. The RTIP is updated bi-annually (every two years) and requires a public hearing to be held prior to approval from SANDAG.

CALIFORNIA ENVIRONMENTAL QUALITY ACT:

The 2027 RTIP maintenance projects are categorically exempt from the provisions of the California Environmental Quality Act (CEQA), according to section 15301, Class 1(c) of the State CEQA guidelines. Section 15301 includes exemptions for the maintenance of public roadways and facilities, including other alterations to enhance public safety.

FISCAL IMPACT:

The City will receive TransNet funds estimated at \$19,212,000 over the next five years for transportation-related capital projects on all major and local streets.

Prepared By: Mario Sanchez, City Engineer

Reviewed By: Yazmin Arellano, Director of Development Services

Approved By: Graham Mitchell, City Manager

Attachments

Resolution & Exh A

RESOLUTION OF THE CITY COUNCIL OF THE CITY
OF EL CAJON ADOPTING THE *TRANSNET* LOCAL
STREET IMPROVEMENT PROGRAM OF PROJECTS
FOR FISCAL YEARS 2027 THROUGH 2031

WHEREAS, on November 4, 2004, the voters of San Diego County approved the San Diego Transportation Improvement Program Ordinance and Expenditure Plan (*TransNet* Extension Ordinance); which has been amended from time to time in accordance with the applicable amendment requirements; and

WHEREAS, the *TransNet* Extension Ordinance provides that San Diego Association of Governments ("SANDAG"), acting as the Regional Transportation Commission, shall approve on a biennial basis a multi-year program of projects submitted by local jurisdictions identifying those transportation projects eligible to use transportation sales tax (*TransNet*) funds; and

WHEREAS, the City of El Cajon was provided with an estimate of annual *TransNet* local street improvement revenues for fiscal years 2027 through 2031; and

WHEREAS, the City of El Cajon has held a noticed public hearing with an agenda item that clearly identified the proposed list of projects prior to approval of the projects by its authorized legislative body in accordance with Section 5(A) of the *TransNet* Extension Ordinance and Rule 7 of SANDAG Board Policy No. 31; and

WHEREAS, the 2027 RTIP program of projects is categorically exempt from the provisions of the California Environmental Quality Act ("CEQA"), according to section 15301, Class 1(c) of the CEQA guidelines, which contains an exemption for the maintenance of roadways.

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

1. Pursuant to Section 2(C)(1) of the *TransNet* Extension Ordinance, the City of El Cajon certifies that no more than 30 percent of its cumulative revenues shall be spent on local street and road maintenance-related projects, or that its expenditures are consistent with the most recent *TransNet* Extension Ordinance requirements adopted by SANDAG.

2. Pursuant to Section 4(E)(3) of the *TransNet* Extension Ordinance, the City of El Cajon certifies that all new projects, or major reconstruction projects, funded by *TransNet* revenues shall accommodate travel by pedestrians and bicyclists, and that any exception to this requirement permitted under the *TransNet* Extension Ordinance and proposed was clearly noticed as part of the City of El Cajon's public hearing process.

3. Pursuant to Section 8 of the *TransNet* Extension Ordinance, the City of El Cajon certifies that the required minimum annual level of local discretionary funds to be

expended for street and road purposes will be met through the 5-year period consistent with the most recent Maintenance of Effort Requirements adopted by SANDAG.

4. Pursuant to Section 13 of the *TransNet* Extension Ordinance, the City of El Cajon certifies that it has established a separate Transportation Improvement Account for *TransNet* revenues with interest earned expended only for those purposes for which the funds were allocated.

5. Pursuant to Section 18 of the *TransNet* Extension Ordinance, the City of El Cajon certifies that each project of \$250,000 or more will be clearly designated during construction with *TransNet* project funding identification signs.

6. The City Council hereby adopts the 2027 Five-Year Program of Projects for the SANDAG Regional Transportation Improvement Program (RTIP) attached hereto as Exhibit "A."

BE IT FURTHER RESOLVED that the City of El Cajon does hereby certify that all other applicable provisions of the *TransNet* Extension Ordinance and SANDAG Board Policy No. 31 have been met.

BE IT FURTHER RESOLVED that the City of El Cajon continues to agree to indemnify, hold harmless, and defend SANDAG, the San Diego County Regional Transportation Commission, and all officers and employees thereof against all causes of action or claims related to City of El Cajon's *TransNet* funded projects.

EXHIBIT "A"

Table 1
2027 Regional Transportation Improvement Program
San Diego Region (in \$000s)

El Cajon, City of

MPO ID: EL03								ADOPTION: 27-00				
Project Title:	Overlay/Reconstruction Projects							RAS (M-39)				
Project Description:	Various locations per the attached list - street reconstruction and overlays greater than 1" thick, including thoroughfares, collectors & residential streets							TransNet - LSI: CR Project Adheres to SANDAG Board Policy No. 31, Rule No, 21				
Change Notes:												
Capacity Status: NCI			Exempt Category: Safety - Pavement resurfacing and/or rehabilitation									
Est Total Cost: \$60,686												
	TOTAL	PRIOR	26/27	27/28	28/29	29/30	30/31	FUTURE	PE	RW	CON	
TransNet - L	\$6,747	\$6,747									\$6,747	
TransNet - L (Cash)	\$2,541	\$2,541									\$2,541	
TransNet - LSI	\$16,210	\$9,536	\$1,307	\$1,270	\$1,267	\$1,365	\$1,465				\$16,210	
TransNet - LSI (Cash)	\$416	\$416									\$416	
TransNet - LSI Carry Over	\$15,985	\$14,485	\$1,500								\$15,985	
Local Funds	\$17,857	\$10,357	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500				\$17,857	
Local RTCIP	\$930	\$280	\$650									\$930
TOTAL	\$60,686	\$44,362	\$4,957	\$2,770	\$2,767	\$2,865	\$2,965				\$60,686	

MPO ID: EL06								ADOPTION: 27-00			
Project Title:	Traffic Signals Projects							RAS (T2-2)			
Project Description:	Various locations in the City - upgrade or modification of existing traffic signals and the Traffic Management Center, including rewire, new fiber-optic signal interconnect cable, wireless video monitoring cameras, and other necessary equipment to improve traffic flow and safety.....							TransNet - LSI: CR			
Change Notes:											
Capacity Status: NCI		Exempt Category: Other - Traffic signal synchronization projects									
Est Total Cost: \$8,621											
	TOTAL	PRIOR	26/27	27/28	28/29	29/30	30/31	FUTURE	PE	RW	CON
TransNet - L	\$580	\$580									\$580
TransNet - L (Cash)	\$380	\$380									\$380
TransNet - LSI	\$5,081	\$2,580	\$500	\$500	\$500	\$500	\$500		\$49		\$5,032
TransNet - LSI (Cash)	\$275	\$8	\$267								\$275
TransNet - LSI Carry Over	\$2,306	\$806	\$1,500								\$2,306
TOTAL	\$8,622	\$4,354	\$2,267	\$500	\$500	\$500	\$500		\$49		\$8,573

** Include SANDAG in progress and pending projects - these projects are subject to change when accepted by SANDAG

Table 1
2027 Regional Transportation Improvement Program
San Diego Region (in \$000s)

El Cajon, City of

MPO ID: EL11								ADOPTION: 27-00					
Project Title:	Sidewalk, Curb and Gutter, and Pedestrian Ramp Repairs							TransNet - LSI: Maint					
Project Description:	Various locations as shown on the Maintenance Zone Map - repair damaged sidewalk, curb and gutter, pedestrian ramps, driveways, etc.												
Change Notes:													
Capacity Status: NCI				Exempt Category: Air Quality - Bicycle and pedestrian facilities									
Est Total Cost: \$11,497													
	TOTAL	PRIOR	26/27	27/28	28/29	29/30	30/31	FUTURE	PE	RW	CON		
TransNet - L	\$450	\$450							\$150		\$300		
TransNet - L (Cash)	\$250	\$250									\$250		
TransNet - LSI	\$4,448	\$1,948	\$500	\$500	\$500	\$500	\$500				\$4,448		
TransNet - LSI (Cash)	\$8	\$8									\$8		
TransNet - LSI Carry Over	\$4,851	\$2,660	\$2,191								\$4,851		
Local Funds	\$1,490	\$1,490									\$1,490		
TOTAL	\$11,497	\$6,806	\$2,691	\$500	\$500	\$500	\$500		\$150		\$11,347		

MPO ID: EL18								ADOPTION: 27-00					
Project Title:	Street Light Installation Projects							TransNet - LSI: CR					
Project Description:	Various locations in the City - provide for new street lights which includes removing existing wooden pole mounted lights for the City's underground utility district projects and the retro-fit of existing high pressure sodium street lights with energy efficient LED street lights												
Change Notes:													
Capacity Status: NCI				Exempt Category: Safety - Lighting improvements									
Est Total Cost: \$6,542													
	TOTAL	PRIOR	26/27	27/28	28/29	29/30	30/31	FUTURE	PE	RW	CON		
TransNet - L (Cash)	\$37	\$37									\$37		
TransNet - LSI	\$3,741	\$1,403	\$338	\$500	\$500	\$500	\$500				\$3,741		
TransNet - LSI (Cash)	\$223		\$223								\$223		
TransNet - LSI Carry Over	\$2,541	\$1,041	\$1,500								\$2,541		
TOTAL	\$6,542	\$2,481	\$2,061	\$500	\$500	\$500	\$500				\$6,542		

MPO ID: EL21								ADOPTION: 27-00				
Project Title:	Street Resurfacing with Slurry Seals							TransNet - LSI: Maint				
Project Description:	Various locations in the City - as grouped by the maintenance zone map for street resurfacing with rubber polymer modified slurry (RPMS) seals less than 1" thick											
Change Notes:												
Capacity Status: NCI			Exempt Category: Safety - Pavement resurfacing and/or rehabilitation									
Est Total Cost: \$16,171												
	TOTAL	PRIOR	26/27	27/28	28/29	29/30	30/31	FUTURE	PE	RW	CON	
TransNet - LSI	\$4,778	\$2,278	\$500	\$500	\$500	\$500	\$500				\$4,778	
TransNet - LSI (Cash)	\$363	\$5	\$358								\$363	
TransNet - LSI Carry Over	\$5,830	\$4,330	\$1,500								\$5,830	
Local Funds	\$5,200	\$3,200	\$400	\$400	\$400	\$400	\$400				\$5,200	
TOTAL	\$16,171	\$9,813	\$2,758	\$900	\$900	\$900	\$900				\$16,171	

** Include SANDAG in progress and pending projects - these projects are subject to change when accepted by SANDAG

Table 1
2027 Regional Transportation Improvement Program
San Diego Region (in \$000s)

El Cajon, City of

MPO ID: EL29								ADOPTION: 27-00					
Project Title:		Traffic Safety/Calming						TransNet - LSI: CR					
Project Description:		Various locations in the City - install traffic safety and calming improvements such as street striping, stop signs, speed cushions, and radar speed feedback signs											
Change Notes:													
		Capacity Status: NCI		Exempt Category: Safety - Safer non-Federal-aid system roads									
Est Total Cost: \$5,550													
	TOTAL	PRIOR	26/27	27/28	28/29	29/30	30/31	FUTURE	PE	RW	CON		
TransNet - LSI	\$3,625	\$1,325	\$400	\$400	\$500	\$500	\$500				\$3,625		
TransNet - LSI (Cash)	\$105	\$11	\$94								\$105		
TransNet - LSI Carry Over	\$1,820	\$320	\$1,500								\$1,820		
TOTAL	\$5,550	\$1,656	\$1,994	\$400	\$500	\$500	\$500				\$5,550		

MPO ID: EL32								ADOPTION: 27-00				
Project Title:	Pavement Management System								TransNet - LSI: Maint			
Project Description:	Various streets in the City - the Pavement Management System provides a comprehensive inventory of the City's roadway assets. The system is used to track conditions, inspections, create resurfacing budgets and rankings, and house city-wide condition assessments. The system enables City Staff to better manage roadway system assets and make better, more informed decisions on capital and maintenance resurfacing projects.											
Change Notes:												
Capacity Status: NCI				Exempt Category: Other - Engineering studies								
Est Total Cost: \$700												
	TOTAL	PRIOR	26/27	27/28	28/29	29/30	30/31	FUTURE	PE	RW	CON	
TransNet - LSI	\$605	\$205	\$100	\$75	\$75	\$75	\$75		\$605			
TransNet - LSI Carry Over	\$95	\$95							\$95			
TOTAL	\$700	\$300	\$100	\$75	\$75	\$75	\$75		\$700			

MPO ID: EL41								ADOPTION: 27-00					
Project Title:	Main Street - Green Street Gateway (part of Lump Sum V10)							SANDAG ID: 1224068					
Project Description:	El Cajon - Main St between Marshall Ave and El Cajon Blvd, and also along Marshall Ave between Palm Ave and the El Cajon Transit Center access driveway. - Main St. is the primary access from the Transit Center to downtown El Cajon. To revitalize the corridor into an attractive "urban-forest" gateway, tree-lined widened sidewalks and Class IV bikeways, LID planters, signage, thematic site furnishing, and lighting are proposed. Also, upgraded bike and ped links to the transit center along Marshall will transform the corridor into an accessible and multi-modal Ave.												
Change Notes:													
Capacity Status: NCI		Exempt Category: Other - Transportation enhancement activities											
Est Total Cost: \$2,500													
	TOTAL	PRIOR	26/27	27/28	28/29	29/30	30/31	FUTURE	PE	RW	CON		
TransNet - SGIP	\$2,249	\$1,922	\$327						\$314		\$1,935		
Local Funds	\$251	\$251									\$251		
TOTAL	\$2,500	\$2,173	\$327						\$314		\$2,186		

** Include SANDAG in progress and pending projects - these projects are subject to change when accepted by SANDAG

Table 1
2027 Regional Transportation Improvement Program
San Diego Region (in \$000s)

El Cajon, City of

MPO ID: EL42		ADOPTION: 27-00									
Project Title:	Mixed Use Overlay - El Cajon (part of Lump Sum V10)										
Project Description:	The project proposes to establish increased housing capacity through a new walkable district in an existing commercial area. The project will expand the Mixed-Use Overlay Zone, which was approved in 2018, and provide an urban framework that allows a mix of uses, building and housing types. The project will include rezoning of properties within the new district and additional California Environmental Quality Act (CEQA) analysis based on the previously approved Program Environmental Impact Report for the Mixed-Use Overlay Zone.										
Change Notes:											
Capacity Status: NCI		Exempt Category: Other - Transportation enhancement activities									
Est Total Cost: \$551											
	TOTAL	PRIOR	26/27	27/28	28/29	29/30	30/31	FUTURE	PE	RW	CON
TransNet - SGIP	\$551	\$3	\$477	\$71							\$551
TOTAL	\$551	\$3	\$477	\$71							\$551

MPO ID: EL43			ADOPTION: 27-00								
Project Title: Parkway Specific Plan (part of Lump Sum V10)											
Project Description: The project proposes to create a comprehensive planning document for the Parkway Plaza shopping center linking to the Arnele Avenue Transit Station and its immediately adjacent high density parcels within the Mixed-Use Overlay zone. The document will plan the economic revitalization of Parkway Plaza, accommodate previously approved housing capacity, provide enhanced pedestrian and bicycle infrastructure, modernize the bus transfer station, and plan for Arnele Avenue roadway improvements from Johnson to Marshall Avenues and reconcile the varying regulatory standards that exist between the Specific Plan, Zoning, and Mixed-Use Overlay.											
Change Notes:											
Capacity Status: NCI Exempt Category: Other - Transportation enhancement activities											
Est Total Cost: \$801											
	TOTAL	PRIOR	26/27	27/28	28/29	29/30	30/31	FUTURE	PE	RW	CON
TransNet - SGIP	\$801	\$525	\$276								\$801
TOTAL	\$801	\$525	\$276								\$801

Table 1
2027 Regional Transportation Improvement Program
San Diego Region (in \$000s)

El Cajon, City of

MPO ID: EL44		ADOPTION: 27-00									
Project Title:	El Cajon Boulevard Streetscape Phase 2 (part of Lump Sum V10)										
Project Description:	The proposed project is a continuation of the El Cajon Boulevard Streetscape and the Main Street Green Street Phase 2 Roundabout projects, which are funded through the Smart Growth Incentive Program. This project will complete the corridor by installing road diets and lane narrowing, construct Class II separated bikeways, sidewalks and accessible facilities, pedestrian site furnishings and drought tolerant landscaping. These improvements will extend the transit centers mobility hub and active transportation connections to nearby health care offices, schools, social services, and neighborhoods.										
Change Notes:											
Capacity Status: NCI		Exempt Category: Other - Transportation enhancement activities									
Est Total Cost: \$3,048											
	TOTAL	PRIOR	26/27	27/28	28/29	29/30	30/31	FUTURE	PE	RW	CON
TransNet - SGIP	\$3,048	\$2	\$341	\$2,706							\$3,048
TOTAL	\$3,048	\$2	\$341	\$2,706							\$3,048

Table 1
2027 Regional Transportation Improvement Program
San Diego Region (in \$000s)

RTIP Fund Types

Local Funding	
Local Funds AC	Local Funds - Advanced Construction; mechanism to advance local funds to be reimbursed at a later fiscal year with federal/state funds
RTCIP	Regional Transportation Congestion Improvement Program
TransNet-L	Prop. A Local Transportation Sales Tax - Local Streets & Roads
TransNet-L (Cash)	TransNet - L funds which agencies have received payment, but have not spent
TransNet-LSI	Prop. A Extension Local Transportation Sales Tax - Local System Improvements
TransNet-LSI Carry Over	TransNet - LSI funds previously programmed but not requested/paid in year of allocation
TransNet-LSI (Cash)	TransNet - LSI funds which agencies have received payment, but have not spent
TransNet-SGIP	Prop. A Extension Local Transportation Sales Tax - Regional Smart Growth Incentive Program

City Council
Agenda Report
Agenda Item 10.

DATE: 05/26/2026

TO: Honorable Mayor and City Councilmembers

FROM: Noah Alvey, Deputy Director of Development Services

SUBJECT: Public Hearing to Consider CEQA Exemption, Planned Unit Development, and Tentative Subdivision Map for an 11-Unit Residential Project 1426 Granite Hills Drive

RECOMMENDATION:

That the City Council:

1. Opens the public hearing and receives testimony;
2. Closes the public hearing;
3. Moves to adopt the next Resolution, in order, APPROVING the CEQA Determination of Exemption;
4. Moves to adopt the next Resolution, in order, APPROVING Planned Unit Development No. 2025-0002, subject to conditions; and
5. Moves to adopt the next Resolution, in order, APPROVING Tentative Subdivision Map No. 2025-0017, subject to conditions.

PROJECT DESCRIPTION:

The proposed project is a common interest development consisting of eleven (11) residential sublots, each developed with a detached single-family residence, an attached two-car garage, private yard area, and supplemental on-site parking. The project also includes one (1) common lot to accommodate a private street, utilities, landscaping, and common recreational open space, along with associated private and public improvements. The project site is approximately 1.11 acres and is addressed as 1426 Granite Hills Drive.

BACKGROUND:

General Plan:	Low Density Residential (LR)
Specific Plan:	None
Zone:	Residential, Single-family, 9,000 sq. ft. (RS-9)
Other City Plan(s):	None
Regional and State Plan(s):	None
Notable State Law(s):	Subdivision Map Act; Government Code Section 65860 (General Plan Consistency)
Applicant:	Priest Development Corporation; Travis Lyon; (619) 952-8607

Project Site & Constraints

The subject property is a long, rectangular lot totaling 54,709 gross square feet (1.11 net acres), located on the north side of Granite Hills Drive between Dorothy Street and Jamacha Road. The site is currently developed with a single-family residence proposed for demolition.

The project site is generally level, with only minor elevation variation of a few feet between the eastern and western property boundaries. Apart from this gradual change in grade, the site is not known to be constrained by significant physical features—such as geologic hazards, waterways, or protected environmental resources—that would preclude residential development.

Surrounding Context

The properties surrounding the project site are developed and zoned as follows:

<u>Direction</u>	<u>Zones</u>	<u>Land Uses</u>
North	RM-2500	Multi-family Residential
South	RS-6	Single-family Residential
East	RS-6	Common Interest Development
West	RS-6	Common Interest Development

General Plan

The subject property is designated Low Density Residential (“LR”) on the General Plan Land Use Map. This designation permits a maximum residential density of 10 dwelling units per acre. The project proposes a density of less than 10 dwelling units per acre and, pursuant to California Government Code section 65860 and the density standards of the Planned Unit Development (“PUD”) permit, is consistent with the LR designation.

The project supports General Plan Goal 5, which calls for a range of housing types to meet the needs of various age and income groups. Specifically, the project advances:

- Objective 5-1 (improving residential neighborhoods), and
- Objective 5-3 (increasing opportunities for homeownership).

The project is also consistent with the 2021–2029 Housing Element, including:

- Objective 1 (accommodating housing at all income levels), and
- Objective 2 and Policy 2-3 (enhancing residential neighborhoods).

The site is included in the Housing Element Sites Inventory, which plans for four (4) dwelling units at the site. Pursuant to Government Code section 65863 (No Net Loss Law), the City monitors development to ensure adequate site capacity. The proposed 11-unit project results in a net increase of seven (7) units relative to anticipated site capacity and contributes to maintaining compliance with Housing Element requirements.

The proposed project results in the redevelopment of an underutilized residential property and will include market-rate housing units for sale that contribute to meeting the goal of fulfilling regional housing needs.

Municipal Code/Zoning Code

The subject property is within the RS-9 (Residential, Single-family, 9,000 square foot) zone. The RS-9 zone authorizes one primary dwelling unit per legally established lot. Government Code Section 65860 allows the project to be developed at 10 du/acre—consistent with the General Plan—while the remaining RS-9 and PUD development standards continue to apply.

A Planned Unit Development may be established in any residential zone in accordance with Chapter 17.60 of the El Cajon Municipal Code (“ECMC”). The purpose of the PUD regulations is to facilitate comprehensively planned development and to provide flexibility in development standards in order to encourage imaginative design and efficient land use. Any use permitted or conditionally permitted in the underlying zone may be permitted within a PUD. Specific development standards applicable to PUDs include provisions related to parking, open space, landscaping, building design, utility systems, refuse collection, and the establishment of Covenants, Conditions and Restrictions (“CC&Rs”).

Subdivision Ordinance/Subdivision Map Act

A tentative subdivision map is proposed to create real property. Tentative Subdivision Map (“TSM”) No. 2025-0017 proposes a twelve (12) lot common interest subdivision consisting of eleven (11) residential lots and one (1) common lot for a private street and utilities. The authority and procedures for processing a tentative subdivision map are established by the Subdivision Map Act and ECMC Title 16.

DISCUSSION

Land Use

The single-family residences in the proposed PUD are situated on either side of a private street, which includes a fire apparatus turnaround (hammerhead) at the northerly end of the site. The turnaround is provided in compliance with California Fire Code requirements related to emergency access.

Each residence is served by an attached two-car garage and a private driveway. The driveways, which are a minimum of 22 feet, six inches in depth, also provide supplemental parking for residents and guests. A four-foot-wide pedestrian sidewalk runs along the private street and connects the public right-of-way to the individual residences and the common recreation area.

The proposed private street is 24 feet in width and is accessed from a new driveway connection to Granite Hills Drive, which will be constructed in accordance with applicable regional standards. Public improvements include: curb, gutter, and sidewalk along the project frontage, as well as storm drain improvements and street overlay.

Each residence includes private rear and side yard areas which, in combination with the common open space, satisfy applicable recreational open space requirements. The conceptual landscape plan provides for the installation of trees, shrubs, and groundcover along the project frontage and throughout the site. A condition of approval requires the submittal and approval of a landscape documentation package (“LDP”) in compliance with Chapter 17.195 of the Zoning Code.

The proposed residential units utilize a consistent floor plan in both standard and mirrored orientations, resulting in a cohesive but varied streetscape. Sub-lot sizes range from approximately 3,000 to 4,000 square feet. The residences are set back approximately 15 feet

from the frontage on Granite Hills Drive, 10 to 12 feet from the private street, and a minimum of 5 feet from interior side property lines (resulting in 10 feet of separation between structures in the development). A minimum 10-foot setback is also provided from adjacent neighboring lots.

Trash and recycling service will be provided to each residence and accommodated within private side yard areas.

Grading and Drainage

Preliminary grading estimates indicate approximately 2,198 cubic yards of cut and fill, with no import or export required. Grading is necessary to establish building pads, facilitate drainage, and connect to existing utility systems. A retaining wall of approximately three (3) feet in height is anticipated along portions of the westerly property line.

Storm water will be conveyed through an onsite drainage system designed to direct flows to an existing discharge point.

Ownership & Maintenance

As a common interest development, the project requires the formation of a homeowner's association ("HOA") and the recordation of CC&Rs. The HOA will be responsible for the ownership and ongoing maintenance of the common lot, including the private street, landscaping, utilities, and storm water facilities.

Design and Architecture

PUD regulations require that the architecture and design of a project be evaluated for conformance with the City's Architectural Guidelines (ECMC Chapter 17.180). These guidelines emphasize quality design, visual interest, and compatibility with surrounding development.

The proposed residences are contemporary in design and incorporate articulated facades, including entry porches, wall plane variations, and a mix of exterior materials such as stucco, decorative stone veneer, and fiber cement siding. Additional architectural detailing includes decorative window trim and horizontal banding elements. The color palette consists of neutral and earth tones that complement the building materials. Roofs are proposed to be concrete tile.

Each residence is approximately 2,222 square feet in size and includes five (5) bedrooms and three (3) bathrooms. Attached garages are approximately 480 square feet and include space for laundry and mechanical equipment.

Development Standards

Development Standard	PUD (RS-9)	Proposed Project
Lot Requirements	Sub-lots determined by PUD	Roughly 3,000 to 4,000 sq. ft. Sub-lots
Density	10 du/acre	10 du/acre
Setbacks	Front Building - 10 ft. Garage - 20 ft. Other setbacks determined by PUD	Front Building - 10 ft. Garage - 22.5+ ft. Rear - 10 ft. Side (interior) - 5 ft.
Lot Coverage	Maximum 40%	32%
Building Height	Maximum 35 ft.	26.3 ft.
Covered Parking	2 spaces per unit	2-car garage per unit = 22 spaces
Visitor & Supplemental Parking	1.5 spaces per unit	19 spaces
Waste Collection	Individual or Common	Individual
Walls & Fences	Project Boundary Wall or Fence	6 ft. vinyl fence
Open Space, Recreational Areas, and Landscaping	225 sq. ft. per unit	822+ sq. ft. per unit
Streets & Driveways	22 ft. wide	24 ft. wide
Reverse Space	24 ft.	24+ ft.
Driveway Parking Stall Size	20 ft.	22.5+ ft.

As detailed in the project plans, the proposed PUD complies with applicable development standards, including density, setbacks, building height, lot coverage, parking, open space, and street design. The project meets or exceeds minimum requirements for parking and open space and remains within the maximum allowable limits for height and lot coverage.

PLANNING COMMISSION RECOMMENDATION:

On May 5, 2026, the El Cajon Planning Commission ("Commission") held a public hearing for the proposed project. The project applicant thanked the Commission for their consideration and there were no other speakers. The commission generally felt that the proposed project was well-designed. The Commission voted 4-0, with Commissioner Mroz abstaining, to adopt Resolutions Nos. 11199, 11200, & 11201, recommending City Council approval.

FINDINGS:

Planned Unit Development No. 2025-0002

1. The density of the proposed PUD is consistent with the general plan.

The density of the proposed PUD is consistent with the general plan. The project site is designated Low Density Residential on the General Plan Land Use Map which permits a maximum density of 10 dwelling units per acre. The project proposes 11 dwelling units on a 1.11 acre parcel resulting in a net density of less than 10 dwelling units per acre, which is within the Low Density Residential designation density limit.

2. The approval of any alternative development standards for the proposed PUD is in the public interest.

The project complies with applicable development standards and facilitates the redevelopment of an underutilized residential property, providing additional homeownership opportunities consistent with General Plan and Housing Element policies.

3. The proposed PUD is compatible with surrounding development.

The proposed PUD is compatible with surrounding development as it is similar in density and design to other directly adjacent common interest developments. Proposed residences observe the RS-9 height limit and are also two stories, consistent with the scale and height of surrounding single-family dwelling units. Proposed grading and site development is also consistent with surrounding development along Granite Hills Drive, including PUD No. 127 adjacent to the west and PUD No. 134 adjacent to the east.

4. The location of structures, private streets, driveways, and parking spaces on the proposed PUD site plan will not result in unauthorized parking, which would block or hamper vehicular movement or unnecessarily affect visibility on the private street or driveway.

The design of the proposed project provides sufficient parking and adequate driveway and backup space for the safe maneuvering of vehicles. Proposed structures meet or exceed minimum setback requirements and would not have a negative effect on visibility. Furthermore, the project design provides for a fire apparatus turnaround for the safe maneuvering of emergency response vehicles, consistent with the California Fire Code.

Tentative Subdivision Map No. 2025-0017

Section 66474 of the Subdivision Map Act and section 16.12.090 of the ECMC state that the City shall deny approval of a subdivision map if the City's legislative body makes any of the following findings:

1. The proposed map is not consistent with the General Plan and any applicable specific plan.

The proposed map is consistent with the General Plan and General Plan goals related to housing that seek to provide a variety of residential development opportunities in the City and improve the quality of residential neighborhoods.

2. The design or improvement of the proposed subdivision is not consistent with the General Plan, and the site is not physically suitable for the type of development and proposed density.

The proposed map design results in a common interest residential project, which is consistent with the goals and objectives of the General Plan. Furthermore, the site is physically suited for the type of development, as well as the density of the development, that is proposed for this property.

3. The design of the subdivision or the proposed improvements is likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.

The project site has no habitat value as it is in an urbanized area and bordered by developed properties. The subject property is also in a disturbed condition due to its previous development with a single-family home. There are no fish or wildlife populations that would be harmed by the residential development of the subject property.

4. The design of the subdivision or type of improvements is likely to cause serious health problems.

The design of the subdivision and its improvements are required to incorporate storm water management facilities that will contribute to healthier streams, rivers, bays, and the ocean. Further, there are no known hazardous conditions at the site as it is not identified in any list or database compiled pursuant to Government Code section 65962.5.

5. The design of the subdivision or type of improvements will conflict with easements acquired by the public at large for access through or use of property within the subdivision.

The proposed map will not conflict with easements of record or easements established by court judgment, acquired by the public at large, for access through or use of property within the proposed map.

CALIFORNIA ENVIRONMENTAL QUALITY ACT:

The proposed project is exempt from the California Environmental Quality Act ("CEQA") pursuant to section 15332 (In-fill Development Projects). The following measuring criteria apply to the In-fill Development Project exemption: the project is consistent with the General Plan designation; the proposal is within the city limits on a site less than five acres, surrounded by substantially urban uses; the project site has no value as natural habitat; approval would not result in significant effects related to traffic, noise, air, or water quality; and, the site can be adequately served by required utilities. Therefore, section 15332 is an appropriate exemption for this project.

PUBLIC NOTICE & INPUT:

Notice of this public hearing was mailed on May 15, 2026, to all property owners within 300 feet of the project site and to anyone who requested such notice in writing, in compliance with Government Code sections 65090, 65091, and 65092, as applicable. Additionally, as a public service, the notice was posted in the kiosk at City Hall and on the City's website under "Public Hearings/Public Notices." The notice was also mailed to the two public libraries in the City of El Cajon, located at 201 East Douglas Avenue and 576 Garfield Avenue.

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

RECOMMENDATION:

Staff recommends that the City Council adopt the next Resolutions, in order, approving the CEQA Determination of Exemption and conditionally approving PUD-2025-0002 and TSM-2025-0017. The proposed PUD results in the redevelopment of an underutilized parcel and increases home ownership opportunities in El Cajon in conformance with General Plan and Housing Element goals.

Prepared By: Spencer Hayes-Flores, Associate Planner
Reviewed By: Yazmin Arellano, Director of Development Services
Approved By: Graham Mitchell, City Manager

Attachments

Resolution - CEQA
Resolution - PUD
Resolution - TSM
Public Hearing Notice/Location Map
CEQA Resolution No. 11199
PUD Resolution No. 11200
TSM Resolution No. 11201
Application Forms
Site Photographs
Project Plans & Elevations
Tentative Subdivision Map

RESOLUTION NO. ____-26

A RESOLUTION APPROVING CALIFORNIA ENVIRONMENTAL
QUALITY ACT CATEGORICAL EXEMPTION 15332 (IN-FILL
DEVELOPMENT) FOR PLANNED UNIT DEVELOPMENT NO. 2025-0002
AND TENTATIVE SUBDIVISION MAP NO. 2025-0017.

WHEREAS, the El Cajon Planning Commission held a duly advertised public hearing on May 5, 2026, to consider Planned Unit Development No. 2025-0002 and Tentative Subdivision Map No. 2025-0017 for a twelve (12) lot common interest subdivision consisting of eleven (11) residential lots and a common lot for a private street and utilities on the north side of Granite Hills Drive between Dorothy Street and Jamacha Road, Assessor Parcel Number (APN) 514-021-15-00; and

WHEREAS, the proposed project would involve the demolition of an existing single-family residence and the clearing and grubbing of the property for the construction of eleven (11) single-family residences, private street, and appurtenant improvements; and

WHEREAS, in accordance with California Environmental Quality Act ("CEQA") Guidelines section 15061(b)(2), and prior to making a recommendation to the City Council, the Planning Commission reviewed and considered the information contained in the project staff report; and

WHEREAS, the project is categorically exempt from the environmental review requirements of CEQA pursuant to section 15332 (*In-fill Development*) of the CEQA Guidelines, which allows for in-fill development in urbanized areas, as the record of proceedings contains evidence to support the determination that the Class 32 Categorical Exemption applies; and

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

WHEREAS, after considering evidence and facts, the Planning Commission did consider the proposed CEQA Categorical Exemption, section 15332 as presented at its meeting, and adopted Resolution No. 11199 recommending City Council approval.

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

Section 1. That the foregoing recitals are true and correct, and are findings of fact of the El Cajon City Council in regard to the proposed exemptions for the Planned Unit Development and Tentative Subdivision Map.

Section 2. The El Cajon City Council hereby further finds that the record in this proceeding includes evidence to support the following:

- A. The project site is designated Low Density Residential on the General Plan Land Use Map, which permits a maximum density of 10 dwelling units per acre, and is included in the Housing Element Sites Inventory. The Planned Unit Development proposes eleven (11) dwelling units on an approximately 1.11-acre parcel at a net density of approximately 10 dwelling units per acre, which is consistent with the Low Density Residential designation density limit. The project is also consistent with General Plan Goal 5, which encourages the development of a broad range of housing types to meet the needs of various age and income groups, and Housing Element objectives related to improving residential neighborhoods and increasing housing opportunities. Moreover, the project complies with applicable Zoning Code regulations in conjunction with the Planned Unit Development provisions of the Municipal Code.
- B. The project site is located within the city limits, has a site area of less than five acres, and is surrounded by urban uses consisting primarily of single-family residential and common interest residential developments.
- C. The project site has no habitat value as it is located within a fully urbanized area and is bordered by developed properties. The subject site is in a disturbed condition due to its existing development with a single-family residence proposed for demolition. There is no record of endangered, rare, or threatened species in the vicinity. Furthermore, project data reported no protected or sensitive biological resources on the project site or in the surrounding area.
- D. The proposed project is consistent with the General Plan and applicable development standards and is not anticipated to result in significant impacts related to traffic, noise, air quality, or water quality. The project is of a scale and density typical for residential infill development and is not expected to generate a substantial increase in vehicle trips relative to surrounding uses. All land uses are subject to El Cajon Municipal Code ("ECMC") Chapter 17.115 performance standards for noise and air quality, which will be applied through project design and operation. In addition, the project will be required to comply with all applicable storm water regulations established in ECMC Chapter 16.60, ensuring that water quality impacts are avoided.
- E. All required utilities and public services are available in the vicinity of the subject site and are expected to adequately serve the project. Service confirmation is further required as a condition of Subdivision Map approval.
- F. The proposed project will not result in any specific or general exceptions to the use of the categorical exemption as detailed under State CEQA Guidelines section 15300.2 which might otherwise preclude use of the exemption. Cumulative effects from successive projects are unlikely to occur given that the project proposes a permitted residential use that is consistent with residential densities anticipated under the General Plan.

The project does not involve any other unusual circumstances that could potentially have a significant effect on the environment. The project site is not located along a designated scenic highway. The project site is not a hazardous waste site nor is it identified in any list compiled pursuant to Government Code section 65962.5, such as the Department of Toxic Substances Control EnviroStor database or the State Water Resources Control Board GeoTracker database. Historic resources will not be impacted as the project site is not included in the City of El Cajon Historic Preservation Inventory.

Section 3. That based upon said findings of fact, the El Cajon City Council hereby APPROVES the proposed categorical exemption (CEQA Guidelines section 15332) for Planned Unit Development No. 2025-0002 and Tentative Subdivision Map No. 2025-0017.

RESOLUTION NO. ____-26

A RESOLUTION APPROVING PLANNED UNIT DEVELOPMENT NO. 2025-0002 FOR A TWELVE-LOT COMMON INTEREST SUBDIVISION ON NORTH SIDE OF GRANITE HILLS DRIVE BETWEEN DOROTHY STREET AND JAMACHA ROAD IN THE LOW DENSITY RESIDENTIAL (LR) GENERAL PLAN DESIGNATION AND THE RS-9 (RESIDENTIAL, SINGLE-FAMILY, 9,000 SQUARE FOOT) ZONE; APN: 514-021-15-00.

WHEREAS, the El Cajon Planning Commission held a duly advertised public hearing on May 5, 2026, to consider Planned Unit Development (“PUD”) No. 2025-0002 and Tentative Subdivision Map (“TSM”) No. 2025-0017 for a twelve (12) lot common interest subdivision consisting of eleven (11) residential lots and a common lot for a private street and utilities at 1426 Granite Hills Drive, on the north side of Granite Hills Drive between Dorothy Street and Jamacha Road, as submitted by Travis Lyon of the Priest Development Corporation on behalf of Inland Valley Investments, LLC; and

WHEREAS, the Planning Commission adopted Resolution No. 11199 recommending City Council approval of the Class 32 (In-fill Development) California Environmental Quality Act (“CEQA”) categorical exemption; and

WHEREAS, the Planning Commission adopted Resolution No. 11200 recommending City Council approval of PUD No. 2025-0002; and

WHEREAS, the Planning Commission adopted Resolution No. 11201 recommending City Council approval of TSM No. 2026-0017; and

WHEREAS, the City Council reviewed and considered the proposed CEQA Exemption, and adopted Resolution No. ____-26; and

WHEREAS, the El Cajon City Council held a duly advertised public hearing on May 26, 2026, to consider PUD No. 2025-0002 and TSM No. 2025-0017, and received evidence through public testimony and comment, in the form of verbal and written communications and reports.

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

Section 1. The City Council finds that:

- A. The density of the proposed PUD is consistent with the general plan. The project site is designated Low Density Residential on the General Plan Land Use Map which permits a maximum density of 10 dwelling units per acre. The project proposes 11 dwelling units on a 1.11 acre parcel resulting in a net density of less than 10 dwelling units per acre, which is within the Low Density Residential designation density limit.

- B. Approval The project complies with applicable development standards and facilitates the redevelopment of an underutilized residential property, providing additional homeownership opportunities consistent with General Plan and Housing Element policies.
- C. The proposed PUD is compatible with surrounding development as it is similar in density and design to other directly adjacent common interest developments. Proposed residences observe the RS-9 height limit and are also two stories, consistent with the scale and height of surrounding single-family dwelling units. Proposed grading and site development is also consistent with surrounding development along Granite Hills Drive, including PUD No. 127 adjacent to the west and PUD No. 134 adjacent to the east.
- D. The design of the proposed project provides sufficient parking and adequate driveway and backup space for the safe maneuvering of vehicles. Proposed structures meet or exceed minimum setback requirements and would not have negative effect on visibility. Furthermore, the project design provides for a fire apparatus turnaround for the safe maneuvering of emergency response vehicles, consistent with the California Fire Code.

Section 2. The City Council hereby approves PUD No. 2025-0002 for a twelve-lot common interest development in the RS-9 zone, on the above-described property, subject to the following conditions:

Planning

1. Prior to the issuance of building permits, or as otherwise determined by the Director of Development Services, the applicant shall submit and obtain approval of a one-page digital site plan for Planned Unit Development No. 2025-0002 that reflects the following specific notes and changes:
 - a. Include the following note: "This project shall comply with the Standard Conditions of Development from Planning Commission Resolution No. 10649, as applicable."
 - b. Include the following note: "Separate utility connections shall be provided for each unit in the approved PUD."
 - c. Include the following note: "Alterations shall not reduce any of the following unless otherwise provided by law: the rear yard setback, the side yard setback, the separations between on-site structures, and dimensions between structures and the private or public street."
 - d. Identify the remaining lot coverage allowance for each residential lot based on the above setback limits for alterations.
 - e. Include the following note: "Landscaping at the entrance of the driveways shall be maintained and provide adequate sight distance."

- f. Include the following note: "All visible walls, including retaining walls, shall include a decorative textured finish, such as split face block, and a matching trim cap."
 - g. The revised site plan shall reflect the applicable comments and required notes from the Engineering conditions below.
2. Prior to the issuance of building permits, or as otherwise determined by the Director of Development Services, the applicant shall complete the following:
 - a. Building plans shall demonstrate compliance with Heating Ventilation and Air Conditioning performance standards in ECMC section 17.115.130(H).
 - b. Submit a lighting plan in accordance with ECMC section 17.130.150. The plan shall include the location of all external lighting elements and their respective design. Planning approval of the plan is required before building permit issuance.
 - c. The site plan and building permit plans shall be consistent with the approved plans and elevations. The approved building material types and colors of all exterior elevations shall be shown on the construction drawings submitted for building permits and shall be in substantial conformance with the materials approved by the City Council.
 - d. Construction plans shall show that all new roof drains, driveways, parking areas, sidewalks and other impervious areas will drain to sufficiently sized and designed landscaped areas so as to incorporate Low Impact Development (LID) BMPs for compliance with the California Regional Water Quality Control Board (San Diego Region) Order No. R9-2013-0001 as amended by Order No. R9-2015-0001 and R9-2015-0100.
 - e. Submit a Landscape Documentation Package ("LDP") for review and approval in conformance with the requirements of ECMC Chapter 17.195, ECMC section 17.60.180, and the City of El Cajon Landscape Design Manual. The LDP plans shall be consistent with the approved PUD site plan and TSM. Indicate a dedicated water meter for the irrigation of landscaping outside of private yards.
 - f. Identify the site walls, retaining walls, and privacy fencing on building permit and landscape plans. Gates must be provided to allow access to the trash and recycling storage areas on the side of each residence. Plans shall demonstrate that all visible walls, including retaining walls, include a decorative textured finish, such as split face block, and a matching trim cap.
 - g. Comply with the Engineering conditions to the satisfaction of the City Engineer and the Director of Development Services.
3. Prior to the granting of occupancy for any unit, or as otherwise determined by the Director of Development Services, all on-site improvements shall be completed or guaranteed in accordance with the approved PUD No. 2025-0002 and TSM No.

20205-0017 plans and applicable conditions of approval. In addition, the following items shall be completed and/or inspected:

4. Record the CC&Rs, and submit one electronic copy of the recorded document.
5. Complete the installation of the approved landscaping and irrigation system and submit a Certificate of Completion with all necessary attachments including a soil management report.
6. Pass a planning inspection verifying completion of all private improvements as identified in the plans.
7. Satisfy all requirements contained in this resolution of approval.

Building & Fire Conditions

8. A building permit is required. Applications for construction permits shall comply with all applicable laws, ordinances, and codes in effect at the time of application including the California Building Code, California Fire Code, California Mechanical Code, California Plumbing Code, California Electrical Code, and Green Building Standard Code.
9. Dedicate and maintain fire apparatus access lanes by red curb or signage. Fire access lane shall be a minimum 20 feet wide and 13 feet, 6 inches in height.

Engineering and Storm Water

10. Add the following notes to the PUD Site Plan:
 - a. "All operations must be in compliance with the City's Storm Water Ordinance (ECMC Chapters 13.10 and 16.60) to minimize or eliminate pollutant discharges to the storm drain system.
 - b. For Public Works requirements on this Planning Action, please also refer to the Conditions of Approval. This Site Plan may not clearly show existing or proposed improvements in the public right-of-way and should not be used for public improvement construction purposes."

General

11. PUD No. 2025-0002 shall become null and void if accompanying TSM No. 2025-0017 is not recorded within the time frame permitted under the ECMC and Subdivision Map Act.
12. Applicant shall defend, indemnify, and hold harmless the City of El Cajon ("City"), its agents, officers, and employees from any and all claims, actions, proceedings, damages, judgments, or costs, including attorney's fees and costs incurred by the City and any claim for private attorney general fees and costs claimed by or awarded to

any party against the City or its agents officers or employees against the City or its agents, officers, or employees, relating to the approval of the project (TSM No. 2025-0014 and the PUD No. 2025-0001) including, but not limited to, any action to attack, set aside, void, challenge, or annul this development approval and any environmental document or decision (including the Tentative Subdivision Map or Planned Unit Development approval and Categorical Exemption pursuant to CEQA Guidelines 15301), including any claims for violation of the Public Records Act or discovery law arising from and with respect to litigation involving these approvals (collectively "Development Approvals"). The City will promptly notify Applicant of any claim, action or proceeding concerning the Development Approvals. The City may elect to conduct its own defense, participate in its own defense, or obtain independent legal counsel in defense of any claim related to this indemnification. In the event of such election, Applicant shall pay all the costs related thereto, including without limitation reasonable attorney's fees and costs and shall submit a deposit to the City in an amount as requested by the City. In the event of such election Applicant shall pay all the costs related thereto including without limitation attorney's fees and costs incurred by the City. In the event of a disagreement between the City and Applicant regarding litigation issues, the City shall have the authority to control the litigation and make litigation related decisions, including, but not limited to, settlement or other disposition of the matter. However, the Applicant shall not be required to pay or perform any settlement unless such settlement is first approved by Applicant.

RESOLUTION NO. ____-26

A RESOLUTION APPROVING TENTATIVE SUBDIVISION MAP NO. 2025-0017 FOR A TWELVE-LOT COMMON INTEREST SUBDIVISION ON NORTH SIDE OF GRANITE HILLS DRIVE BETWEEN DOROTHY STREET AND JAMACHA ROAD IN THE LOW DENSITY RESIDENTIAL (LR) GENERAL PLAN DESIGNATION AND THE RS-9 (RESIDENTIAL, SINGLE-FAMILY, 9,000 SQUARE FOOT) ZONE; APN: 514-021-15-00.

WHEREAS, the El Cajon Planning Commission held a duly advertised public hearing on May 5, 2026, to consider Planned Unit Development ("PUD") No. 2025-0002 and Tentative Subdivision Map ("TSM") No. 2025-0017 for a twelve (12) lot common interest subdivision consisting of eleven (11) residential lots and a common lot for a private street and utilities at 1426 Granite Hills Drive, on the north side of Granite Hills Drive between Dorothy Street and Jamacha Road, as submitted by Travis Lyon of the Priest Development Corporation on behalf of Inland Valley Investments, LLC; and

WHEREAS, the Planning Commission adopted Resolution No. 11199 recommending City Council approval of the Class 32 (In-fill Development) California Environmental Quality Act ("CEQA") categorical exemption; and

WHEREAS, the Planning Commission adopted Resolution No. 11200 recommending City Council approval of PUD No. 2025-0002; and

WHEREAS, the Planning Commission adopted Resolution No. 11201 recommending City Council approval of TSM No. 2026-0017; and

WHEREAS, the City Council reviewed and considered the proposed CEQA Exemption, and adopted Resolution No. ____-26; and

WHEREAS, the El Cajon City Council held a duly advertised public hearing on May 26, 2026, to consider PUD No. 2025-0002 and TSM No. 2025-0017, and received evidence through public testimony and comment, in the form of verbal and written communications and reports.

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

Section 1. The City Council finds that:

- A. The proposed map is consistent with the General Plan and General Plan goals related to housing that seek to provide a variety of residential development opportunities in the City and improve the quality of residential neighborhoods.
- B. The proposed map design results in a common interest residential project, which is consistent with the goals and objectives of the General Plan. Furthermore, the

site is physically suited for the type of development as well as the density of the development that is proposed for this property.

- C. The project site has no habitat value as it is in an urbanized area and bordered by developed properties. The subject property is also in a disturbed condition owing to its previous development with a single-family home. There are no fish or wildlife populations that would be harmed with residential development of the subject property.
- D. The design of the subdivision and its improvements are required to incorporate storm water management facilities that will contribute to healthier streams, rivers, bays and the ocean. Further there are no known hazardous conditions at the site as it is not identified in any list or database compiled pursuant to Government Code section 65962.5.
- E. The proposed map will not conflict with easements of record or easements established by court judgment, acquired by the public at large, for access through or use of property within the proposed map.

Section 2. The City Council hereby approves TSM No. 2025-0017 for a twelve-lot common interest development in the RS-9 zone, on the above-described property, subject to the following conditions:

Planning

1. Prior to the issuance of building permits, or as otherwise determined by the Director of Development Services, the final map for TSM No. 2025-0017 shall be recorded and the appropriate number of copies returned to the City.
2. The final map shall be accepted by the City Council and prepared for recordation in accordance with El Cajon Municipal Code ("ECMC") Chapter 16.20.
3. The recordation of the final map shall be in accordance with the time limits permitted in Government Code section 66452.6 et seq.
4. The final map shall be in substantial conformance with Tentative Subdivision Map No. 2025-0017.
5. Prior to Final Map, submit one electronic copy of the draft CC&Rs for approval by Planning, Storm Water, and the City Attorney. Prior to the issuance of the first Certificate of Occupancy, a Homeowner's Association must be established and the CC&Rs recorded. A final approved set of CC&Rs must be submitted with the Final Map documents and recorded by the Title Company. The CC&Rs shall include the maintenance of the building exteriors, private streets, sidewalks, driveways, common lighting, common fencing and walls, storm water facilities, and common landscaping, and shall contain the following language:

- a. "This entire project and property shall be subject to all of the conditions and restrictions contained within the resolution adopted by the City of El Cajon which approved the tentative subdivision map for the project, as well as, being subject to all the conditions and restrictions contained in any permits issued for the project which were approved by the City of El Cajon, along with accompanying site plans, elevations and landscape plans."
- b. "The City of El Cajon is hereby given supervisory jurisdiction over the enforcement of the provisions of this Declaration dealing with maintenance, cleanliness and repair of the landscape and pavement maintenance easement, and exterior appearance of the project. In the event of breach of any duty pertaining to such maintenance, cleanliness, repair or exterior appearance, the City of El Cajon may give written notice of such breach to the Association or Owners, together with a demand upon them to remedy such breach. If they refuse to do so, or fail to take appropriate action within 30 days of the receipt of such notice, the City of El Cajon shall have the standing and the right (but not the obligation) to both bring an action in a court of proper jurisdiction to enforce the provisions of this Declaration and/or initiate abatement proceedings pursuant to the ordinances of the City of El Cajon. Nothing contained herein shall limit any other right or remedy which the City may exercise by virtue of authority contained in ordinance or state law."
- c. "The City Attorney of El Cajon must give prior approval to any amendments to this Declaration of Covenants, Conditions and Restrictions which deal with any of the following topics:
 - i. Amendments with regard to the fundamental purpose for which the project was created (such as a change from residential use to a different use), and amendments which would affect the ability of the City of El Cajon to approve or disapprove external modifications to the project.
 - ii. Amendments with regard to the supervisory jurisdiction for enforcement granted to the City of El Cajon by this Declaration.
 - iii. Property maintenance obligations, including maintenance of landscaping, sidewalks, and driveways, and cleanliness or repair of the project."
- d. No alteration or modification shall be made to the maintenance easement and maintenance obligations which are contrary to the development plan approved by and on file with the City of El Cajon without the approval of the City.
- e. Parking shall only occur in the approved parking spaces and individual private garages depicted on the final approved PUD No. 2023-0004 site plan. No parking is permitted in required Fire lanes.
- f. Garage parking spaces at each unit shall be maintained and available for parking.

6. The CC&Rs shall ensure the maintenance of any project features (e.g. noise blankets) required to achieve compliance with Heating Ventilation and Air Conditioning performance standards in ECMC section 17.115.130(H).
7. All common facilities or amenities shall be held in common and maintained by the Homeowner's Association. All areas with the exception of the private yards identified in the Site Plan are to be maintained by the HOA. The Final Map shall identify all HOA ownership and maintenance areas and grant any and all easements appropriate or necessary for maintenance.
8. All public and private improvements must be constructed or guaranteed prior to Final Map. The private improvements consist of all common improvements including street improvements, landscaping and irrigation outside private yards, project walls and fencing, and storm water infrastructure. The guarantee must include private and public improvement agreements and bonds. If the project is phased, a phasing plan must be submitted and approved prior to the issuance of building permits. The phasing plan must identify each phase and the corresponding public and private improvements that will be completed prior to any permit finals within each phase.

Engineering

9. A Final Map must be prepared by a registered civil engineer or a licensed land surveyor in accordance with Title 16 of the El Cajon Municipal Code and the Subdivision Map Act. In order to complete the process of subdividing the property, the owner is responsible for having a Final Map recorded with the County Recorder within two (2) years after approval of the Tentative Subdivision Map by the City Council or within the time limits of an extension granted in accordance with ECMC Title 16. The following are requirements of the Final Map:
 - a. Submit a current Preliminary Title Report and Subdivision Guarantee, no older than 60 days, at the time the map is ready to record.
 - b. Submit a County Tax Certificate valid at the time of map recordation.
 - c. Set survey monuments and guarantee setting of any deferred monuments.
 - d. Submit a preliminary soils report prepared by a Civil or Geotechnical Engineer registered in the State of California, along with adequate test borings.
 - e. Submit Will-Serve letters from water, gas, electric, phone, and cable television companies.
 - f. Submit signature omission letters from all public easement holders who do not have a signature block on the map
 - g. Install separate utilities for each parcel, including gravity sewer services, water services (including meters), and other in accordance with El Cajon Municipal Code. All proposed sewer and water laterals shall be private and approved by the

Building Division of the Development Services Department. A double sewer lateral cleanout is required at the property line for each parcel.

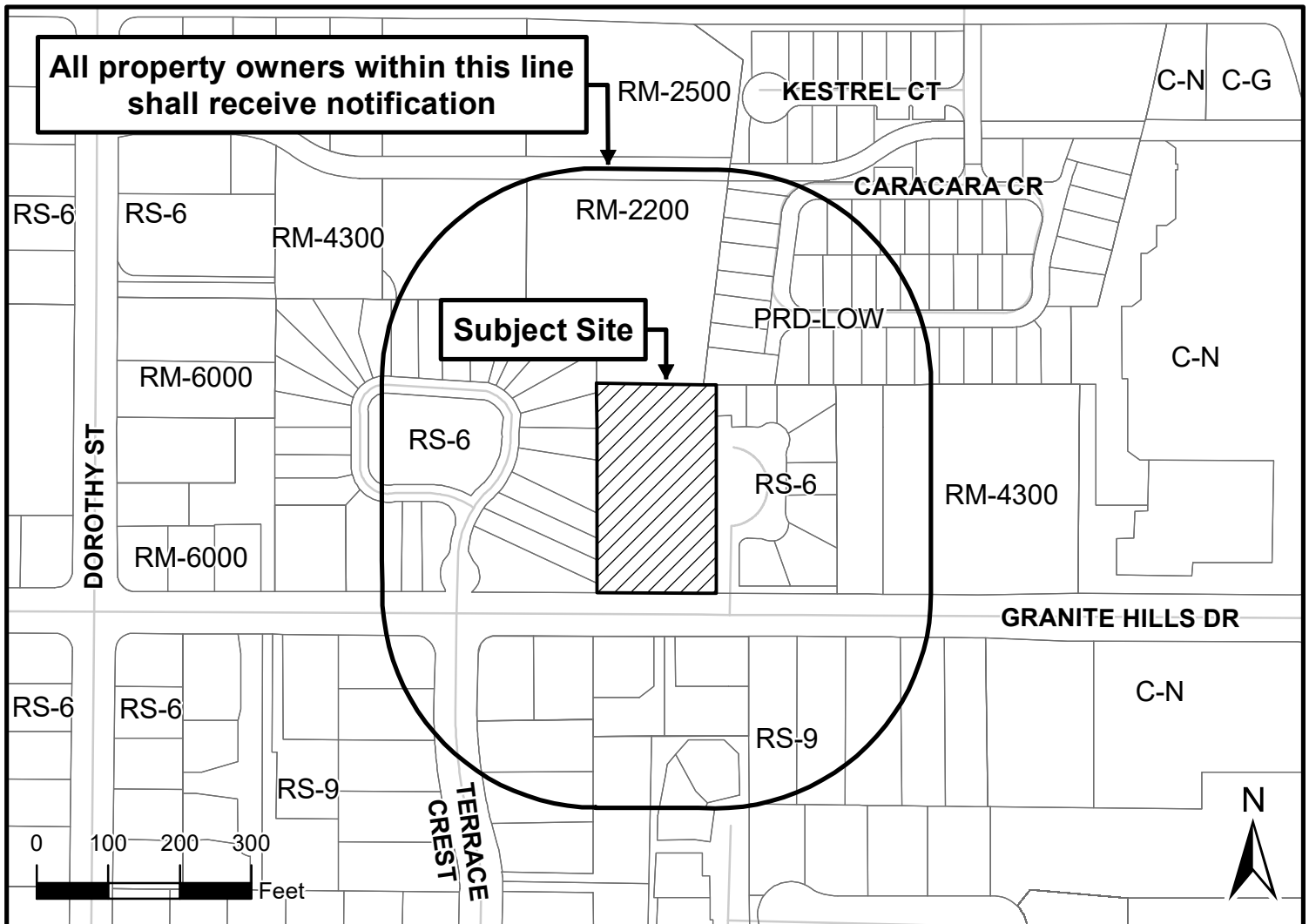
- h. Underground all new utility distribution facilities within lot boundaries in accordance with ECMC sections 16.16.040(D) and 16.52.010.
- i. Any lots without building units are to be designated as non-buildable lots for ingress and egress, water, sewer, storm water, and other utility purposes, for the common use and benefit of the other lots; and

10. Prior to Final Map recordation:

- a. Submit a grading and drainage plan ("GDP") in accordance with the ECMC Chapter 16.60. This project is categorized as a Priority Development Project ("PDP") and will be subject to the submittal and review of the items listed below:
 - i. Grading and drainage plans;
 - ii. Cost estimates (on- and off-site construction);
 - iii. Soils report;
 - iv. Drainage study (2-, 10-, and 100-year) including tributary areas;
 - v. Transmittal letter;
 - vi. Storm Water Intake Forms (I-1, I-2, I-4 and I-5);
 - vii. Storm Water Mitigation Plan ("SWMitP");
 - viii. Storm Water Facilities & Maintenance Agreement ("SWFMA"); and
 - ix. Storm Water Operations & Maintenance Agreement ("O&M").
- b. Install one (1) proposed 24-foot-wide driveway along Granite Hills Drive in accordance with San Diego Regional Standard Drawing ("SDRSD"), G-26, per G-15 & G-16.
- c. Install full height curb, gutter and Portland Cement Concrete ("PCC") sidewalk in accordance with SDRSD G-2, G-7, G-9 and G-10 along the entire frontage of the property.
- d. Place full depth asphaltic concrete ("AC") from edge of the gutter at a width of 12 feet or one (1) foot south of existing edge of pavement, whichever is greater.
- e. Place a 0.2-foot grind and overlay cap from edge of gutter to the center line of Granite Hills Drive across full width of property frontage.

- f. Place a 0.2-foot grind and overlay cap five (5) feet beyond the edge of the trench (east and west) from center line to the southern edge of the gutter for any trenches that extend south of the center line of Granite Hills Drive.
 - g. Install a sewer manhole pursuant to SDRSD SM-02.
 - h. Remove headwall and 2 existing 12-inch pipes and install a manhole at the point of connection along with an appropriately sized reinforced concrete pipe ("RCP") and curb inlet to be determined and approved during the design phase.
11. El Cajon Municipal Code section 16.16.060 provides that, in lieu of constructing the required improvements prior to recording of the final map, the subdivider may enter into an agreement, which guarantees construction. Such agreement shall be accompanied by improvement security in accordance with El Cajon Municipal Code section 16.16.080 and a certificate of insurance provided by the subdivider in accordance with City Council Policy D-3.
 12. All operations must be in compliance with the City's Storm Water Ordinance (ECMC Chapters 13.10 and 16.60) to minimize or eliminate pollutant discharges to the storm drain system. CC&Rs for the property shall address residential compliance with ECMC section 13.10.080.
 13. An Encroachment Permit is required prior to any work within the public right-of-way.
 14. Existing streets shall be kept free of dirt and debris and maintained in good condition. Dust shall be controlled so that it does not become a nuisance. The developer shall be responsible for the repair of any streets or private property damaged as a result of the construction of the subdivision.
 15. Applicant shall defend, indemnify, and hold harmless the City of El Cajon ("City"), its agents, officers, and employees from any and all claims, actions, proceedings, damages, judgments, or costs, including attorney's fees and costs incurred by the City and any claim for private attorney general fees and costs claimed by or awarded to any party against the City or its agents officers or employees against the City or its agents, officers, or employees, relating to the approval of the project (TSM No. 2025-0014 and the PUD No. 2025-0001) including, but not limited to, any action to attack, set aside, void, challenge, or annul this development approval and any environmental document or decision (including the Tentative Subdivision Map or Planned Unit Development approval and Categorical Exemption pursuant to CEQA Guidelines 15301), including any claims for violation of the Public Records Act or discovery law arising from and with respect to litigation involving these approvals (collectively "Development Approvals"). The City will promptly notify Applicant of any claim, action or proceeding concerning the Development Approvals. The City may elect to conduct its own defense, participate in its own defense, or obtain independent legal counsel in defense of any claim related to this indemnification. In the event of such election, Applicant shall pay all the costs related thereto, including without limitation reasonable attorney's fees and costs and shall submit a deposit to the City in an amount as

requested by the City. In the event of such election Applicant shall pay all the costs related thereto including without limitation attorney's fees and costs incurred by the City. In the event of a disagreement between the City and Applicant regarding litigation issues, the City shall have the authority to control the litigation and make litigation related decisions, including, but not limited to, settlement or other disposition of the matter. However, the Applicant shall not be required to pay or perform any settlement unless such settlement is first approved by Applicant.



**NOTICE OF PROPOSED
PLANNED UNIT DEVELOPMENT AND TENTATIVE MAP
FOR ELEVEN (11) SINGLE-FAMILY RESIDENCES**

NOTICE IS HEREBY GIVEN that the El Cajon City Council will hold a public hearing at **3:00 p.m., Tuesday, May 26, 2026** in the Police Department Community Room, at 100 Civic Center Way, El Cajon, CA, to consider:

PLANNED UNIT DEVELOPMENT (PUD) NO. 2025-0002 AND TENTATIVE SUBDIVISION MAP (TSM) MAP NO. 2025-0017, as submitted by Priest Development Corporation on behalf of Inland Valley Investments, LLC, requesting a common interest development consisting of eleven (11) residential sub-lots, each with a detached single-family residence, two-car garage, private yard, and supplemental parking. The project also includes one (1) common lot for access and utilities, landscaping, and common recreation space, among other private and public improvements. The subject property is located on the north side of Granite Hills Drive between Dorothy Street and Jamacha Road, and is addressed as 1426 Granite Hills Drive, APN 514-021-15-00. The project is exempt from the California Environmental Quality Act (CEQA).

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

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

If you have any questions, or wish any additional information, please contact **SPENCER HAYES-FLORES** at 619-441-1656 or via email at shayes@elcajon.gov and reference "PUD-2025-0002" in the subject line.

PLANNING COMMISSION RESOLUTION NO. 11199

A RESOLUTION RECOMMENDING CITY COUNCIL APPROVAL OF CALIFORNIA ENVIRONMENTAL QUALITY ACT ("CEQA") CATEGORICAL EXEMPTION 15332 (IN-FILL DEVELOPMENT) FOR PLANNED UNIT DEVELOPMENT NO. 2025-0002 AND TENTATIVE SUBDIVISION MAP NO. 2025-0017.

WHEREAS, the El Cajon Planning Commission held a duly advertised public hearing on May 5, 2026, to consider Planned Unit Development No. 2025-0002 and Tentative Subdivision Map No. 2025-0017 for a twelve (12) lot common interest subdivision consisting of eleven (11) residential lots and a common lot for a private street and utilities on the north side of Granite Hills Drive between Dorothy Street and Jamacha Road, Assessor Parcel Number (APN) 514-021-15-00; and

WHEREAS, the proposed project would involve the demolition of an existing single-family residence and the clearing and grubbing of the property for the construction of eleven (11) single-family residences, private street, and appurtenant improvements; and

WHEREAS, in accordance with CEQA Guidelines section 15061(b)(2), and prior to making a recommendation to the City Council, the Planning Commission reviewed and considered the information contained in the project staff report; and

WHEREAS, it is proposed that the project is categorically exempt from the environmental review requirements of CEQA pursuant to section 15332 (*In-fill Development*) of the CEQA Guidelines, which allows for in-fill development in urbanized areas, as the record of proceedings contains evidence to support the determination that the Class 32 Categorical Exemption applies; and

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

WHEREAS, after considering evidence and facts, the Planning Commission considered Categorical Exemption, section 15332 as presented at its meeting; and

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

Section 1. That the foregoing recitals are true and correct, and are findings of fact of the El Cajon Planning Commission in regard to the proposed exemptions for the Planned Unit Development and Tentative Subdivision Map.

Section 2. The El Cajon Planning Commission hereby further finds that the record in this proceeding includes evidence to support the following:

- A. The project site is designated Low Density Residential on the General Plan Land Use Map, which permits a maximum density of 10 dwelling units per acre, and is included in the Housing Element Sites Inventory. The Planned Unit Development proposes eleven (11) dwelling units on an approximately 1.11-acre parcel at a net density of approximately 10 dwelling units per acre, which is consistent with the Low Density Residential designation density limit. The project is also consistent with General Plan Goal 5, which encourages the development of a broad range of housing types to meet the needs of various age and income groups, and Housing Element objectives related to improving residential neighborhoods and increasing housing opportunities. Moreover, the project complies with applicable Zoning Code regulations in conjunction with the Planned Unit Development provisions of the Municipal Code.
- B. The project site is located within the city limits, has a site area of less than five acres, and is surrounded by urban uses consisting primarily of single-family residential and common interest residential developments.
- C. The project site has no habitat value as it is located within a fully urbanized area and is bordered by developed properties. The subject site is in a disturbed condition due to its existing development with a single-family residence proposed for demolition. There is no record of endangered, rare, or threatened species in the vicinity. Furthermore, project data reported no protected or sensitive biological resources on the project site or in the surrounding area.
- D. The proposed project is consistent with the General Plan and applicable development standards and is not anticipated to result in significant impacts related to traffic, noise, air quality, or water quality. The project is of a scale and density typical for residential infill development and is not expected to generate a substantial increase in vehicle trips relative to surrounding uses. All land uses are subject to El Cajon Municipal Code ("ECMC") Chapter 17.115 performance standards for noise and air quality, which will be applied through project design and operation. In addition, the project will be required to comply with all applicable storm water regulations established in ECMC Chapter 16.60, ensuring that water quality impacts are avoided.
- E. All required utilities and public services are available in the vicinity of the subject site and are expected to adequately serve the project. Service confirmation is further required as a condition of Subdivision Map approval.
- F. The proposed project will not result in any specific or general exceptions to the use of the categorical exemption as detailed under State CEQA Guidelines section 15300.2 which might otherwise preclude use of the

exemption. Cumulative effects from successive projects are unlikely to occur given that the project proposes a permitted residential use that is consistent with residential densities anticipated under the General Plan. The project does not involve any other unusual circumstances that could potentially have a significant effect on the environment. The project site is not located along a designated scenic highway. The project site is not a hazardous waste site nor is it identified in any list compiled pursuant to Government Code section 65962.5, such as the Department of Toxic Substances Control EnviroStor database or the State Water Resources Control Board GeoTracker database. Historic resources will not be impacted as the project site is not included in the City of El Cajon Historic Preservation Inventory.

Section 3. That based upon said findings of fact, the El Cajon Planning Commission hereby RECOMMENDS City Council APPROVAL of the proposed CEQA exemption for Planned Unit Development No. 2025-0002 and Tentative Subdivision Map No. 2025-0017.

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PASSED AND ADOPTED by the El Cajon Planning Commission at a regular meeting held May 5, 2026, by the following vote:

AYES:	CIRCO, EDISON, POLLACK-RUDE, SOTTILE
NOES:	NONE
ABSENT:	MROZ



Paul CIRCO, Chair

ATTEST:



Noah ALVEY, Secretary

PLANNING COMMISSION RESOLUTION NO. 11200

A RESOLUTION RECOMMENDING CITY COUNCIL APPROVAL OF PLANNED UNIT DEVELOPMENT NO. 2025-0002 FOR A TWELVE-LOT COMMON INTEREST SUBDIVISION ON NORTH SIDE OF GRANITE HILLS DRIVE BETWEEN DOROTHY STREET AND JAMACHA ROAD IN THE LOW DENSITY RESIDENTIAL (LR) GENERAL PLAN DESIGNATION AND THE RS-9 (RESIDENTIAL, SINGLE-FAMILY, 9,000 SQUARE FOOT) ZONE; APN: 514-021-15-00.

WHEREAS, the El Cajon Planning Commission held a duly advertised public hearing on May 5, 2026, to consider Planned Unit Development ("PUD") No. 2025-0002 and Tentative Subdivision Map ("TSM") No. 2025-0017 for a twelve (12) lot common interest subdivision consisting of eleven (11) residential lots and a common lot for a private street and utilities at 1426 Granite Hills Drive, on the north side of Granite Hills Drive between Dorothy Street and Jamacha Road, as submitted by Travis Lyon of the Priest Development Corporation on behalf of Inland Valley Investments, LLC; and

WHEREAS, the Planning Commission adopted the next resolution in order recommending City Council approval of the California Environmental Quality Act ("CEQA") determination that the project is categorically exempt from the environmental review requirements of CEQA pursuant to section 15332 (In-fill Development) of the CEQA Guidelines; and

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

- A. The density of the proposed PUD is consistent with the general plan. The project site is designated Low Density Residential on the General Plan Land Use Map which permits a maximum density of 10 dwelling units per acre. The project proposes 11 dwelling units on a 1.11 acre parcel resulting in a net density of less than 10 dwelling units per acre, which is within the Low Density Residential designation density limit.
- B. Approval The project complies with applicable development standards and facilitates the redevelopment of an underutilized residential property, providing additional homeownership opportunities consistent with General Plan and Housing Element policies.
- C. The proposed PUD is compatible with surrounding development as it is similar in density and design to other directly adjacent common interest developments. Proposed residences observe the RS-9 height limit and are also two stories, consistent with the scale and height of surrounding single-family dwelling units. Proposed grading and site development is also consistent with surrounding

development along Granite Hills Drive, including PUD No. 127 adjacent to the west and PUD No. 134 adjacent to the east.

- D. The design of the proposed project provides sufficient parking and adequate driveway and backup space for the safe maneuvering of vehicles. Proposed structures meet or exceed minimum setback requirements and would not have negative effect on visibility. Furthermore, the project design provides for a fire apparatus turnaround for the safe maneuvering of emergency response vehicles, consistent with the California Fire Code.

NOW, THEREFORE, BE IT RESOLVED that based upon said findings of fact stated above, the El Cajon Planning Commission hereby RECOMMENDS City Council APPROVAL of PUD No. 2025-0002 for an eleven-unit, twelve-lot common-interest residential development in the RS-9 zone, on the above described property, subject to the following conditions:

Planning

1. Prior to the issuance of building permits, or as otherwise determined by the Director of Development Services, the applicant shall submit and obtain approval of a one-page digital site plan for Planned Unit Development No. 2025-0002 that reflects the following specific notes and changes:
 - a. Include the following note: "This project shall comply with the Standard Conditions of Development from Planning Commission Resolution No. 10649, as applicable."
 - b. Include the following note: "Separate utility connections shall be provided for each unit in the approved PUD."
 - c. Include the following note: "Alterations shall not reduce any of the following unless otherwise provided by law: the rear yard setback, the side yard setback, the separations between on-site structures, and dimensions between structures and the private or public street."
 - d. Identify the remaining lot coverage allowance for each residential lot based on the above setback limits for alterations.
 - e. Include the following note: "Landscaping at the entrance of the driveways shall be maintained and provide adequate sight distance."
 - f. Include the following note: "All visible walls, including retaining walls, shall include a decorative textured finish, such as split face block, and a matching trim cap."
 - g. The revised site plan shall reflect the applicable comments and required notes from the Engineering conditions below.
2. Prior to the issuance of building permits, or as otherwise determined by the Director of Development Services, the applicant shall complete the following:

- a. Building plans shall demonstrate compliance with Heating Ventilation and Air Conditioning performance standards in ECMC section 17.115.130(H).
 - b. Submit a lighting plan in accordance with ECMC section 17.130.150. The plan shall include the location of all external lighting elements and their respective design. Planning approval of the plan is required before building permit issuance.
 - c. The site plan and building permit plans shall be consistent with the approved plans and elevations. The approved building material types and colors of all exterior elevations shall be shown on the construction drawings submitted for building permits and shall be in substantial conformance with the materials approved by the City Council.
 - d. Construction plans shall show that all new roof drains, driveways, parking areas, sidewalks and other impervious areas will drain to sufficiently sized and designed landscaped areas so as to incorporate Low Impact Development (LID) BMPs for compliance with the California Regional Water Quality Control Board (San Diego Region) Order No. R9-2013-0001 as amended by Order No. R9-2015-0001 and R9-2015-0100.
 - e. Submit a Landscape Documentation Package ("LDP") for review and approval in conformance with the requirements of ECMC Chapter 17.195, ECMC section 17.60.180, and the City of El Cajon Landscape Design Manual. The LDP plans shall be consistent with the approved PUD site plan and TSM. Indicate a dedicated water meter for the irrigation of landscaping outside of private yards.
 - f. Identify the site walls, retaining walls, and privacy fencing on building permit and landscape plans. Gates must be provided to allow access to the trash and recycling storage areas on the side of each residence. Plans shall demonstrate that all visible walls, including retaining walls, include a decorative textured finish, such as split face block, and a matching trim cap.
 - g. Comply with the Engineering conditions to the satisfaction of the City Engineer and the Director of Development Services.
3. Prior to the granting of occupancy for any unit, or as otherwise determined by the Director of Development Services, all on-site improvements shall be completed or guaranteed in accordance with the approved PUD No. 2025-0002 and TSM No. 20205-0017 plans and applicable conditions of approval. In addition, the following items shall be completed and/or inspected:
 4. Record the CC&Rs, and submit one electronic copy of the recorded document.
 5. Complete the installation of the approved landscaping and irrigation system and submit a Certificate of Completion with all necessary attachments including a soil management report.
 6. Pass a planning inspection verifying completion of all private improvements as identified in the plans.

7. Satisfy all requirements contained in this resolution of approval.

Building & Fire Conditions

8. A building permit is required. Applications for construction permits shall comply with all applicable laws, ordinances, and codes in effect at the time of application including the California Building Code, California Fire Code, California Mechanical Code, California Plumbing Code, California Electrical Code, and Green Building Standard Code.
9. Dedicate and maintain fire apparatus access lanes by red curb or signage. Fire access lane shall be a minimum 20 feet wide and 13 feet, 6 inches in height.

Engineering and Storm Water

10. Add the following notes to the PUD Site Plan:
 - a. "All operations must be in compliance with the City's Storm Water Ordinance (ECMC Chapters 13.10 and 16.60) to minimize or eliminate pollutant discharges to the storm drain system.
 - b. For Public Works requirements on this Planning Action, please also refer to the Conditions of Approval. This Site Plan may not clearly show existing or proposed improvements in the public right-of-way and should not be used for public improvement construction purposes."

General

11. PUD No. 2025-0002 shall become null and void if accompanying TSM No. 2025-0017 is not recorded within the time frame permitted under the ECMC and Subdivision Map Act.
12. Applicant shall defend, indemnify, and hold harmless the City of El Cajon ("City"), its agents, officers, and employees from any and all claims, actions, proceedings, damages, judgments, or costs, including attorney's fees and costs incurred by the City and any claim for private attorney general fees and costs claimed by or awarded to any party against the City or its agents officers or employees against the City or its agents, officers, or employees, relating to the approval of the project (TSM No. 2025-0014 and the PUD No. 2025-0001) including, but not limited to, any action to attack, set aside, void, challenge, or annul this development approval and any environmental document or decision (including the Tentative Subdivision Map or Planned Unit Development approval and Categorical Exemption pursuant to CEQA Guidelines 15301), including any claims for violation of the Public Records Act or discovery law arising from and with respect to litigation involving these approvals (collectively "Development Approvals"). The City will promptly notify Applicant of any claim, action or proceeding concerning the Development Approvals. The City may elect to conduct its own defense, participate in its own defense, or obtain independent legal counsel in defense of any claim related to this indemnification. In the event of such election, Applicant shall pay all the costs related thereto, including without limitation

reasonable attorney's fees and costs and shall submit a deposit to the City in an amount as requested by the City. In the event of such election Applicant shall pay all the costs related thereto including without limitation attorney's fees and costs incurred by the City. In the event of a disagreement between the City and Applicant regarding litigation issues, the City shall have the authority to control the litigation and make litigation related decisions, including, but not limited to, settlement or other disposition of the matter. However, the Applicant shall not be required to pay or perform any settlement unless such settlement is first approved by Applicant.

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PASSED AND ADOPTED by the El Cajon Planning Commission at a regular meeting held May 5, 2026, by the following vote:

AYES:	CIRCO, EDISON, POLLACK-RUDE, SOTTILE
NOES:	NONE
ABSENT:	MROZ



Paul CIRCO, Chair

ATTEST:



Noah ALVEY, Secretary

PLANNING COMMISSION RESOLUTION NO. 11201

A RESOLUTION RECOMMENDING CITY COUNCIL APPROVAL OF TENTATIVE SUBDIVISION MAP NO. 2025-0017 FOR A TWELVE-LOT COMMON INTEREST SUBDIVISION ON NORTH SIDE OF GRANITE HILLS DRIVE BETWEEN DOROTHY STREET AND JAMACHA ROAD IN THE LOW DENSITY RESIDENTIAL (LR) GENERAL PLAN DESIGNATION AND THE RS-9 (RESIDENTIAL, SINGLE-FAMILY, 9,000 SQUARE FOOT) ZONE; APN: 514-021-15-00.

WHEREAS, the El Cajon Planning Commission held a duly advertised public hearing on May 5, 2026, to consider Planned Unit Development ("PUD") No. 2025-0002 and Tentative Subdivision Map ("TSM") No. 2025-0017 for a twelve (12) lot common interest subdivision consisting of eleven (11) residential lots and a common lot for a private street and utilities at 1426 Granite Hills Drive, on the north side of Granite Hills Drive between Dorothy Street and Jamacha Road, as submitted by Travis Lyon of the Priest Development Corporation on behalf of Inland Valley Investments, LLC; and

WHEREAS, the Planning Commission adopted the next resolution in order recommending City Council approval of the California Environmental Quality Act ("CEQA") determination that the project is categorically exempt from the environmental review requirements of CEQA pursuant to section 15332 (In-fill Development) of the CEQA Guidelines; and

WHEREAS, the Planning Commission adopted the next resolution in order recommending City Council approval of PUD No. 2025-0002 authorizing the development of eleven (11) single-family detached residences and associated on- and off-site improvements; and

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

- A. The proposed map is consistent with the General Plan and General Plan goals related to housing that seek to provide a variety of residential development opportunities in the City and improve the quality of residential neighborhoods.
- B. The proposed map design results in a common interest residential project, which is consistent with the goals and objectives of the General Plan. Furthermore, the site is physically suited for the type of development as well as the density of the development that is proposed for this property.
- C. The project site has no habitat value as it is in an urbanized area and bordered by developed properties. The subject property is also in a disturbed condition owing to its previous development with a single-family home. There are no fish or

wildlife populations that would be harmed with residential development of the subject property.

- D. The design of the subdivision and its improvements are required to incorporate storm water management facilities that will contribute to healthier streams, rivers, bays and the ocean. Further there are no known hazardous conditions at the site as it is not identified in any list or database compiled pursuant to Government Code section 65962.5.
- E. The proposed map will not conflict with easements of record or easements established by court judgment, acquired by the public at large, for access through or use of property within the proposed map.

NOW, THEREFORE, BE IT RESOLVED that based upon said findings of fact stated above, the El Cajon Planning Commission hereby RECOMMENDS City Council APPROVAL of Tentative Subdivision Map No. 2025-0017 for a twelve-lot subdivision in the RS-9 zone, on the above described property, subject to the following conditions:

Planning

1. Prior to the issuance of building permits, or as otherwise determined by the Director of Development Services, the final map for TSM No. 2025-0017 shall be recorded and the appropriate number of copies returned to the City.
2. The final map shall be accepted by the City Council and prepared for recordation in accordance with El Cajon Municipal Code ("ECMC") Chapter 16.20.
3. The recordation of the final map shall be in accordance with the time limits permitted in Government Code section 66452.6 et seq.
4. The final map shall be in substantial conformance with Tentative Subdivision Map No. 2025-0017.
5. Prior to Final Map, submit one electronic copy of the draft CC&Rs for approval by Planning, Storm Water, and the City Attorney. Prior to the issuance of the first Certificate of Occupancy, a Homeowner's Association must be established and the CC&Rs recorded. A final approved set of CC&Rs must be submitted with the Final Map documents and recorded by the Title Company. The CC&Rs shall include the maintenance of the building exteriors, private streets, sidewalks, driveways, common lighting, common fencing and walls, storm water facilities, and common landscaping, and shall contain the following language:
 - a. "This entire project and property shall be subject to all of the conditions and restrictions contained within the resolution adopted by the City of El Cajon which approved the tentative subdivision map for the project, as well as, being subject to all the conditions and restrictions contained in any permits issued for the project which were approved by the City of El Cajon, along with accompanying site plans, elevations and landscape plans."

- b. "The City of El Cajon is hereby given supervisory jurisdiction over the enforcement of the provisions of this Declaration dealing with maintenance, cleanliness and repair of the landscape and pavement maintenance easement, and exterior appearance of the project. In the event of breach of any duty pertaining to such maintenance, cleanliness, repair or exterior appearance, the City of El Cajon may give written notice of such breach to the Association or Owners, together with a demand upon them to remedy such breach. If they refuse to do so, or fail to take appropriate action within 30 days of the receipt of such notice, the City of El Cajon shall have the standing and the right (but not the obligation) to both bring an action in a court of proper jurisdiction to enforce the provisions of this Declaration and/or initiate abatement proceedings pursuant to the ordinances of the City of El Cajon. Nothing contained herein shall limit any other right or remedy which the City may exercise by virtue of authority contained in ordinance or state law."
 - c. "The City Attorney of El Cajon must give prior approval to any amendments to this Declaration of Covenants, Conditions and Restrictions which deal with any of the following topics:
 - i. Amendments with regard to the fundamental purpose for which the project was created (such as a change from residential use to a different use), and amendments which would affect the ability of the City of El Cajon to approve or disapprove external modifications to the project.
 - ii. Amendments with regard to the supervisory jurisdiction for enforcement granted to the City of El Cajon by this Declaration.
 - iii. Property maintenance obligations, including maintenance of landscaping, sidewalks, and driveways, and cleanliness or repair of the project."
 - d. No alteration or modification shall be made to the maintenance easement and maintenance obligations which are contrary to the development plan approved by and on file with the City of El Cajon without the approval of the City.
 - e. Parking shall only occur in the approved parking spaces and individual private garages depicted on the final approved PUD No. 2023-0004 site plan. No parking is permitted in required Fire lanes.
 - f. Garage parking spaces at each unit shall be maintained and available for parking.
- 6. The CC&Rs shall ensure the maintenance of any project features (e.g. noise blankets) required to achieve compliance with Heating Ventilation and Air Conditioning performance standards in ECMC section 17.115.130(H).
 - 7. All common facilities or amenities shall be held in common and maintained by the Homeowner's Association. All areas with the exception of the private yards identified in the Site Plan are to be maintained by the HOA. The Final Map shall identify all

HOA ownership and maintenance areas and grant any and all easements appropriate or necessary for maintenance.

8. All public and private improvements must be constructed or guaranteed prior to Final Map. The private improvements consist of all common improvements including street improvements, landscaping and irrigation outside private yards, project walls and fencing, and storm water infrastructure. The guarantee must include private and public improvement agreements and bonds. If the project is phased, a phasing plan must be submitted and approved prior to the issuance of building permits. The phasing plan must identify each phase and the corresponding public and private improvements that will be completed prior to any permit finals within each phase.

Engineering

9. A Final Map must be prepared by a registered civil engineer or a licensed land surveyor in accordance with Title 16 of the El Cajon Municipal Code and the Subdivision Map Act. In order to complete the process of subdividing the property, the owner is responsible for having a Final Map recorded with the County Recorder within two (2) years after approval of the Tentative Subdivision Map by the City Council or within the time limits of an extension granted in accordance with ECMC Title 16. The following are requirements of the Final Map:
 - a. Submit a current Preliminary Title Report and Subdivision Guarantee, no older than 60 days, at the time the map is ready to record.
 - b. Submit a County Tax Certificate valid at the time of map recordation.
 - c. Set survey monuments and guarantee setting of any deferred monuments.
 - d. Submit a preliminary soils report prepared by a Civil or Geotechnical Engineer registered in the State of California, along with adequate test borings.
 - e. Submit Will-Serve letters from water, gas, electric, phone, and cable television companies.
 - f. Submit signature omission letters from all public easement holders who do not have a signature block on the map
 - g. Install separate utilities for each parcel, including gravity sewer services, water services (including meters), and other in accordance with El Cajon Municipal Code. All proposed sewer and water laterals shall be private and approved by the Building Division of the Development Services Department. A double sewer lateral cleanout is required at the property line for each parcel.
 - h. Underground all new utility distribution facilities within lot boundaries in accordance with ECMC sections 16.16.040(D) and 16.52.010.

- i. Any lots without building units are to be designated as non-buildable lots for ingress and egress, water, sewer, storm water, and other utility purposes, for the common use and benefit of the other lots; and

10. Prior to Final Map recordation:

- a. Submit a grading and drainage plan ("GDP") in accordance with the ECMC Chapter 16.60. This project is categorized as a Priority Development Project ("PDP") and will be subject to the submittal and review of the items listed below:
 - i. Grading and drainage plans;
 - ii. Cost estimates (on- and off-site construction);
 - iii. Soils report;
 - iv. Drainage study (2-, 10-, and 100-year) including tributary areas;
 - v. Transmittal letter;
 - vi. Storm Water Intake Forms (I-1, I-2, I-4 and I-5);
 - vii. Storm Water Mitigation Plan ("SWMitP");
 - viii. Storm Water Facilities & Maintenance Agreement ("SWFMA"); and
 - ix. Storm Water Operations & Maintenance Agreement ("O&M").
- b. Install one (1) proposed 24-foot wide driveway along Granite Hills Drive in accordance with San Diego Regional Standard Drawing ("SDRSD"), G-26, per G-15 & G-16.
- c. Install full height curb, gutter and Portland Cement Concrete ("PCC") sidewalk in accordance with SDRSD G-2, G-7, G-9 and G-10 along the entire frontage of the property.
- d. Place full depth asphaltic concrete ("AC") from edge of the gutter at a width of 12 feet or one (1) foot south of existing edge of pavement, whichever is greater.
- e. Place a 0.2-foot grind and overlay cap from edge of gutter to the center line of Granite Hills Drive across full width of property frontage.
- f. Place a 0.2-foot grind and overlay cap five (5) feet beyond the edge of the trench (east and west) from center line to the southern edge of the gutter for any trenches that extend south of the center line of Granite Hills Drive.
- g. Install a sewer manhole pursuant to SDRSD SM-02.
- h. Remove headwall and 2 existing 12-inch pipes and install a manhole at the point of connection along with an appropriately sized reinforced concrete pipe ("RCP") and curb inlet to be determined and approved during the design phase.

11. El Cajon Municipal Code section 16.16.060 provides that, in lieu of constructing the required improvements prior to recording of the final map, the subdivider may enter into an agreement, which guarantees construction. Such agreement shall be accompanied by improvement security in accordance with El Cajon Municipal Code section 16.16.080 and a certificate of insurance provided by the subdivider in accordance with City Council Policy D-3.
12. All operations must be in compliance with the City's Storm Water Ordinance (ECMC Chapters 13.10 and 16.60) to minimize or eliminate pollutant discharges to the storm drain system. CC&Rs for the property shall address residential compliance with ECMC section 13.10.080.
13. An Encroachment Permit is required prior to any work within the public right-of-way.
14. Existing streets shall be kept free of dirt and debris and maintained in good condition. Dust shall be controlled so that it does not become a nuisance. The developer shall be responsible for the repair of any streets or private property damaged as a result of the construction of the subdivision.
15. Applicant shall defend, indemnify, and hold harmless the City of El Cajon ("City"), its agents, officers, and employees from any and all claims, actions, proceedings, damages, judgments, or costs, including attorney's fees and costs incurred by the City and any claim for private attorney general fees and costs claimed by or awarded to any party against the City or its agents officers or employees against the City or its agents, officers, or employees, relating to the approval of the project (TSM No. 2025-0014 and the PUD No. 2025-0001) including, but not limited to, any action to attack, set aside, void, challenge, or annul this development approval and any environmental document or decision (including the Tentative Subdivision Map or Planned Unit Development approval and Categorical Exemption pursuant to CEQA Guidelines 15301), including any claims for violation of the Public Records Act or discovery law arising from and with respect to litigation involving these approvals (collectively "Development Approvals"). The City will promptly notify Applicant of any claim, action or proceeding concerning the Development Approvals. The City may elect to conduct its own defense, participate in its own defense, or obtain independent legal counsel in defense of any claim related to this indemnification. In the event of such election, Applicant shall pay all the costs related thereto, including without limitation reasonable attorney's fees and costs and shall submit a deposit to the City in an amount as requested by the City. In the event of such election Applicant shall pay all the costs related thereto including without limitation attorney's fees and costs incurred by the City. In the event of a disagreement between the City and Applicant regarding litigation issues, the City shall have the authority to control the litigation and make litigation related decisions, including, but not limited to, settlement or other

disposition of the matter. However, the Applicant shall not be required to pay or perform any settlement unless such settlement is first approved by Applicant.

PASSED AND ADOPTED by the El Cajon Planning Commission at a regular meeting held May 5, 2026, by the following vote:

AYES:	CIRCO, EDISON, POLLACK-RUDE, SOTTILE
NOES:	NONE
ABSENT:	MROZ



Paul CIRCO, Chair

ATTEST:



Noah ALVEY, Secretary



Project Assistance Center
PLANNING PERMIT APPLICATION

Type of Planning Permit(s) Requested:

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

Project Location

Parcel Number (APN): 514-021-15-00

Address: 1426 Granite Hills Drive, El Cajon, CA 92019

Nearest Intersection: Jamacha Road

Project Description (or attach separate narrative)

The proposed project is for a tentative subdivision map.

The residential lot located at 1426 Granite Hills Drive has a

net acreage of 1.14 acres and will be subdivided into

11 residential lots.

Project Screening Questions

Existing use?	☐ No	☒ Yes	If yes, please describe: <u>Lot is residential, currently 1 SFR</u>
Modification of use?	☐ No	☒ Yes	<u>Project would create 11 SFR lots</u>
New development or addition?	☐ No	☒ Yes	<u>11 SFR lots, new roads, bio retention</u>
Existing Structures?	☐ No	☒ Yes	<u>Age of the structures: 62 (built in 1953)</u>

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

The development project and any alternatives proposed in this application:

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

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

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

Authorization

Applicant Signature¹:

A. Z. Zyon
on behalf of Priest Development Corp.

Date:

3-5-25

Property Owner

Signature²:

A. Z. Zyon
on behalf of Inland Valley Investments, LLC

Date:

3-5-25

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

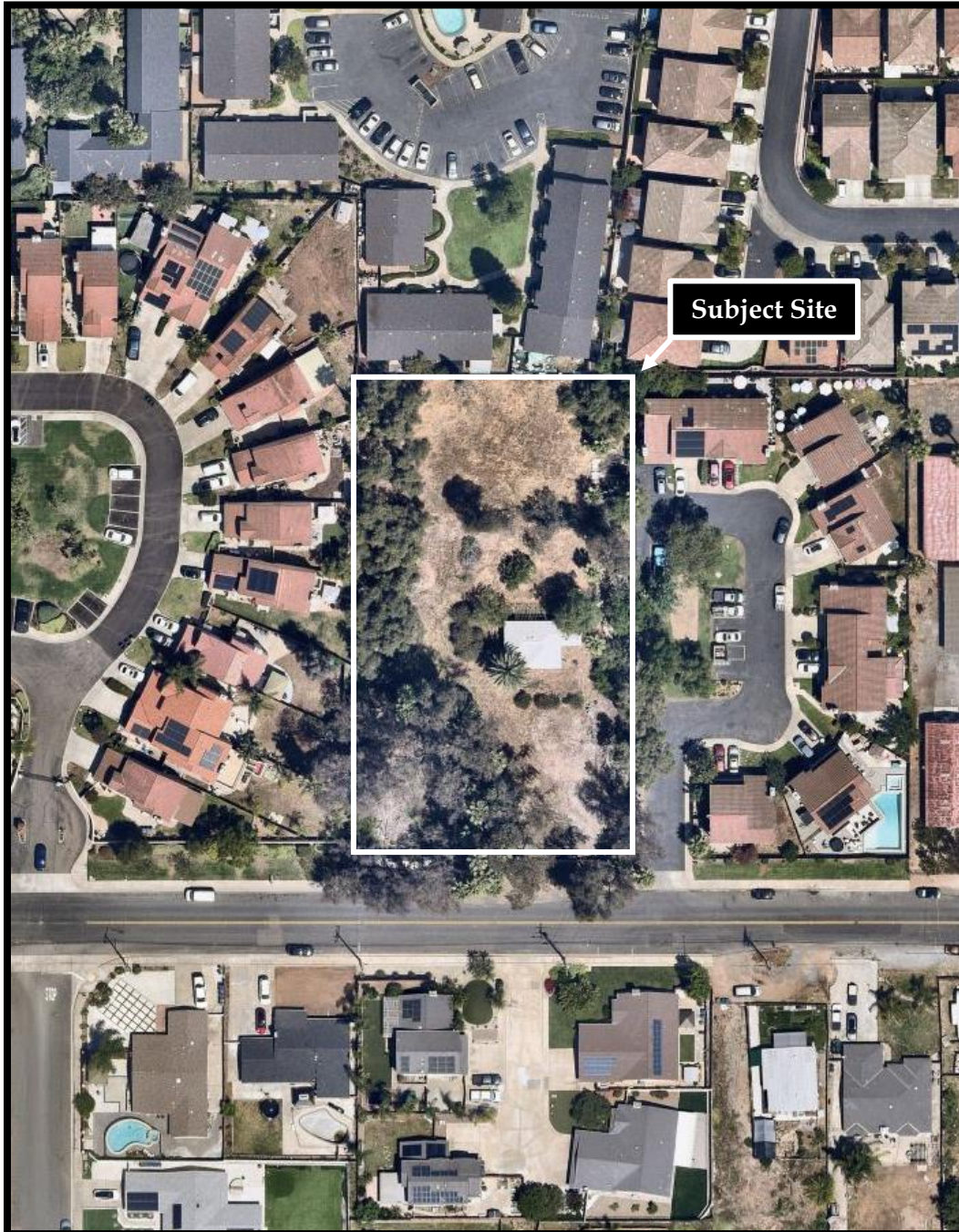
Pre-submittal Review

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

Aerial Site Image

PUD-2025-0002

1426 Granite Hills Drive



No. 1 - Looking north from
Granite Hills

No. 2 - Looking north from
Granite Hills

No. 3 - Looking north
along easterly PL

No. 4 - Looking east from
westerly PL

No. 5 - Looking north from
center of site

No. 6 - Looking north
along easterly PL

No. 7 - Looking south from
center of site

No. 8 - Looking south
along easterly PL

No. 9 - Looking northwest
from Granite Hills









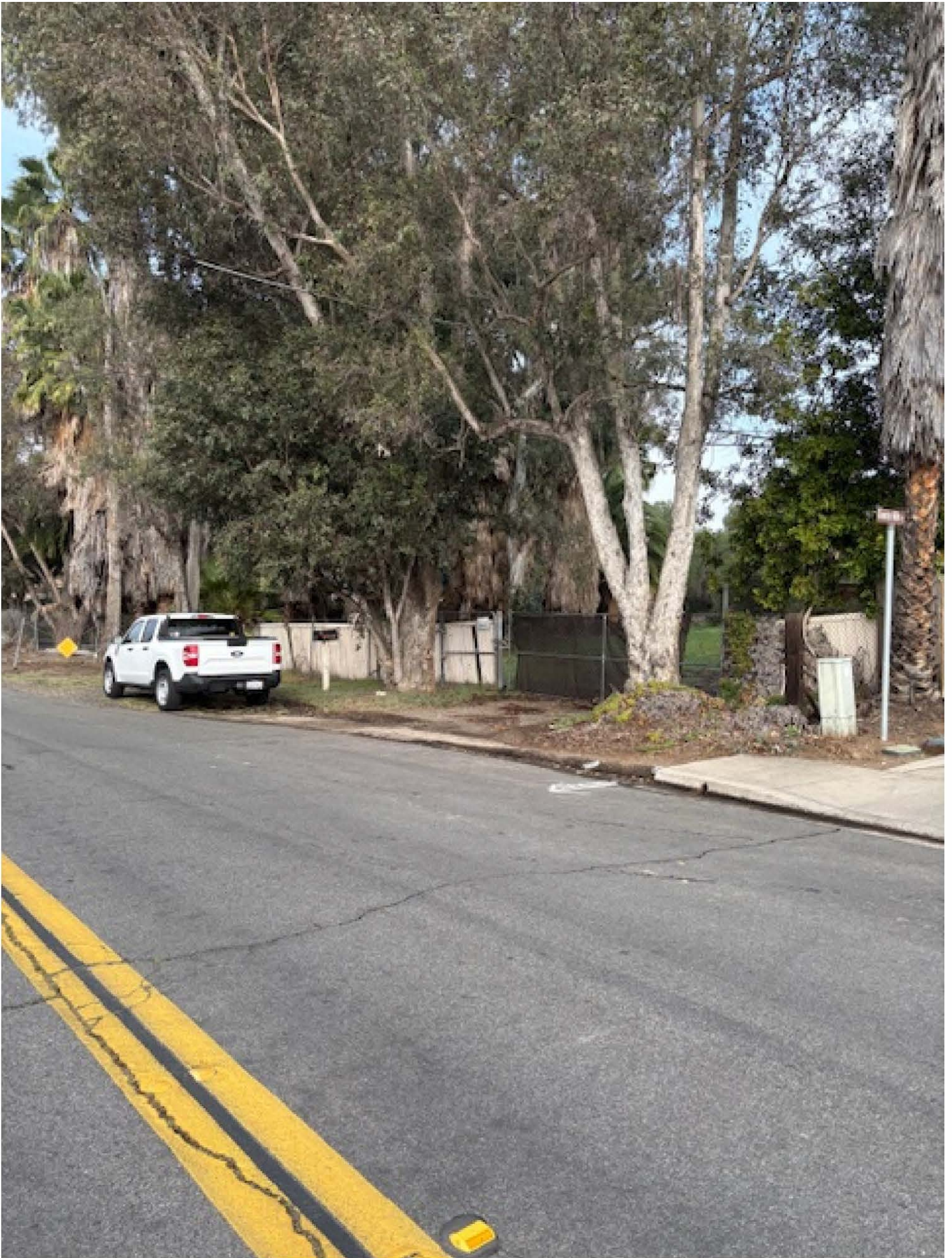














GRANITE HILLS 11 UNIT P.U.D.
City of EL CAJON
Priest Development Corporation
240 Riverview Parkway, Santee, CA 92071
CONTACT: Travis Lyon Phone: 619-452-8607 Email: travis@pdpriest.com



-GRANITE HILLS 11-	
Reviewed	D.Priest
Drawn	(RL)
Date	12/24/24
SCALE	Per Drawing
COVER SHEET SITE PLAN SP	
4	1
Total	Pages

LEGAL DESCRIPTION:

THE WEST HALF OF ALL THAT PORTION OF TRACT "A" OF RANCHO EL CAJON, IN THE CITY OF EL CAJON, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, SECTION 13, TOWNSHIP 16 SOUTH, RANGE 1 WEST, SAN BERNARDINO MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHICH IS NORTH 89°55' EAST, 1,822.5 FEET AND SOUTH 0°05' EAST, 544.5 FEET FROM THE INTERSECTION OF THE CENTER LINE OF WASHINGTON AVENUE WITH THE CENTER LINE OF SECOND STREET AS SAME ARE SHOWN ON SUBDIVISION MAP NO. 1536, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, MARCH 13, 1913, SAID POINT BEING THE NORTHWEST CORNER OF LAND DESCRIBED AS PARCEL NO. 2, IN DEED FROM ESTRELLA D. CHASE-SMITH, ET AL, TO CHARLES STERLING JUDSON, DATED MARCH 22, 1926, RECORDED APRIL 20, 1926 IN BOOK 1161, PAGE 492, OF DEEDS, RECORDS OF SAID COUNTY; THENCE NORTH 89°55' EAST ALONG THE NORTH LINE OF SAID PARCEL NO. 2, AS DESCRIBED IN SAID DEED IN BOOK 1161, PAGE 492, OF DEEDS, A DISTANCE OF 333.5 FEET TO THE NORTHWEST CORNER OF LAND DESCRIBED IN THE DEED FROM CHARLES STERLING JUDSON, ET AL, TO LUCY MURILLO AND MANUEL MURILLO DATED SEPTEMBER 30, 1931, AND RECORDED OCTOBER 18, 1931 IN BOOK 35, PAGE 425, OF OFFICIAL RECORDS; THENCE SOUTH 0°05' EAST ALONG THE WEST LINE OF LAND DESCRIBED IN SAID DEED TO LUCY MURILLO AND MANUEL MURILLO, 327.75 FEET; THENCE SOUTH 89°55' WEST, 333.5 FEET TO A POINT ON THE WEST LINE OF SAID PARCEL 2 DESCRIBED IN SAID DEED, RECORDED IN BOOK 1161, PAGE 492, OF DEEDS; THENCE NORTH 0°05' WEST ALONG SAID LINE 327.75 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

PROJECT DATA:		1426 GRANITE HILLS DRIVE, EL CAJON, CA. 92019						
APN: 514-021-15-00		SITE GROSS AREA: 54,679 sq ft (1.26 ACRES) SITE NET AREA: 49,679 sq ft (1.14 ACRES)						
General Plan		LR						
Designation: (Low Density Residential)		Type: Vnr Height: 35' Density: 14 units/acre						
Zone: RS 9		OPENS SPACE: = 225/unit group = 1125/unit private = 100						
Project Setbacks: F. 10' min. Garage 20' min. R. 10' min. S. 5' min. ES. 10' min.								
LOT	AREA Sq.Ft.	ACRE	Sq.Ft.	PLAN	Garage	FootPrint	Pvt. Yard	Coverage
1	4095.15	0.094	2220	A	478	1926	1035 sq ft	0.51
2	3299.15	0.076	2220	A	478	1926	1039 sq ft	0.60
3	3301.02	0.076	2220	A	478	1926	1039 sq ft	0.60
4	3291.75	0.076	2220	A	478	1926	1038 sq ft	0.56
5	3250.36	0.075	2220	A	478	1926	922 sq ft	0.54
6	3244.88	0.075	2220	A	478	1926	1056 sq ft	0.54
7	3609.04	0.083	2220	A	478	1926	1275 sq ft	0.53
8	3025.31	0.069	2220	A	478	1926	822 sq ft	0.54
9	3033.40	0.070	2220	A	478	1926	822 sq ft	0.63
10	3033.89	0.070	2220	A	478	1926	822 sq ft	0.63
11	3764.03	0.086	2220	A	478	1926	822 sq ft	0.51
12	12753.20	0.29	COMMON LOT					0.78
Total	114.4		unit total					
12	COMMON SPACE	43654 sq ft	24.420					
Parking: 22 garage, 1 visitor, 112 supplemental unit (84 required)		33 PROVIDED		14.1 including supplemental driveway parking				
Common Landscaping: 4500, 3.204 in Common use areas								
STREET: 0.168 sq ft		Driveways: 5,480 sq ft		Covered patios: 110 sq ft		LANDSCAPE: 20,201 sq ft		40.01%
LOT COVERAGE: Building Footprints + Covered Patios + Trellis, Lattice 14.24 x 11 = 15.64								15.2%
IMPERVIOUS SURFACES: Building Footprints + Covered Patios + Driveways + Private Street 20.44								15.6%

CONTENTS

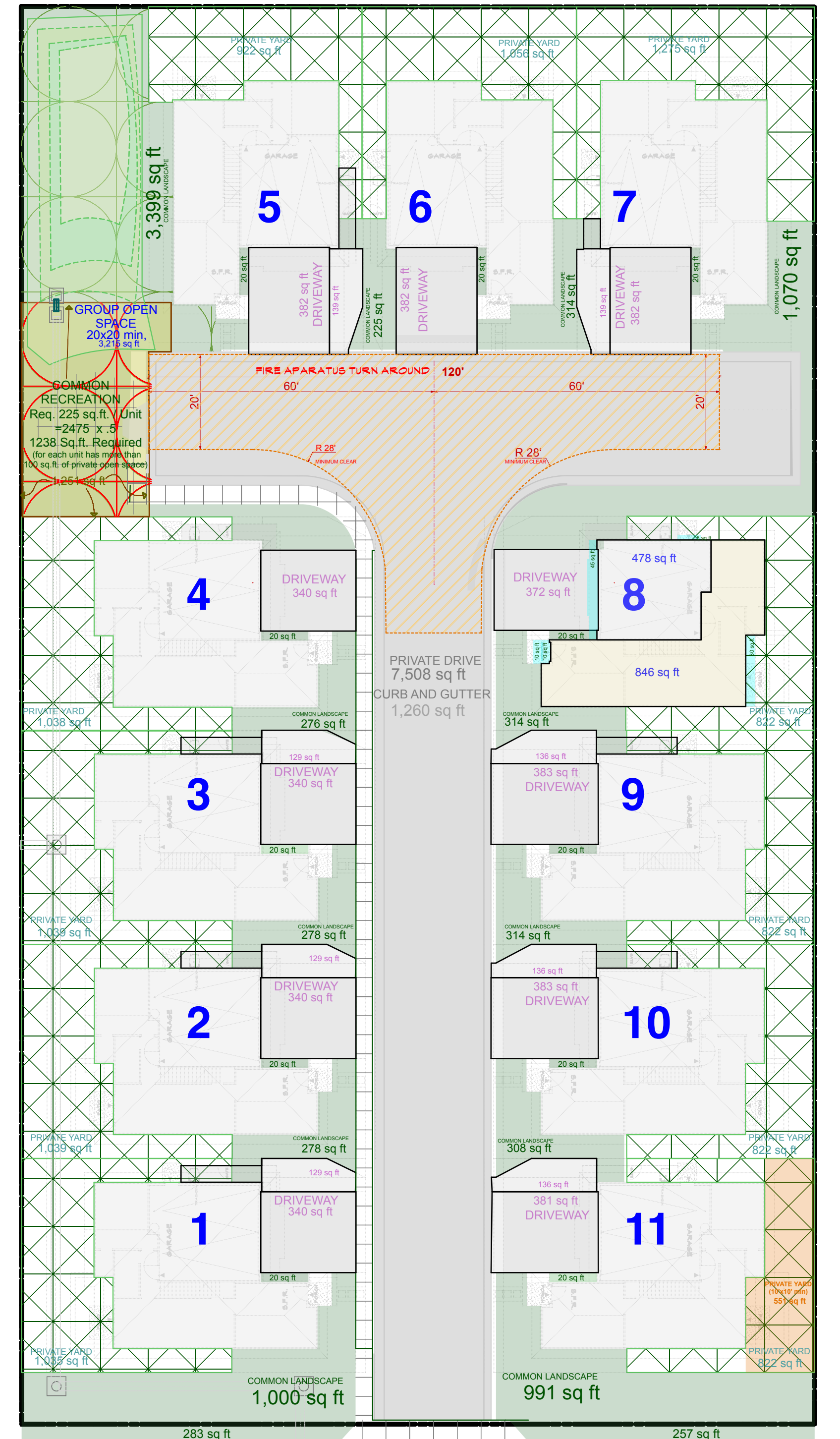
PROJECT INFO
SITE PLAN
SITE DETAILS
ELEVATIONS
FLOOR PLAN
2nd FLOOR PLAN

SCOPE OF WORK

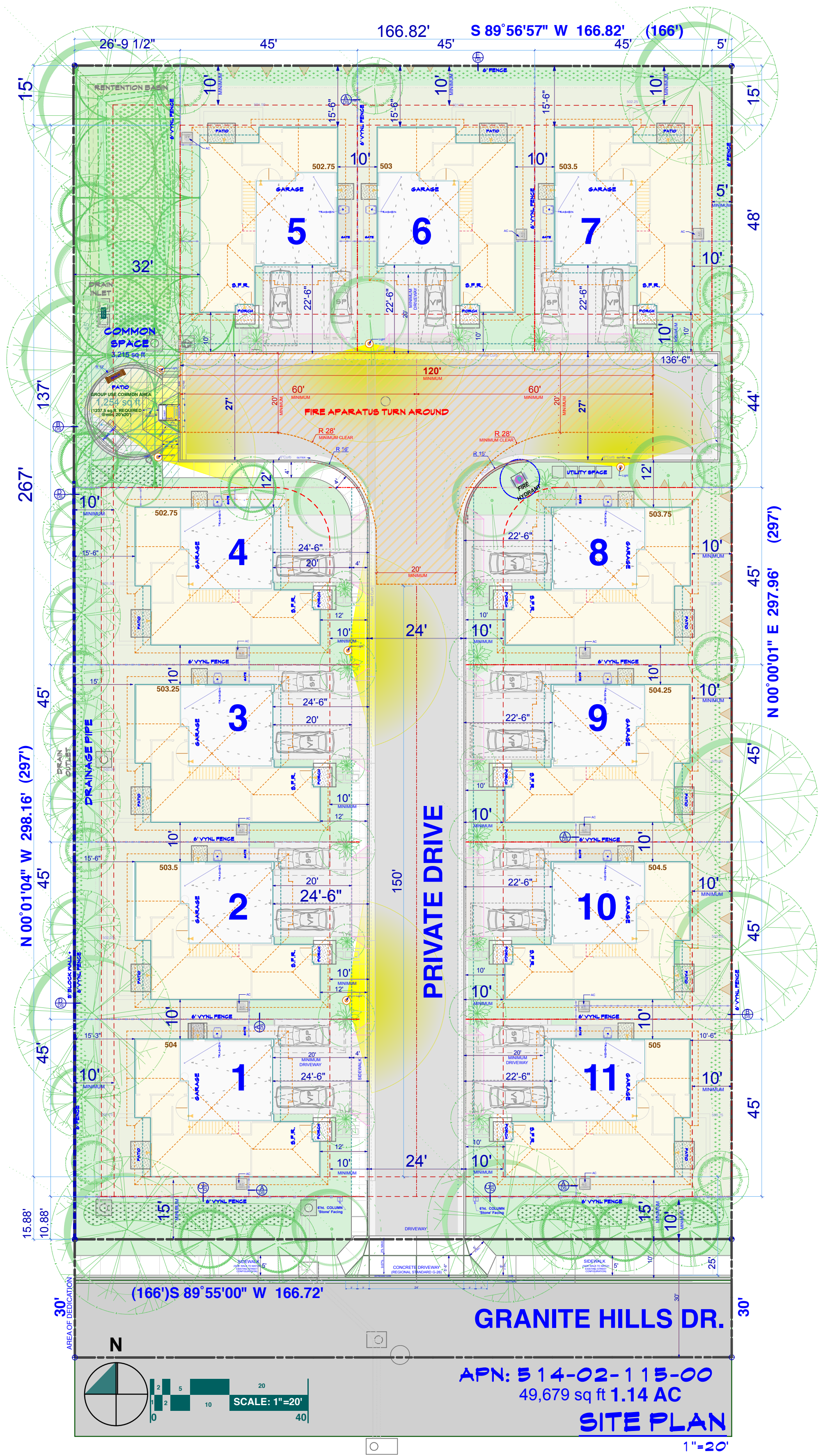
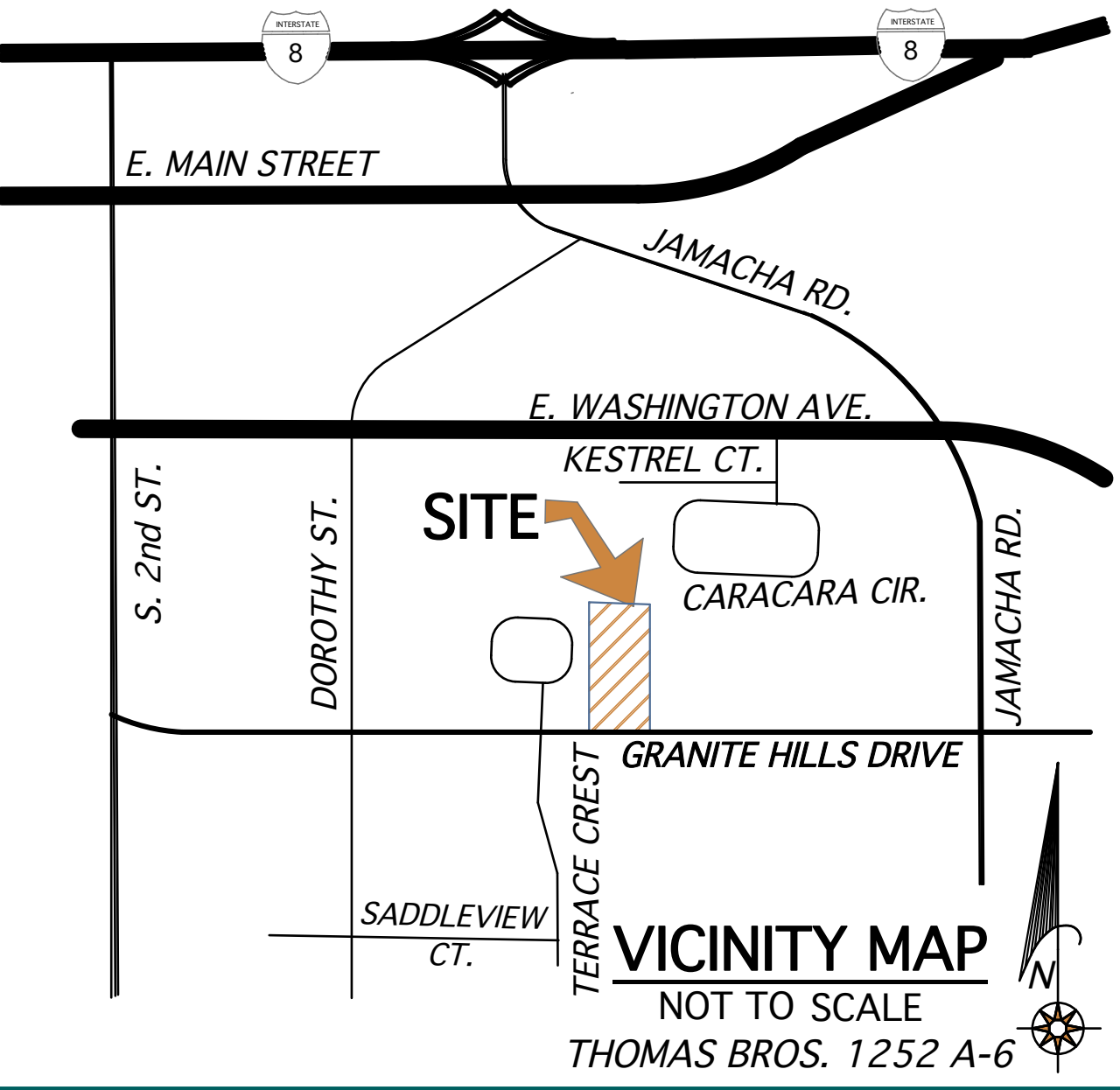
- 11 UNIT Planned Unit Development
- 11 @ 2220 sq.ft. (1st Floor 846 sq.ft. 2nd Floor 1374 sq.ft.)
- 478 sq.ft. finished garage
- 22 COVERED PARKING SPACES (IN GARAGES)
- 11 VISITOR PARKING SPACES (IN DRIVEWAYS)
- +8 SUPPLEMENTAL SPACES (IN DRIVEWAYS)
- PRIVATE YARDS _530 sq.ft. min. PROVIDED (100 sq.ft. per unit min. req.)
- TOTAL LANDSCAPE 40% min.

CITY OF EL CAJON

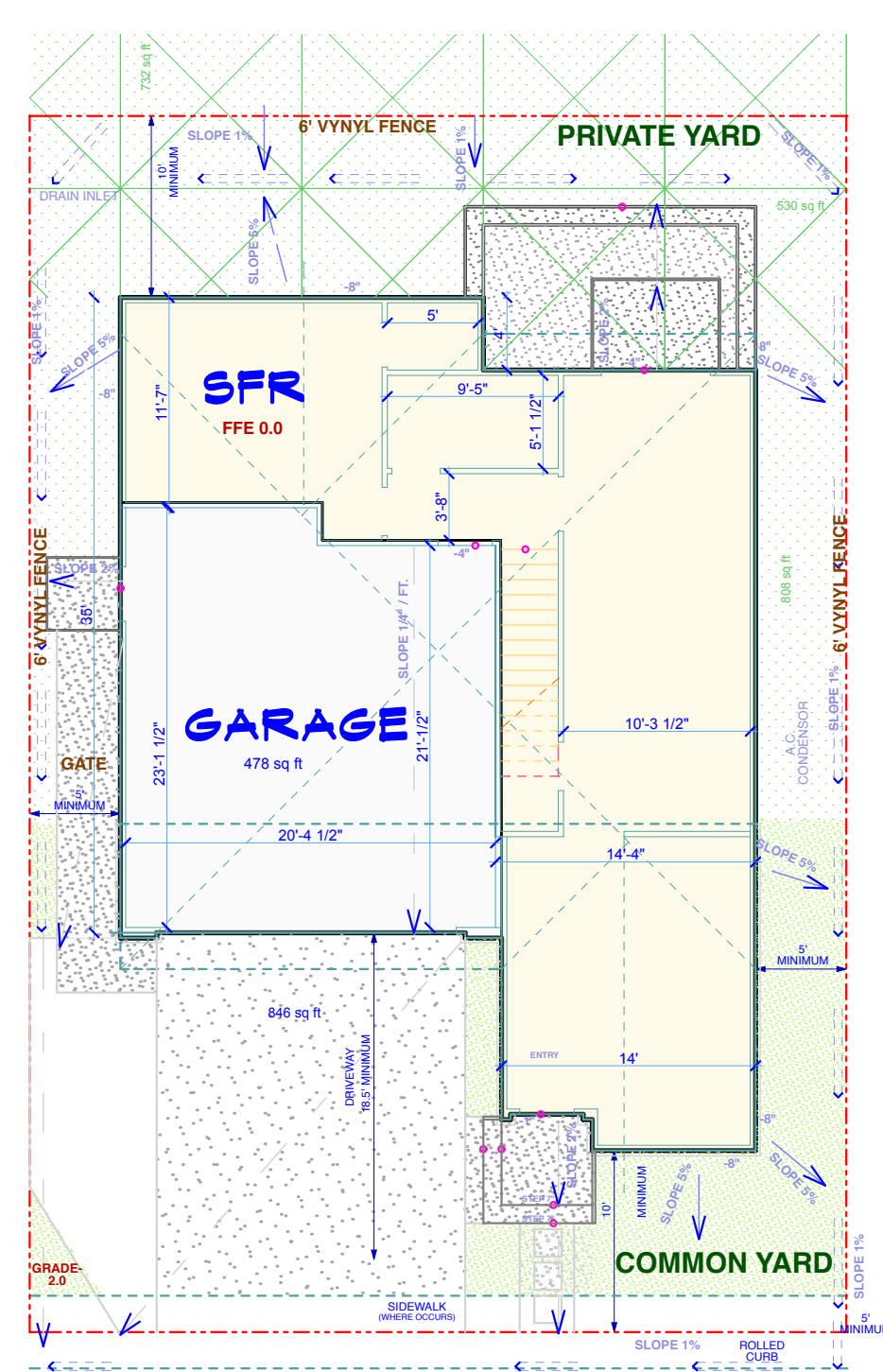
SITE PLAN: GRANITE HILLS 11 UNIT PUD	
ASSESSOR PARCEL No. : 514-021-15	
SITE : 1426 GRANITE HILLS DRIVE, EL CAJON, CA. 92019	
REQUEST: 11 UNIT PUD	
APPLICANT: PRIEST DEVELOPEMENT CORP 240 RIVERVIEW PARKWAY, SANTEE CA 92071 (619)444-4476	
OWNER: Inland Valley Investments, LLC 240 Riverview Parkway Santee, CA 92071 (619) 444-4476	APPROVED BY: _____ DATE: _____



49,679 sq ft SITE AREA CALCS



APN: 514-02-115-00
49,679 sq ft 1.14 AC
SITE PLAN



TYPICAL LOT
1"=10'

RIGHT SIDE ELEVATION



GLAZING (10% req.) PROVIDED 11.3%

BACK ELEVATION



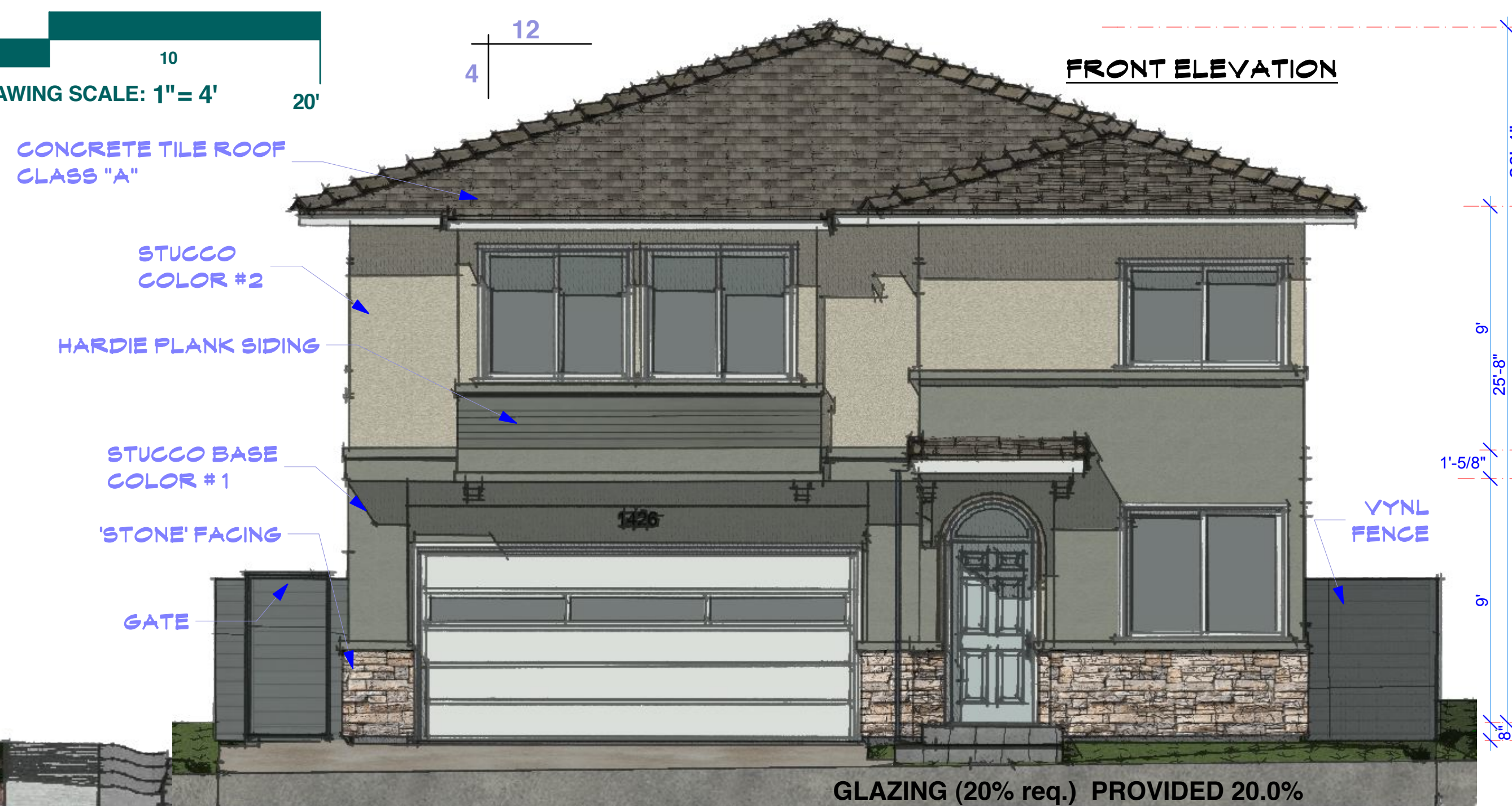
GLAZING (10% req.) PROVIDED 20.0%

LEFT SIDE ELEVATION



GLAZING (10% req.) PROVIDED 10%

FRONT ELEVATION



GLAZING (20% req.) PROVIDED 20.0%



CONCRETE TILE ROOF
CLASS "A"

STUCCO
COLOR #2

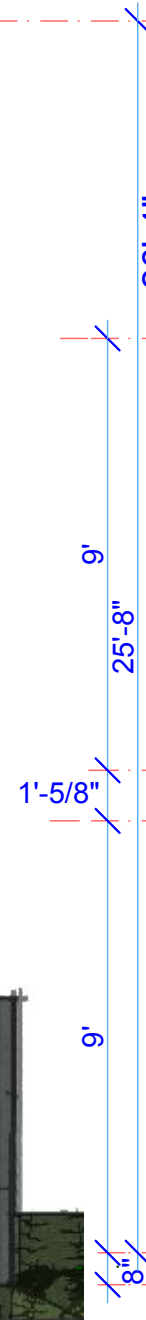
HARDIE PLANK SIDING

STUCCO BASE
COLOR #1

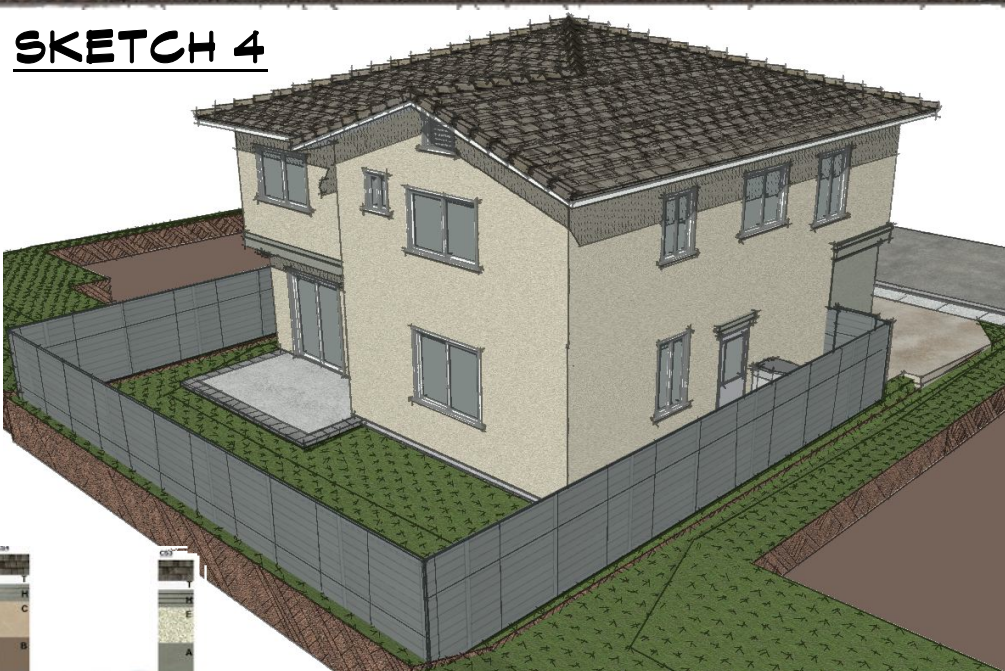
'STONE' FACING

GATE

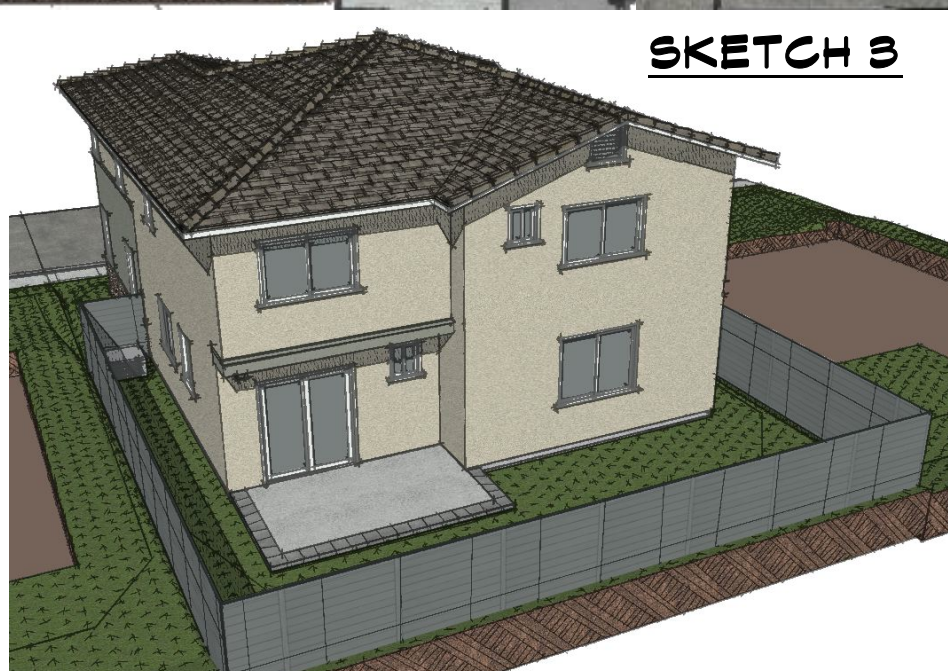
VYNL
FENCE



SKETCH 4



SKETCH 3



SKETCH 2



SKETCH 1



MATERIAL COLOR BOARD
GRANITE HILLS -11

ROOF Product No. 5505 Name: Terra Verde Color Family: Greens	CS1 H C	CS2 H D	CS3 H E	CS4 H C	CS5 H D	STUCCO (IVORY) (MeadowBrook)	E
METAL PAINT [RAILINGS] (Charcoal Grey)	A	B	A	B	A	STUCCO (TAN) (MILKSHAKE)	D
DRIVEWAY CONCRETE	F	F	F	F	F	STUCCO (Biege) (Cappacino)	C
WINDOW FRAMES (White)	W					STUCCO (Brown) (Sorento)	B
TRIM PAINT [DOORS] (White)	T					STUCCO (Grey) (Putty)	A
TRIM PAINT [GARAGE DOOR] (White)	G						
VYNL FENCING	K						
'STONE' FACING	F						
SIDING [HARDIEPLANK] (PEARL GREY)	H						
CONCRETE BROOM FINISH	N						

LA HABRE STUCCO



GRANITE HILLS DRIVE

COLOR ELEVATIONS
GRANITE HILLS -11 PLAN A

REVISION:

PRIST DEVELOPMENT CORPORATION
240 Riverview Parkway, Santee, CA 92071
DPHomes.com

City of EL CAJON
Priest Development Corporation
240 Riverview Parkway, Santee, CA 92071
CONTACT: Travis Lyon Phone: 614-452-8607 Email: travis@dpshomes.com

GRANITE HILLS 11 UNIT P.U.D.

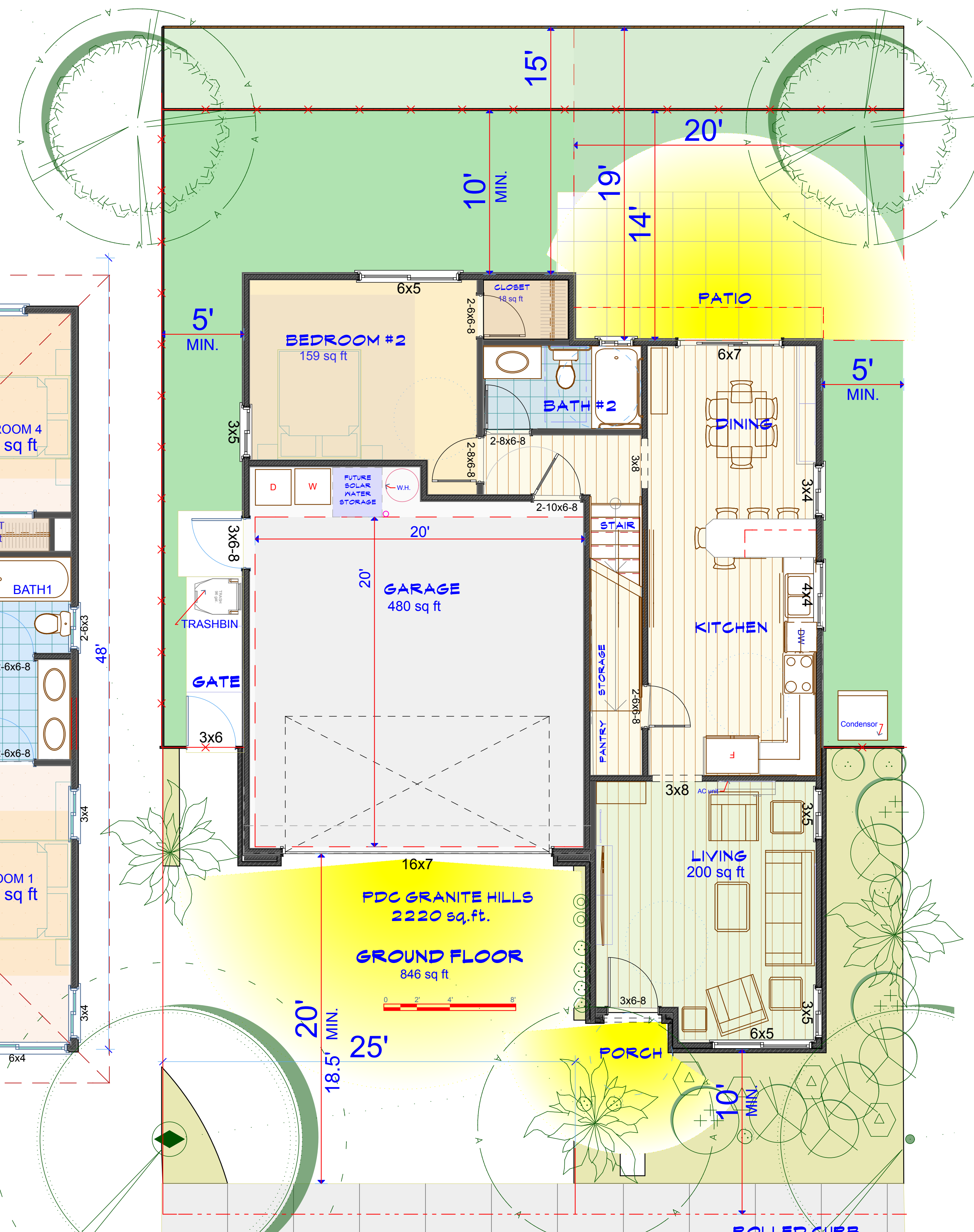
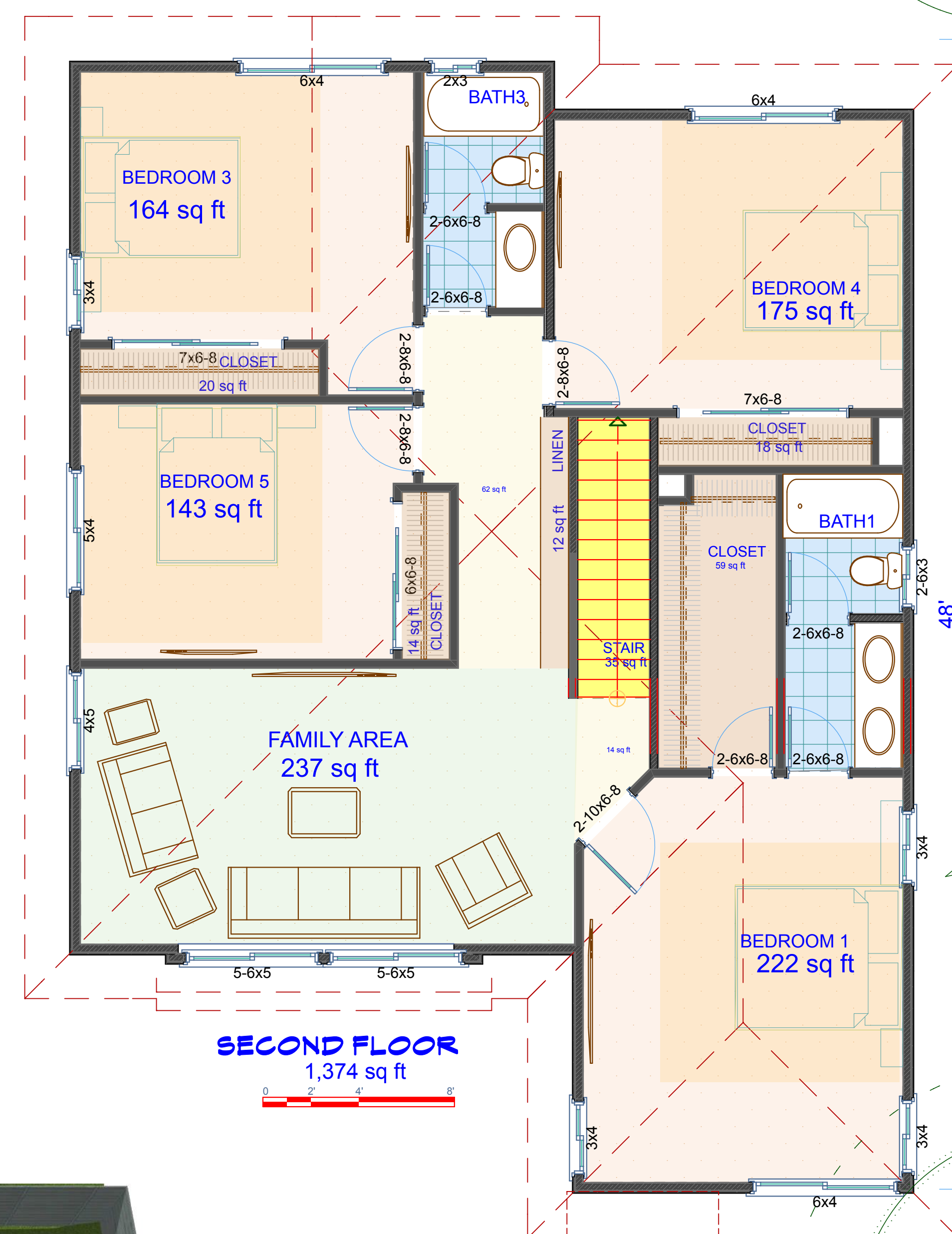
QUALITY CONSTRUCTION

-GRANITE HILLS 11-
Reviewed: D.Priest
Date: 12/24/24
SCALE: Per Drawing

COLORED ELEVATIONS
PR Sheet
Total Pages



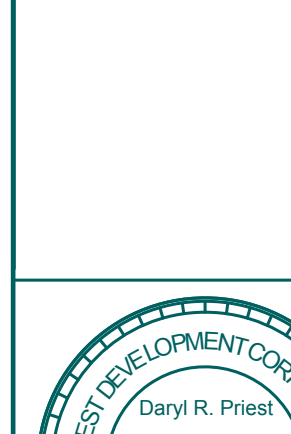
WOOD [O]	STUCCO (Putty) [D]	SIDING HARDIE PLANK PERAL GRAY [i]	INTERIOR MATERIALS WINDOW FRAMES (White)
CABINETRY			
'STONE' [S]	TILE	TRIM PAINT (White) [E]	CEILING [i]
KITCHEN COUNTERS	[L]	DOORS	PAINT- (White) TEXTURE-
CARPET [U]	POLISHED CONCRETE	TRIM PAINT (Gray) [Y]	WALL [Q]
	[P]	BASEBOARD DOOR TRIM	PAINT-(White Tint) TEXTURE-
TRIM PAINT [DOORS] (Tan) [H]	STUCCO (Cappacino) [C]	TILE [H]	VINYL 'WOOD' FLOOR [V]



PDC GRANITE HILLS 2024 PLAN

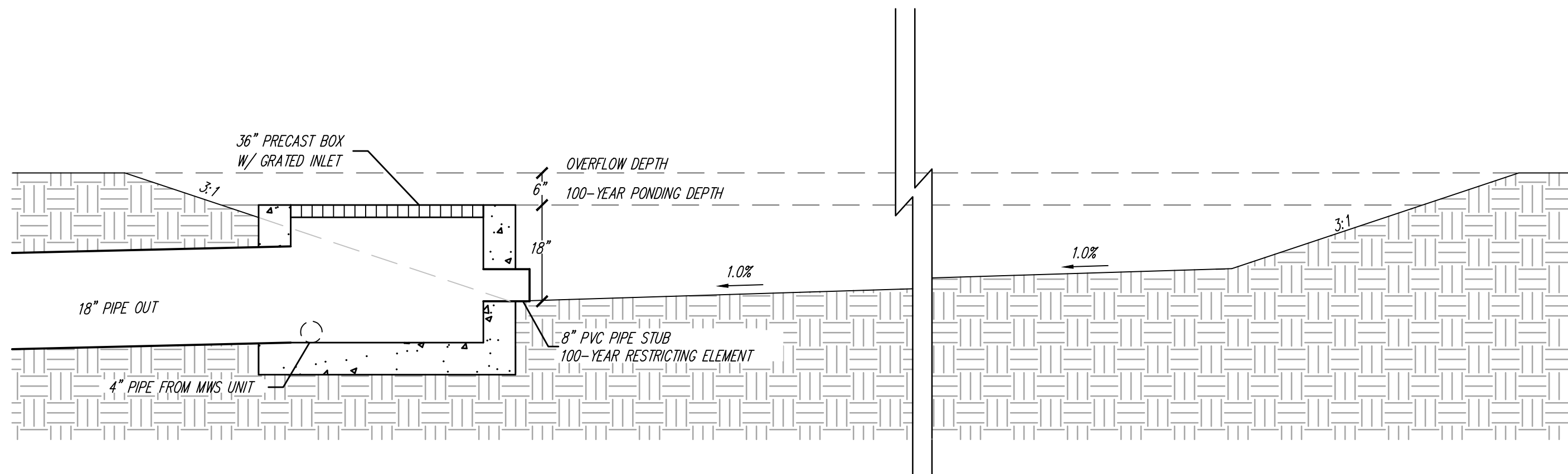
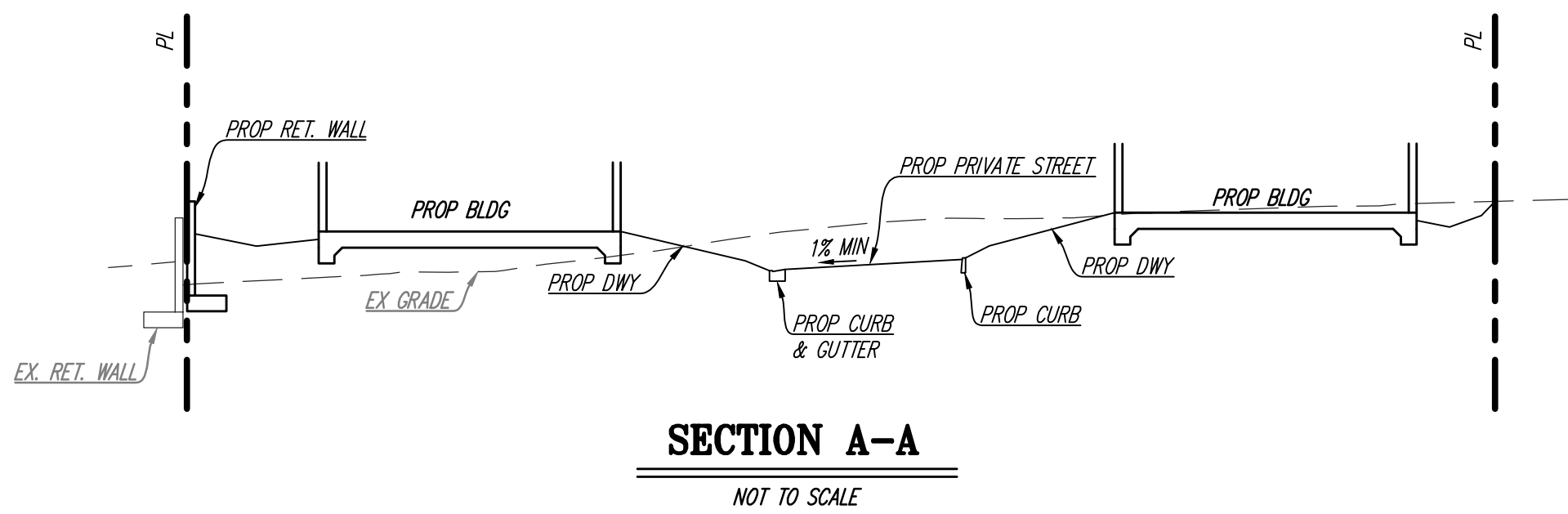
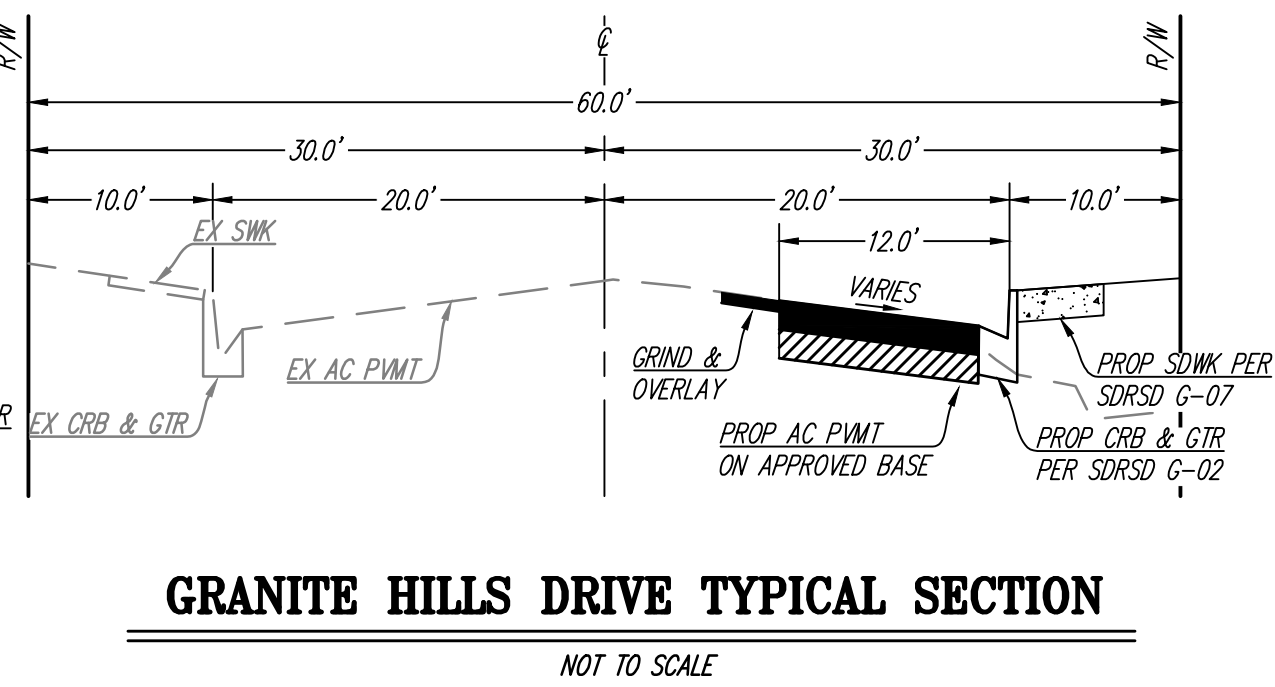
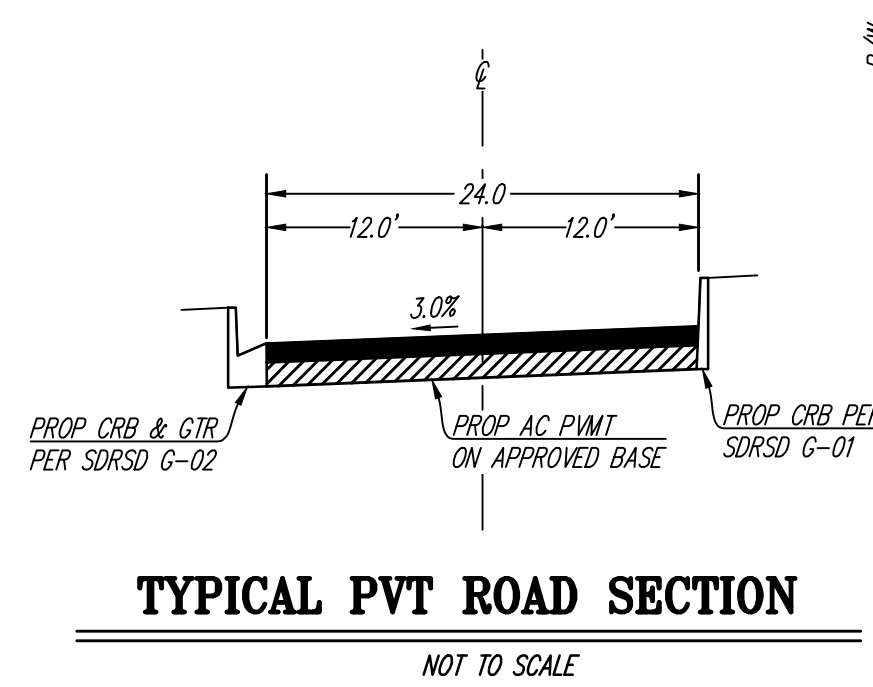
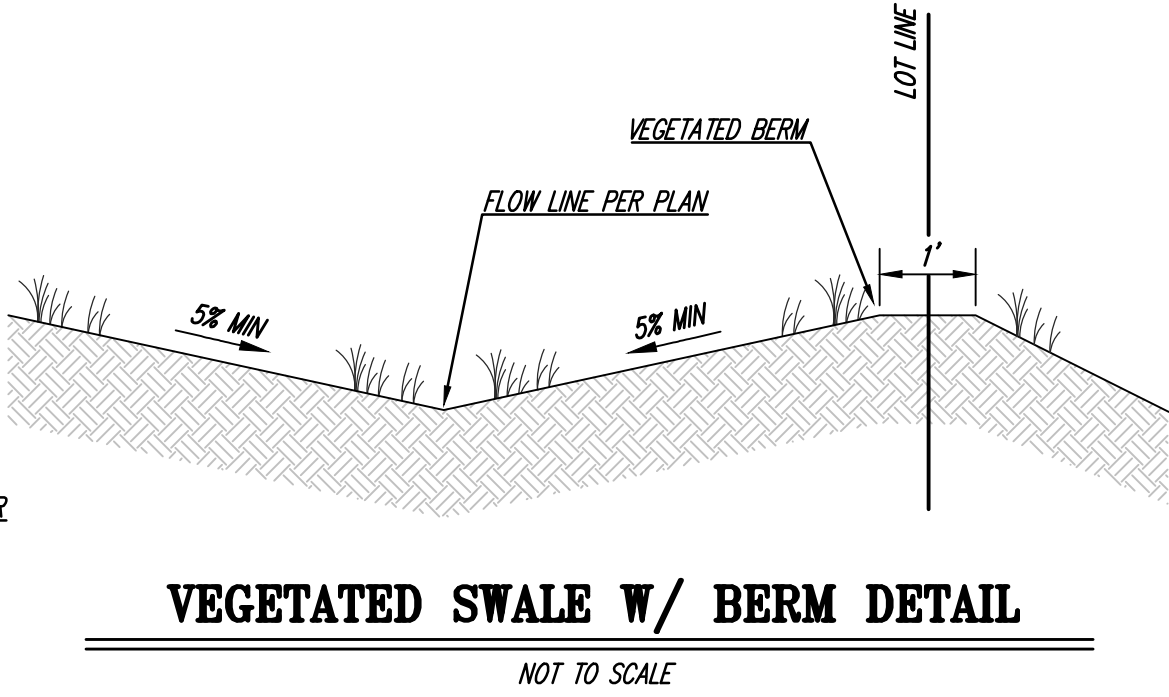
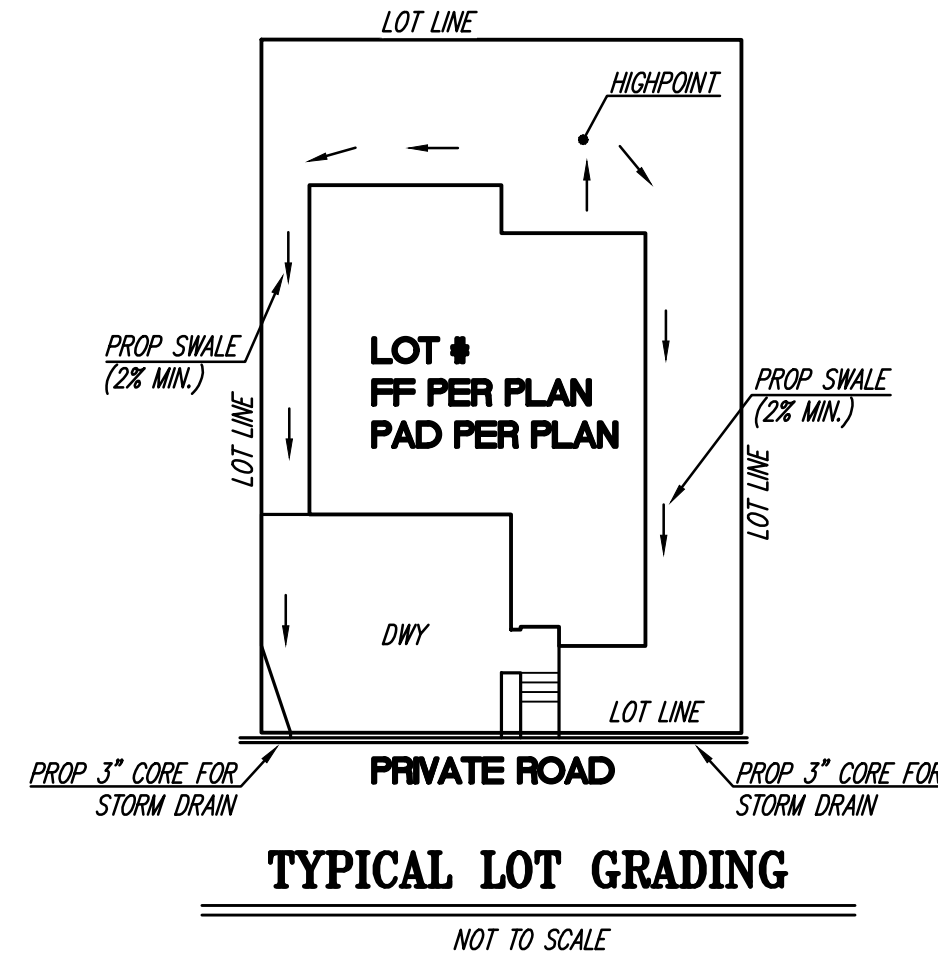
FLOOR PLAN



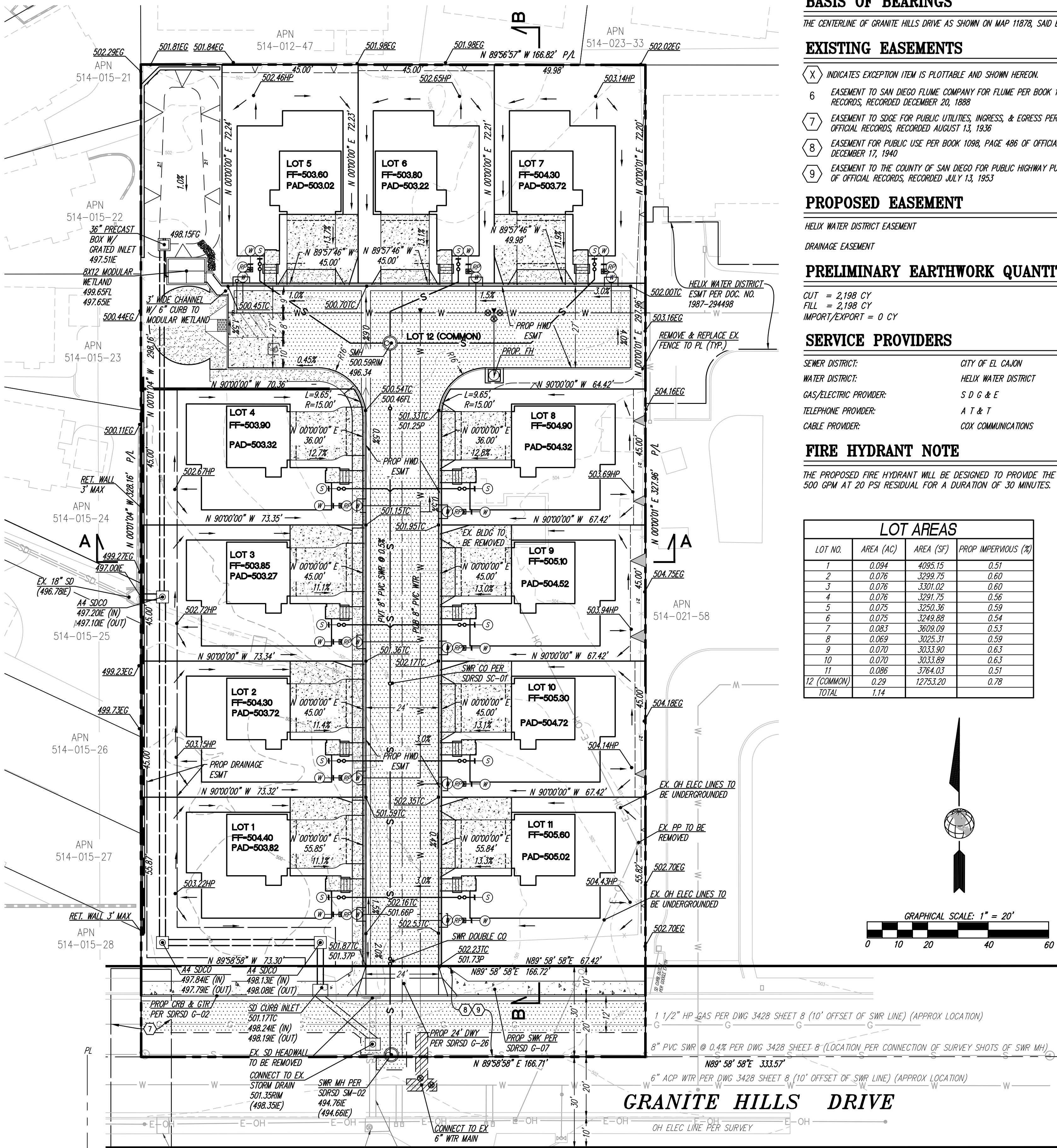
REVISION:					
DATE: 12/24/24 DRAWN BY: D.PRIEST					
PRIEST DEVELOPMENT CORPORATION 240 Riverview Parkway, Santee, CA 92071 priestcorp.com					
					
GRANITE HILLS 11 UNIT P.U.D.					
City of EL CAJON					
Priest Development Corporation					
240 Riverview Parkway, Santee, CA 92071					
CONTACT: Travis Lyon Phone: 619-952-8607 Email: travis@priestcorp.com					
 Daryl R. Priest Priest Development 240 Riverview Parkway, Santee, CA 92071 QUALITY CONSTRUCTION					
--GRANITE HILLS 11--					
Drawn by: D. Priest					
Date: 12/24/24					
Scale: Per Drawing					
FLOOR PLANS A2 Sheet					

GRANITE HILLS

TENTATIVE SUBDIVISION MAP TSM-2025-0017



TYPICAL BMP SECTION
NOT TO SCALE



VERTICAL BENCHMARK

DESCRIPTION: CITY OF EL CAJON BENCHMARK #440, BEING A STANDARD BRASS CAP IN THE TOP OF CURB AT THE EAST CURB RETURN AT THE SOUTHEAST CORNER OF GRANITE HILLS DRIVE & TERRACE CREST.

ELEVATION: 502.19' (NAVD88)

BASIS OF BEARINGS

THE CENTERLINE OF GRANITE HILLS DRIVE AS SHOWN ON MAP 11878, SAID BEARING BEING "N 89°58'58" W".

EXISTING EASEMENTS

- (X) INDICATES EXCEPTION ITEM IS PLOTTABLE AND SHOWN HEREON.
- (6) EASEMENT TO SAN DIEGO FLUME COMPANY FOR FLUME PER BOOK 142, PAGE 131 OF THE OFFICIAL RECORDS, RECORDED DECEMBER 20, 1888.
- (7) EASEMENT TO SDOE FOR PUBLIC UTILITIES, INGRESS, & EGRESS PER BOOK 549, PAGE 192 OF THE OFFICIAL RECORDS, RECORDED AUGUST 13, 1936.
- (8) EASEMENT FOR PUBLIC USE PER BOOK 1088, PAGE 486 OF OFFICIAL RECORDS, RECORDED DECEMBER 17, 1940.
- (9) EASEMENT TO THE COUNTY OF SAN DIEGO FOR PUBLIC HIGHWAY PURPOSES PER BOOK 4919, PAGE 101, OF OFFICIAL RECORDS, RECORDED JULY 13, 1953.

PROPOSED EASEMENT

HELIX WATER DISTRICT EASEMENT

DRAINAGE EASEMENT

PRELIMINARY EARTHWORK QUANTITIES

CUT = 2,198 CY
FILL = 2,198 CY
IMPORT/EXPORT = 0 CY

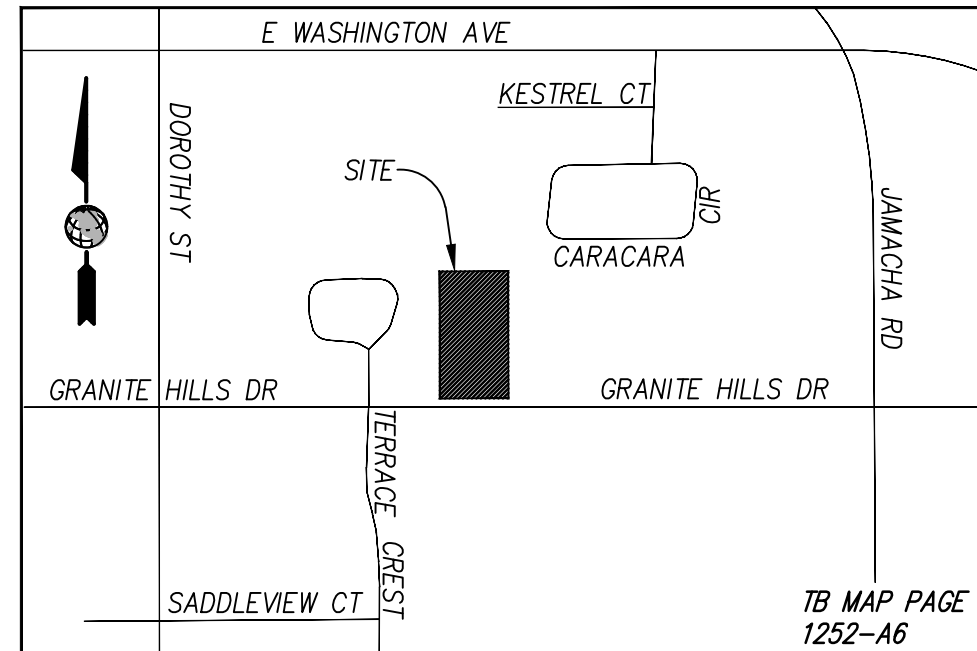
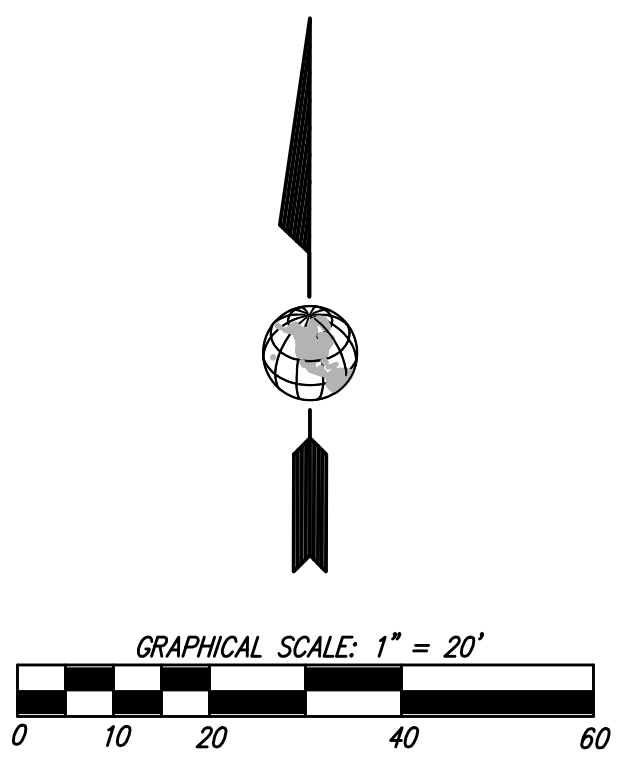
SERVICE PROVIDERS

SEWER DISTRICT: CITY OF EL CAJON
WATER DISTRICT: HELIX WATER DISTRICT
GAS/ELECTRIC PROVIDER: S D G & E
TELEPHONE PROVIDER: A T & T
CABLE PROVIDER: COX COMMUNICATIONS

FIRE HYDRANT NOTE

THE PROPOSED FIRE HYDRANT WILL BE DESIGNED TO PROVIDE THE REQUIRED FIRE FLOW OF 500 GPM AT 20 PSI RESIDUAL FOR A DURATION OF 30 MINUTES.

LOT NO.	AREA (AC)	AREA (SF)	PROP IMPERVIOUS (%)
1	0.084	4085.15	0.51
2	0.076	3298.75	0.60
3	0.076	3298.75	0.60
4	0.076	3298.75	0.56
5	0.075	3250.36	0.59
6	0.075	3243.88	0.54
7	0.083	3659.09	0.53
8	0.069	3025.31	0.59
9	0.070	3033.90	0.63
10	0.070	3033.89	0.63
11	0.086	3764.03	0.51
12 (COMMON)	0.29	12753.20	0.78
TOTAL	1.14		



VICINITY MAP

NOT TO SCALE

LEGEND

ITEM	SYMBOL
PROPERTY LINE	---
PROPOSED LOT LINE	---
RIGHT OF WAY	---
CENTER LINE	---
EXISTING UTILITY	---
CUT SLOPE (2:1 MAX)	---
FILL SLOPE (2:1 MAX)	---
PROPOSED FIRE HYDRANT	---
FINISH FLOOR ELEVATION	FF-500.00
PROPOSED A.C. PAVING	---
PROPOSED POC PAVING	---
EXISTING CONTOUR	---
PROPOSED CONTOUR	---
DIRECTION OF DRAINAGE	---
PROPOSED STORM DRAIN	---
STORM DRAIN STRUCTURE	---
PROPOSED WATER POC	---
PROPOSED WATER LINE	---
PROPOSED SEWER POC	---
PROPOSED SEWER LINE	---
POC CURB	---
POC CURB & GUTTER	---
RETAINING WALL	---
BIO BASIN	---

SITE SUMMARY

TOTAL NUMBER OF LOTS:	12
GROSS AREA OF SITE:	54,709 SF (1.26 ACRES)
NET AREA OF SITE:	49,707 SF (1.14 ACRES)
GENERAL PLAN AREA:	LR (LOW DENSITY RESIDENTIAL), SINGLE FAMILY
EXISTING ZONING AREA:	RS-9
COMMUNITY PLAN:	EL CAJON
RESIDENTIAL CATEGORY:	RESIDENTIAL
GENERAL PLAN DESIGNATION:	RESIDENTIAL
PROPOSED USE:	RESIDENTIAL
STATUS OF LEGAL ACCESS:	NONE, SITE IS OUTSIDE THE 500 YEAR FLOOD ZONE PER FLOOD INSURANCE RATE MAP 80033C0685
FLOOD HAZARDS:	NO EXISTING RAILROADS ON SITE
RAILROADS:	NO EXISTING STRUCTURES ON SITE
STRUCTURES:	

OWNER/APPLICANT

INLAND VALLEY INVESTMENTS, LLC
PRIEST DEVELOPMENT CORPORATION (ATTN: DARYL R. PRIEST)
240 RIVERVIEW PARKWAY
SANTAE, CA 92071

TOPOGRAPHY

TOPOGRAPHY SHOWN HEREON IS BASED ON AERIAL PHOTOGRAMMETRIC MAPPING CONDUCTED BY OMEGA LAND SURVEYING AS PHOTOGRAPHED ON JANUARY 16, 2025. SUPPLEMENTAL TOPOGRAPHIC DATA WAS COLLECTED USING CONVENTIONAL SURVEY METHODS ON THROUGH JANUARY 16, 2025.

ADDRESS/APN

ADDRESS: 1426 GRANITE HILLS DRIVE
EL CAJON, CA 92079

APN: 514-021-15-00

LEGAL DESCRIPTION

THE WEST HALF OF ALL THAT PORTION OF TRACT "A" OF RANCHO EL CAJON, IN THE CITY OF EL CAJON, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, SECTION 13, TOWNSHIP 16 SOUTH, RANGE 1 WEST, SAN BERNARDINO MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHICH IS NORTH 89°55' EAST, 1,822.5 FEET AND SOUTH 0°05' EAST, 544.5 FEET FROM THE INTERSECTION OF THE CENTER LINE OF WASHINGTON AVENUE WITH THE CENTER LINE OF SECOND STREET AS SHOWN ON SUBDIVISION MAP NO. 1538, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, MARCH 18, 1913, SAID POINT BEING THE NORTHWEST CORNER OF LAND DESCRIBED AS PARCEL NO. 2, IN DEED FROM ESTRELLA D. CHASE-SMITH, ET AL, TO CHARLES STERLING JUDSON, DATED MARCH 22, 1926, RECORDED APRIL 20, 1926 IN BOOK 1161, PAGE 492, OF DEEDS, RECORDS OF SAID COUNTY; THENCE NORTH 89°55' EAST ALONG THE NORTH LINE OF SAID PARCEL NO. 2, AS DESCRIBED IN SAID DEED IN BOOK 1161, PAGE 492, OF DEEDS, A DISTANCE OF 333.5 FEET TO THE NORTHWEST CORNER OF LAND DESCRIBED IN THE DEED FROM CHARLES STERLING JUDSON, ET AL, TO LUCY MURRELO AND MANUEL MURRELO DATED SEPTEMBER 30, 1931, AND RECORDED OCTOBER 16, 1931 IN BOOK 35, PAGE 425, OF OFFICIAL RECORDS; THENCE SOUTH 0°05' EAST ALONG THE WEST LINE OF LAND DESCRIBED IN SAID DEED TO LUCY MURRELO AND MANUEL MURRELO, 327.75 FEET; THENCE SOUTH 89°55' WEST, 333.5 FEET TO A POINT ON THE WEST LINE OF SAID PARCEL 2, DESCRIBED IN SAID DEED IN BOOK 1161, PAGE 492, OF DEEDS; THENCE NORTH 0°05', WEST ALONG SAID LINE 327.75 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

ENGINEER OF WORK

OMEGA ENGINEERING CONSULTANTS
4320 VIEWRIDGE AVE. SUITE C
SAN DIEGO, CA 92123
TEL: 634-8620

Andrew J. Kann
DATE: 04/29/2026



CITY OF EL CAJON, CALIFORNIA

TENTATIVE SUBDIVISION
MAP TSM-2025-0017

GRANITE HILLS

APN:

514-021-15-00

REQUEST: 12 LOTS SUBDIVISION

PRIEST DEVELOPMENT

240 RIVERVIEW PARKWAY

SANTAE, CA 92071

619-444-4476

APPROVED BY:

DATE:

City Council
Agenda Report
Agenda Item 11.

DATE: 05/26/2026

TO: Honorable Mayor and City Councilmembers

FROM: Nate Prescott, Senior Management Analyst

SUBJECT: Funding Commitment for the East County Revolving Loan Fund

RECOMMENDATION:

That the City Council:

1. Increases the Fiscal Year 2026 Economic Development (101112) appropriations by \$300,000 from General Fund Carryover Reserves; and
2. Authorizes an expenditure of the funds to the Empower East County Business Revolving Loan Fund as detailed in the report.

BACKGROUND:

In 2023, the City Council heard a presentation from City staff and the East County Economic Development Council (ECEDC) about the potential for an East County Revolving Loan Fund. The ECEDC asked the east county cities to commit funds to the project, with El Cajon's share being \$300,000; at the time, the City Council was supportive. Staff committed that as the project moved forward, we would return with an update and a formal request for a budget amendment.

The ECEDC successfully secured a U.S. Economic Development Administration (U.S. EDA) grant to help fund the project. As such, the ECEDC can now create the revolving loan fund (RLF) to help east county businesses, and El Cajon businesses could greatly benefit from it. A revolving loan fund is a business funding mechanism that gives low-interest loans to promising businesses and/or higher interest loans to riskier businesses who have been turned away from traditional lending institutions. By providing loans to businesses in need, the ECEDC is able to inject capital into the business community. As the loans are repaid, the principal and interest both go back into the fund and can be reused for new loans. This allows the fund to continue growing and aiding more businesses in the future. Revolving loan funds are a highly successful and beneficial economic development tool.

Since Redevelopment was eliminated in 2012, there have been very few ways for local governments to financially incentivize new business and development, especially smaller businesses. The RLF gives us a tool to facilitate growth. This program will be especially valuable to start-ups, giving them an avenue to purchase equipment, machinery, inventory, or even working capital. The program also benefits existing businesses, providing an opportunity for all the same investments, as well as building renovations, construction, and other business expansion investments.

With a \$300,000 contribution from the City, local businesses would gain access to a revolving loan fund totaling approximately \$800,000. The fund will be comprised of seed money from the City of El Cajon, the County of San Diego, three other east county cities, and federal funds from the U.S. EDA.

Because the original conversations and support happened in 2023, no budget allocation has been made. Staff recommends allocating \$300,000 from the General Fund Reserves toward this economic development program. The ECEDC will administrate the Empower East County Revolving Loan Fund, and the City would be one of the contributors to the seed fund.

CALIFORNIA ENVIRONMENTAL QUALITY ACT:

The proposed action is not subject to the California Environmental Quality Act ("CEQA") pursuant to State CEQA Guidelines section 15378(b)(5), as it is an organizational activity of government that will not result in direct or indirect physical changes in the environment.

FISCAL IMPACT:

Approval of this action will reduce the General Fund Carryover Reserve by \$300,000 and increase the Fiscal Year 2026 Economic Development (101112) appropriations by the same amount. This is a one-time expense, and management and administration of the loans and borrowers are entirely handled by the ECEDC. The City will not be reimbursed for this contribution to the Revolving Loan Fund, but the City will indirectly benefit from this program by increasing investment in the City, helping fund new development and new businesses, and increasing sales tax through new business ventures. If successful, the long term effect will be a positive impact on General Fund revenue.

Prepared By: Nate Prescott, Senior Management Analyst

Reviewed By: Vince DiMaggio, Assistant City Manager

Approved By: Graham Mitchell, City Manager

Attachments

RLF Overview



Empower East County Business Fund

Revolving Loan Fund Programmatic Overview and Status Update

To	City of El Cajon
From	East County Economic Development Council
Date	5/13/26
Subject	Programmatic Overview and Status Update for the Empower East County Business Fund Revolving Loan Fund

Purpose: This overview is intended to help participating city officials, staff, and stakeholders understand the purpose of the Empower East County Business Fund, how the Revolving Loan Fund will operate, what role ECEDC will play in administering the program, and how local partners can support implementation, outreach, and long-term program success.

Executive Summary

The Empower East County Business Fund is a regional revolving loan fund designed to expand access to flexible capital for small businesses and entrepreneurs in East County. The program will provide gap financing to businesses that are viable but unable to secure sufficient financing through traditional lending channels.

The fund will be capitalized as an \$800,000 revolving loan fund, consisting of a \$400,000 federal investment from the U.S. Economic Development Administration (EDA) and \$400,000 in local matching funds from city partners. Loans will generally be available up to \$50,000 and may be used for eligible business needs such as working capital, equipment, construction, installation, renovation, and business expansion.

The eligible service area includes El Cajon, Santee, La Mesa, Lemon Grove, and unincorporated East County. The program is intended to support small businesses, start-ups, business expansions, and business retention projects that advance local economic development, job creation, and long-term business stability.

A key feature of the program is its connection to Small Business Development Center (SBDC) technical assistance. Borrowers and prospective borrowers may be connected with advising

support related to business planning, financial projections, loan readiness, operations, marketing, and growth strategy. This structure pairs capital with business support, increasing the likelihood that borrowers are prepared to use funds effectively and repay the loan successfully.

The fund is structured as a revolving loan fund, so borrower repayments will return to the fund and may be redeployed to support additional businesses over time. This allows the initial federal and local investment to become a long-term regional economic development tool.

Background

Access to capital is a continuing challenge for many small businesses and entrepreneurs in East County. While traditional commercial lenders remain an important part of the financing ecosystem, many small businesses are unable to obtain full financing due to limited collateral, insufficient operating history, credit constraints, lack of owner equity, or project risks that fall outside conventional bank underwriting standards.

This challenge is particularly significant for start-ups, microbusinesses, expanding small businesses, and businesses located in communities where access to flexible financing is limited. These businesses may be viable and capable of growth, but they often need smaller, more flexible financing than traditional lenders are willing or able to provide.

The Empower East County Business Fund is intended to help address that gap. The fund will provide loans to eligible businesses that cannot obtain sufficient conventional financing on terms that allow the proposed business activity to move forward. The RLF is not intended to replace private financing where conventional credit is available. Instead, it is designed to fill a financing gap, support borrower readiness, and help local businesses invest in growth, stabilization, equipment, working capital, and job creation.

The program aligns with broader regional economic development goals, including local business growth, entrepreneurship, increased economic opportunity in underserved areas, job creation, and long-term economic resilience.

Program Overview

The Empower East County Business Fund will operate as a public-sector financing tool for small businesses and entrepreneurs in East County. The program will provide loans to eligible borrowers for business activities that support economic development, job creation, job retention, and business growth.

The core program framework is summarized below:

Program Element	Description
Program Name	Empower East County Business Fund
Program Type	Revolving Loan Fund

Total Fund Size	\$800,000
Federal Funding	\$400,000 from the U.S. Economic Development Administration
Local Match / Partner Funding	\$400,000 from local city partners
Eligible Service Area	El Cajon, Santee, La Mesa, Lemon Grove, and unincorporated East County
Target Borrowers	Small businesses, entrepreneurs, start-ups, business expansions, and business retention projects
Loan Size	\$1000 to \$50,000
Eligible Uses	Working capital, inventory, machinery, equipment, construction, installation, renovation, and business expansion
Technical Assistance	SBDC advising and business support
Fund Model	Revolving structure; repayments are reinvested into future loans

Eligible borrowers may include for-profit businesses, start-ups, existing small businesses, expanding businesses, and businesses involved in commercial, retail, service, industrial, high-tech, and office uses. Borrowers must be operating legally, current on applicable taxes, fees, and licenses, and unable to obtain full financing through conventional methods.

The fund is intended to be flexible enough to respond to a range of business needs while maintaining prudent lending standards. Loans may support working capital, equipment purchases, inventory, construction or installation costs, renovation of commercial or industrial space, and other eligible business development activities.

Need and Rationale

The RLF is needed because many small businesses in East County face a financing gap between what they need to grow or stabilize and what traditional lenders are willing to provide. This may occur when a business is too new, lacks sufficient collateral, has limited owner equity, needs a smaller loan amount, or operates in a sector or location that lenders view as higher risk.

The local capital market can be especially difficult for entrepreneurs, microbusinesses, and businesses planning expansion. Conventional lenders often require significant collateral, strong credit history, and demonstrated cash flow. While these requirements are appropriate for traditional lending, they can leave otherwise viable small businesses without access to the capital needed to move forward.

The Empower East County Business Fund is designed to address this issue by providing a targeted source of flexible financing. The program can support businesses that are not yet fully

bankable but demonstrate reasonable repayment ability, business viability, and community benefit.

Local Economic Development Objectives

Objective	Program Role
Small Business Growth	Help businesses access capital for equipment, inventory, working capital, facility improvements, and expansion.
Job Creation and Retention	Support businesses that create or retain permanent jobs in East County. The portfolio standard is at least one full-time job created or retained for every \$50,000 lent.
Local Economic Resilience	Help businesses remain, expand, and invest locally, strengthening commercial corridors and reducing business displacement.
Entrepreneurship and Business Formation	Support entrepreneurs and start-ups that need early-stage capital but do not yet meet all conventional lending standards.
Long-Term Regional Reinvestment	Use borrower repayments to support future loans, creating a sustainable financing tool beyond the initial deployment of capital.

Program Structure and Delivery

The Empower East County Business Fund will be administered by the East County Economic Development Council. ECEDC staff will manage the day-to-day administration of the fund, including outreach, application intake, underwriting, loan packaging, committee coordination, documentation, closing, servicing, monitoring, and federal reporting.

The program is structured to balance access to capital with responsible fund management. While the goal is to support businesses that may not qualify for full conventional financing, each loan must still be reviewed for repayment ability, business viability, eligible use of funds, collateral, and community benefit.

Application and Underwriting Process

Prospective borrowers will submit a loan application and supporting documentation.

Depending on the nature of the business and loan request, required materials may include:

- Loan application;
- Business plan;
- Sources and uses of funds;
- Business tax returns or financial statements, if applicable;
- Personal tax returns for business principals;
- Current balance sheet and profit and loss statement, if applicable;
- Financial projections;
- Personal financial statement and resume for principals;

- Lease agreements, purchase agreements, estimates, appraisals, or other project-specific documentation, if applicable.

ECEDC staff will review applications and conduct underwriting to determine whether the loan request is eligible, financially feasible, and consistent with the purpose of the RLF. This review will consider the borrower's repayment ability, creditworthiness, management capacity, collateral, business plan, projected cash flow, use of funds, and expected economic benefit.

The underwriting process is intended to follow prudent lending practices. Staff will prepare a loan analysis and recommendation for review by the appropriate loan review body.

Credit Not Otherwise Available

Due to the fund being supported by the EDA, each loan must demonstrate that credit is not otherwise available on terms and conditions that would permit the project or business activity to proceed.

This does not mean that every borrower must be completely unable to access any private financing. Rather, the program must document that the borrower cannot obtain sufficient conventional financing on reasonable terms for the proposed activity.

This determination may be supported by one or more forms of documentation, including:

- A written declination or indication from a conventional lender;
- A referral from a financial institution or technical assistance provider;
- A memorandum prepared by ECEDC staff based on the borrower's credit profile, collateral position, cash flow, and prevailing local lending practices;
- Input from SBDC advisors or other qualified technical assistance providers familiar with regional lending standards.

This flexible approach allows the program to document financing need without creating an unnecessary barrier for small businesses that may not have already completed a formal bank denial process.

Advisory Loan Committee / Loan Administration Board

The RLF will include a loan review and approval structure to provide oversight and ensure that loans are evaluated consistently with the program's goals, underwriting standards, and federal requirements.

The RLF Strategy identifies a Loan Administration Board composed of five members appointed by the ECEDC Foundation Board of Directors. The board structure includes individuals with lending experience, business experience, small business or entrepreneurship experience, an at-large member, and the RLF Administrator or designee. A quorum consists of at least three members, and approvals require a majority vote of the quorum.

For city and stakeholder purposes, this body can be understood as the program's loan review and decision-making committee. Its role is to review staff-prepared loan packages, evaluate recommendations, and make loan decisions consistent with the RLF Strategy.

The committee structure provides an additional layer of governance and helps ensure that loan decisions are not made solely by staff. It also brings outside expertise into the review process, including lending, business, and small business development perspectives.

Technical Assistance and Borrower Support

A key feature of the Empower East County Business Fund is the integration of loan capital with business technical assistance.

ECEDC operates the East County SBDC, allowing the program to connect borrowers and prospective borrowers with advising support. This assistance may include business planning, financial projections, loan readiness, bookkeeping, marketing, operations, growth strategy, and post-loan support.

This capital-plus-support model is important because access to funding alone may not be sufficient for small business success. By pairing financing with advising, the program can help borrowers better understand their financial position, prepare stronger applications, use funds appropriately, and improve long-term repayment performance.

This structure also benefits the fund itself by helping reduce borrower risk and supporting stronger loan outcomes.

Loan Terms and Eligible Uses

Loans will generally be available up to \$50,000 per borrower. Loan terms will vary depending on the purpose of the loan, repayment ability, collateral, projected cash flow, and the useful life of the asset being financed.

Interest rates will be established based on prevailing market rates for comparable commercial loans, borrower risk, collateral, cash flow, loan structure, and applicable federal and state requirements. Rates may be set at, below, or in limited cases slightly above market rates depending on the risk profile and sustainability needs of the fund.

Eligible uses may include:

- Working capital;
- Machinery;
- Equipment;
- Construction;
- Installation;
- Renovation of commercial or industrial property;
- Business expansion activities;
- Other eligible business development purposes consistent with RLF requirements.

The program will not support prohibited lending activities such as acquiring an equity position in a private business, subsidizing interest payments on an existing RLF loan, providing a borrower's required equity contribution under another federal loan program, or refinancing existing debt except under limited circumstances allowed by applicable requirements.

Fund Management and Compliance

ECEDC will be responsible for managing the RLF in accordance with EDA requirements, the approved RLF Strategy, and prudent lending practices. This includes maintaining separate accounting records for the RLF, tracking loan repayments and interest income, preparing required reports, monitoring borrower performance, and maintaining appropriate loan files.

Loan files will include required documentation such as the loan application, loan agreement, approval minutes, promissory note, security agreement, collateral documentation, financial statements, job reports, correspondence, and documentation demonstrating that credit was not otherwise available.

Borrowers will generally be required to make monthly payments based on an amortization schedule provided at loan closing. ECEDC will monitor loan performance, follow up on delinquent payments, conduct borrower reporting and site visits as needed, and coordinate with legal counsel if collection or default procedures become necessary.

The RLF Strategy also requires ongoing portfolio monitoring, including review of loan performance, default risk, changes in economic conditions, and compliance with RLF policies and procedures.

Implementation Status

The program has moved from award and planning into implementation preparation. The current status is summarized below.

Completed

- Federal investment has been awarded and accepted through the U.S. Economic Development Administration.
- The RLF Strategy has been developed.
- The core program framework has been established, including eligible borrowers, eligible uses, loan size, general loan terms, underwriting approach, and portfolio standards.
- The service area has been identified as El Cajon, Santee, La Mesa, Lemon Grove, and unincorporated East County.
- The program has been structured to pair financing with SBDC technical assistance.
- Initial city and stakeholder engagement has occurred to brief local partners on the program and prepare for launch.

In Progress

- Finalizing program policies, procedures, and internal documentation;
- Establishing the Advisory Loan Committee / Loan Administration Board structure;
- Confirming committee roles, expectations, and review procedures;
- Developing borrower-facing application materials;
- Developing internal review templates and loan packaging procedures;

- Coordinating with city partners, chambers, lenders, and community organizations for outreach and referrals;
- Building an initial borrower pipeline;
- Finalizing administrative, accounting, legal, and compliance infrastructure required before loan deployment.

Remaining Before Launch

- Final approval of borrower application materials;
- Finalization of loan documents and closing procedures;
- Committee onboarding and scheduling;
- Confirmation of internal loan review workflow;
- Completion of compliance and reporting procedures;
- Final outreach plan for city partners, business organizations, lenders, and SBDC referrals;
- Launch of application intake and borrower screening.

Anticipated Timeline

The current implementation timeline is generally as follows:

Timeframe	Activity
Q1–Q2 2026	Federal award secured; RLF Strategy developed; program framework and eligibility structure established
Q2–Q3 2026	Finalize policies, procedures, application materials, committee structure, borrower pipeline, and partner outreach
Q3–Q4 2026	Launch applications, begin formal outreach and referrals, review loan packages, and begin deploying capital
Ongoing	Monitor loans, provide borrower support, report to EDA, collect repayments, and revolve funds into future loans

The anticipated path to launch is to complete internal setup during Q2-Q3 2026, open applications and begin outreach during Q3-Q4 2026, and begin deploying capital to eligible businesses once the required program infrastructure is in place.

Anticipated Outcomes and Impact

Business Support

Provide small businesses and entrepreneurs with access to flexible financing for practical business needs, including working capital, equipment, inventory, facility improvements, and expansion.

Job Creation and Retention

Support businesses that create or retain jobs in East County. The portfolio target is at least one full-time job created or retained for every \$50,000 lent.

Local Economic Stability

Help retain employers, strengthen commercial areas, support local supply chains, and reduce the risk of business displacement.

Support for Underserved Businesses and Entrepreneurs

Increase access to capital for businesses that may face barriers in the traditional lending market, including smaller businesses, start-ups, minority-owned businesses, women-owned businesses, and businesses located in underserved areas.

Long-Term Revolving Fund Sustainability

Return repayments to the fund so the initial investment can continue supporting additional businesses over time.

Stronger Regional Business Ecosystem

Connect financing, technical assistance, city referrals, lender relationships, and community outreach into a coordinated regional strategy.

Fiscal Impact

For participating cities, any direct fiscal impact would depend on the specific local funding commitment, agreement structure, and prior Council or administrative action associated with the city's contribution to the local match.

The RLF itself is structured as a regional economic development investment supported by federal funding and local partner funds. The program is intended to preserve and recycle capital through borrower repayment. Administrative costs are expected to be managed through the RLF structure and program income to the extent allowed under applicable requirements, with ECEDC responsible for maintaining accounting records, reporting, and compliance procedures.

City Role and Partnership Opportunities

Participating cities can support successful implementation of the RLF through coordination, referrals, and outreach. Potential city roles include:

- Referring eligible businesses to ECEDC and the SBDC;
- Sharing program information through city business newsletters, websites, and economic development communications;
- Identifying businesses that may need working capital, equipment financing, or expansion support;
- Coordinating with chambers of commerce and local business associations;

- Helping ECEDC understand local business needs, priority corridors, and redevelopment opportunities;
- Participating in future program briefings or stakeholder updates;
- Connecting the program to other city economic development, business retention, and small business support efforts.

The RLF is designed as a regional tool, but city participation will be important to ensure businesses are aware of the program and that capital reaches qualified applicants throughout the service area.

Conclusion and Next Steps

The Empower East County Business Fund represents a significant regional economic development tool for East County. By combining federal investment, local partner funding, ECEDC administration, and SBDC technical assistance, the program is designed to expand access to capital for businesses that may not be fully served by traditional lenders.

The program is currently in the implementation phase. The federal award has been secured, the RLF Strategy has been developed, and the core program structure has been defined. ECEDC is now finalizing the operational infrastructure needed to launch the program, including loan documents, committee structure, application materials, compliance processes, and borrower outreach.

Next steps include finalizing program setup, launching applications, developing the borrower pipeline, and beginning capital deployment. Once launched, the fund will provide flexible financing to eligible East County businesses while creating a sustainable revolving capital source for future business growth, job creation, and economic resilience.

Staff will continue coordinating with ECEDC and regional partners as the program moves toward launch and will provide additional updates as appropriate.

City Council
Agenda Report
Agenda Item 12.

DATE: 05/26/2026
TO: Honorable Mayor and City Councilmembers
FROM: Mayor Wells
SUBJECT: Council Activity Report

RECOMMENDATION:

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

BACKGROUND:

Government Code Section 53232.3(d) requires members of a legislative body to provide brief reports on meetings attended at the expense of the local agency at the next regular meeting of the legislative body. This City Administrative Activity is not a project and therefore not subject to CEQA.

REPORT:

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

May 12, 2026 - Neighborhood Healthcare Meeting
May 12, 2026 - Spoke at Foothills High School Career Day
May 15, 2026 - Fox Business Interview
May 18, 2026 - TPUSA Meeting
May 25, 2026 - Elk's Lodge Memorial Day Ceremony
May 26, 2026 - City Council Meeting(s)

I am available to answer questions.

Submitted By: Bill Wells, Mayor

City Council
Agenda Report
Agenda Item 13.

DATE: 05/26/2026

TO: Honorable Mayor and City Councilmembers

FROM: Councilmember Goble

SUBJECT: COUNCILMEMBER STEVE GOBLE

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

RECOMMENDATION:

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

BACKGROUND:

Government Code Section 53232.3(d) requires members of a legislative body to provide brief reports on meetings attended at the expense of the local agency at the next regular meeting of the legislative body. This City Administrative Activity is not a project and therefore not subject to CEQA.

REPORT:

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

May 6, 2026 - Emails with Paul L from East County Magazine re: Story
May 6, 2026 - Emails with Ronald H re: Hospice Care Assistance
May 7, 2026 - Emails with Tobias H re: Speeding on Jamacha
May 11, 2026 - Emails with Eric C re: PLAs
May 12, 2026 - Emails with Hector Z @ MTS re: Comic Con Transit
May 14, 2026 - Emails with Victoria @ UCSD Health re: Town Hall
May 14, 2026 - MTS Executive Committee Meeting
May 14, 2026 - Emails with Allen Y @ Cox re: Merger Support
May 15, 2026 - Emails with Michelle @ Crisis House re: Cabin Data
May 15, 2026 - Meeting with Lucky Duck Foundation/San Diego Seniors at Meridian Cabins
May 18, 2026 - Attend FBI Quarterly Community Briefing Meeting
May 19, 2026 - Chamber Government Affairs Meeting
May 21, 2026 - MTS Board of Directors Meeting
May 21, 2026 - East County AWP Board of Directors Meeting
May 21, 2026 - Gustavo/Jamacha Neighborhood Meeting
May 26, 2026 - City Council Meeting(s)

I am available to answer questions.

Submitted By: Steve Goble, Councilmember

City Council
Agenda Report
Agenda Item 14.

DATE: 05/26/2026

TO: Honorable Mayor and City Councilmembers

FROM: Councilmember Kendrick

SUBJECT: COUNCILMEMBER GARY KENDRICK

METRO Commission/Wastewater JPA; Heartland Communications;
Heartland Fire Training JPA.

RECOMMENDATION:

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

BACKGROUND:

Government Code Section 53232.3(d) requires members of a legislative body to provide brief reports on meetings attended at the expense of the local agency at the next regular meeting of the legislative body. This City Administrative Activity is not a project and therefore not subject to CEQA.

REPORT:

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

May 21, 2026 - Metro Wastewater JPA Meeting

May 26, 2026 - City Council Meeting(s)

I am available to answer questions.

Submitted By: Gary Kendrick, Councilmember

City Council
Agenda Report
Agenda Item 15.

DATE: 05/26/2026

TO: Honorable Mayor and City Councilmembers

FROM: Deputy Mayor Metschel

SUBJECT: DEPUTY MAYOR MICHELLE METSCHEL

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

RECOMMENDATION:

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

BACKGROUND:

Government Code Section 53232.3(d) requires members of a legislative body to provide brief reports on meetings attended at the expense of the local agency at the next regular meeting of the legislative body. This City Administrative Activity is not a project and therefore not subject to CEQA.

REPORT:

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

May 14, 2026 - Continuum of Care Meeting

May 14, 2026 - RTFH on Homelessness Meeting

May 25, 2026 - City Council Meeting(s)

I am available to answer questions.

Submitted By: Michelle Metschel, Deputy Mayor

City Council
Agenda Report
Agenda Item 16.

DATE: 05/26/2026

TO: Honorable Mayor and City Councilmembers

FROM: Councilmember Ortiz

SUBJECT: COUNCILMEMBER PHIL ORTIZ

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

RECOMMENDATION:

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

BACKGROUND:

Government Code Section 53232.3(d) requires members of a legislative body to provide brief reports on meetings attended at the expense of the local agency at the next regular meeting of the legislative body. This City Administrative Activity is not a project and therefore not subject to CEQA.

REPORT:

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

May 26, 2026 - City Council Meeting(s)

I am available to answer questions.

Submitted By: Phil Ortiz, Councilmember



City Council
Agenda Report

Agenda Item 17.

DATE: 05/26/2026
TO: City Clerk
FROM: City Attorney/General Legal Counsel
SUBJECT: Closed Session - Conference with Labor Negotiators pursuant to Government Code section 54957.6

Agency Designated Representatives:

Graham Mitchell, City Manager
Jennifer Lyon, City Attorney
Vince DiMaggio, Assistant City Manager
Marisol Thorn, Deputy City Manager
Clay Schoen, Director of Finance

Unrepresented Employees:

City Manager, and Executive, Unrepresented and Confidential Employees under City Council Policy A-29

Employee Organizations:

El Cajon Professional Firefighters
El Cajon Municipal Employees Association'
El Cajon Mid-Management and Professional Employees Group

RECOMMENDATION:

That the following Closed Session be scheduled for the Special Joint City Council / Housing Authority / Successor Agency to the El Cajon Redevelopment Agency meeting on Tuesday, May 26, 2026, at 3:00 p.m.

CONFERENCE WITH LABOR NEGOTIATORS – pursuant to Government Code section 54957.6:

Agency Designated Representatives:

Graham Mitchell, City Manager
Jennifer Lyon, City Attorney
Vince DiMaggio, Assistant City Manager
Marisol Thorn, Deputy City Manager
Clay Schoen, Director of Finance

Unrepresented Employees:

City Manager, and Executive, Unrepresented and Confidential Employees under City Council Policy A-29

Employee Organizations:

El Cajon Professional Firefighters

El Cajon Municipal Employees' Association

El Cajon Mid-Management and Professional Employees Group

Jennifer M. Lyon

City Attorney

JML:rnb



City Council
Agenda Report

Agenda Item 18.

DATE: 05/26/2026

TO: City Clerk

FROM: City Attorney/General Legal Counsel

SUBJECT: Closed Session - Conference with Legal Counsel - Existing Litigation - pursuant to paragraph (1) of subdivision (d) of Government Code section 54956.9: Bassam Rihan v. City of El Cajon; WC Claim Nos. 24016844 & 25020750

RECOMMENDATION:

That the following Closed Session be scheduled for the Joint City Council / Housing Authority / Successor Agency to the El Cajon Redevelopment Agency meeting on Tuesday, May 26, 2026 at 3:00 p.m.

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

NAME OF CASE:

Bassam Rihan v. City of El Cajon
WC Claim Nos. 24016844 & 25020750

Jennifer M. Lyon
City Attorney

JML:rnb
