



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

JUNE 9, 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 26, 2026, Meeting and the Agenda of the June 9, 2026, Meeting in accordance to State Law and City Council/Housing Authority/Successor Agency to the Redevelopment Agency Policy.

PRESENTATIONS:

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 26, 2026, Meeting of the El Cajon City Council/Housing Authority/Successor Agency to the El Cajon Redevelopment Agency.

2. Warrants

RECOMMENDATION:

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

3. Approval of Reading Ordinances by Title Only

RECOMMENDATION:

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

4. General Municipal Election - November 3, 2026

RECOMMENDATION:

That the City Council adopts the next Resolutions, in order, in connection with the November 3, 2026, General Municipal Election:

1. Resolution Calling and Giving notice of the November 3, 2026, General Municipal Election for the election of Mayor, and one (1) Member of the City Council of the City of El Cajon for District No. 1, for complete four-year terms to expire December 2030;
2. Resolution requesting the County Board of Supervisors to consolidate the General Municipal Election with the Statewide General Election on November 3, 2026;
3. Resolution adopting regulations for candidates calling for prepayment for a 200-word Candidate's Statement; and
4. Resolution adopting regulations to resolve a tie vote for the City Council Election by lot.

5. Monthly Treasurer's Report for the period ended April 30, 2026

RECOMMENDATION:

That the City Council receives the Monthly Treasurer's Report for the period ended April 30, 2026.

6. Approval of Resolution to Authorize a Contract Amendment for Bid No. 017-21 - Debris Collection Services

RECOMMENDATION:

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

1. Increase compensation for the current and final term of the contract in the not to exceed amount of \$1,108.22; and
2. Extend the current agreement with Urban Corps of San Diego County (UCSDC) for three-months in the not-to-exceed amount of \$32,439.82.

7. 2025 Operation Stonegarden Grant (OPSG) - Funded by the Office of Homeland Security

RECOMMENDATION:

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

1. Authorize the City Manager or designee to accept the FY 2025 Operation Stonegarden (OPSG) grant funds in the amount of \$150,000;
2. Authorize the City Manager, or approved designee, to execute any grant documents and agreements necessary for the receipt and use of these funds; and
3. Appropriate grant funds in the amount of \$150,000 to reimburse the El Cajon Police Department for overtime (\$142,440), fringe benefits (\$5,795), and mileage (\$1,765) while participating in OPSG coordinated operations.

8. Adoption of the Road Maintenance and Rehabilitation Account (RMRA) List of Proposed Projects for FY 2026-27

RECOMMENDATION:

That the City Council:

1. Adopts the next Resolution, in order, adopting the proposed List of Projects to be funded from the Road Maintenance and Rehabilitation Account (RMRA) Local Streets and Roads Funding Program for Fiscal Year 2026-27; and
2. Directs City staff to submit to the California Transportation Commission (CTC) a list of proposed projects to receive RMRA funding for Fiscal Year 2026-27.

9. Approval of Resolution to Authorize the Contract Amendment for Survey, Mapping, and Right-of-Way Easement at Grossmont Terrace

RECOMMENDATION:

That the City Council adopts the next Resolution, in order, to authorize an amendment to the Agreement for Professional Services with Glenn A. Rick Engineering and Development Co. dba Rick Engineering Company (REC) for Survey, Mapping, & Right-of-Way Easement at Grossmont Terrace in the not-to-exceed amount of \$81,782.45, for work to be performed through and including May 12, 2027.

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:

ADMINISTRATIVE REPORTS:

10. Neighborhood Traffic Calming Update

RECOMMENDATION:

That the City Council receives the report and provides feedback and direction on implementation recommendations.

11. Assembly Bill 2561 Presentation: City Vacancies, Recruitment, and Retention Efforts

RECOMMENDATION:

That the City Council receives the report.

12. Consideration to Approve Resolution of Intent to Establish a Downtown El Cajon Community Benefit District; Authorization for City Manager or Designee to vote "Yes" on the ballot; and Acceptance of the Management District Plan and the Engineer's Report.

RECOMMENDATION:

That the City Council:

1. Receives report and petition drive results;
2. Adopts the next Resolution, in order, to approve the Resolution of Intent to set a public hearing and direct the ballots to be mailed to affected property owners, and authorize the City Manager or designee to vote "Yes" on the City's ballot in support for the creation of the Downtown El Cajon Community Benefit District; and
3. Accepts the Management District Plan and the Engineer's Report for the Proposed CBD.

13. Consideration of Resolution to Approve Award of Permanent Local Housing Allocation funding for Homeless Services

RECOMMENDATION:

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

1. Approve the funding recommendations from the Ad-Hoc Committee (see Attachment: Memorandum) to award service contracts to two agencies using Permanent Local Housing Allocation ("PLHA") funding from the State of California Department of Housing and Community Development ("HCD");
2. Authorize the City Manager, or such person designated by the City Manager, to enter into an agreement with Family Health Centers of San Diego for homeless street outreach services, in an amount not to exceed \$500,000 for a 2-year term;
3. Authorize the City Manager, or such person designated by the City Manager, to enter into an agreement with the San Diego Rescue Mission for the operation of an Emergency Shelter/Navigation Center, in an amount not to exceed \$210,261.84 for a 2-year term; and
4. Authorize the City Manager or designee to make any necessary updates and sign any necessary agreements or amendments needed to obligate and expend PLHA funding.

14. Fiscal Year 2026-27 Preliminary Annual Budget

RECOMMENDATION:

That the City Council, Housing Authority, and the City of El Cajon, as Successor Agency to the former Redevelopment Agency, receives information related to the Fiscal Year 2026-27 Preliminary Annual Budget.

15. City Council Meeting Schedule

RECOMMENDATION:

That the City Council considers canceling its August 25, 2026 meeting.

COMMISSION REPORTS:

ACTIVITIES REPORTS/COMMENTS OF MAYOR WELLS

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

16. Council Activity Report

ACTIVITIES REPORTS/COMMENTS OF COUNCILMEMBERS:

17. **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.
18. **COUNCILMEMBER GARY KENDRICK**
METRO Commission/Wastewater JPA; Heartland Communications; Heartland Fire Training JPA.
19. **DEPUTY MAYOR MICHELLE METSCHEL**
Harry Griffen Park Joint Steering Committee; METRO Commission/Wastewater JPA – Alternate; Heartland Communications – Alternate; Heartland Fire Training JPA – Alternate.
20. **COUNCILMEMBER PHIL ORTIZ**
League of California Cities, San Diego Division; East County Economic Development Council; MTS (Metropolitan Transit System Board) – Alternate; East County Advanced Water Purification 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

21. Amendment to the Contract Between the City of El Cajon and the Board of Administration, California Public Employees' Retirement Systems

RECOMMENDATION:

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

An Ordinance of the City Council of the City of El Cajon Approving an Amendment to the Contract between the City of El Cajon and the Board of Administration, California Public Employees' Retirement Systems.

CALIFORNIA ENVIRONMENTAL QUALITY ACT:

The proposed City Council action is exempt from the California Environmental Quality Act ("CEQA") pursuant to State CEQA Guidelines section 15378(b)(4) and (5). Government fiscal and administrative activities are not subject to CEQA.

CLOSED SESSIONS:

ADJOURNMENT: The Regular Joint Meeting of the El Cajon City Council/El Cajon Housing Authority/Successor Agency to the El Cajon Redevelopment Agency held this 9th day of June 2026, is adjourned to Tuesday, June 23, 2026, at 3:00 p.m.

City Council
Agenda Report
Agenda Item 1.

DATE: 06/09/2026

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 26, 2026, Meeting of the El Cajon City Council/Housing Authority/Successor Agency to the El Cajon Redevelopment Agency.

Attachments

05-26-26DRAFTminutes - 3 PM

**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 26, 2026

An Adjourned Regular Joint Meeting of the El Cajon City Council/Housing Authority/ Successor Agency to the El Cajon Redevelopment Agency, held Tuesday, May 26, 2026, was called to order by Mayor/Chair Bill Wells at 3:00 p.m., in the El Cajon Police Department's Community Room, 100 Civic Center Way, El Cajon, California.

ROLL CALL

Council/Agencymembers present:	Goble, and Kendrick
Council/Agencymembers absent:	Ortiz
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 May 12, 2026, meetings and the Agenda of the May 26, 2026, meeting in accordance with State Law and El Cajon City Council/Housing Authority/Successor Agency to the El Cajon Redevelopment Agency Policy.

PRESENTATIONS:

- TEDxKidsElCajon
- Youth of the Year Award

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 OF THOSE PRESENT (ORTIZ – Absent).

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

Approve 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

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

Adopt Resolution No. 038-26, to Approve Plans and Specifications for Sewer & Storm Drain Pipe Rehabilitation, Bid No. 002-27; and Adopt Resolution No. 039-29, to 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

Adopt Resolution No. 040-26, 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:

Adopt Resolution No. 041-26, to Approve Plans and Specifications for Apparatus Bay Door Replacement for the cities of El Cajon and La Mesa, Bid No. 024-26; and Adopt Resolution No. 042-26, to 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

Adopt Resolution No. 043-26, to Authorize the replacement of a Ford Explorer unit #42094 and a Ford F-150 unit #42075; and 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

Approve a contribution in the amount of \$2,500 to the Miss El Cajon Pageant Organization.

PUBLIC COMMENT:

Maryann Ostermeyer spoke about her history in El Cajon, as well as changes to the City's demographics, immigration, and the burden on Police Officers.

Mike spoke about the importance of having public restrooms available for those with special needs and children.

Retired Captain Jeff Lashmet of the El Cajon Fire Department asked for a response to his request at the previous Council meeting to address the Personnel Commission.

Mayor Wells explained the chain of command, and explained that Deputy City Manager Thorn and City Manager Mitchell have advised it is not necessary to allow Capt. Lashmet to address the Personnel Commission.

Capt. Lashmet advised that he has followed the chain of command and his request was denied.

In response to a question from Mayor Wells, Capt. Lashmet stated that he wants the Personnel Commission to review his appeal.

Sascha Oemick spoke about fair sewer lateral reform and expressed concern about the number of homeowners and businessowners who are unaware of their responsibility. Mr. Oemick advocated for clear policy disclosure, transparency, and education for the public regarding sewer laterals.

Mayor Wells responded that this issue seems to be impacting many cities and suggested seeking support from Senator Brian Jones and assistance through the state.

Councilmember Goble spoke in support of providing educational materials to the public regarding sewer laterals.

Brenda Hammond thanked Hyundai of El Cajon for servicing her vehicle and stated she is excited for the summer concerts to start. Ms. Hammond also spoke in support of having public restrooms available.

WRITTEN COMMUNICATIONS: None

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).

DISCUSSION

City Engineer, Mario Sanchez, provided a summary of the Item.

Mayor Wells opened the Public Hearing.

No public comment was received for the Item.

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

**MOTION CARRIED BY UNANIMOUS VOTE
OF THOSE PRESENT (ORTIZ – Absent).**

MOTION BY GOBLE, SECOND BY METSCHEL, to ADOPT Resolution No. 044-26, for the adoption of the Proposed 2027 Five Year Program of Projects for the SANDAG Regional Transportation Improvement Program (RTIP).

**MOTION CARRIED BY UNANIMOUS VOTE
OF THOSE PRESENT (ORTIZ – Absent).**

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.

DISCUSSION

Associate Planner, Spencer Hayes-Flores, provided a summary of the Item.

Mayor Wells opened the Public Hearing.

In response to a question by Councilmember Goble, Mr. Hayes-Flores indicated that the neighbor's solar panels should not be impacted by this project.

Travis Lyon introduced himself as the president of real estate operations for Priest Development Corporation. Mr. Lyon thanked Council for their consideration of the project and stated that he was available for questions.

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

**MOTION CARRIED BY UNANIMOUS VOTE
OF THOSE PRESENT (ORTIZ – Absent).**

MOTION BY GOBLE, SECOND BY METSCHEL, to ADOPT Resolution No. 045-26, APPROVING the CEQA Determination of Exemption.

**MOTION CARRIED BY UNANIMOUS VOTE
OF THOSE PRESENT (ORTIZ – Absent).**

MOTION BY GOBLE, SECOND BY METSCHEL, to ADOPT Resolution No. 046-26, APPROVING Planned Unit Development No. 2025-0002, subject to conditions.

**MOTION CARRIED BY UNANIMOUS VOTE
OF THOSE PRESENT (ORTIZ – Absent).**

MOTION BY GOBLE, SECOND BY METSCHEL, to ADOPT Resolution No. 047-26, Moves to adopt the next Resolution, in order, APPROVING Tentative Subdivision Map No. 2025-0017, subject to conditions.

**MOTION CARRIED BY UNANIMOUS VOTE
OF THOSE PRESENT (ORTIZ – Absent).**

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.

DISCUSSION

Senior Management Analyst, Nate Prescott, introduced Matt Sanford and Alex Eberhardt, members of the East County Economic Development Council, and provided detailed information of the Item.

Discussion ensued amongst City Council and Staff concerning the following:

- Contributions from other participating cities;
- County has not committed to a contribution;
- Benefits to the City through sales and property taxes;
- Investing in local businesses;
- City's previous Business Beautification Grant;
- One-time investments versus revolving loans;
- Support for businesses to ensure success;
- Return on investment metrics;
- Underwriting criteria and interest rates;
- Avoiding gifts of public funds;
- One time contribution from the City;
- No guarantee of loans being awarded to El Cajon businesses;
- Excluding County businesses;
- Determining who would receive the loans;
- State of the economy; and
- Deadline to participate in the proposed program.

No public comment was received for the Item.

MOTION BY METSCHEL, SECOND BY WELLS, to DIRECT the Economic Development Council and City staff to contact the other participants regarding their contributions and return to Council within one month for re-evaluation.

**MOTION CARRIED BY 3 – 1 VOTE
(GOBLE – No, ORTIZ – Absent).**

COMMISSION REPORTS:

ACTIVITIES REPORTS/COMMENTS OF MAYOR WELLS:

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

12. Council Activities Report/Comments

Report as submitted.

ACTIVITIES REPORTS OF COUNCILMEMBERS:

13. 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 added that he attended the Legion 303 Memorial Day Ceremony on May 25, 2026.

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

Council Activities Report/Comments.

Report as submitted.

15. 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.

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 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:

GENERAL INFORMATION ITEMS FOR DISCUSSION:

ORDINANCES: FIRST READING

ORDINANCES: SECOND READING AND ADOPTION

CLOSED SESSIONS:

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

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

MOTION BY WELLS, SECOND BY METSCHEL, to ADJOURN to Closed Session at 4:46 p.m.

**MOTION CARRIED BY UNANIMOUS VOTE
OF THOSE PRESENT (ORTIZ – Absent).**

RECONVENED to Open Session at 5:34 p.m.

City Attorney Lyon reported the following actions:

- Item 17 – Direction was given, no reportable action taken.

- Item 18 – Direction was given, no reportable action taken.

Adjournment: Mayor Wells adjourned the Adjourned Regular Joint Meeting of the El Cajon City Council/Housing Authority/Successor Agency to the El Cajon Redevelopment Agency held this 26th day of May, 2026, at 5:35 p.m., to Tuesday, June 9, 2026, at 3:00 p.m.

ANGELA L. CORTEZ, CMC
City Clerk/Secretary

City Council
Agenda Report
Agenda Item 4.

DATE: 06/09/2026

TO: Honorable Mayor and City Councilmembers

FROM: Angela Cortez, City Clerk

SUBJECT: General Municipal Election - November 3, 2026

RECOMMENDATION:

That the City Council adopts the next Resolutions, in order, in connection with the November 3, 2026, General Municipal Election:

1. Resolution Calling and Giving notice of the November 3, 2026, General Municipal Election for the election of Mayor, and one (1) Member of the City Council of the City of El Cajon for District No. 1, for complete four-year terms to expire December 2030;
2. Resolution requesting the County Board of Supervisors to consolidate the General Municipal Election with the Statewide General Election on November 3, 2026;
3. Resolution adopting regulations for candidates calling for prepayment for a 200-word Candidate's Statement; and
4. Resolution adopting regulations to resolve a tie vote for the City Council Election by lot.

BACKGROUND:

The Candidate Filing/Nomination Period for the General Municipal Election is:

Monday, July 13, 2026 - Friday, August 7, 2026, at 5:00 p.m.

If an incumbent does not file by the deadline, the filing period is extended to Wednesday, August 12, 2026, at 5:00 p.m., for candidates other than incumbents.

Candidate packets with official filing documents and election information will be available, by appointment only, at the City Clerk's Office, City Hall, 200 Civic Center Way, during the filing/nomination period, beginning on Monday, July 13, 2026, through Friday, August 7, 2026. Hours of operation for City Hall are: Monday through Thursday 7:30 a.m. to 5:00 p.m., and on alternate Fridays from 8:00 am. to 5:00 p.m. Potential candidates are required to schedule an appointment by calling the City Clerk's office at [\(619\) 441-1763](tel:6194411763) to receive the packet and election information.

NOTE: During the Candidate Filing/Nomination Period, City Hall will be closed on Friday, July 17, and July 31, 2026.

Prepaid Candidate's Statement:

Candidates may file a Candidate Statement for the Voters' Pamphlet. The City Council determines if the Statement is to be 200 or 400 words. Historically, the City Council has designated a 200-word statement, which equals one-half of a page, and is less cost to the candidate. A 400-word statement equals a full page.

The Federal Voting Rights Act requires that the San Diego County Area provides translated voters' pamphlets in Chinese, Filipino, Spanish, and Vietnamese; therefore, translation is a requirement for all Candidates' Statements.

For previous elections, the City Council has required candidates to prepay the estimated costs of the Candidate Statement at the time Nominating Papers are submitted to the City Clerk. Staff recommends that candidates prepay a deposit if they choose to file a 200-word Candidate Statement for the 2026 election. The recommended deposit is based on a quote received from the Registrar of Voters as follows: for office of Mayor \$1,800; and District No. 1: \$1,400.

Tie Vote (Council Discretion):

The City Council may adopt a procedure to resolve a tie vote "by lot" or by conducting a special run-off election involving only those candidates receiving the highest, and equal, number of votes. A special run-off election may only be held if the City Council adopts that procedure prior to the election resulting in a tie vote. Staff estimates the cost of a run-off election to be significantly higher than the cost of a consolidated election. For the November 2026 consolidated election, staff estimates the cost to be approximately \$60,000.

Consolidated Election:

The cities, school districts, and special districts in San Diego County consolidate municipal elections with the County Registrar of Voters to print the sample ballot, set up precincts and vote centers, and count the votes. By consolidating, the costs are shared among the participating agencies and are less than a "stand-alone" election.

CALIFORNIA ENVIRONMENTAL QUALITY ACT:

This action is not subject to the California Environmental Quality Act ("CEQA") and is exempt in accordance with State CEQA Guidelines section 15378 because it is not a project which has the potential to result in either a direct physical change in the environment, or a reasonably foreseeable indirect physical change in the environment.

FISCAL IMPACT:

Election costs are projected to be \$60,000, and will be paid from City Clerk (101120) appropriations, as proposed in the FY 2026-27 Preliminary Annual Budget.

Prepared By: Angela Cortez, City Clerk

Reviewed By:

Approved By: Graham Mitchell, City Manager

Attachments

Resolution - Calling & Giving Notice

Resolution - Consolidation

Resolution - Adopting Regulations

Resolution - Resolving Tie

RESOLUTION NO. ____-26

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF EL CAJON
CALLING AND GIVING NOTICE OF THE HOLDING OF A GENERAL
MUNICIPAL ELECTION TO BE HELD IN SAID CITY ON TUESDAY,
NOVEMBER 3, 2026, FOR THE ELECTION OF THE OFFICE OF MAYOR
AND ONE MEMBER OF THE CITY COUNCIL OF SAID CITY AS REQUIRED
BY THE PROVISIONS OF THE LAWS OF THE STATE OF CALIFORNIA
RELATING TO GENERAL LAW CITIES

WHEREAS, Section 201 of the El Cajon City Charter provides that the Mayor and Council Members shall be elected at general municipal elections held on the first Tuesday after the first Monday of November of every even-numbered year; and

WHEREAS, under the provisions of the laws relating to general law cities in the State of California, a general municipal election shall be held on November 3, 2026, for the election of a Mayor and one (1) Member of the El Cajon City Council from City Council District One, for full four (4) year terms to expire December 2030.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF EL CAJON, CALIFORNIA, DOES HEREBY RESOLVE, DECLARE, DETERMINE AND ORDER AS FOLLOWS:

SECTION 1. That pursuant to the requirements of Section 201 of the El Cajon City Charter and the laws of the State of California relating to general law cities within said State, there shall be, and there is hereby called and ordered held in the City of El Cajon, California, on Tuesday, November 3, 2026, a general municipal election of the qualified electors of said City for the purpose of electing a Mayor and one (1) Member of the El Cajon City Council from City Council District One, each of whom shall qualify for election in accordance with Chapter 1.18 of the El Cajon Municipal Code, and shall serve for a full four (4) year term, each to expire December 2030.

SECTION 2. That the manner of voting to be used at said election shall be, both as to form and matter contained therein, such as may be required by law to be used thereat.

SECTION 3. That the City Clerk of said City is hereby authorized, instructed and directed to lawfully conduct said election.

SECTION 4. That the polls for said election shall be open at seven o'clock a.m. of the day of said election, and shall remain open continuously from said time until eight o'clock p.m. of the same day, when said polls shall be closed, except as provided in section 14401 of the Elections Code of the State of California.

SECTION 5. That in all particulars not recited in this Resolution, said election shall be held and conducted as provided by law for holding special municipal elections in said City.

SECTION 6. That notice of the time and place of holding said election is hereby given, and the City Clerk is hereby authorized, instructed and directed to give such further or additional notice of said special election in the time, form and manner as required by law.

RESOLUTION NO. ____-26

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF EL CAJON
REQUESTING THE BOARD OF SUPERVISORS TO
CONDUCT THE GENERAL MUNICIPAL ELECTION OF THE
CITY OF EL CAJON ON TUESDAY, NOVEMBER 3, 2026, AND
TO CONSOLIDATE THAT ELECTION WITH ANY
OTHER ELECTIONS TO BE HELD ON THE SAME DAY

WHEREAS, the City of El Cajon has called a general municipal election to be held in this city on Tuesday, November 3, 2026; and

WHEREAS, section 439.1 of the Administrative Code of the County of San Diego authorizes the Registrar of Voters of the County of San Diego to render specified services relating to the conduct of an election to any city or district which has by resolution requested the Board of Supervisors to permit the Registrar to render the services, subject to requirements set forth in that section; and

WHEREAS, pursuant to Part 3 (commencing with §10400), Division 14 of the Elections Code of the State of California (the "Elections Code"), the Board of Supervisors has authority to consolidate public district, city, county, or other political subdivision elections with each other and with any statewide election to be held on the same day.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF EL CAJON that pursuant to the above-cited provisions, the Board of Supervisors of the County of San Diego is hereby requested to permit the Registrar of Voters to perform and render all services and proceedings incidental to and connected with the conduct of the subject municipal election of the City of El Cajon, with the cooperation and assistance of the City Clerk of El Cajon, such services to include, but not be limited to the following activities as are appropriate to the subject election:

1. Furnish a tabulation of the number of registered voters in each precinct.
2. Establish voting precincts, secure locations for vote centers, secure the services of election officers for each precinct as required by law, and furnish a list of precincts, vote centers, and election officers for filing in the office of the City Clerk of El Cajon.
3. Prepare and furnish to the election officer's necessary election supplies for the conduct of the election.
4. Cause the requisite number of sample ballots, official ballots, vote center slips, rosters, tally sheets, and other necessary forms to be printed.
5. Furnish and address the envelopes necessary to mail sample ballots to the registered voters of the City of El Cajon.
6. Insert the sample ballots and other printed matter into envelopes for mailing, and cause the same to be mailed, as required by law.

7. Assemble the election material and supplies and make necessary arrangements for their delivery to the various precincts.
8. Distribute absent voter ballots as required by law.
9. Receive the returns of the elections and supplies.
10. Sort and assemble the election materials and supplies in preparation for the canvassing of the returns of the election.
11. Canvas the returns of the election, including the absent voters' ballots.
12. Furnish a tabulation of the number of votes given in each precinct.
13. Make all arrangements and take the necessary steps to pay the members of the precinct boards, the vote center rentals, the persons returning the ballot materials, and to pay all other costs of the election incurred as the result of services performed for the City of El Cajon and pay for the election officials the amounts prescribed by the Board of Supervisors of the County of San Diego.

BE IT FURTHER RESOLVED that the exact forms of the offices to be voted upon to appear on the ballot and to be submitted to the voters is as follows:

**Mayor and One (1) Member of the City Council to come from
City Council District One for a term to expire in December 2030**

BE IT FURTHER RESOLVED that the Board of Supervisors of the County of San Diego is hereby requested to consolidate this election with any other election to be held on the same day, in the same territory, or in territory that is in part the same.

BE IT FURTHER RESOLVED that if this consolidation is ordered, then pursuant to section 10411 of the Elections Code, (a) the election shall be held in all respects as if there were only one election; (b) only one form of ballot shall be used; and (c) the Registrar of Voters of the County of San Diego shall canvass the returns of the subject election as part of the canvass of the returns of the election or elections consolidated thereby.

BE IT FURTHER RESOLVED that if this consolidation is ordered, then pursuant to section 10418 of the Elections Code, recounts conducted, election contests presented, and all other proceedings incidental to, and connected with the election shall be regulated and done in accordance with the provisions of law regulating the statewide election.

BE IT FURTHER RESOLVED that if this consolidation is ordered, then pursuant to section 10410 of the Elections Code, within the territories affected by the order of consolidation, the election precincts, vote centers, voting booths and voting hours shall in every case be the same, and there shall be only one set of election officers in each of the precincts.

BE IT FURTHER RESOLVED that the County of San Diego shall be reimbursed in full for the services performed by the Registrar of Voters for the City of El Cajon upon presentation of a bill therefore, and that this City agrees to indemnify and save free and harmless the County, its officers, agents and employees from expense or liability, including reasonable attorneys' fees, as the result of an election contest arising after conduct of this special election, so long as the basis for any such claim arises from the conduct of the City or as a result of the reasonable reliance by County upon information provided by City.

BE IT FURTHER RESOLVED that County will hold the City, its officers, agents and employees free and harmless and will indemnify City, its officers, agents and employees from expense or liability, including reasonable attorneys' fees, as a result of County's negligence.

BE IT FURTHER RESOLVED AND ORDERED that the City Clerk of El Cajon is hereby directed to deliver forthwith certified copies of this Resolution to the Clerk of the Board of Supervisors of the County of San Diego, and to the Registrar of Voters of the County of San Diego.

RESOLUTION NO. ____-26

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF EL CAJON,
CALIFORNIA, ADOPTING REGULATIONS FOR CANDIDATES FOR
ELECTIVE OFFICE PERTAINING TO MATERIALS SUBMITTED TO THE
ELECTORATE AND THE COSTS THEREOF FOR THE GENERAL MUNICIPAL
ELECTION TO BE HELD IN SAID CITY ON TUESDAY, NOVEMBER 3, 2026

WHEREAS, section 13307 of the Elections Code of the State of California (the "Election Code") provides that the governing body of any local agency adopt regulations pertaining to materials prepared by any candidate for a municipal election, including the costs thereof.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF EL CAJON, CALIFORNIA, DOES HEREBY RESOLVE, DECLARE, DETERMINE AND ORDER AS FOLLOWS:

SECTION 1. GENERAL PROVISIONS: That pursuant to section 13307 of the Elections Code, each candidate for non-partisan elective office to be voted for at the General Municipal Election to be held in the City of El Cajon on November 3, 2026, may prepare a candidate's statement on an appropriate form provided by the City Clerk.

Each statement may include the name, age, and occupation of the candidate, and a brief description of not more than 200 words of the candidate's education and qualifications expressed by the candidate. Such statement shall not include party affiliation of the candidate, nor membership or activity in partisan political organizations, and shall in all events comply with requirements of the Elections Code and the law. Such statement shall be filed in the Office of the City Clerk at the time the candidate's nomination papers are filed. Such statement may be withdrawn, but not changed, during the period for filing nomination papers and until 5:00 o'clock p.m. of the next working day after the close of the nomination period.

SECTION 2. PAYMENT: The City Clerk has estimated the total cost of printing, handling, mailing and translating the candidates' statements filed pursuant to the Elections Code into Spanish, Filipino, Vietnamese and Chinese, and requires each candidate filing a statement to pay in advance his or her pro rata share as a condition of having his or her statement included in the voter's pamphlet. These amounts, based on registered voters, are estimated to be: \$1,800.00 for each candidate for Mayor, and \$1,400.00 for each candidate for council member for District One; and are payable upon filing of nomination papers. The City Clerk shall bill each candidate for any cost in excess of the deposit, and shall refund any unused portion of any deposit.

SECTION 3. The City Clerk shall provide each candidate, or the candidate's representative, a copy of this Resolution at the time nominating petitions are issued.

SECTION 4. The City Clerk shall certify to the passage and adoption of this Resolution, shall enter the same in the book of original Resolutions of said City, and shall make a minute of passage and adoption thereof in the records of the proceedings of the

City Council of the City in the minutes of the meeting at which the same is passed and adopted.

RESOLUTION NO. ____-26

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF EL CAJON
ADOPTING PROCEDURE TO RESOLVE TIE VOTES BY LOT

WHEREAS, pursuant to section 15651 of the Elections Code of the State of California (the "Elections Code"), the City Council may adopt a procedure to resolve a tie vote by lot or by conducting a special runoff election involving only those candidates who received an equal number of votes and the highest number of votes.

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

1. Pursuant to Elections Code section 15651, if at any election, two (2) or more persons receive an equal and the highest number of votes for an office to be voted upon in the City of El Cajon, the tie shall be resolved by lot.

2. Upon a tie vote, the City Council shall forthwith summon the candidates who have received the tie votes, whether upon the canvass of the returns or upon a recount by a court, to appear before Council at such time and place as may be designated by Council. **The Council shall at that time and place determine the tie by lot.**



City Council Agenda Report

Agenda Item 5.

DATE: 06/09/2026
TO: Honorable Mayor and City Councilmembers
FROM: Clay Schoen, Director of Finance
SUBJECT: Monthly Treasurer's Report for the period ended April 30, 2026

RECOMMENDATION:

That the City Council receives the Monthly Treasurer's Report for the period ended April 30, 2026.

BACKGROUND:

Pursuant to City of El Cajon Municipal Code §3.04.050 L, and the City's Investment Policy, the Director of Finance/Treasurer is required to make a monthly report of investment transactions to the City Council. The report provides an overview of the City's cash balances, investment holdings, and net earnings for the period to ensure transparency and accountability in managing public funds.

The Monthly Treasurer's Report includes a summary of the City's cash and investment balances as of April 30, 2026. The included CAMP statement provides a detailed breakdown of portfolio transactions that occurred during the month, a summary, and a detailed list of securities held, as well as other relevant information related to the portfolio.

The City maintains a portfolio of investments, consistent with the requirements of the investment policy, that prioritizes the preservation of principal, maintains sufficient liquidity, and maximizes yield.

CALIFORNIA ENVIRONMENTAL QUALITY ACT:

The current Treasurer's Report is exempt from the California Environmental Quality Act ("CEQA") in accordance with section 15378(b)(5) of the State CEQA Guidelines because it is a governmental administrative activity.

FISCAL IMPACT:

Interest earned for the month of April 2026, on a cash basis, was \$583,599.

Prepared By: Clay Schoen, Director of Finance

Reviewed By: N/A

Approved By: Graham Mitchell, City Manager

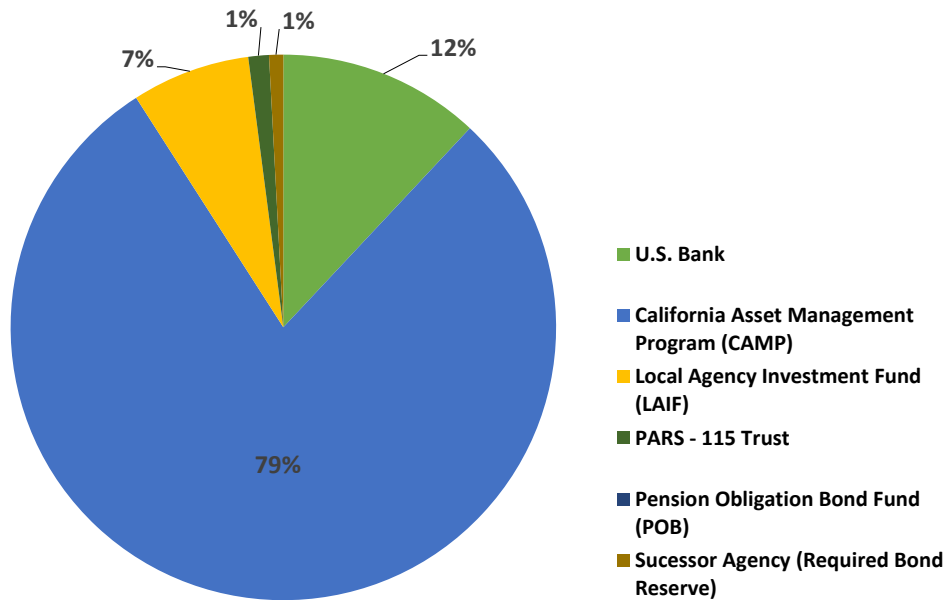
Attachments

April 2026 Monthly Treasurer's Report



City of El Cajon Monthly Treasurer's Report April 30, 2026

Allocation of Funds



	Balance as of 3/31/2026	Balance as of 4/30/2026	Net Earnings ⁽¹⁾
1) U.S. Bank	\$ 5,096,497	\$ 21,655,054	\$ -
2) California Asset Management Program (CAMP)	142,034,676	142,756,444	450,262
3) Local Agency Investment Fund (LAIF)	12,571,200	12,688,810	93,580
4) PARS - 115 Trust	2,169,139	2,204,342	35,203
5) Pension Obligation Bond Fund (POB)	7,409,322	6	6
6) Sucessor Agency (Required Bond Reserve)	2,526,651	1,528,567	4,549
Total	\$ 171,807,484	\$ 180,833,223	\$ 583,599

Notes:

- 1) US Bank consists of the liquid cash assets in the operating bank accounts.
- 2) CAMP contains both the CAMP cash account, liquid, and the investment accounts, recorded at cost. Details of the investments held are found in the following pages of this report.
- 3) LAIF is a State of California managed pool. El Cajon's assets are pooled with other state government entities to provide a higher yield. Interest is distributed quarterly. This account is also liquid cash.
- 4) PARS 115 Trust is a semi-liquid account used to generate money to fund pension contributions.
- 5) POB Fund contains the revenue, interest, and principal account for the Pension Obligation Bonds. Cash is transferred in twice a year for bond payments.
- 6) Sucessor Agency Holdings consists of the bond accounts for both the 2000 and the 2018 Sucessor Agency Bonds. The 2000 bonds require a reserve to be held in addition to the principal and interest accounts of both bonds. Funding to pay for the bonds is requested semi-annually on the Recognized Obligation Payment Schedule submitted to the County.

⁽¹⁾ Net Earnings refers to interest earnings, accrued interest, gain/loss less any fees associated with these accounts.



Account Statement - Transaction Summary

For the Month Ending **April 30, 2026**

CITY OF EL CAJON - OPERATING FUNDS - 505-00

CAMP Pool

Opening Market Value	203,059.58
Purchases	477,615.45
Redemptions	(11,050.49)
Unsettled Trades	0.00
Change in Value	0.00

Closing Market Value **\$669,624.54**

Cash Dividends and Income 730.03

CAMP Managed Account

Opening Market Value	149,824,131.99
Purchases	0.00
Redemptions	0.00
Unsettled Trades	0.00
Change in Value	(168,708.82)

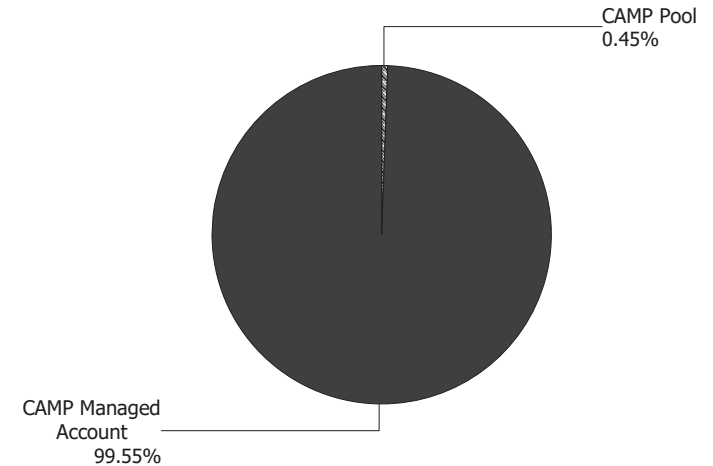
Closing Market Value **\$149,655,423.17**

Cash Dividends and Income 476,885.42

Asset Summary

	April 30, 2026	March 31, 2026
CAMP Pool	669,624.54	203,059.58
CAMP Managed Account	149,655,423.17	149,824,131.99
Total	\$150,325,047.71	\$150,027,191.57

Asset Allocation





Managed Account Summary Statement

For the Month Ending **April 30, 2026**

CITY OF EL CAJON - OPERATING FUNDS - 505-00 - (12510521)

Transaction Summary - Money Market		Transaction Summary - Managed Account		Account Total	
Opening Market Value	\$203,059.58	Opening Market Value	\$149,824,131.99	Opening Market Value	\$150,027,191.57
Purchases	477,615.45	Maturities/Calls	0.00		
Redemptions	(11,050.49)	Principal Dispositions	0.00		
		Principal Acquisitions	0.00		
		Unsettled Trades	0.00		
		Change in Current Value	(168,708.82)		
Closing Market Value	\$669,624.54	Closing Market Value	\$149,655,423.17	Closing Market Value	\$150,325,047.71
Dividend	730.03				

Earnings Reconciliation (Cash Basis) - Managed Account		Cash Balance	
Interest/Dividends/Coupons Received	476,885.42	Closing Cash Balance	\$0.00
Less Purchased Interest Related to Interest/Coupons	0.00		
Plus Net Realized Gains/Losses	0.00		
Total Cash Basis Earnings	\$476,885.42		

Earnings Reconciliation (Accrual Basis)		Managed Account	Total	Cash Transactions Summary- Managed Account	
Ending Amortized Value of Securities	149,192,865.25	149,862,489.79		Maturities/Calls	0.00
Ending Accrued Interest	1,239,279.49	1,239,279.49		Sale Proceeds	0.00
Plus Proceeds from Sales	0.00	11,050.49		Coupon/Interest/Dividend Income	476,885.42
Plus Proceeds of Maturities/Calls/Principal Payments	0.00	0.00		Principal Payments	0.00
Plus Coupons/Dividends Received	476,885.42	476,885.42		Security Purchases	0.00
Less Cost of New Purchases	0.00	(477,615.45)		Net Cash Contribution	(476,885.42)
Less Beginning Amortized Value of Securities	(149,142,301.96)	(149,345,361.54)		Reconciling Transactions	0.00
Less Beginning Accrued Interest	(1,269,157.23)	(1,269,157.23)			
Dividends	0.00	730.03			
Total Accrual Basis Earnings	\$497,570.97	\$498,301.00			



Portfolio Summary and Statistics

For the Month Ending **April 30, 2026**

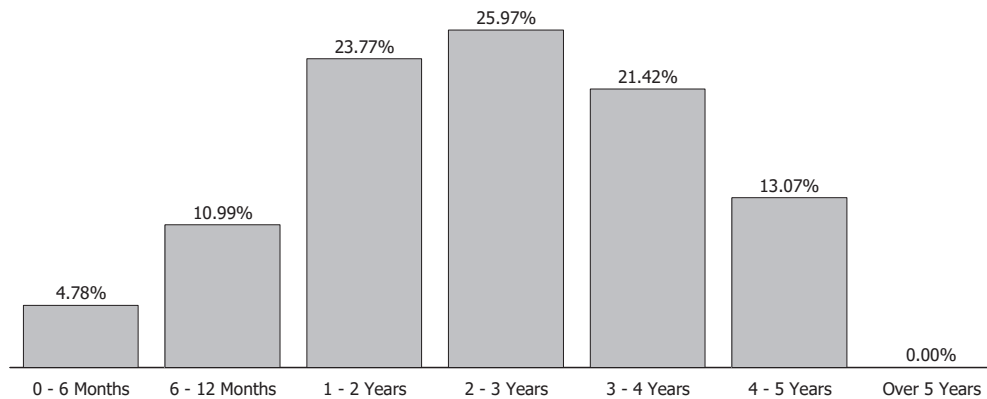
CITY OF EL CAJON - OPERATING FUNDS - 505-00 - (12510521)

Account Summary

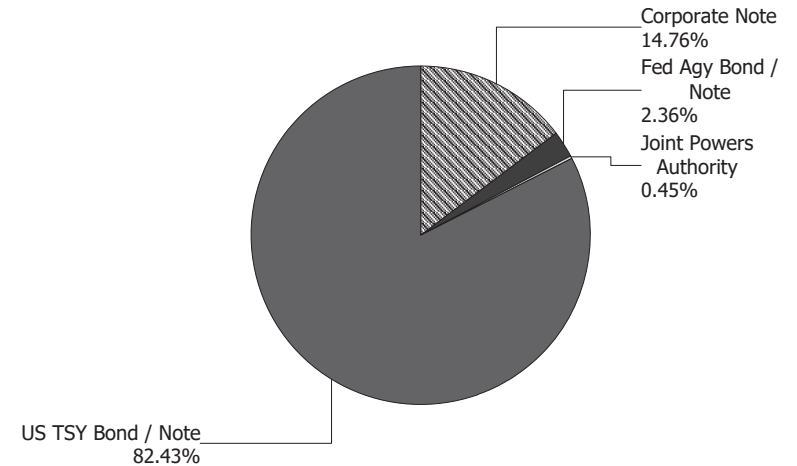
Description	Par Value	Market Value	Percent
U.S. Treasury Bond / Note	124,120,000.00	123,916,335.48	82.43
Federal Agency Bond / Note	3,625,000.00	3,544,441.50	2.36
Corporate Note	22,300,000.00	22,194,646.19	14.76
Managed Account Sub-Total	150,045,000.00	149,655,423.17	99.55%
Accrued Interest		1,239,279.49	
Total Portfolio	150,045,000.00	150,894,702.66	
CAMP Pool	669,624.54	669,624.54	0.45
Total Investments	150,714,624.54	151,564,327.20	100.00%

Unsettled Trades **0.00** **0.00**

Maturity Distribution



Sector Allocation



Characteristics

Yield to Maturity at Cost	4.06%
Yield to Maturity at Market	3.95%
Weighted Average Days to Maturity	873



Managed Account Issuer Summary

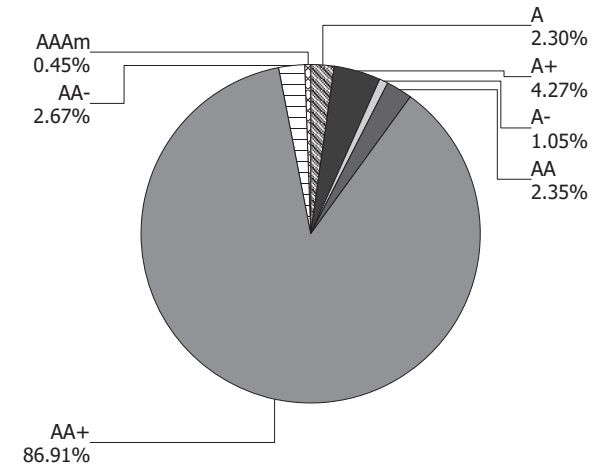
For the Month Ending **April 30, 2026**

CITY OF EL CAJON - OPERATING FUNDS - 505-00 - (12510521)

Issuer Summary

Issuer	Market Value of Holdings	Percent
Adobe Inc	1,033,259.36	0.69
Alphabet Inc	1,680,052.20	1.12
Amazon.com Inc	2,359,882.75	1.56
Apple Inc	1,500,822.00	1.00
AstraZeneca PLC	1,117,619.80	0.74
Bank of America Corp	1,583,704.01	1.05
BlackRock Inc	1,090,834.75	0.73
CAMP Pool	669,624.54	0.45
Deere & Co	500,729.50	0.33
Federal Farm Credit Banks Funding Corp	1,618,987.50	1.08
Federal Home Loan Banks	1,925,454.00	1.28
Goldman Sachs Group Inc	1,285,656.64	0.86
Hershey Co	1,002,388.00	0.67
JPMorgan Chase & Co	1,955,240.69	1.30
PepsiCo Inc	816,107.39	0.54
Procter & Gamble Co	1,233,298.75	0.82
Salesforce Inc	1,152,240.20	0.77
Toyota Motor Corp	1,019,683.00	0.68
United States Treasury	123,916,335.48	82.42
Visa Inc	1,695,207.70	1.13
Walmart Inc	1,167,919.45	0.78
Total	\$150,325,047.71	100.00%

Credit Quality (S&P Ratings)





Managed Account Detail of Securities Held

For the Month Ending **April 30, 2026**

CITY OF EL CAJON - OPERATING FUNDS - 505-00 - (12510521)

Security Type/Description Dated Date/Coupon/Maturity	CUSIP	Par	S&P Rating	Moody's Rating	Trade Date	Settle Date	Original Cost	YTM at Cost	Accrued Interest	Amortized Cost	Market Value
U.S. Treasury Bond / Note											
US TREASURY N/B DTD 06/01/2021 0.750% 05/31/2026	91282CCF6	500,000.00	AA+	Aa1	06/23/21	06/25/21	497,148.44	0.87	1,565.93	499,952.50	498,691.50
US TREASURY N/B DTD 06/01/2021 0.750% 05/31/2026	91282CCF6	1,375,000.00	AA+	Aa1	06/02/22	06/03/22	1,261,777.34	2.95	4,306.32	1,372,670.32	1,371,401.63
US TREASURY N/B DTD 06/01/2021 0.750% 05/31/2026	91282CCF6	2,500,000.00	AA+	Aa1	06/14/22	06/15/22	2,242,089.84	3.57	7,829.67	2,494,649.17	2,493,457.50
US TREASURY N/B DTD 06/30/2021 0.875% 06/30/2026	91282CCJ8	970,000.00	AA+	Aa1	10/08/21	10/12/21	964,051.17	1.01	2,836.98	969,792.72	965,392.50
US TREASURY N/B DTD 08/02/2021 0.625% 07/31/2026	91282CCP4	1,200,000.00	AA+	Aa1	08/20/21	08/23/21	1,192,171.88	0.76	1,864.64	1,199,604.90	1,190,899.20
US TREASURY N/B DTD 11/15/2016 2.000% 11/15/2026	912828U24	2,645,000.00	AA+	Aa1	06/21/22	06/22/22	2,491,569.34	3.43	24,404.14	2,626,095.66	2,620,761.22
US TREASURY N/B DTD 01/31/2025 4.125% 01/31/2027	91282CMH1	1,130,000.00	AA+	Aa1	02/13/25	02/18/25	1,126,115.63	4.31	11,588.74	1,128,467.46	1,133,133.49
US TREASURY N/B DTD 01/31/2025 4.125% 01/31/2027	91282CMH1	4,530,000.00	AA+	Aa1	02/11/25	02/12/25	4,516,197.66	4.29	46,457.53	4,524,599.86	4,542,561.69
US TREASURY N/B DTD 02/15/2017 2.250% 02/15/2027	912828V98	1,000,000.00	AA+	Aa1	09/29/22	09/30/22	925,546.88	4.13	4,661.60	986,496.93	988,379.00
US TREASURY N/B DTD 02/28/2022 1.875% 02/28/2027	91282CEC1	500,000.00	AA+	Aa1	05/09/23	05/11/23	469,062.50	3.63	1,579.48	493,251.21	492,332.00
US TREASURY N/B DTD 03/15/2024 4.250% 03/15/2027	91282CKE0	3,000,000.00	AA+	Aa1	07/01/24	07/02/24	2,970,585.94	4.64	16,283.97	2,990,117.17	3,012,828.00
US TREASURY N/B DTD 05/02/2022 2.750% 04/30/2027	91282CEN7	2,525,000.00	AA+	Aa1	05/30/23	05/31/23	2,411,177.73	4.00	188.69	2,496,027.06	2,499,393.98
US TREASURY N/B DTD 06/01/2020 0.500% 05/31/2027	912828ZS2	2,890,000.00	AA+	Aa1	06/13/22	06/14/22	2,502,898.05	3.46	6,034.07	2,805,615.19	2,789,638.97
US TREASURY N/B DTD 06/17/2024 4.625% 06/15/2027	91282CKV2	3,400,000.00	AA+	Aa1	06/28/24	06/28/24	3,411,953.13	4.50	59,184.75	3,404,716.49	3,430,413.00



Managed Account Detail of Securities Held

For the Month Ending **April 30, 2026**

CITY OF EL CAJON - OPERATING FUNDS - 505-00 - (12510521)

Security Type/Description Dated Date/Coupon/Maturity	CUSIP	Par	S&P Rating	Moody's Rating	Trade Date	Settle Date	Original Cost	YTM at Cost	Accrued Interest	Amortized Cost	Market Value
U.S. Treasury Bond / Note											
US TREASURY N/B DTD 06/30/2022 3.250% 06/30/2027	91282CEW7	1,465,000.00	AA+	Aa1	09/15/22	09/15/22	1,437,645.70	3.68	15,914.68	1,458,353.01	1,455,615.21
US TREASURY N/B DTD 08/15/1997 6.375% 08/15/2027	912810FA1	755,000.00	AA+	Aa1	11/18/22	11/21/22	830,794.92	4.02	9,971.94	775,659.38	778,947.84
US TREASURY N/B DTD 08/15/2017 2.250% 08/15/2027	9128282R0	1,540,000.00	AA+	Aa1	09/15/22	09/15/22	1,440,922.66	3.69	7,178.87	1,514,002.55	1,508,959.76
US TREASURY N/B DTD 08/31/2022 3.125% 08/31/2027	91282CFH9	1,140,000.00	AA+	Aa1	06/28/23	06/30/23	1,095,424.22	4.16	6,002.04	1,125,746.29	1,129,268.04
US TREASURY N/B DTD 09/30/2020 0.375% 09/30/2027	91282CAL5	1,950,000.00	AA+	Aa1	11/01/22	11/02/22	1,616,291.02	4.28	619.36	1,853,777.17	1,857,527.10
US TREASURY N/B DTD 10/31/2022 4.125% 10/31/2027	91282CFU0	2,460,000.00	AA+	Aa1	03/01/24	03/05/24	2,440,589.06	4.36	275.75	2,452,032.06	2,468,649.36
US TREASURY N/B DTD 12/01/2025 3.375% 11/30/2027	91282CPL9	1,455,000.00	AA+	Aa1	12/17/25	12/18/25	1,451,703.52	3.50	20,505.91	1,452,311.28	1,443,803.78
US TREASURY N/B DTD 01/03/2023 3.875% 12/31/2027	91282CGC9	1,075,000.00	AA+	Aa1	06/26/23	06/28/23	1,067,357.42	4.05	13,923.77	1,072,174.06	1,074,748.45
US TREASURY N/B DTD 01/03/2023 3.875% 12/31/2027	91282CGC9	1,250,000.00	AA+	Aa1	01/17/23	01/17/23	1,265,136.72	3.61	16,190.44	1,255,095.78	1,249,707.50
US TREASURY N/B DTD 01/03/2023 3.875% 12/31/2027	91282CGC9	3,400,000.00	AA+	Aa1	06/28/24	06/28/24	3,337,710.94	4.45	44,037.98	3,369,228.70	3,399,204.40
US TREASURY N/B DTD 01/31/2023 3.500% 01/31/2028	91282CGH8	1,630,000.00	AA+	Aa1	01/02/24	01/03/24	1,600,965.63	3.98	14,183.70	1,617,520.49	1,619,367.51
US TREASURY N/B DTD 02/28/2023 4.000% 02/29/2028	91282CGP0	2,200,000.00	AA+	Aa1	05/19/23	05/22/23	2,225,437.50	3.73	14,826.09	2,209,757.85	2,204,382.40
US TREASURY N/B DTD 03/31/2023 3.625% 03/31/2028	91282CGT2	2,425,000.00	AA+	Aa1	05/30/23	05/31/23	2,398,287.11	3.88	7,445.61	2,414,411.65	2,413,064.15
US TREASURY N/B DTD 05/01/2023 3.500% 04/30/2028	91282CHA2	1,045,000.00	AA+	Aa1	05/02/23	05/03/23	1,046,306.25	3.47	99.39	1,045,522.79	1,037,121.75



Managed Account Detail of Securities Held

For the Month Ending **April 30, 2026**

CITY OF EL CAJON - OPERATING FUNDS - 505-00 - (12510521)

Security Type/Description Dated Date/Coupon/Maturity	CUSIP	Par	S&P Rating	Moody's Rating	Trade Date	Settle Date	Original Cost	YTM at Cost	Accrued Interest	Amortized Cost	Market Value
U.S. Treasury Bond / Note											
US TREASURY N/B DTD 04/30/2021 1.250% 04/30/2028	91282CBZ3	2,100,000.00	AA+	Aa1	06/20/23	06/21/23	1,849,066.41	3.98	71.33	1,996,799.14	1,994,260.80
US TREASURY N/B DTD 06/30/2023 4.000% 06/30/2028	91282CHK0	2,300,000.00	AA+	Aa1	07/13/23	07/17/23	2,306,558.59	3.94	30,751.38	2,302,866.21	2,305,211.80
US TREASURY N/B DTD 06/30/2023 4.000% 06/30/2028	91282CHK0	3,400,000.00	AA+	Aa1	06/27/24	06/28/24	3,353,914.06	4.37	45,458.56	3,374,112.13	3,407,704.40
US TREASURY N/B DTD 08/17/1998 5.500% 08/15/2028	912810FE3	1,550,000.00	AA+	Aa1	09/11/23	09/12/23	1,621,505.86	4.45	17,662.29	1,583,268.71	1,604,552.25
US TREASURY N/B DTD 08/31/2023 4.375% 08/31/2028	91282CHX2	2,375,000.00	AA+	Aa1	09/14/23	09/15/23	2,373,422.85	4.39	17,505.94	2,374,257.56	2,399,678.63
US TREASURY N/B DTD 10/02/2023 4.625% 09/30/2028	91282CJA0	2,335,000.00	AA+	Aa1	10/30/23	10/31/23	2,314,933.59	4.82	9,147.01	2,324,554.42	2,373,856.74
US TREASURY N/B DTD 11/30/2023 4.375% 11/30/2028	91282CJN2	1,000,000.00	AA+	Aa1	12/07/23	12/08/23	1,011,601.56	4.11	18,269.23	1,006,311.79	1,011,289.00
US TREASURY N/B DTD 11/30/2023 4.375% 11/30/2028	91282CJN2	1,090,000.00	AA+	Aa1	12/01/23	12/04/23	1,100,133.59	4.17	19,913.46	1,095,505.97	1,102,305.01
US TREASURY N/B DTD 11/30/2023 4.375% 11/30/2028	91282CJN2	1,415,000.00	AA+	Aa1	12/17/25	12/18/25	1,447,721.88	3.54	25,850.96	1,443,821.06	1,430,973.94
US TREASURY N/B DTD 01/02/2024 3.750% 12/31/2028	91282CJR3	3,400,000.00	AA+	Aa1	01/30/24	01/31/24	3,358,031.25	4.03	42,617.40	3,376,233.11	3,386,053.20
US TREASURY N/B DTD 01/02/2024 3.750% 12/31/2028	91282CJR3	3,420,000.00	AA+	Aa1	06/27/24	06/28/24	3,339,710.16	4.33	42,868.09	3,370,659.70	3,405,971.16
US TREASURY N/B DTD 01/31/2024 4.000% 01/31/2029	91282CJW2	1,670,000.00	AA+	Aa1	02/13/24	02/14/24	1,650,886.33	4.26	16,607.73	1,658,916.38	1,673,719.09
US TREASURY N/B DTD 02/29/2024 4.250% 02/28/2029	91282CKD2	1,000,000.00	AA+	Aa1	03/01/24	03/05/24	999,960.94	4.25	7,160.33	999,978.88	1,008,906.00
US TREASURY N/B DTD 02/29/2024 4.250% 02/28/2029	91282CKD2	1,480,000.00	AA+	Aa1	03/01/24	03/05/24	1,479,653.13	4.26	10,597.28	1,479,796.81	1,493,180.88



Managed Account Detail of Securities Held

For the Month Ending **April 30, 2026**

CITY OF EL CAJON - OPERATING FUNDS - 505-00 - (12510521)

Security Type/Description Dated Date/Coupon/Maturity	CUSIP	Par	S&P Rating	Moody's Rating	Trade Date	Settle Date	Original Cost	YTM at Cost	Accrued Interest	Amortized Cost	Market Value
U.S. Treasury Bond / Note											
US TREASURY N/B DTD 04/30/2024 4.625% 04/30/2029	91282CKP5	500,000.00	AA+	Aa1	05/09/24	05/13/24	503,476.56	4.47	62.84	502,190.57	509,883.00
US TREASURY N/B DTD 04/30/2024 4.625% 04/30/2029	91282CKP5	4,800,000.00	AA+	Aa1	04/25/24	04/30/24	4,781,250.00	4.71	603.26	4,788,241.27	4,894,876.80
US TREASURY N/B DTD 05/31/2024 4.500% 05/31/2029	91282CKT7	3,375,000.00	AA+	Aa1	06/26/24	06/27/24	3,399,653.32	4.33	63,420.33	3,391,029.36	3,431,031.75
US TREASURY N/B DTD 07/01/2024 4.250% 06/30/2029	91282CKX8	1,650,000.00	AA+	Aa1	07/19/24	07/22/24	1,657,412.11	4.15	23,439.57	1,654,924.05	1,665,661.80
US TREASURY N/B DTD 07/31/2024 4.000% 07/31/2029	91282CLC3	1,375,000.00	AA+	Aa1	08/14/24	08/15/24	1,396,430.66	3.65	13,674.03	1,389,477.16	1,377,685.38
US TREASURY N/B DTD 07/31/2024 4.000% 07/31/2029	91282CLC3	1,700,000.00	AA+	Aa1	07/30/24	07/31/24	1,695,816.41	4.05	16,906.08	1,697,189.77	1,703,320.10
US TREASURY N/B DTD 09/03/2024 3.625% 08/31/2029	91282CLK5	1,485,000.00	AA+	Aa1	09/20/24	09/23/24	1,494,919.34	3.48	9,069.40	1,491,879.14	1,470,323.75
US TREASURY N/B DTD 09/30/2022 3.875% 09/30/2029	91282CFL0	1,900,000.00	AA+	Aa1	12/02/24	12/03/24	1,877,140.63	4.15	6,236.00	1,883,356.98	1,895,546.40
US TREASURY N/B DTD 10/31/2024 4.125% 10/31/2029	91282CLR0	3,000,000.00	AA+	Aa1	11/21/24	11/22/24	2,975,742.19	4.31	336.28	2,982,303.88	3,016,524.00
US TREASURY N/B DTD 10/31/2024 4.125% 10/31/2029	91282CLR0	3,200,000.00	AA+	Aa1	10/30/24	10/31/24	3,201,875.00	4.11	358.70	3,201,352.63	3,217,625.60
US TREASURY N/B DTD 11/30/2022 3.875% 11/30/2029	91282CFY2	1,440,000.00	AA+	Aa1	12/17/25	12/18/25	1,452,825.00	3.63	23,301.10	1,451,706.65	1,436,063.04
US TREASURY N/B DTD 12/31/2024 4.375% 12/31/2029	91282CMD0	2,290,000.00	AA+	Aa1	01/06/25	01/07/25	2,285,527.34	4.42	33,488.09	2,286,617.63	2,322,112.67
US TREASURY N/B DTD 02/28/2023 4.000% 02/28/2030	91282CGO8	1,790,000.00	AA+	Aa1	02/28/25	02/28/25	1,785,804.69	4.05	12,063.04	1,786,715.54	1,791,888.45
US TREASURY N/B DTD 04/30/2025 3.875% 04/30/2030	91282CMZ1	3,750,000.00	AA+	Aa1	05/14/25	05/15/25	3,706,201.17	4.14	394.87	3,714,019.76	3,735,645.00



Managed Account Detail of Securities Held

For the Month Ending **April 30, 2026**

CITY OF EL CAJON - OPERATING FUNDS - 505-00 - (12510521)

Security Type/Description Dated Date/Coupon/Maturity	CUSIP	Par	S&P Rating	Moody's Rating	Trade Date	Settle Date	Original Cost	YTM at Cost	Accrued Interest	Amortized Cost	Market Value
U.S. Treasury Bond / Note											
US TREASURY N/B DTD 09/02/2025 3.625% 08/31/2030	91282CNX5	1,115,000.00	AA+	Aa1	09/29/25	09/30/25	1,109,250.78	3.74	6,809.68	1,109,886.36	1,098,231.52
US TREASURY N/B DTD 09/02/2025 3.625% 08/31/2030	91282CNX5	1,295,000.00	AA+	Aa1	09/22/25	09/23/25	1,290,801.37	3.70	7,909.00	1,291,279.80	1,275,524.50
US TREASURY N/B DTD 09/02/2025 3.625% 08/31/2030	91282CNX5	3,550,000.00	AA+	Aa1	09/02/25	09/02/25	3,534,330.08	3.72	21,681.05	3,536,260.14	3,496,611.55
US TREASURY N/B DTD 12/01/2025 3.500% 11/30/2030	91282CPN5	1,465,000.00	AA+	Aa1	12/17/25	12/18/25	1,451,666.21	3.70	21,411.54	1,452,578.55	1,434,097.29
US TREASURY N/B DTD 12/01/2025 3.500% 11/30/2030	91282CPN5	1,900,000.00	AA+	Aa1	12/10/25	12/11/25	1,877,660.16	3.76	27,769.23	1,879,259.31	1,859,921.40
US TREASURY N/B DTD 12/31/2025 3.625% 12/31/2030	91282CPR6	2,050,000.00	AA+	Aa1	01/05/26	01/06/26	2,041,351.56	3.72	24,839.26	2,041,860.46	2,016,447.65
Security Type Sub-Total		124,120,000.00					121,963,152.98	4.01	978,216.38	123,526,860.58	123,916,335.48
Federal Agency Bond / Note											
FEDERAL HOME LOAN BANK (CALLABLE) DTD 02/25/2021 0.850% 08/25/2027	3130ALAT1	2,000,000.00	AA+	Aa1	06/20/23	06/21/23	1,738,420.00	4.27	283.33	1,917,560.54	1,925,454.00
FEDERAL FARM CREDIT BANK (CALLABLE) DTD 04/16/2025 4.370% 04/16/2030	3133ETDA2	1,625,000.00	AA+	Aa1	04/21/25	04/22/25	1,623,375.00	4.39	2,958.85	1,623,684.87	1,618,987.50
Security Type Sub-Total		3,625,000.00					3,361,795.00	4.33	3,242.18	3,541,245.41	3,544,441.50
Corporate Note											
PROCTER & GAMBLE CO/THE DTD 02/01/2022 1.900% 02/01/2027	742718FV6	1,250,000.00	AA-	Aa3	02/01/22	02/03/22	1,251,537.50	1.87	5,937.50	1,250,230.88	1,233,298.75
GOLDMAN SACHS BANK USA (CALLABLE) DTD 05/21/2024 5.414% 05/21/2027	38151LAG5	1,285,000.00	A+	A1	06/18/25	06/20/25	1,293,712.30	5.04	30,919.96	1,285,531.97	1,285,656.64
JOHN DEERE CAPITAL CORP DTD 09/08/2022 4.150% 09/15/2027	24422EWK1	500,000.00	A	A1	01/03/23	01/05/23	494,260.00	4.42	2,651.39	498,322.15	500,729.50



Managed Account Detail of Securities Held

For the Month Ending **April 30, 2026**

CITY OF EL CAJON - OPERATING FUNDS - 505-00 - (12510521)

Security Type/Description Dated Date/Coupon/Maturity	CUSIP	Par	S&P Rating	Moody's Rating	Trade Date	Settle Date	Original Cost	YTM at Cost	Accrued Interest	Amortized Cost	Market Value
Corporate Note											
JPMORGAN CHASE & CO (CALLABLE) DTD 09/22/2021 1.470% 09/22/2027	46647PCP9	1,000,000.00	A	A1	01/03/23	01/05/23	870,290.00	4.56	1,592.50	961,706.12	989,014.00
TOYOTA MOTOR CREDIT CORP DTD 11/10/2022 5.450% 11/10/2027	89236TKL8	1,000,000.00	A+	A1	01/03/23	01/05/23	1,030,320.00	4.74	25,887.50	1,009,539.07	1,019,683.00
AMAZON.COM INC (CALLABLE) DTD 12/01/2022 4.550% 12/01/2027	023135CP9	1,000,000.00	AA	A1	12/22/22	12/27/22	1,004,660.00	4.44	18,958.33	1,001,442.89	1,008,242.00
JPMORGAN CHASE & CO (CALLABLE) DTD 02/24/2022 2.947% 02/24/2028	46647PCW4	185,000.00	A	A1	09/14/23	09/18/23	169,158.45	5.13	1,014.67	178,518.46	182,824.77
JPMORGAN CHASE & CO (CALLABLE) DTD 04/25/2017 3.540% 05/01/2028	46647PAF3	790,000.00	A	A1	05/16/23	05/18/23	747,529.60	4.77	13,827.63	772,849.87	783,401.92
HERSHEY COMPANY (CALLABLE) DTD 05/04/2023 4.250% 05/04/2028	427866BH0	1,000,000.00	A	A1	05/09/23	05/11/23	1,005,460.00	4.13	20,895.83	1,002,146.22	1,002,388.00
APPLE INC (CALLABLE) DTD 05/10/2023 4.000% 05/10/2028	037833ET3	1,500,000.00	AA+	Aaa	05/10/23	05/11/23	1,501,305.00	3.98	28,500.00	1,500,515.66	1,500,822.00
WALMART INC (CALLABLE) DTD 06/27/2018 3.700% 06/26/2028	931142EE9	1,175,000.00	AA	Aa2	06/26/23	06/28/23	1,142,382.00	4.32	15,095.49	1,160,940.52	1,167,919.45
BANK OF AMERICA CORP (CALLABLE) DTD 07/21/2017 3.593% 07/21/2028	06051GGR4	505,000.00	A-	A1	07/27/23	07/31/23	469,594.45	5.21	5,040.18	489,176.29	499,856.58
BANK OF AMERICA CORP (CALLABLE) DTD 07/21/2017 3.593% 07/21/2028	06051GGR4	1,095,000.00	A-	A1	07/24/23	07/26/23	1,020,145.80	5.17	10,928.71	1,061,638.80	1,083,847.43
ASTRAZENECA FINANCE LLC (CALLABLE) DTD 02/26/2024 4.850% 02/26/2029	04636NAL7	1,100,000.00	A+	A1	07/18/25	07/21/25	1,121,285.00	4.26	9,632.64	1,116,839.64	1,117,619.80
BLACKROCK FUNDING INC (CALLABLE) DTD 03/14/2024 4.700% 03/14/2029	09290DAA9	1,075,000.00	AA-	Aa3	03/14/24	03/18/24	1,074,989.25	4.70	6,596.32	1,074,994.29	1,090,834.75
SALESFORCE INC (CALLABLE) DTD 03/13/2026 4.650% 03/15/2029	79466LAR5	1,150,000.00	A+	A2	03/13/26	03/16/26	1,154,036.50	4.52	7,130.00	1,153,872.86	1,152,240.20
ADOBE INC (CALLABLE) DTD 02/03/2020 2.300% 02/01/2030	00724PAD1	1,120,000.00	A+	A1	02/13/25	02/18/25	1,001,425.60	4.72	6,440.00	1,027,779.67	1,033,259.36



Managed Account Detail of Securities Held

For the Month Ending **April 30, 2026**

CITY OF EL CAJON - OPERATING FUNDS - 505-00 - (12510521)

Security Type/Description Dated Date/Coupon/Maturity	CUSIP	Par	S&P Rating	Moody's Rating	Trade Date	Settle Date	Original Cost	YTM at Cost	Accrued Interest	Amortized Cost	Market Value
Corporate Note											
PEPSICO INC (CALLABLE) DTD 02/07/2025 4.600% 02/07/2030	713448GB8	805,000.00	A+	A1	02/05/25	02/07/25	803,647.60	4.64	8,640.33	803,954.23	816,107.39
VISA INC (CALLABLE) DTD 02/12/2026 4.100% 02/12/2031	92826CAZ5	1,700,000.00	AA-	Aa3	03/02/26	03/03/26	1,715,368.00	3.90	15,295.28	1,714,906.93	1,695,207.70
ALPHABET INC (CALLABLE) DTD 02/13/2026 4.100% 02/15/2031	02079KBK2	1,700,000.00	AA+	Aa2	03/02/26	03/03/26	1,703,791.00	4.05	15,101.67	1,703,680.48	1,680,052.20
AMAZON.COM INC (CALLABLE) DTD 03/13/2026 4.250% 03/13/2031	023135DD5	1,365,000.00	AA	A1	03/13/26	03/16/26	1,355,963.70	4.40	7,735.00	1,356,172.26	1,351,640.75
Security Type Sub-Total		22,300,000.00					21,930,861.75	4.32	257,820.93	22,124,759.26	22,194,646.19
Managed Account Sub-Total		150,045,000.00					147,255,809.73	4.06	1,239,279.49	149,192,865.25	149,655,423.17
Joint Powers Authority											
CAMP Pool		669,624.54	AAAm	NR			669,624.54		0.00	669,624.54	669,624.54
Liquid Sub-Total		669,624.54					669,624.54		0.00	669,624.54	669,624.54
Securities Sub-Total		\$150,714,624.54					\$147,925,434.27	4.06%	\$1,239,279.49	\$149,862,489.79	\$150,325,047.71
Accrued Interest											\$1,239,279.49
Total Investments											\$151,564,327.20



Managed Account Fair Market Value & Analytics

For the Month Ending **April 30, 2026**

CITY OF EL CAJON - OPERATING FUNDS - 505-00 - (12510521)

Security Type/Description Dated Date/Coupon/Maturity	CUSIP	Par	Broker	Next Call Date	Market Price	Market Value	Unreal G/L On Cost	Unreal G/L Amort Cost	Effective Duration	YTM at Mkt
U.S. Treasury Bond / Note										
US TREASURY N/B DTD 06/01/2021 0.750% 05/31/2026	91282CCF6	500,000.00	BOFAML		99.74	498,691.50	1,543.06	(1,261.00)	0.08	3.92
US TREASURY N/B DTD 06/01/2021 0.750% 05/31/2026	91282CCF6	1,375,000.00	Citigrou		99.74	1,371,401.63	109,624.29	(1,268.69)	0.08	3.92
US TREASURY N/B DTD 06/01/2021 0.750% 05/31/2026	91282CCF6	2,500,000.00	RBC Capi		99.74	2,493,457.50	251,367.66	(1,191.67)	0.08	3.92
US TREASURY N/B DTD 06/30/2021 0.875% 06/30/2026	91282CCJ8	970,000.00	HSBC		99.53	965,392.50	1,341.33	(4,400.22)	0.16	3.77
US TREASURY N/B DTD 08/02/2021 0.625% 07/31/2026	91282CCP4	1,200,000.00	Barclays		99.24	1,190,899.20	(1,272.68)	(8,705.70)	0.25	3.66
US TREASURY N/B DTD 11/15/2016 2.000% 11/15/2026	912828U24	2,645,000.00	Citigrou		99.08	2,620,761.22	129,191.88	(5,334.44)	0.53	3.73
US TREASURY N/B DTD 01/31/2025 4.125% 01/31/2027	91282CMH1	1,130,000.00	Citigrou		100.28	1,133,133.49	7,017.86	4,666.03	0.73	3.74
US TREASURY N/B DTD 01/31/2025 4.125% 01/31/2027	91282CMH1	4,530,000.00	Citigrou		100.28	4,542,561.69	26,364.03	17,961.83	0.73	3.74
US TREASURY N/B DTD 02/15/2017 2.250% 02/15/2027	912828V98	1,000,000.00	HSBC		98.84	988,379.00	62,832.12	1,882.07	0.77	3.75
US TREASURY N/B DTD 02/28/2022 1.875% 02/28/2027	91282CEC1	500,000.00	HSBC		98.47	492,332.00	23,269.50	(919.21)	0.81	3.76
US TREASURY N/B DTD 03/15/2024 4.250% 03/15/2027	91282CKE0	3,000,000.00	BMO		100.43	3,012,828.00	42,242.06	22,710.83	0.84	3.74
US TREASURY N/B DTD 05/02/2022 2.750% 04/30/2027	91282CEN7	2,525,000.00	Citigrou		98.99	2,499,393.98	88,216.25	3,366.92	0.97	3.80
US TREASURY N/B DTD 06/01/2020 0.500% 05/31/2027	912828ZS2	2,890,000.00	MorganSt		96.53	2,789,638.97	286,740.92	(15,976.22)	1.06	3.80
US TREASURY N/B DTD 06/17/2024 4.625% 06/15/2027	91282CKV2	3,400,000.00	HSBC		100.89	3,430,413.00	18,459.87	25,696.51	1.07	3.80
US TREASURY N/B DTD 06/30/2022 3.250% 06/30/2027	91282CEW7	1,465,000.00	Nomura		99.36	1,455,615.21	17,969.51	(2,737.80)	1.12	3.81
US TREASURY N/B DTD 08/15/1997 6.375% 08/15/2027	912810FA1	755,000.00	BOFAML		103.17	778,947.84	(51,847.08)	3,288.46	1.22	3.83
US TREASURY N/B DTD 08/15/2017 2.250% 08/15/2027	9128282R0	1,540,000.00	Citigrou		97.98	1,508,959.76	68,037.10	(5,042.79)	1.25	3.86



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Security Type/Description Dated Date/Coupon/Maturity	CUSIP	Par	Broker	Next Call Date	Market Price	Market Value	Unreal G/L On Cost	Unreal G/L Amort Cost	Effective Duration	YTM at Mkt
U.S. Treasury Bond / Note										
US TREASURY N/B DTD 08/31/2022 3.125% 08/31/2027	91282CFH9	1,140,000.00	Nomura		99.06	1,129,268.04	33,843.82	3,521.75	1.29	3.85
US TREASURY N/B DTD 09/30/2020 0.375% 09/30/2027	91282CAL5	1,950,000.00	RBS		95.26	1,857,527.10	241,236.08	3,749.93	1.39	3.85
US TREASURY N/B DTD 10/31/2022 4.125% 10/31/2027	91282CFU0	2,460,000.00	Citigrou		100.35	2,468,649.36	28,060.30	16,617.30	1.44	3.88
US TREASURY N/B DTD 12/01/2025 3.375% 11/30/2027	91282CPL9	1,455,000.00	GoldmanS		99.23	1,443,803.78	(7,899.74)	(8,507.50)	1.51	3.88
US TREASURY N/B DTD 01/03/2023 3.875% 12/31/2027	91282CGC9	1,075,000.00	GoldmanS		99.98	1,074,748.45	7,391.03	2,574.39	1.58	3.89
US TREASURY N/B DTD 01/03/2023 3.875% 12/31/2027	91282CGC9	1,250,000.00	Citigrou		99.98	1,249,707.50	(15,429.22)	(5,388.28)	1.58	3.89
US TREASURY N/B DTD 01/03/2023 3.875% 12/31/2027	91282CGC9	3,400,000.00	HSBC		99.98	3,399,204.40	61,493.46	29,975.70	1.58	3.89
US TREASURY N/B DTD 01/03/2023 3.875% 12/31/2027	91282CGH8	1,630,000.00	MorganSt		99.35	1,619,367.51	18,401.88	1,847.02	1.67	3.89
US TREASURY N/B DTD 02/28/2023 4.000% 02/29/2028	91282CGP0	2,200,000.00	HSBC		100.20	2,204,382.40	(21,055.10)	(5,375.45)	1.74	3.88
US TREASURY N/B DTD 03/31/2023 3.625% 03/31/2028	91282CGT2	2,425,000.00	JPMorgan		99.51	2,413,064.15	14,777.04	(1,347.50)	1.83	3.89
US TREASURY N/B DTD 05/01/2023 3.500% 04/30/2028	91282CHA2	1,045,000.00	BNPPSA		99.25	1,037,121.75	(9,184.50)	(8,401.04)	1.91	3.90
US TREASURY N/B DTD 04/30/2021 1.250% 04/30/2028	91282CBZ3	2,100,000.00	Nomura		94.96	1,994,260.80	145,194.39	(2,538.34)	1.94	3.89
US TREASURY N/B DTD 06/30/2023 4.000% 06/30/2028	91282CHK0	2,300,000.00	BNPPSA		100.23	2,305,211.80	(1,346.79)	2,345.59	2.03	3.89
US TREASURY N/B DTD 06/30/2023 4.000% 06/30/2028	91282CHK0	3,400,000.00	HSBC		100.23	3,407,704.40	53,790.34	33,592.27	2.03	3.89
US TREASURY N/B DTD 08/17/1998 5.500% 08/15/2028	912810FE3	1,550,000.00	Nomura		103.52	1,604,552.25	(16,953.61)	21,283.54	2.12	3.88
US TREASURY N/B DTD 08/31/2023 4.375% 08/31/2028	91282CHX2	2,375,000.00	Citigrou		101.04	2,399,678.63	26,255.78	25,421.07	2.19	3.90
US TREASURY N/B DTD 10/02/2023 4.625% 09/30/2028	91282CJA0	2,335,000.00	JPMorgan		101.66	2,373,856.74	58,923.15	49,302.32	2.26	3.90



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For the Month Ending **April 30, 2026**

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Security Type/Description Dated Date/Coupon/Maturity	CUSIP	Par	Broker	Next Call Date	Market Price	Market Value	Unreal G/L On Cost	Unreal G/L Amort Cost	Effective Duration	YTM at Mkt
U.S. Treasury Bond / Note										
US TREASURY N/B DTD 11/30/2023 4.375% 11/30/2028	91282CJN2	1,000,000.00	BMO		101.13	1,011,289.00	(312.56)	4,977.21	2.38	3.91
US TREASURY N/B DTD 11/30/2023 4.375% 11/30/2028	91282CJN2	1,090,000.00	BOFAML		101.13	1,102,305.01	2,171.42	6,799.04	2.38	3.91
US TREASURY N/B DTD 11/30/2023 4.375% 11/30/2028	91282CJN2	1,415,000.00	BMO		101.13	1,430,973.94	(16,747.94)	(12,847.12)	2.38	3.91
US TREASURY N/B DTD 01/02/2024 3.750% 12/31/2028	91282CJR3	3,400,000.00	Citigrou		99.59	3,386,053.20	28,021.95	9,820.09	2.49	3.91
US TREASURY N/B DTD 01/02/2024 3.750% 12/31/2028	91282CJR3	3,420,000.00	HSBC		99.59	3,405,971.16	66,261.00	35,311.46	2.49	3.91
US TREASURY N/B DTD 01/31/2024 4.000% 01/31/2029	91282CJW2	1,670,000.00	BNPPSA		100.22	1,673,719.09	22,832.76	14,802.71	2.56	3.91
US TREASURY N/B DTD 02/29/2024 4.250% 02/28/2029	91282CKD2	1,000,000.00	BNPPSA		100.89	1,008,906.00	8,945.06	8,927.12	2.63	3.91
US TREASURY N/B DTD 02/29/2024 4.250% 02/28/2029	91282CKD2	1,480,000.00	BMO		100.89	1,493,180.88	13,527.75	13,384.07	2.63	3.91
US TREASURY N/B DTD 04/30/2024 4.625% 04/30/2029	91282CKP5	500,000.00	BNP Sec		101.98	509,883.00	6,406.44	7,692.43	2.78	3.92
US TREASURY N/B DTD 04/30/2024 4.625% 04/30/2029	91282CKP5	4,800,000.00	BMO		101.98	4,894,876.80	113,626.80	106,635.53	2.78	3.92
US TREASURY N/B DTD 05/31/2024 4.500% 05/31/2029	91282CKT7	3,375,000.00	JPMorgan		101.66	3,431,031.75	31,378.43	40,002.39	2.81	3.92
US TREASURY N/B DTD 07/01/2024 4.250% 06/30/2029	91282CKX8	1,650,000.00	BOFAML		100.95	1,665,661.80	8,249.69	10,737.75	2.90	3.93
US TREASURY N/B DTD 07/31/2024 4.000% 07/31/2029	91282CLC3	1,375,000.00	BOFAML		100.20	1,377,685.38	(18,745.28)	(11,791.78)	2.99	3.93
US TREASURY N/B DTD 07/31/2024 4.000% 07/31/2029	91282CLC3	1,700,000.00	BMO		100.20	1,703,320.10	7,503.69	6,130.33	2.99	3.93
US TREASURY N/B DTD 09/03/2024 3.625% 08/31/2029	91282CLK5	1,485,000.00	TD Secur		99.01	1,470,323.75	(24,595.59)	(21,555.39)	3.09	3.94
US TREASURY N/B DTD 09/30/2022 3.875% 09/30/2029	91282CFL0	1,900,000.00	Barclays		99.77	1,895,546.40	18,405.77	12,189.42	3.16	3.95
US TREASURY N/B DTD 10/31/2024 4.125% 10/31/2029	91282CLR0	3,000,000.00	Citigrou		100.55	3,016,524.00	40,781.81	34,220.12	3.24	3.95



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Security Type/Description Dated Date/Coupon/Maturity	CUSIP	Par	Broker	Next Call Date	Market Price	Market Value	Unreal G/L On Cost	Unreal G/L Amort Cost	Effective Duration	YTM at Mkt
U.S. Treasury Bond / Note										
US TREASURY N/B DTD 10/31/2024 4.125% 10/31/2029	91282CLR0	3,200,000.00	Citigrou		100.55	3,217,625.60	15,750.60	16,272.97	3.24	3.95
US TREASURY N/B DTD 11/30/2022 3.875% 11/30/2029	91282CFY2	1,440,000.00	BNP Sec		99.73	1,436,063.04	(16,761.96)	(15,643.61)	3.27	3.96
US TREASURY N/B DTD 12/31/2024 4.375% 12/31/2029	91282CMD0	2,290,000.00	TD Secur		101.40	2,322,112.67	36,585.33	35,495.04	3.32	3.96
US TREASURY N/B DTD 02/28/2023 4.000% 02/28/2030	91282CGQ8	1,790,000.00	RBC Capi		100.11	1,791,888.45	6,083.76	5,172.91	3.50	3.97
US TREASURY N/B DTD 04/30/2025 3.875% 04/30/2030	91282CMZ1	3,750,000.00	Nomura		99.62	3,735,645.00	29,443.83	21,625.24	3.67	3.98
US TREASURY N/B DTD 09/02/2025 3.625% 08/31/2030	91282CNX5	1,115,000.00	RBC Capi		98.50	1,098,231.52	(11,019.26)	(11,654.84)	3.95	4.01
US TREASURY N/B DTD 09/02/2025 3.625% 08/31/2030	91282CNX5	1,295,000.00	JPMorgan		98.50	1,275,524.50	(15,276.87)	(15,755.30)	3.95	4.01
US TREASURY N/B DTD 09/02/2025 3.625% 08/31/2030	91282CNX5	3,550,000.00	BMO		98.50	3,496,611.55	(37,718.53)	(39,648.59)	3.95	4.01
US TREASURY N/B DTD 12/01/2025 3.500% 11/30/2030	91282CPN5	1,465,000.00	Citigrou		97.89	1,434,097.29	(17,568.92)	(18,481.26)	4.13	4.01
US TREASURY N/B DTD 12/01/2025 3.500% 11/30/2030	91282CPN5	1,900,000.00	RBC Capi		97.89	1,859,921.40	(17,738.76)	(19,337.91)	4.13	4.01
US TREASURY N/B DTD 12/31/2025 3.625% 12/31/2030	91282CPR6	2,050,000.00	BMO		98.36	2,016,447.65	(24,903.91)	(25,412.81)	4.21	4.01
Security Type Sub-Total		124,120,000.00				123,916,335.48	1,953,182.50	389,474.90	2.16	3.89
Federal Agency Bond / Note										
FEDERAL HOME LOAN BANK (CALLABLE) DTD 02/25/2021 0.850% 08/25/2027	3130ALAT1	2,000,000.00	KEYB	02/25/27	96.27	1,925,454.00	187,034.00	7,893.46	1.28	3.79
FEDERAL FARM CREDIT BANK (CALLABLE) DTD 04/16/2025 4.370% 04/16/2030	3133ETDA2	1,625,000.00	TD Secur	04/16/27	99.63	1,618,987.50	(4,387.50)	(4,697.37)	2.06	4.47
Security Type Sub-Total		3,625,000.00				3,544,441.50	182,646.50	3,196.09	1.64	4.10
Corporate Note										



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CITY OF EL CAJON - OPERATING FUNDS - 505-00 - (12510521)

Security Type/Description Dated Date/Coupon/Maturity	CUSIP	Par	Broker	Next Call Date	Market Price	Market Value	Unreal G/L On Cost	Unreal G/L Amort Cost	Effective Duration	YTM at Mkt
Corporate Note										
PROCTER & GAMBLE CO/THE DTD 02/01/2022 1.900% 02/01/2027	742718FV6	1,250,000.00	MFG		98.66	1,233,298.75	(18,238.75)	(16,932.13)	0.74	3.72
GOLDMAN SACHS BANK USA (CALLABLE) DTD 05/21/2024 5.414% 05/21/2027	38151LAG5	1,285,000.00	JANE	05/21/26	100.05	1,285,656.64	(8,055.66)	124.67	0.06	4.41
JOHN DEERE CAPITAL CORP DTD 09/08/2022 4.150% 09/15/2027	24422EWK1	500,000.00	JPMorgan		100.15	500,729.50	6,469.50	2,407.35	1.32	4.04
JPMORGAN CHASE & CO (CALLABLE) DTD 09/22/2021 1.470% 09/22/2027	46647PCP9	1,000,000.00	GoldmanS	09/22/26	98.90	989,014.00	118,724.00	27,307.88	0.39	4.39
TOYOTA MOTOR CREDIT CORP DTD 11/10/2022 5.450% 11/10/2027	89236TKL8	1,000,000.00	Barclays		101.97	1,019,683.00	(10,637.00)	10,143.93	1.42	4.10
AMAZON.COM INC (CALLABLE) DTD 12/01/2022 4.550% 12/01/2027	023135CP9	1,000,000.00	JPMorgan	11/01/27	100.82	1,008,242.00	3,582.00	6,799.11	1.45	4.01
JPMORGAN CHASE & CO (CALLABLE) DTD 02/24/2022 2.947% 02/24/2028	46647PCW4	185,000.00	BOFAML	02/24/27	98.82	182,824.77	13,666.32	4,306.31	0.79	4.65
JPMORGAN CHASE & CO (CALLABLE) DTD 04/25/2017 3.540% 05/01/2028	46647PAF3	790,000.00	FTNF	05/01/27	99.16	783,401.92	35,872.32	10,552.05	0.97	4.85
HERSHEY COMPANY (CALLABLE) DTD 05/04/2023 4.250% 05/04/2028	427866BH0	1,000,000.00	JPMorgan	04/04/28	100.24	1,002,388.00	(3,072.00)	241.78	1.83	4.12
APPLE INC (CALLABLE) DTD 05/10/2023 4.000% 05/10/2028	037833ET3	1,500,000.00	MorganSt	04/10/28	100.05	1,500,822.00	(483.00)	306.34	1.86	3.97
WALMART INC (CALLABLE) DTD 06/27/2018 3.700% 06/26/2028	931142EE9	1,175,000.00	BOFAML	03/26/28	99.40	1,167,919.45	25,537.45	6,978.93	1.93	3.99
BANK OF AMERICA CORP (CALLABLE) DTD 07/21/2017 3.593% 07/21/2028	06051GGR4	505,000.00	MAXE	07/21/27	98.98	499,856.58	30,262.13	10,680.29	1.17	4.84
BANK OF AMERICA CORP (CALLABLE) DTD 07/21/2017 3.593% 07/21/2028	06051GGR4	1,095,000.00	BOFAML	07/21/27	98.98	1,083,847.43	63,701.63	22,208.63	1.17	4.84
ASTRAZENCA FINANCE LLC (CALLABLE) DTD 02/26/2024 4.850% 02/26/2029	04636NAL7	1,100,000.00	Citigrou	01/26/29	101.60	1,117,619.80	(3,665.20)	780.16	2.56	4.24
BLACKROCK FUNDING INC (CALLABLE) DTD 03/14/2024 4.700% 03/14/2029	09290DAA9	1,075,000.00	SEEL	02/14/29	101.47	1,090,834.75	15,845.50	15,840.46	2.61	4.15
SALESFORCE INC (CALLABLE) DTD 03/13/2026 4.650% 03/15/2029	79466LAR5	1,150,000.00	GoldmanS	02/15/29	100.19	1,152,240.20	(1,796.30)	(1,632.66)	2.61	4.57
ADOBE INC (CALLABLE) DTD 02/03/2020 2.300% 02/01/2030	00724PAD1	1,120,000.00	Citigrou	11/01/29	92.26	1,033,259.36	31,833.76	5,479.69	3.50	4.57



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CITY OF EL CAJON - OPERATING FUNDS - 505-00 - (12510521)

Security Type/Description Dated Date/Coupon/Maturity	CUSIP	Par	Broker	Next Call Date	Market Price	Market Value	Unreal G/L On Cost	Unreal G/L Amort Cost	Effective Duration	YTM at Mkt
Corporate Note										
PEPSICO INC (CALLABLE) DTD 02/07/2025 4.600% 02/07/2030	713448GB8	805,000.00	MorganSt	01/07/30	101.38	816,107.39	12,459.79	12,153.16	3.37	4.20
VISA INC (CALLABLE) DTD 02/12/2026 4.100% 02/12/2031	92826CAZ5	1,700,000.00	RBC Capi	01/12/31	99.72	1,695,207.70	(20,160.30)	(19,699.23)	4.25	4.16
ALPHABET INC (CALLABLE) DTD 02/13/2026 4.100% 02/15/2031	02079KBK2	1,700,000.00	MorganSt	01/15/31	98.83	1,680,052.20	(23,738.80)	(23,628.28)	4.25	4.37
AMAZON.COM INC (CALLABLE) DTD 03/13/2026 4.250% 03/13/2031	023135DD5	1,365,000.00	JANE	02/13/31	99.02	1,351,640.75	(4,322.95)	(4,531.51)	4.31	4.47
Security Type Sub-Total		22,300,000.00				22,194,646.19	263,784.44	69,886.93	2.24	4.28
Managed Account Sub-Total		150,045,000.00				149,655,423.17	2,399,613.44	462,557.92	2.16	3.95
Joint Powers Authority										
CAMP Pool		669,624.54			1.00	669,624.54	0.00	0.00	0.00	
Liquid Sub-Total		669,624.54				669,624.54	0.00	0.00	0.00	
Securities Sub-Total		\$150,714,624.54				\$150,325,047.71	\$2,399,613.44	\$462,557.92	2.16	3.95%
Accrued Interest						\$1,239,279.49				
Total Investments						\$151,564,327.20				



Managed Account Security Transactions & Interest

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CITY OF EL CAJON - OPERATING FUNDS - 505-00 - (12510521)

Transaction Type		Security Description	CUSIP	Par	Principal	Accrued	Total	Realized G/L	Realized G/L	Sale
Trade	Settle				Proceeds	Interest		Cost	Amort Cost	Method
INTEREST										
04/16/26	04/16/26	FEDERAL FARM CREDIT BANK (CALLABLE) DTD 04/16/2025 4.370% 04/16/2030	3133ETDA2		0.00	35,506.25	35,506.25			
04/25/26	04/25/26	FEDERAL HOME LOAN BANK (CALLABLE) DTD 02/25/2021 0.850% 08/25/2027	3130ALAT1		0.00	1,416.67	1,416.67			
04/30/26	04/30/26	US TREASURY N/B DTD 10/31/2024 4.125% 10/31/2029	91282CLR0		0.00	127,875.00	127,875.00			
04/30/26	04/30/26	US TREASURY N/B DTD 10/31/2022 4.125% 10/31/2027	91282CFU0		0.00	50,737.50	50,737.50			
04/30/26	04/30/26	US TREASURY N/B DTD 05/02/2022 2.750% 04/30/2027	91282CEN7		0.00	34,718.75	34,718.75			
04/30/26	04/30/26	US TREASURY N/B DTD 05/01/2023 3.500% 04/30/2028	91282CHA2		0.00	18,287.50	18,287.50			
04/30/26	04/30/26	US TREASURY N/B DTD 04/30/2025 3.875% 04/30/2030	91282CMZ1		0.00	72,656.25	72,656.25			
04/30/26	04/30/26	US TREASURY N/B DTD 04/30/2024 4.625% 04/30/2029	91282CKP5		0.00	122,562.50	122,562.50			
04/30/26	04/30/26	US TREASURY N/B DTD 04/30/2021 1.250% 04/30/2028	91282CBZ3		0.00	13,125.00	13,125.00			
Transaction Type Sub-Total					0.00	476,885.42	476,885.42			
Managed Account Sub-Total					0.00	476,885.42	476,885.42			
Total Security Transactions					\$0.00	\$476,885.42	\$476,885.42			



Account Statement

For the Month Ending **April 30, 2026**

CITY OF EL CAJON - OPERATING FUNDS - 505-00

Trade Date	Settlement Date	Transaction Description	Share or Unit Price	Dollar Amount of Transaction	Total Shares Owned
CAMP Pool					
Opening Balance					203,059.58
04/16/26	04/16/26	Purchase - Interest 3133ETDA2	1.00	35,506.25	238,565.83
04/27/26	04/27/26	Purchase - Interest 3130ALAT1	1.00	1,416.67	239,982.50
04/28/26	04/28/26	IP Fees March 2026	1.00	(10,616.89)	229,365.61
04/28/26	04/28/26	U.S. Bank Fees February 2026	1.00	(433.60)	228,932.01
04/30/26	04/30/26	Purchase - Interest 91282CBZ3	1.00	13,125.00	242,057.01
04/30/26	04/30/26	Purchase - Interest 91282CEN7	1.00	34,718.75	276,775.76
04/30/26	04/30/26	Purchase - Interest 91282CFU0	1.00	50,737.50	327,513.26
04/30/26	04/30/26	Purchase - Interest 91282CHA2	1.00	18,287.50	345,800.76
04/30/26	04/30/26	Purchase - Interest 91282CKP5	1.00	122,562.50	468,363.26
04/30/26	04/30/26	Purchase - Interest 91282CLR0	1.00	127,875.00	596,238.26
04/30/26	04/30/26	Purchase - Interest 91282CMZ1	1.00	72,656.25	668,894.51
04/30/26	05/01/26	Accrual Income Div Reinvestment - Distributions	1.00	730.03	669,624.54



Account Statement

For the Month Ending **April 30, 2026**

CITY OF EL CAJON - OPERATING FUNDS - 505-00

Trade Date	Settlement Date	Transaction Description	Share or Unit Price	Dollar Amount of Transaction	Total Shares Owned
Closing Balance					669,624.54
		Month of April	Fiscal YTD January-April		
Opening Balance		203,059.58	2,109,129.75	Closing Balance	669,624.54
Purchases		477,615.45	6,583,930.37	Average Monthly Balance	234,586.30
Redemptions (Excl. Checks)		(11,050.49)	(8,023,435.58)	Monthly Distribution Yield	3.78%
Check Disbursements		0.00	0.00		
Closing Balance		669,624.54	669,624.54		
Cash Dividends and Income		730.03	3,873.68		

City Council
Agenda Report
Agenda Item 6.

DATE: 06/09/2026

TO: Honorable Mayor and City Councilmembers

FROM: Mara Romano, Purchasing Agent

SUBJECT: Approval of Resolution to Authorize a Contract Amendment for Bid No. 017-21 - Debris Collection Services

RECOMMENDATION:

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

1. Increase compensation for the current and final term of the contract in the not to exceed amount of \$1,108.22; and
2. Extend the current agreement with Urban Corps of San Diego County (UCSDC) for three-months in the not-to-exceed amount of \$32,439.82.

BACKGROUND:

The Debris Collection Services contract provides for the removal of trash, debris, abandoned furniture, and other items designated throughout City limits.

On May 25, 2021, the City Council authorized the award of the Debris Collection Services bid in the not-to-exceed amount of \$107,700 for an initial one-year term and \$487,410 for subsequent four-year renewal costs. The current agreement expires June 30, 2026 and all renewal options have been exhausted.

The Public Works Department is requesting a three-month contract extension under the terms and conditions of Bid #017-21 with UCSDC to avoid a lapse in service while bidding these services. The extension would cover the period of July 1, 2026 through September 30, 2026.

The additional time is required due to California Assembly Bill 339 requirements which mandate agencies provide a 45-day formal notice to the employee association prior to issuing a bid solicitation which has been met. During this time, the City secured grant funding through the California Department of Transportation's Clean California Community Cleanup and Employment Pathways grant to support the initial year of the new debris collection services contract which was accepted by City Council at the April 28, 2026 City Council meeting.

The requested increase in compensation of \$1,108.22 for the current term and \$32,439.82 for the extension will maintain these critical services to support a clean and safe community.

CALIFORNIA ENVIRONMENTAL QUALITY ACT:

The proposed contract extension for Debris Collection Services is exempt from the California Environmental Quality Act (CEQA) pursuant to section 15301(c) of the State CEQA Guidelines. This exemption applies to projects involving repair and maintenance of existing public or private structures, facilities, and mechanical equipment involving negligible or no expansion of use, including public streets and highways.

FISCAL IMPACT:

Approval of the \$1,108.22 increase will supplement the current term for a total not-to-exceed amount of \$129,759.28.

Approval of the \$32,439.82 increase will supplement the three-month contract extension for a total contract amount of \$626,658.04. Sufficient appropriations are available in the Fiscal Year 2026-27 Gas Tax Fund (211800), contingent upon budget approval.

Prepared By: Mara Romano, Purchasing Agent

Reviewed By: Dave Richards, Director of Public Works Operations

Approved By: Graham Mitchell, City Manager

Attachments

Resolution

RESOLUTION NO. ____-26

A RESOLUTION OF THE CITY COUNCIL OF
THE CITY OF EL CAJON AUTHORIZING AN
AMENDMENT TO THE AGREEMENT WITH
URBAN CORPS OF SAN DIEGO FOR
DEBRIS COLLECTION SERVICES
(BID NO. 017-21)

WHEREAS, on May 25, 2021, the City Council awarded Bid No. 017-21 – Debris Collection Services (the "Project") to Urban Corps of San Diego County ("UCSDC") in the not-to-exceed amount of \$107,700 (the "Agreement") for an initial one-year term, and \$487,410 for subsequent four-year renewal costs; and

WHEREAS, the Project involves the removal of trash, debris, abandoned furniture, and other items designated throughout the City of El Cajon (the "City"); and

WHEREAS, the current agreement expires June 30, 2026 and all renewal options have been exhausted; and

WHEREAS, Staff is requesting an amendment to the Agreement to provide for additional compensation in the not-to-exceed amount of \$1,108.22 for the current term, to extend the term for the period of July 1, 2026 through September 30, 2026 (the "Extension Period"), and to provide for additional compensation in the not-to-exceed amount of \$32,439.82 for the Extension Period; and

WHEREAS, the proposed action is exempt from the California Environmental Quality Act pursuant to state CEQA Guidelines section 15301(c), as it involves the repair and maintenance of existing public or private structures, facilities, and mechanical equipment involving negligible or no expansion of use, including public streets and highways; and

WHEREAS, approval of the \$1,108.22 will supplement the Agreement for the current term, resulting in a total not-to-exceed amount of \$129,759.28, and approval of the \$32,439.82 will supplement the Extension Period for a Project total not-to-exceed \$626,658.04, for which funds are available in the Fiscal Year 2026-27 Gas Tax Fund (211800), contingent upon budget approval.

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

1. The foregoing recitals are true and correct and are the findings of the City Council.
2. The City Council hereby determines that the proposed action is exempt from CEQA pursuant to state CEQA Guidelines section 15301(c).

3. The City Council hereby authorizes an amendment to the Agreement to provide for additional compensation in the not-to-exceed amount of \$1,108.22 for the current term, to extend the term for the period of July 1, 2026 through September 30, 2026, and to provide for additional compensation in the not-to-exceed amount of \$32,439 for the Extension Period.

4. The City Council hereby authorizes and directs the City Manager, or such person as is designated by the City Manager, to execute an amendment to the Contract, with such changes as may be necessary and approved by the City Manager.

City Council
Agenda Report
Agenda Item 7.

DATE: 06/09/2026

TO: Honorable Mayor and City Councilmembers

FROM: Jeremiah Larson, Chief of Police

SUBJECT: 2025 Operation Stonegarden Grant (OPSG) - Funded by the Office of Homeland Security

RECOMMENDATION:

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

1. Authorize the City Manager or designee to accept the FY 2025 Operation Stonegarden (OPSG) grant funds in the amount of \$150,000;
2. Authorize the City Manager, or approved designee, to execute any grant documents and agreements necessary for the receipt and use of these funds; and
3. Appropriate grant funds in the amount of \$150,000 to reimburse the El Cajon Police Department for overtime (\$142,440), fringe benefits (\$5,795), and mileage (\$1,765) while participating in OPSG coordinated operations.

BACKGROUND:

Operation Stonegarden Grant (OPSG) is funded by the U.S. Department of Homeland Security and administered by the San Diego County Sheriff's Department. Through a partnership with the Office of Homeland Security, Customs and Border Protection/Border Patrol, and several local law enforcement agencies, the Stonegarden mission is to:

- disrupt and degrade targeted transnational criminal organizations (TCOs),
- expand opportunities to work cooperatively with several regional agencies on border-related crime, and
- maximize intelligence gathering and enforcement opportunities targeting drug and weapons smuggling, criminal transportation cells, and other border-related crime.

Multi-agency operations, funded through OPSG, will saturate areas known to be used by transnational drug and smuggling groups. The large law enforcement presence will serve as a criminal deterrent and help to maintain secure borders. These operations promote cooperation in the region and lead to drug and vehicle seizures, as well as arrests. These multi-agency operations include target-based, intelligence-led operations, high-profile saturation patrols, undercover operations, and interdiction details. The primary areas of focus will be the I-8 egress and the surrounding feeder roads and areas. In order to participate in these coordinated operations, the El Cajon Police Department will utilize \$150,000 of the 2025 OPSG funding for overtime, mileage, and fringe benefit costs.

CALIFORNIA ENVIRONMENTAL QUALITY ACT:

The proposed action is exempt from the California Environmental Quality Act ("CEQA") pursuant to section 15321 (Enforcement Actions) of the State CEQA Guidelines. Law enforcement activities are exempt from CEQA.

FISCAL IMPACT:

The 2025 Operation Stonegarden Grant (STNGRDN25) will provide \$150,000 in funding and will not impact the General Fund. No matching funds are required for this grant. These funds will be used by the El Cajon Police Department for the projects listed above, or as modified in the grant workbook, and approved by the granting agency.

Prepared By: Jennifer Lytle, Senior Management Analyst

Reviewed By: Jeremiah Larson, Police Chief

Approved By: Graham Mitchell, City Manager

Attachments

Resolution

RESOLUTION NO. -26

A RESOLUTION OF THE CITY COUNCIL OF
THE CITY OF EL CAJON AUTHORIZING THE
ACCEPTANCE OF FUNDS FROM THE U.S.
DEPARTMENT OF HOMELAND SECURITY
FOR OPERATION STONEGARDEN FOR
FY 2025, AND APPROPRIATING FUNDS

WHEREAS, the U.S. Department of Homeland Security has awarded Operation Stonegarden (OPSG) grant funding to the San Diego County region through the California Governor's Office of Emergency Services to enhance cooperation and coordination among state, local, tribal, territorial, and federal law agencies to jointly address border-related crime; and

WHEREAS, the El Cajon Police Department ("ECPD") has been allocated OPSG funding (the "Grant") as a subrecipient in the amount of \$150,000 ("Grant Funds") to participate in regional enforcement efforts and support OPSG's mission; and

WHEREAS, the Grant Funds will be used to fund overtime, mileage, and fringe benefit costs associated with participation in OPSG regional enforcement efforts; and

WHEREAS, the proposed actions do not constitute a project pursuant to California Environmental Quality Act Guidelines section 15321; and

WHEREAS, approval of this action will result in the receipt of \$150,000 in Grant Funds, appropriated to Police Miscellaneous Grants (STNGRDN25) and will not impact the General Fund; 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 accept and appropriate the Grant funds; and to execute all documents and agreements necessary to receive 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 actions do not constitute a project pursuant to California Environmental Quality Act ("CEQA") Guidelines section 15321.

3. The City Council hereby authorizes the City Manager, or their designee, to accept and appropriate the Grant Funds.

4. The City Council hereby further authorizes the City Manager, or their designee, to execute any Grant-related documents and agreements necessary for the receipt and use of these Grant Funds on behalf of the City, with such changes as may be

approved by the City Manager, or their designee, and to take all actions and to execute all documents necessary or appropriate to carry out the terms of the Grant.

City Council
Agenda Report
Agenda Item 8.

DATE: 06/09/2026

TO: Honorable Mayor and City Councilmembers

FROM: Yazmin Arellano, Director of Development Services

SUBJECT: Adoption of the Road Maintenance and Rehabilitation Account (RMRA)
List of Proposed Projects for FY 2026-27

RECOMMENDATION:

That the City Council:

1. Adopts the next Resolution, in order, adopting the proposed List of Projects to be funded from the Road Maintenance and Rehabilitation Account (RMRA) Local Streets and Roads Funding Program for Fiscal Year 2026-27; and
2. Directs City staff to submit to the California Transportation Commission (CTC) a list of proposed projects to receive RMRA funding for Fiscal Year 2026-27.

BACKGROUND:

In 2017, the Governor signed Senate Bill (SB) 1, also known as the Road Repair and Accountability Act of 2017, to provide additional funding for basic road maintenance, rehabilitation, and safety needs on state highways and local street systems. Funding received from SB 1 is generated from both gasoline and diesel fuel excise taxes and vehicle registration fees. SB 1 also provides for inflationary adjustments to tax rates in future years. Revenue received is allocated to the Road Maintenance and Rehabilitation Account (RMRA) and is available for street resurfacing projects through the Local Streets and Roads Funding Program. The projected revenue for Fiscal Year 2026-27 for the City of El Cajon is \$2,983,211.

SB 1 emphasizes the importance of accountability and transparency in the delivery of California's transportation programs. Therefore, in order to be eligible for RMRA funding, the statute requires cities and counties to provide basic annual reporting to the California Transportation Commission (CTC). Further, all projects anticipated to receive funding through RMRA must be identified annually in an approved List of Proposed Projects and submitted to the CTC by July 1st. Projects identified on the list are required to include a description, location, schedule for completion, and the estimated useful life of the improvement.

The current List of Proposed Projects is reflected in the Resolution attached to this report, specifically in Exhibit A - RMRA 2026-27 Map of Proposed Projects. Upon adoption of the attached Resolution, all proposed streets included in this list will be included in the City's Capital Improvement Program.

To maximize the use of SB 1 funds and ensure that the City's most critical streets receive timely maintenance, while also maintaining fairness across neighborhoods, the City has implemented a strategic pavement management approach. For planning purposes, the City is divided into five maintenance zones. As a general practice, the paving program focuses on one maintenance zone each fiscal year, allocating approximately 80% of available funding to that zone and 20% to citywide needs. The strategy also sequences pavement treatments, slurry seal and spot repairs are completed prior to full-width mill and overlay each cycle. This sequencing enhances both cost-effectiveness and the planning process. Through this approach, each maintenance zone receives various paving treatments at least twice within a five-year period.

CALIFORNIA ENVIRONMENTAL QUALITY ACT:

The proposed list of projects to be funded by the RMRA Local Streets and Roads Funding Program is exempt from the California Environmental Quality Act ("CEQA"), pursuant to State CEQA Guidelines section 15301(c). Section 15301(c) provides an exemption for street maintenance, the installation of bicycle lanes, and pedestrian crossing safety improvements. None of the exemption exceptions listed under CEQA Guidelines section 15300.2 exist.

FISCAL IMPACT:

Revenue from RMRA (511500) to the City of El Cajon for Fiscal Year 2026-27 is estimated to be \$2,983,211.

Prepared By: Kayla Hsu, Junior Engineer

Reviewed By: Yazmin Arellano, Director of Development Services

Approved By: Graham Mitchell, City Manager

Attachments

Resolution

Exhibit A - RMRA 2026-27 Map of Proposed Projects

RESOLUTION NO. -26

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF EL CAJON
ADOPTING A LIST OF PROJECTS FOR FISCAL YEAR 2026-27 FUNDED BY
SB 1: THE ROAD REPAIR AND ACCOUNTABILITY ACT OF 2017

WHEREAS, Senate Bill 1 ("SB 1"), the Road Repair and Accountability Act of 2017, was enacted in April 2017 to address the significant multi-modal transportation funding shortfalls statewide; and

WHEREAS, SB 1 includes accountability and transparency provisions that will ensure the residents of the City of El Cajon (the "City") are aware of the projects proposed for funding in our community and which projects have been completed each fiscal year; and

WHEREAS, the City must adopt a list of projects proposed to receive fiscal year funding from the Road Maintenance and Rehabilitation Account ("RMRA") created by SB1, which must include a description and the location of each proposed project, a proposed schedule for the project's completion, and the estimated useful life of the improvement; and

WHEREAS, the City will receive an estimated \$2,983,211 in RMRA funding in Fiscal Year 2026-27; and

WHEREAS, this is the tenth year in which the City of El Cajon is receiving RMRA funding and the funds will enable the City to continue essential road maintenance and rehabilitation projects, safety improvements, repairing and replacing aging bridges, and increasing access and mobility options for the traveling public that would not have otherwise been possible without the funding; and

WHEREAS, the City used a Pavement Management System to develop the RMRA project list to ensure revenues are being used on the most high-priority and cost-effective projects that also meet the communities priorities for transportation investment; and

WHEREAS, the funding from RMRA will help the City of El Cajon maintain and rehabilitate major or arterial roads, install street preservation materials on local and collector streets, and add active transportation infrastructure throughout the City this year and in the future; and

WHEREAS, the 2023 California Statewide Local Streets and Roads Needs Assessment found that the City's streets and roads are in a "Good" condition and this revenue will help the City increase the overall quality of our road system and over the next decade maintain City streets and roads in a "Good" condition; and

WHEREAS, the proposed list of projects to be funded by the RMRA Local Streets and Roads Funding Program is exempt from the California Environmental Quality Act ("CEQA"), pursuant to CEQA Guidelines section 15301(c), that provides an exemption for street maintenance, the installation of bicycle lanes and pedestrian crossing safety improvements; and

WHEREAS, the RMRA 2026-27 project list and overall investment in our local streets and roads infrastructure with a focus on basic maintenance and safety, investing in complete streets infrastructure, and using cutting-edge technology, materials and practices, will have significant positive co-benefits statewide.

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

Section 1. The foregoing recitals are true and correct and are adopted as findings by the City Council.

Section 2. The following list of newly proposed projects will be funded in-part or solely with Fiscal Year 2026-27 Road Maintenance and Rehabilitation Account revenues:

1) PROJECT TITLE: Slurry 2026

PROJECT DESCRIPTION: Provides for the resurfacing of various thoroughfare, collector, and local streets using slurry seals.

PROJECT LOCATION:

Boundary 2 – Central Valley Neighborhoods (Exhibit A)

ESTIMATED PROJECT SCHEDULE: 10/27 – 12/27

ESTIMATED PROJECT USEFUL LIFE: 5-8 Yrs.

2) PROJECT TITLE: Asphalt Spot Repairs 2027

PROJECT DESCRIPTION: Provides for asphalt spot repairs for thoroughfare, collector, and local streets in preparation for the City's slurry seal project.

PROJECT LOCATION:

Boundary 3 – East Valley Neighborhoods (Exhibit A)

ESTIMATED PROJECT SCHEDULE: 07/27 – 10/27

ESTIMATED PROJECT USEFUL LIFE: 5-8 Yrs.

Section 3. The following previously adopted projects may also utilize Fiscal Year 2026-27 Road Maintenance and Rehabilitation Account Revenues in their delivery. With the relisting of these projects in the adopted fiscal year resolution, the City is reaffirming to the public and the State our intent to fund these projects with Road Maintenance and Rehabilitation Account revenues:

1) PROJECT TITLE: Slurry 2025

PROJECT DESCRIPTION: Provides for the resurfacing of various thoroughfare, collector, and local streets using slurry seals.

PROJECT LOCATION:

Boundary 1 – Fletcher Hills Neighborhoods

ESTIMATED PROJECT SCHEDULE: 10/26 – 12/26

ESTIMATED PROJECT USEFUL LIFE: 5-8 Yrs.

STREET	LIMITS
ALDWYCH RD	TYRONE ST TO WILLIS RD
ANDOVER RD	BALLARD TO SOUTH SECOND ST
ANJULI CT	GROSSMONT COLLEGE DR TO CUL DE SAC
ANZA ST	ALLEY TO CHASE AVE
CALVIN LN	WITHERSPOON WAY TO HOSMER ST
CHATHAM ST	WEST CITY LIMITS TO FLETCHER PKWY
COTTONPATCH WAY	WESTWIND DR TO GROSSMONT VIEW DR
CROYDON LN	WESTWIND DR TO WEDGEMERE RD
CYPRESS AVE	CHAMBERS ST TO MAGNOLIA AVE
FANITA DRIVE	GROSSMONT COLLEGE DRIVE TO I -125
GARDEN GROVE LANE	MEADOWCREST DR TO FREEBORN WAY
GARFIELD AVE	FLETCHER PARKWAY TO SOUTH CITY LIMITS
GRANITE HILLS DR	SOUTH SECOND ST TO CITY LIMIT
GROSSMONT COLLEGE DR	HIGHWAY 125 NORTH CITY LIMIT TO CUL DE SAC
GROSSMONT VIEW DR	COTTONPATCH WAY TO MURRAY DR
HIHILL WAY	GROSSMONT VIEW DR TO CUL DE SAC
JACKMAN ST	FLETCHER PKWAY TO ARNELE AVE
LITTLETON RD	NAVAJO RD TO GARFIELD AVE
MEADOW CREST DRIVE	CUL DE SAC TO SOUTH CITY LIMITS
NAVAJO RD	LITTLETON ROAD TO CITY LIMIT
E PARK AVE	MAGNOLIA AVE TO BALLANTYNE ST
PETREE ST	NORTH MARSHALL AVE TO JACKMAN ST
REDWOOD AVE	FIRST ST TO SOUTH SECOND ST
SANDALWOOD DR	BALLANTYNE ST TO MOLLISON AVE
TAHOE ST	MEADOWCREST DR TO CUL DE SAC
THRASHER WAY	MEADOWCREST DR TO CHATHAM ST
TRAVELODGE DR	WEST MAIN ST TO MURRAY DR
TYRONE ST	FLETCHER PARKWAY TO GALWAY PLACE
VALLEY LAKE DR	FANITA DR TO CUL DE SAC
WESTWIND DR	TAMPA ST TO COTTONPATCH WAY

WITHERSPOON WAY	CHATHAM ST TO HOSMER ST
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2) PROJECT TITLE: Asphalt Spot Repairs 2026

PROJECT DESCRIPTION: Provides for asphalt spot repairs for thoroughfare, collector, and local streets in preparation for the City's slurry seal project.

PROJECT LOCATION:

Boundary 2 – Central Valley Neighborhoods

ESTIMATED PROJECT SCHEDULE: 07/26 – 10/26

ESTIMATED PROJECT USEFUL LIFE: 5-8 Yrs.

STREET	LIMITS
ALDWYCH RD	TYRONE ST TO WILLIS RD
ARLINGTON PL	EL REY AVE TO CUL DEL SAC
BERRYDALE ST	E BRADLEY AVE TO ADELE ST
BURNET ST	E BRADLEY AVE TO ADELE ST
CHATHAM ST	WEST CITY LIMITS TO FLETCHER PKWY
COTTONPATCH WAY	WESTWIND DR TO GROSSMONT VIEW DR
CROSBY ST	CITY LIMIT TO BROADWAY
CYPRESS AVE	CHAMBERS ST TO MAGNOLIA AVE
E PARK AVE	MAGNOLIA AVE TO BALLANTYNE ST
EL REY AVE	CITY LIMIT TO CUL DE SAC
FARVIEW ST	VICTOR ST TO WAYSIDE AVE
FLAMINGO AVE	CITY LIMIT TO 2ND ST
FLAMINGO PL	ARLINGTON PL TO GREENFIELD DR
FLINT ST	PEPPER VILLA DR TO WOODBURN ST
GROSSMONT VIEW DR	COTTONPATCH WAY TO MURRAY DR
HIHILL WAY	GROSSMONT VIEW DR TO CUL DE SAC
ORO ST	EL REY AVE TO CITY LIMIT
PEPPER VILLA CT	PEPPER VILLA DR TO CUL DE SAC
PEPPER VILLA DR	CITY LIMIT TO BRADLEY AVE
TYRONE ST	FLETCHER PARKWAY TO GALWAY PLACE
VALLEY VILLAGE DR	N MOLLISON AVE TO CUL DE SAC
VICTOR ST	CITY LIMIT TO CUL DE SAC

3) PROJECT TITLE: Overlay 2026

PROJECT DESCRIPTION: Provides for the reconstruction and/or resurfacing of several thoroughfare, collector, and local streets using asphalt overlays.

PROJECT LOCATION:

Boundary 1 – Fletcher Hills Neighborhoods

ESTIMATED PROJECT SCHEDULE: 08/27 – 12/27

ESTIMATED PROJECT USEFUL LIFE: 13-20 Yrs.

STREET	LIMITS
AUSTRALIA ST	CUL DE SAC TO CUL DE SAC
BATCHELDER CT	WESTWIND DR TO CUL DE SAC
BETTS ST	CUL DE SAC TO CUL DE SAC
BLANCHARD RD	DRYDEN RD TO CITY LIMIT
CATARACT PL	GARDEN GROVE LN TO CUL DE SAC
CUYAMACA ST	MARSHALL AVE. TO BRADLEY AVE
CLIFFDALE RD	CUL DE SAC TO EASTSIDE RD
DRYDEN RD	WITHERSPOON WAY TO GARFIELD AVE
EASTSIDE RD	SWALLOW DR TO CLIFFDALE RD
FANITA RANCHO RD	FARRINGTON DR TO CITY LIMIT
FARRINGTON DR	CITY LIMIT TO FURNER ST
FERDINAND RD	DRYDEN RD TO CUL DE SAC
FREEBORN WY	GARDEN GROVE LN TO CUL DE SAC
GILLESPIE WAY	WELD BLVD TO CUYAMACA ST
HACIENDA DR	BROCKTON ST TO SHARON WAY
LEXINGTON AVE	MAGNOLIA AVE TO 1ST ST
MAIN ST	MURRAY DR TO TRAVELODGE DR
MANION ST	NIELSEN ST TO FARRINGTON DR
NIELSEN CT	NIELSEN ST TO CUL DE SAC
NIELSEN ST	CUL DE SAC TO WELD BLVD
PFEIFER LANE	HERON AVE TO CUL DE SAC
SOUTHERN RD	DRYDEN RD TO CITY LIMIT
THIRD ST	OAKDALE TO MADISON
WASHINGTON AVE	EL CAJON BLVD TO AVOCADO AVE
WHITHERSPOON WAY	CHATHAM ST TO DRYDEN RD
WHITSETT DR	CUL DE SAC TO CUL DE SAC
YERBA VERDE DR	CUL DE SAC TO CUL DE SAC

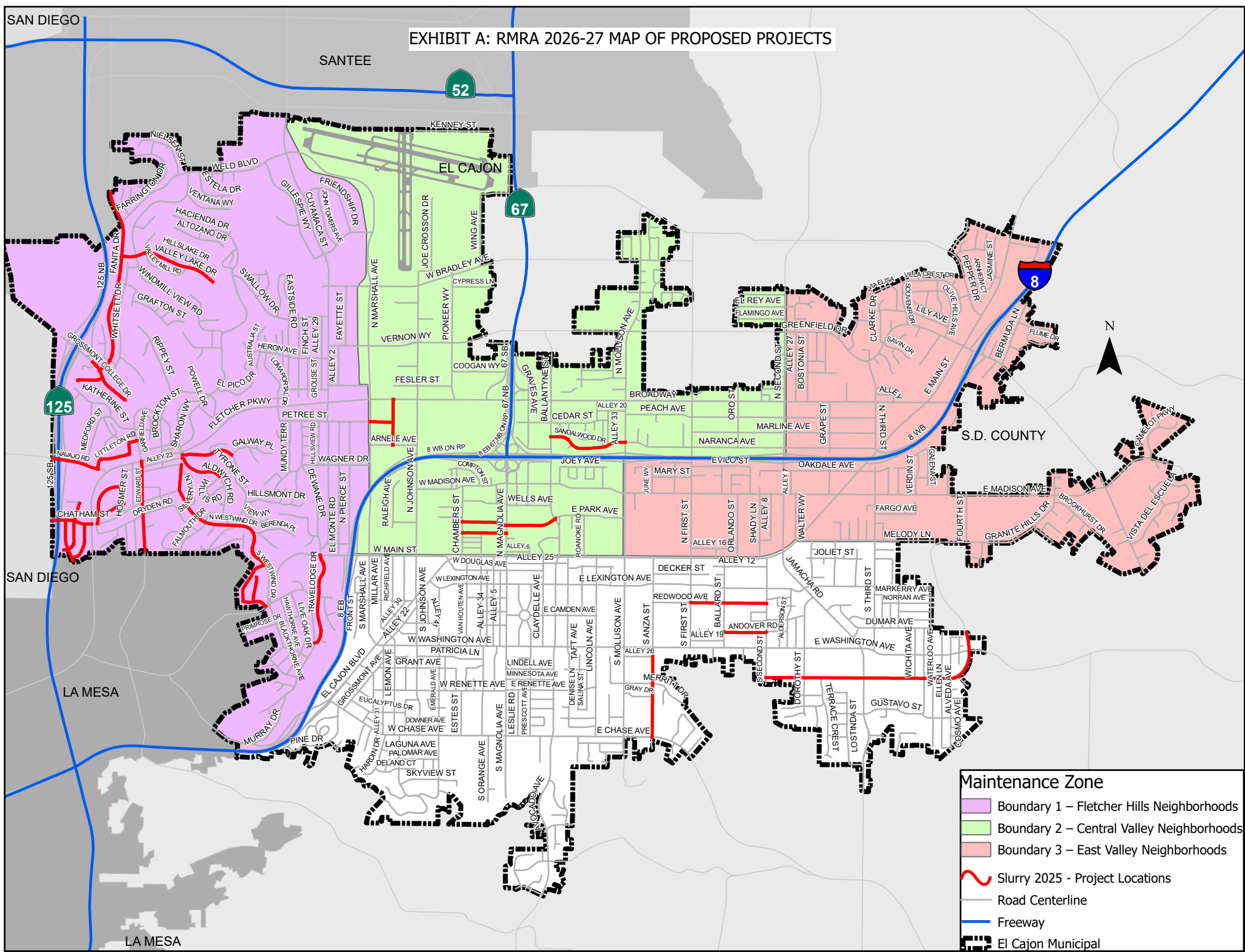
Section 4. The list of projects proposed to be benefited by the RMRA funds, attached hereto as Exhibit "A" (the "RMRA 2026-27 List of Proposed Projects") is hereby approved.

Section 5. The proposed list of projects to be funded by the RMRA Local Streets and Roads Funding Program is exempt from the California Environmental Quality Act ("CEQA"), pursuant to CEQA Guidelines section 15301(c), that provides an exemption for street maintenance, the installation of bicycle lanes and pedestrian crossing safety improvements

Section 6. The Director of Development Services (the “Director”), or such person designated by the Director, is hereby authorized and directed to submit to the California Transportation Commission (“CTC”) the RMRA 2026-27 Project List and such other documents as may be required by the CTC.

Section 7. The City of El Cajon does hereby certify that all applicable provisions of the RMRA Policy will be met.

EXHIBIT A: RMRA 2026-27 MAP OF PROPOSED PROJECTS



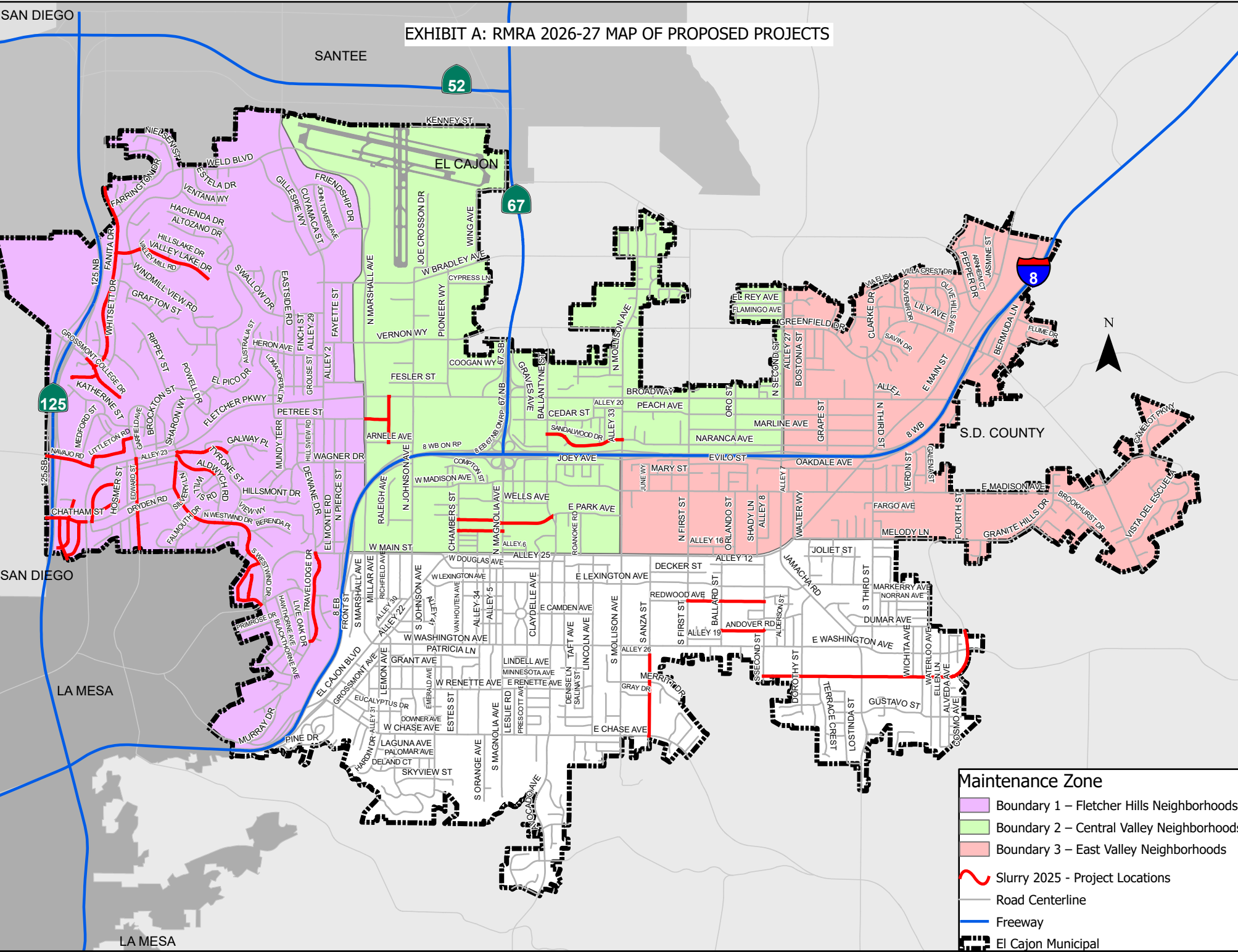
Maintenance Zone

- Boundary 1 – Fletcher Hills Neighborhoods
- Boundary 2 – Central Valley Neighborhoods
- Boundary 3 – East Valley Neighborhoods

Legend:

- Slurry 2025 - Project Locations
- Road Centerline
- Freeway
- El Cajon Municipal

EXHIBIT A: RMRA 2026-27 MAP OF PROPOSED PROJECTS



Maintenance Zone

- Boundary 1 – Fletcher Hills Neighborhoods
- Boundary 2 – Central Valley Neighborhoods
- Boundary 3 – East Valley Neighborhoods

Legend

- Slurry 2025 - Project Locations
- Road Centerline
- Freeway
- El Cajon Municipal

City Council
Agenda Report
Agenda Item 9.

DATE: 06/09/2026

TO: Honorable Mayor and City Councilmembers

FROM: Mara Romano, Purchasing Agent

SUBJECT: Approval of Resolution to Authorize the Contract Amendment for Survey, Mapping, and Right-of-Way Easement at Grossmont Terrace

RECOMMENDATION:

That the City Council adopts the next Resolution, in order, to authorize an amendment to the Agreement for Professional Services with Glenn A. Rick Engineering and Development Co. dba Rick Engineering Company (REC) for Survey, Mapping, & Right-of-Way Easement at Grossmont Terrace in the not-to-exceed amount of \$81,782.45, for work to be performed through and including May 12, 2027.

BACKGROUND:

The Survey, Mapping, & Right-of-Way Easement at Grossmont Terrace project encompasses base mapping, preliminary sewer access road design, easement dedication package, easement vacation packages, right-of-way services, and project management.

On September 12, 2023, the City Council approved SOQ No. 007-24 – On-Call Professional Services. The Statement of Qualifications (SOQ) resulted in a pre-qualified list of firms for on-call professional services covering multiple disciplines, to include general civil engineering services. The firms provide professional services on an “as-needed” basis when projects or services cannot be completed by City staff. Selection of pre-qualified firms is on a rotating basis for individual tasks within each discipline. Contracts greater than \$75,000 require City Council approval.

The City entered into a contract with REC on May 13, 2024, in the not-to-exceed amount of \$73,315 for a one-year term. The agreement was extended for an additional year through May 12, 2026, with no additional compensation.

Currently, City staff is requesting the agreement be renewed for an additional one-year term, through and including, May 12, 2027, in the not-to-exceed amount of \$81,782.45. This amount includes the remaining balance of the original amount of \$42,217.45 and additional compensation in the amount of \$39,565.

The increase and extension are requested due to the inherently extensive acquisition of right-of-way process and to continue services without interruption.

CALIFORNIA ENVIRONMENTAL QUALITY ACT:

Ongoing administrative activities of this nature do not constitute a "project" and are exempt from the California Environmental Quality Act (CEQA), pursuant to section 15378(b)(2) of the CEQA Guidelines. Any environmental review required for individual projects will be performed prior to the City's project approval, as required by CEQA.

FISCAL IMPACT:

Approval of the not-to-exceed amount of \$81,782.45 will supplement the remaining work for a total not-to-exceed amount of \$112,880. Sufficient funds are available in Grossmont Terrace Sewer Easement Improvement (253847PWCP).

Prepared By: Mara Romano, Purchasing Agent

Reviewed By: Yazmin Arellano, Director of Development Services

Approved By: Graham Mitchell, City Manager

Attachments

Resolution

RESOLUTION NO. ____-26

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF EL CAJON
AUTHORIZING AN AMENDMENT TO THE AGREEMENT WITH GLENN A.
RICK ENGINEERING & DEVELOPMENT CO. FOR SURVEY, MAPPING,
& RIGHT-OF-WAY EASEMENT AT GROSSMONT TERRACE

WHEREAS, on May 13, 2024, following the approval of SOQ No. 007-24 – On-Call Professional Services, the City entered into an agreement with Glenn A. Rick Engineering and Development Co. dba Rick Engineering Company (Rick Engineering Co.) in the not-to-exceed amount of \$73,315 (the "Agreement") for Survey, Mapping, and Right-of-Way Easement at Grossmont Terrance project (the "Project"); and

WHEREAS, the Project involves base mapping, preliminary sewer access road design, easement dedication package, easement vacation packages, right-of-way services and project management in the City of El Cajon (the "City"); and

WHEREAS, on April 1, 2025, City and Rick Engineering Co. entered into an amendment to the Agreement extending the term an additional one-year term, for the period of May 13, 2025 through May 12, 2026, with no additional compensation; and

WHEREAS, Staff is requesting a one-year extension to the Agreement, for the period of May 13, 2026 through May 12, 2027, with additional compensation in an amount not-to-exceed \$81,782.45, comprising the remaining balance for the period of May 13, 2024 through May 12, 2025 of \$42,217.45, and \$39,565 for the proposed renewal term; and

WHEREAS, this action is exempt from the California Environmental Quality Act pursuant to state CEQA Guidelines section 15378(b)(2) as they are administrative activities of government that will not result in direct or indirect physical changes in the environment; and

WHEREAS, approval of the not-to-exceed amount of \$81,782.45 will supplement compensation under the Agreement, for a total not-to-exceed amount of \$112,880.00, for which funds are available in the Grossmont Terrace Sewer Easement Improvement (253847PWCP) project.

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

1. The foregoing recitals are true and correct and are the findings of the City Council.
2. The City Council hereby determines that the proposed action is exempt from CEQA pursuant to state CEQA Guidelines section 15378(b)(2).

3. The City Council hereby authorizes an amendment to the Agreement, to provide for additional compensation in an amount not-to-exceed \$81,782.45, and to extend the term for one additional year, from May 13, 2026 through May 12, 2027.

4. The City Council hereby authorizes and directs the City Manager, or such person as is designated by the City Manager, to execute an amendment to the Contract, with such changes as may be necessary and approved by the City Manager.

City Council
Agenda Report
Agenda Item 10.

DATE: 06/09/2026
TO: Honorable Mayor and City Councilmembers
FROM: Graham Mitchell, City Manager
SUBJECT: Neighborhood Traffic Calming Update

RECOMMENDATION:

That the City Council receives the report and provides feedback and direction on implementation recommendations.

BACKGROUND:

The City Council Action Plan includes the following six tasks related to “reducing speeding motorists” in the community:

- Explore legal uses of technology solutions or increased penalties to focus on excessive speeding and present findings to the City Council,
- Implement an education and media campaign about enforcement,
- Host town hall,
- Continue to explore and measure the effects of engineering solutions (angled parking, narrowed travel lanes, bulb outs),
- Implement a speed saturation enforcement unit with current staffing and budget, and
- Research and pilot out-of-the-box ideas.

As part of meeting this goal, the City Council held a Neighborhood Traffic Calming Town Hall on April 21st. It was attended by approximately 100 residents. The intent of the Town Hall was to solicit feedback from community members about speeding and other traffic problems, as well as possible solutions.

The City also hosted a neighborhood meeting with residents living near or on Jamacha Road, Gustavo Street, Vista Del Valle Boulevard, and other surrounding streets. This meeting, held on May 21, 2026, was attended by approximately 40 members of the public, along with City staff, Councilmember Goble, and representatives from the Sheriff’s Department, California Highway Patrol, and Supervisor Joel Anderson’s office. The focused nature of this meeting allowed for a deeper dive into possible solutions.

At both meetings, staff recorded complaints, suggestions, and comments. Staff prepared the attached spreadsheets to help track action items from the two meetings. Some of the recommendations have already been implemented, are scheduled to be implemented, or require further City Council consideration and direction.

Since the Town Hall on April 21st, staff has increased enforcement activity with existing staff, relying on overtime, grant details, and multi-agency cooperation to focus on various traffic-related issues in the City and surrounding areas of ingress/egress. One multi-agency targeted detail occurred in areas with frequent speeding complaints, which resulted in 104 total citations issued, 76 of those were speeding citations. Between April 21st and June 1st, a total of 348 citations have been issued (91 were speed related).

During the agenda presentation, staff will present recommendations that require City Council action for further discussion, public input, and direction.

Also, included as attachments are the two presentation decks shown at the town hall and neighborhood meeting, as well as notes taken from the town hall activity.

CALIFORNIA ENVIRONMENTAL QUALITY ACT:

Neighborhood traffic calming implementation and future projects are exempt from the California Environmental Quality Act ("CEQA") pursuant to sections 15378(b)(5) and 15301 of the State CEQA Guidelines. Section 15378(b)(5) exempts administrative activities of government that will not result in direct or indirect physical changes in the environment and section 15301 exempts minor alterations to existing public facilities, including public streets.

FISCAL IMPACT:

Most of the immediate projects are those that can be absorbed within the current streets-related budgets. Several projects will require grant funding and others may require City Council budget allocation approval.

Prepared By: Graham Mitchell, City Manager

Reviewed By:

Approved By: N/A

Attachments

Town Hall Action Items

Jamacha/Gustavo Meeting Action Items

Town Hall Activity Report (April 21, 2026)

Town Hall Presentation

Jamacha/Gustavo Presentation

Action Items from Traffic Calming Town Hall (April 21, 2026)

Community Comments			
Item	Location	Request	Status/Comment/Recommendation
1	Fletcher Parkway/Hacienda Dr/ Westwind Dr	Unsafe intersection for pedestrians.	Split phasing for this intersection has been completed.
2	General	Up keep on striping maintenance.	Noted. School zones are the highest priority, then major thoroughfare streets. The City will enter into a \$1.85 M contract this summer for sealing and striping at various locations throughout the City.
3	Gustavo St and Amistad Ct	Stated that the all-way stop at Gustavo/ Amistad was removed and requested it be replaced.	Based on historic Google maps and staff recollection, this intersection was not previously controlled by an all-way stop.
4	Madison Ave and Fourth St	General comment regarding traffic at Montgomery Middle School.	PD Traffic Division handling.
5	Melody Ln and Gina Ave	Request for an all-way stop.	A traffic study was completed for installation of all-way stop, which was not warranted.
6	Tyrone St/Aldwych Rd	Request for missing sidewalk.	This area has been identified through the 2022 ATP as requiring infill. In CIP's list to address.
7	Redwood Ave from Ballard St to S Second St	Request for speed cushions.	This location will be part of the Speed Cushion Pilot Program Phase 4.
8	Richfield Ave and W Main St	General comment regarding the narrowing of intersection.	This intersection was part of the Main St Green St improvements.
9	Jamacha Rd south of Gustavo St	Request for MPH legend on road.	The Near-Term Improvement for Jamacha Rd will include this installation.
10	General	General agreement to bring back Drivers Education to schools.	Staff sent letter to Grossmont Union HS District with suggestion.
11	General	General agreement to issue warning tickets for speeding vehicles.	PD Traffic Division handling / possible contract with Altumint.
12	Gustavo St from Jamacha Rd to Cosmo Ave	Request for speed cushions.	This location will be part of the Speed Cushion Pilot Program Phase 3.
13	General	ALPR installation, similar to City of Palos Verdes.	PD Traffic Division to look into possible grant applications to install more FLOCK cameras.

14	Richfield Ave from W Main St to ECB	Request for speed cushions.	This location will be part of the Speed Cushion Pilot Program Phase 3.
15	Chase Ave and I-8/Pine Dr	Traffic signal issue at the CALTRANS I-8 off ramp and Chase. Concerned about the lack of attention to stopping at the signal. Two traffic lights are turning into Chase – blocked by street signs. KEEP CLEAR legend was appreciated.	Traffic Engineering has been in communication with Caltrans.
16	Melody Lane from E Main St to N 3rd St	Speeding from the high school; needs enforcement, speed bumps and crosswalks.	This location will be part of the Speed Cushion Pilot Program Phase 3. This area has been identified through the 2022 ATP as requiring sidewalks. In CIP's list to address.
17	744 E Chase Ave	On-street parking in high-velocity areas is dangerous for residents in and out of driveways.	Red curb has been installed at this property for better visibility. The engineering team also provided information to the resident regarding the new installation of a concrete driveway and parking off of Lincoln Ave.
18	Jamacha Rd and Vista Del Valle Blvd	Reported on 52 crashes in 37 years. Likes the idea of speed bumps, speed tables, speed cushions.	See Notes from Neighborhood Meeting (May 21, 2026).
19	Jamacha Rd and Dorothy St	Roadway hazard. Blue Pacific Engineering – unfinished construction.	Blue Pacific installed median striping and markers, along with yellow-painted median noses.
20	Jamacha Rd and Vista del Valle Blvd	TIMS data need fixing.	PD Traffic Division to look into this.
21	Melody Lane from N 3rd St to Granite Hills Dr	No posted speed limit signs near Montgomery Middle School.	Traffic Engineering will evaluate this area and request for speed limit signs to be installed if necessary.
22	General	EC Collaborative has helped by working with 50-70 social service agencies and schools each month to discuss. Putting together videos, assemblies, and bringing parents together this year.	The Traffic Engineering team continues to work closely with the El Cajon Collaborative. A member of the Traffic Engineering team attends quarterly meetings and workshops regarding traffic safety.
23	S Second St from E Lexington Ave to Redwood	Request for pedestrian path.	City CIP staff reached out to the resident to confirm this request.

City Council Comments			
24	General	More parental involvement is critical.	
25	General	Bring Driver's Ed to high school class.	Staff sent letter to Grossmont Union HS District with suggestion.
26	General	1. 118 citations vs 33 speeding tickets. More speeding enforcement ns eeded. 2. MyCivic App: change othe order of requests to the most popular on top, such as speeding, instead of alphabeticalorder. Change the "Resolved" to "Referred." 3. Washington Ave road design: temporary barriersi in center lanes/short-term temp solutions? 4. Stop signs at Dorothy/Wash: give drivers a false sense of security. Greenfield/Souvernir Dr stop sign – working, but now people on Souvernir Dr are not stopping.	1. PD Traffic Division Handling. 2. The order of the requests on My Civic has been updated. The application is an off the shelf software and the available status can't be changed. Traffic Engineering staff will only use the "Resolved" when the request has been closed. "Referred" or "Assigned" will be used when the request is pending. 3. Traffic Engineering will look into centerline barriers until the construction is completed for Phase 2 of the HSIP project. 4. Washington Ave and Dorothy St will have a traffic signal installed as part of the Phase 2 project, scheduled to begin construction in late 2027.
27	General	Education program – PD talks about the consequences of reckless driving. PD shows up at each HS. Monthly stats and reports for when speeders were caught speeding (the public can see where enforcement is happening). Like to see a season of little to no tolerance on speed and let the word get out. Motor days – different agencies coming to EC – need to be more frequent, if possible. Chase and Washington – using the center lane as a passing lane – near accident.	PD Traffic Division handling.

Action Items from Jamacha/Gustavo Neighborhood Meeting (May 21, 2026)

Item	Location	Request	Status/Comment/Recommendation
1	Melody Lane from E Main St to N 3rd St	Speeding from the high school needs enforcement, speed bumps, and crosswalks.	This location is part of the Speed Cushion Pilot Program Phase 3. This area has been identified through the 2022 ATP as requiring sidewalks. In CIP's list to address.
2	Jamacha Rd south of Gustavo St	Consider no parking for semi-trucks.	PD enforcement monitored the area on 05/28/26 and gave one citation. Traffic Engineering will install "No Parking" signs on the dirt area, south of Gustavo St on Jamacha Rd, along with "No Parking Vehicles Over 6' High" south of Granite Hills Dr on Jamacha Rd.
3	Jamacha Rd south of Gustavo St	Request for MPH legend painted on road.	The Near-Term Improvement for Jamacha Rd will include this installation.
4	Jamacha Rd south of Gustavo St	Speed Feedback Sign south of Vista Del Valle Blvd northbound.	The Near-Term Improvement for Jamacha Rd will include this installation.
5	Jamacha Rd from Shadow Vista Way to Vista Del Valle Blvd	Rumble strips to be analyzed both northbound and southbound direction.	The Near-Term Improvement for Jamacha Rd will include this installation. If there is sufficient available funding, both NB and SB will be considered, with NB being the priority.
6	Jamacha Rd south of Gustavo St	Request for tree removal on southeast of intersection.	City will ask the HOA to consider tree removal and offer a smaller tree replacement paid for by the City.
7	Jamacha Rd and Gustavo St	Place signals on "rest on red" during evening hours.	Traffic Engineering analyzed the suggestion and will make adjustments.
8	Jamacha Rd from Shadow Vista Way to Vista Del Valle Blvd	Request for "K" rail along centerline of road.	Traffic Engineering does not recommend "K" rail along the centerline of Jamacha Rd. The center lane is 15ft wide and would better benefit from concrete raised medians with landscaping. CIP staff will be working on an HSIP cycle 13 grant application in the next couple of months, including these traffic calming measures.

9	Jamacha Rd from Gustavo St to Shadow Vista Way	Metal beam guardrail (MBGR) north of Shadow Vista Way ~500LF on the eastside of the street.	City staff is considering installation in the FY26-27 budget. The cost for ~500 feet is approximately \$200,000.
10	Jamacha Rd and Kendrick Way	Request for mini roundabout.	Current configuration of the intersection is not feasible for a mini-roundabout; grant funding is required for a more in depth analysis. Not recommended.
11	Gustavo St from Jamacha Rd to Cosmo Ave	Request for speed cushion surveys to be in English/Spanish/Arabic/Pashtu.	This location is part of the Speed Cushion Pilot Program Phase 3. Traffic Engineering staff will be sending letters in multiple languages.
12	Gustavo St from Jamacha Rd to Cosmo Ave	Request for speed cushion surveys to be sent to tenants, rather than property owners.	This location is part of the Speed Cushion Pilot Program Phase 3. Traffic Engineering staff will look into the addresses picked up from GIS.
13	Gustavo St and Waterloo Ave	Request for all-way stop.	Traffic Engineering will conduct a traffic study for this intersection to determine if an all-way stop is warranted.
14	Jamacha Rd and Gustavo St	Request for "No Turn on Red" eastbound.	Traffic Engineering conducted a traffic analysis, which did not justify this modification.
15	Gustavo St	Request for additional speed limit signs on both eastbound and westbound lanes of Jamacha Rd.	Traffic Engineering will evaluate this area and request for speed limit signs to be installed if necessary.
16	Vista Del Valle Blvd and Lisbon Ln	Request for roadway mirror for blind spot at this location. Per resident, this was previously there but was removed.	This area is within County jurisdiction. Engineering staff forwarded request to County.

Activity Results from Traffic Calming Town Hall (April 21, 2026)

Attendees help small group discussions regarding "Root Causes of Speeding" related to four categories (Enforcement, Human Behavior, Road Design, and Other). These were the topics discussed.

Category	Potential Cause	Potential Cause Subcategory
Enforcement	8 East at Chase - no enforcement of red light laws - if you posted 10 officers for 1 day you would have 500 citations	More enforcement
Enforcement	Enforcement, visibility, consistency, no pain no gain	More enforcement
Enforcement	Granite Hills Dr, in and out of jurisdictions.	
Enforcement	No one patrolling or monitoring parents parking in bike lanes, racing at night, donuts	More enforcement
Enforcement	Stopping at red lights on Washington in recent years is a suggestion - not a requirement	
Enforcement	Police should use drones to help with traffic	
Enforcement	Washington is a freeway to some - in and out trying to get to the (?)	
Enforcement	40 mph speed limit is completely ignored by newer very fast cars	
Enforcement	Cars don't stop when it says "Keep Clear" for others to get out - Chase Ave	
Enforcement	Constant enforcement	More enforcement
Enforcement	Impound speeding cars	More enforcement
Enforcement	More stop signs enforcement	More enforcement
Enforcement	Enforcement, enforcement, and more enforcement	More enforcement
Enforcement	Need more penalties	More enforcement
Enforcement	People get away with it so they continue doing it	More enforcement
Enforcement	Too many red light runners at 1st and Main	More enforcement
Enforcement	Lack of enforcement	More enforcement
Enforcement	Lack of speeding tickets	More enforcement
Enforcement	Focus enforcement on violations that cause accidents	More enforcement
Enforcement	Routine focused enforcement	More enforcement
Enforcement	Include tickets by location on the monthly deputy reports	
Enforcement	Need more officers	More enforcement
Enforcement	Need more tickets	More enforcement
Enforcement	Need to charge more money from tickets - stay in El Cajon	More enforcement
Enforcement	Red light cameras	More enforcement
Enforcement	Lack of enforcement	More enforcement
Enforcement	E-bikes - helmets, age of riders, areas of concern need maintenance	E-bikes

Enforcement	Lack of enforcement	More enforcement
Enforcement	Lack of enforcement in school areas I live on Vista Del Valle and Jamacha and speeders are extremely horrible we have had multiple car accidents. I exit tis intersection about ten times a day and we need speed bumps and traffic signals	More enforcement
Enforcement	Lack of enforcement	More enforcement
Enforcement	We do not have police presence at Gustavo and Jamacha sufficiently which leads to mostly young drivers in high performance cars that exceed speed limits and following laws	More enforcement
Human Behavior	Lack of respect	
Human Behavior	Expensive fast cars	Education
Human Behavior	No accountability	More enforcement
Human Behavior	Road rage	
Human Behavior	Wreckless drivers	Education
Human Behavior	Culturally we have an issue and possibly language barrier with drivers in our neighborhood that their identity is in their car and driving behavior face no consequences	Education
Human Behavior	Donuts, burn outs, and dracing	More enforcement
Human Behavior	Distracted drivers	Education
Human Behavior	Entitled drivers	Education
Human Behavior	Lack of education	Education
Human Behavior	Accelerating when light turns yellow	Education
Human Behavior	People being stupid being on their phone	Education
Human Behavior	No enforcement	More enforcement
Human Behavior	The drivers don't care - lack of enforcement	More enforcement
Human Behavior	Intoxicated	
Human Behavior	No respect	Education
Human Behavior	Young drivers with fast cars and little experience	Education
Human Behavior	Lack of human consideration	Education
Human Behavior	Lack of consequences	More enforcement
Human Behavior	People don't obey the laws	More enforcement
Human Behavior	Lack fo respect of laws	More enforcement
Human Behavior	Bad driving skills	Education
Human Behavior	Distracted drivers	Education
Human Behavior	Disrespectful driving	Education
Human Behavior	Lack of understanding of driving rules - younger drivers - things have changed	Education
Human Behavior	No fear of consequences	More enforcement

Human Behavior	"Everyone does it"	Education
Human Behavior	Drivers are in a hurry	Education
Human Behavior	Honking and forceful driving	
Human Behavior	Semi trucks and box trucks	
Human Behavior	Rv's and vans with people living in them are parking on side streets and block view of stop lights	Better signage visibility
Human Behavior	Lack of safe driving skills	Education
Human Behavior	Pace of life (everyone's in a hurry all the time)	
Human Behavior	Lack of accountability	More enforcement
Human Behavior	Lack of consequences	More enforcement
Human Behavior	Lack of police presence	More enforcement
Human Behavior	Lack of education	Education
Human Behavior	Feeling rushed or late due to increased traffic	
Human Behavior	Drag racing is fun! So what if I kill people	Education
Human Behavior	Age <18 mental maturity	Education
Human Behavior	Power trip	
Human Behavior	Me me me	Education
Human Behavior	No responsibility culpability	Education
Road Design	More roundabouts	Need roundabouts
Road Design	Speed humps	Need more speed bumps
Road Design	I would love to see the stretch from Brabham to Washington. Needs cooperation from City/State/County. Control for at least 1 year, and reanalyze.	Needs street light/ stop sign
Road Design	Lack of speed limit signs	Better signage visibility
Road Design	Remove concrete medians on second street to improve traffic flow	
Road Design	lack of signs for small streets	Better signage visibility
Road Design	Painting on the roads	Painting speed limit on roads
Road Design	Jamacha was a highway we have no signs	Better signage visibility
Road Design	Poor road infrastructure	
Road Design	People don't know the language of the signs	Better signage visibility
Road Design	Buses on Washington are a very serious problem	
Road Design	The roundabout on El Cajon blvd is dangerous, nobody yields or knows how to	Education
Road Design	Narrow roads in residential, lots of feeder streets and winding hills. Need more patrolling OLG and St. Ephran Church schools. Two lanes with parked cars. Sundays are the worst.	

Road Design	Need a protected left turn arrow on Fletcher Parkway and Hacienda / Westwind Dr. - School crossing - we almost got hit by vehicles weekly - starbucks coming will make worse!	Need pedestrian improvements
Road Design	Need better road design	
Road Design	Need more speed bumps	Need more speed bumps
Road Design	Need larger signs	Better signage visibility
Road Design	Need more driver education	Education
Road Design	Lack of enforcement	Increase enforcement
Road Design	Jamacha rd from Kendrick to Gustavo is too easy pick up speed and signs do not detract drivers from flying through and creating several accidents in that corridor	Needs street light/ stop sign
Road Design	Wide open streets (Chase/Washington)	Needs street light/ stop sign
Road Design	Steep hill (Jamacha)	Needs street light/ stop sign
Road Design	Update faded paint on roads	Painting speeds on roads/ paint lines
Road Design	Add more signs	Better signage visibility
Road Design	Lights not synchronized	
Road Design	3D paint speedbumps or cross walks	Need more speed bumps / paint speed bumps
Road Design	Quick transition in speed limit (50-35) in short distance (Jamacha-Gustavo) to was hinston (?)	
Road Design	Need speed bumps in residential neighborhood - Hacienda Dr - Way over speed limit and no sidewalk	Need more speed bumps
Road Design	No drag strip	
Road Design	Need more speed breaks	Needs street light/ stop sign
Road Design	8 East at Chase, Red light ignored, Street light blocked by signs	Better signage visibility
Road Design	Traffic signals or stop sign or speed bump	Needs street light/ stop sign
Road Design	Speed bumps	Need more speed bumps
Road Design	Lack of lights	Needs street light/ stop sign
Road Design	Street slope/curve	
Road Design	Clear signs	Better signage visibility
Other	Drones to enforce drag racing	Idea

Other	Limited city resources	Limited resources
Other	Family values	Education
Other	Expensive cars	Education
Other	Not enough enforcement	More enforcement
Other	Require everyone to take a 6 hour behind the wheel training plus written test	Education
Other	Driving education in schools	Education
Other	Need signs in Arabic, Spanish, and Persian	Better signage visibility



The Valley of Opportunity

Incorporated 1912

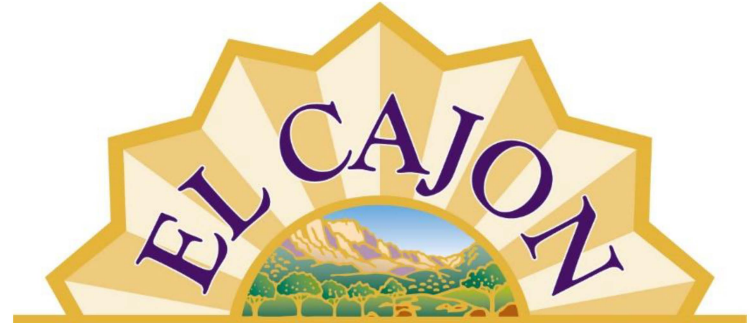
TOWN HALL MEETING

NEIGHBORHOOD TRAFFIC CALMING

TUESDAY
APRIL 21

6:30PM | RONALD REAGAN
COMMUNITY CENTER
(195 E. Douglas Avenue)

FREE & OPEN TO
THE PUBLIC



The Valley of Opportunity

Incorporated 1912

AGENDA

- Introduction
- Root Causes Group Activity
- Staff Presentation/Discussion
- City Council Discussion, Public Comment, City Council Feedback/Direction

Root Causes Activity

What are root causes of speeding in El Cajon?

As a group, discuss speeding in your neighborhood and reasons for speeding.

Come up with at least one root cause for each category.

Write on Post-it note and place on board.

Root Causes Activity

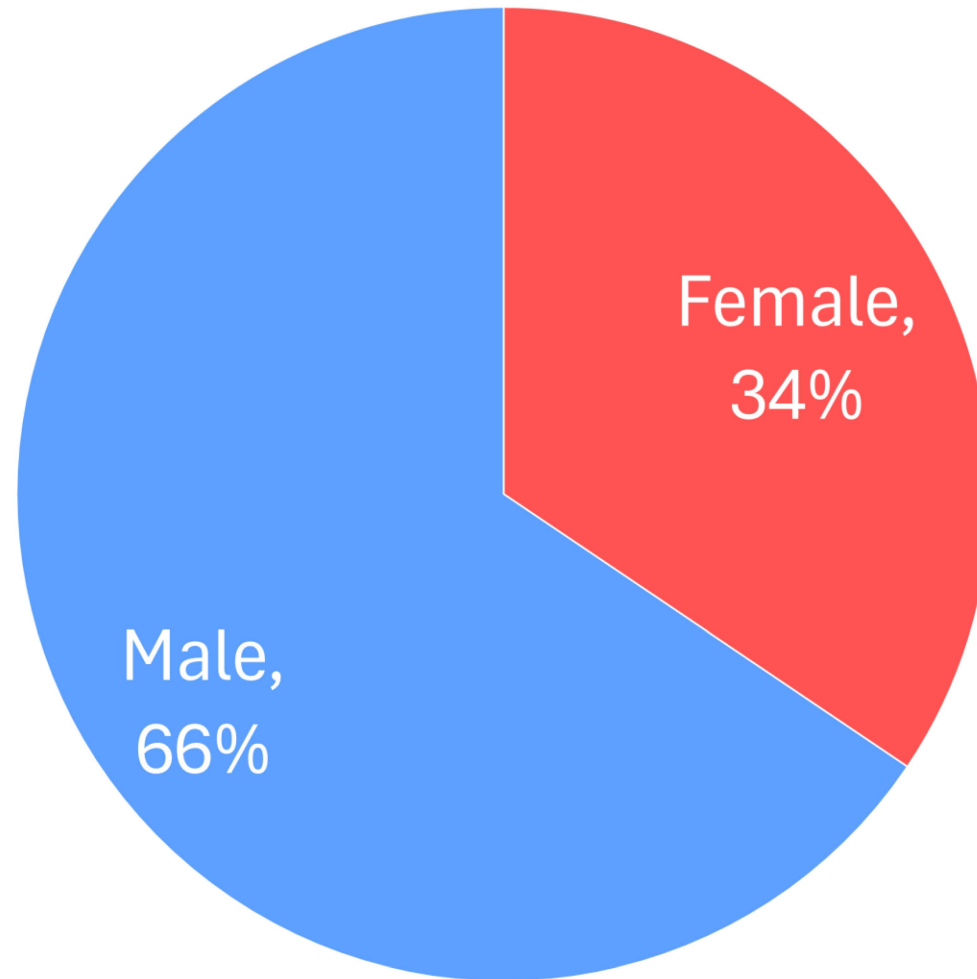
- Road Design
- Enforcement
- Driver/Human Behavior
- Other



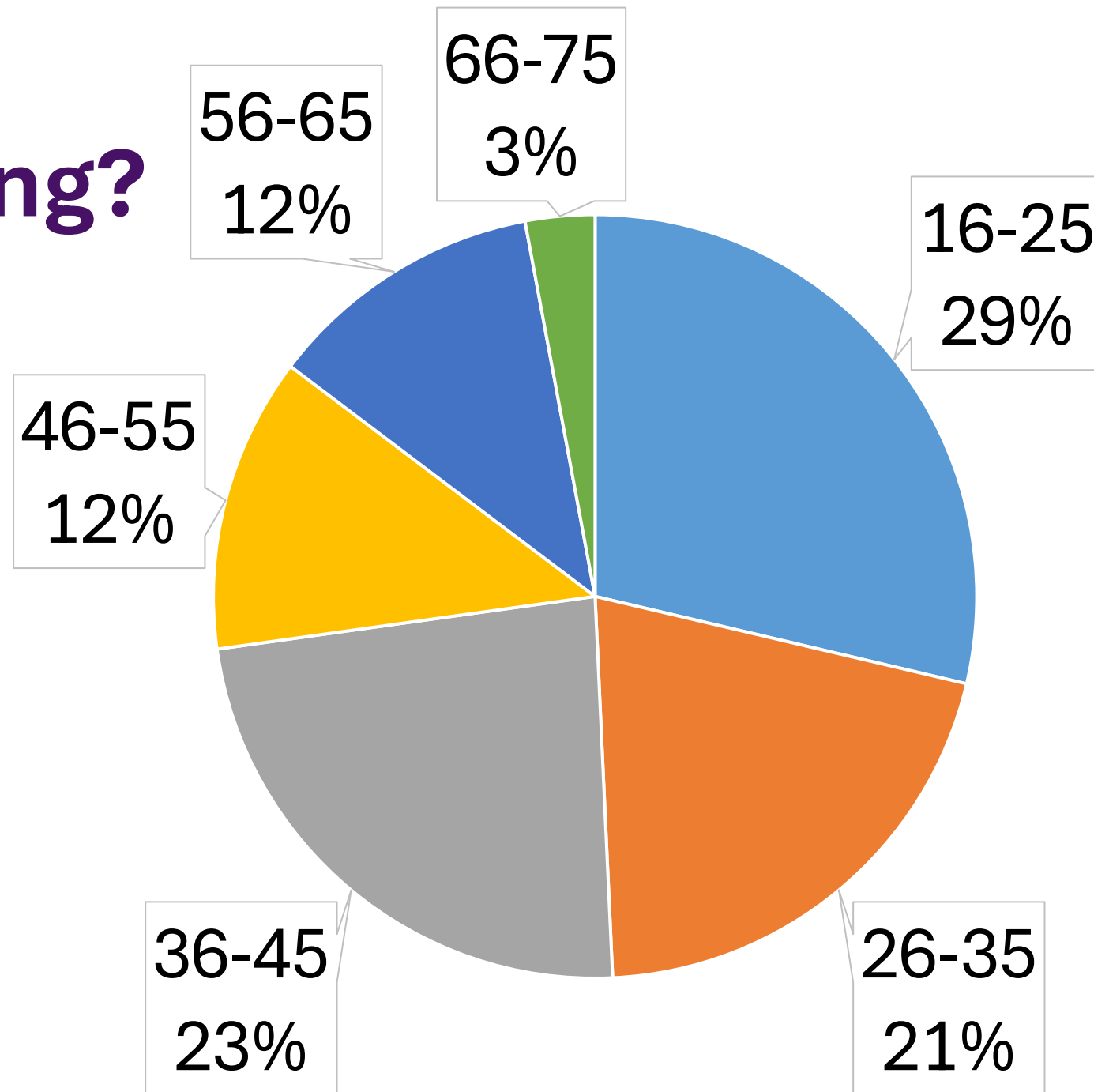
Who is Speeding?

- Male or Female
- Age
- Where
- Excessive Speeders

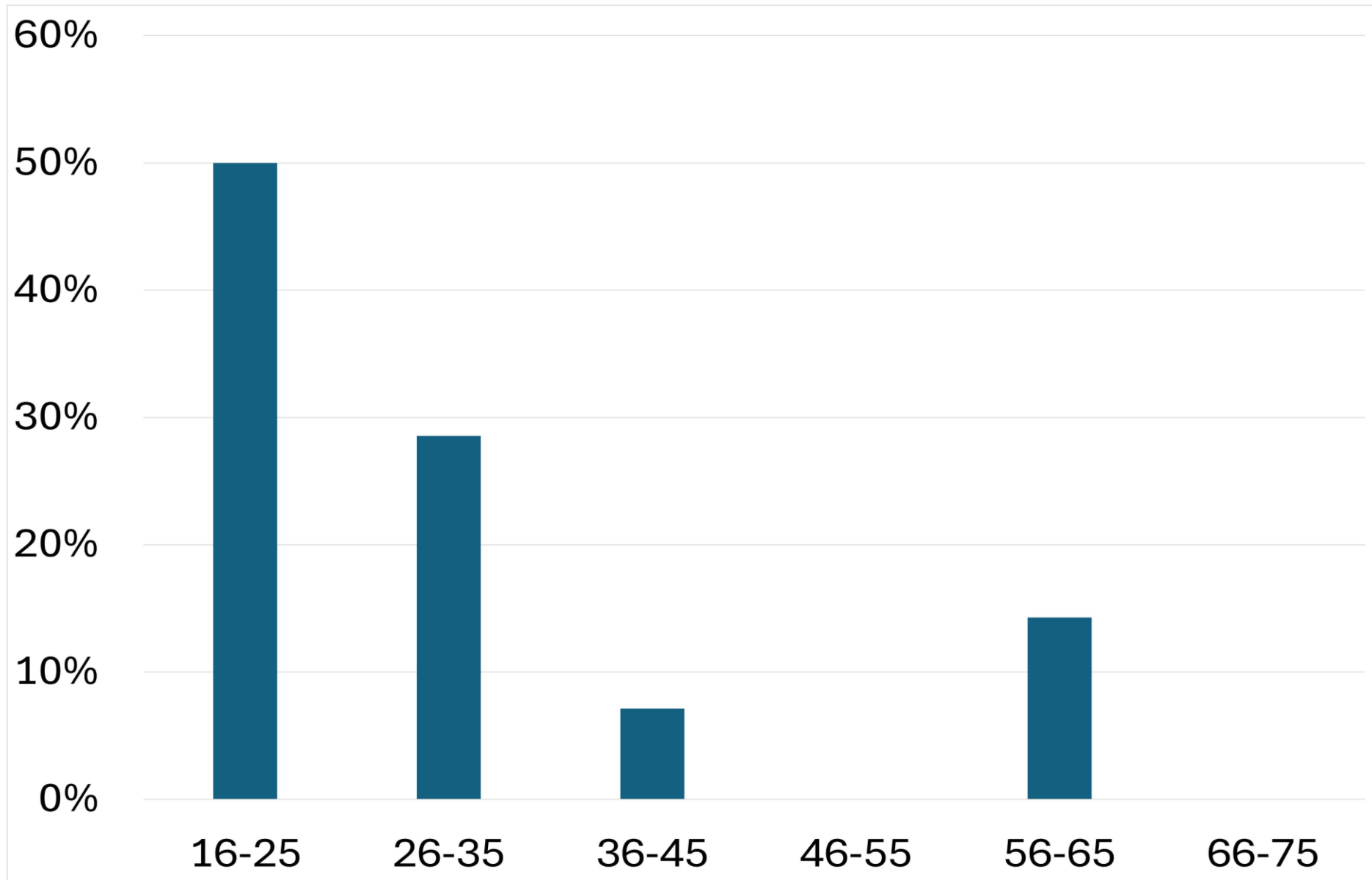
Who is Speeding?



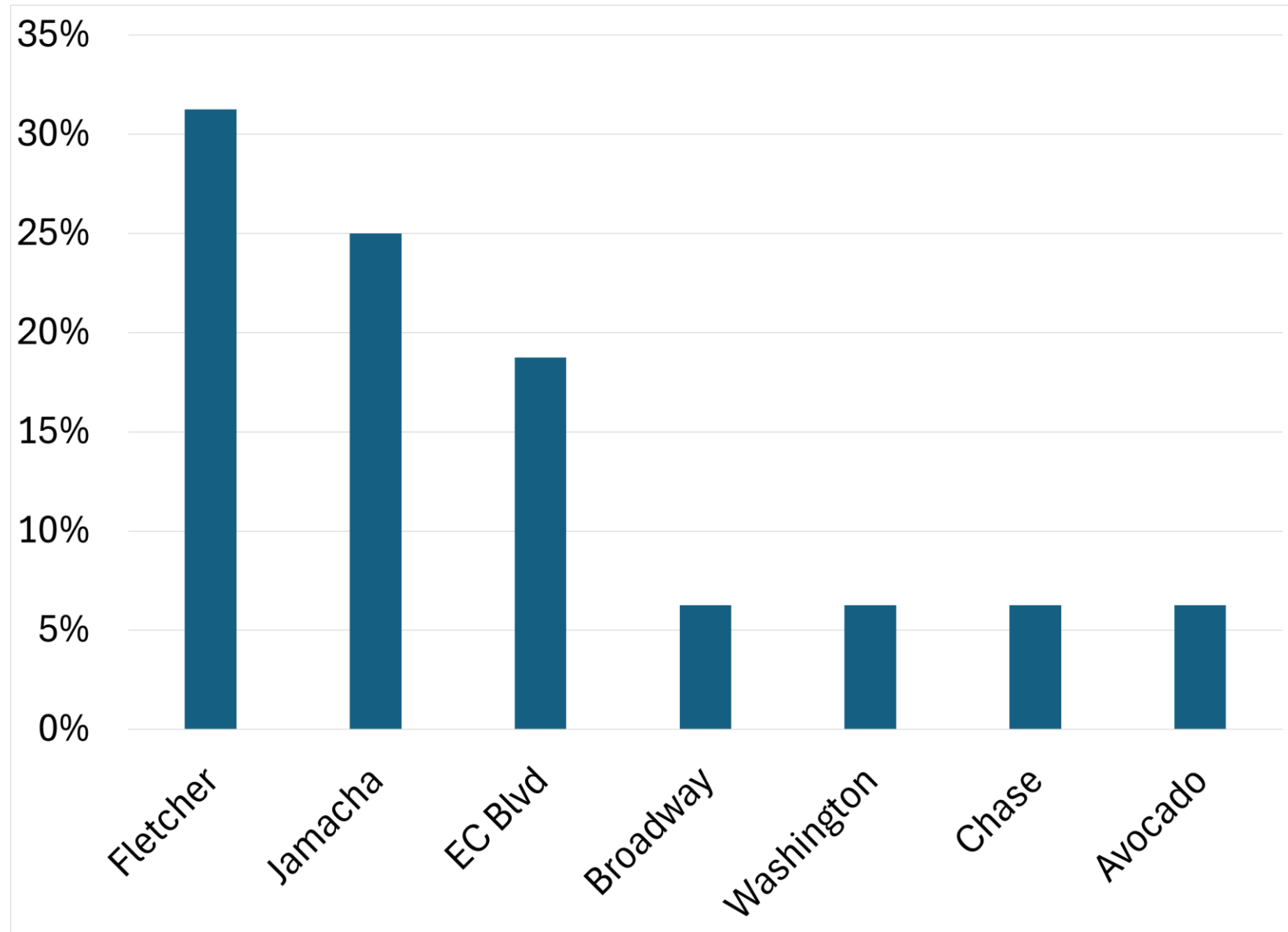
Who is Speeding?



Who is Excessively Speeding?



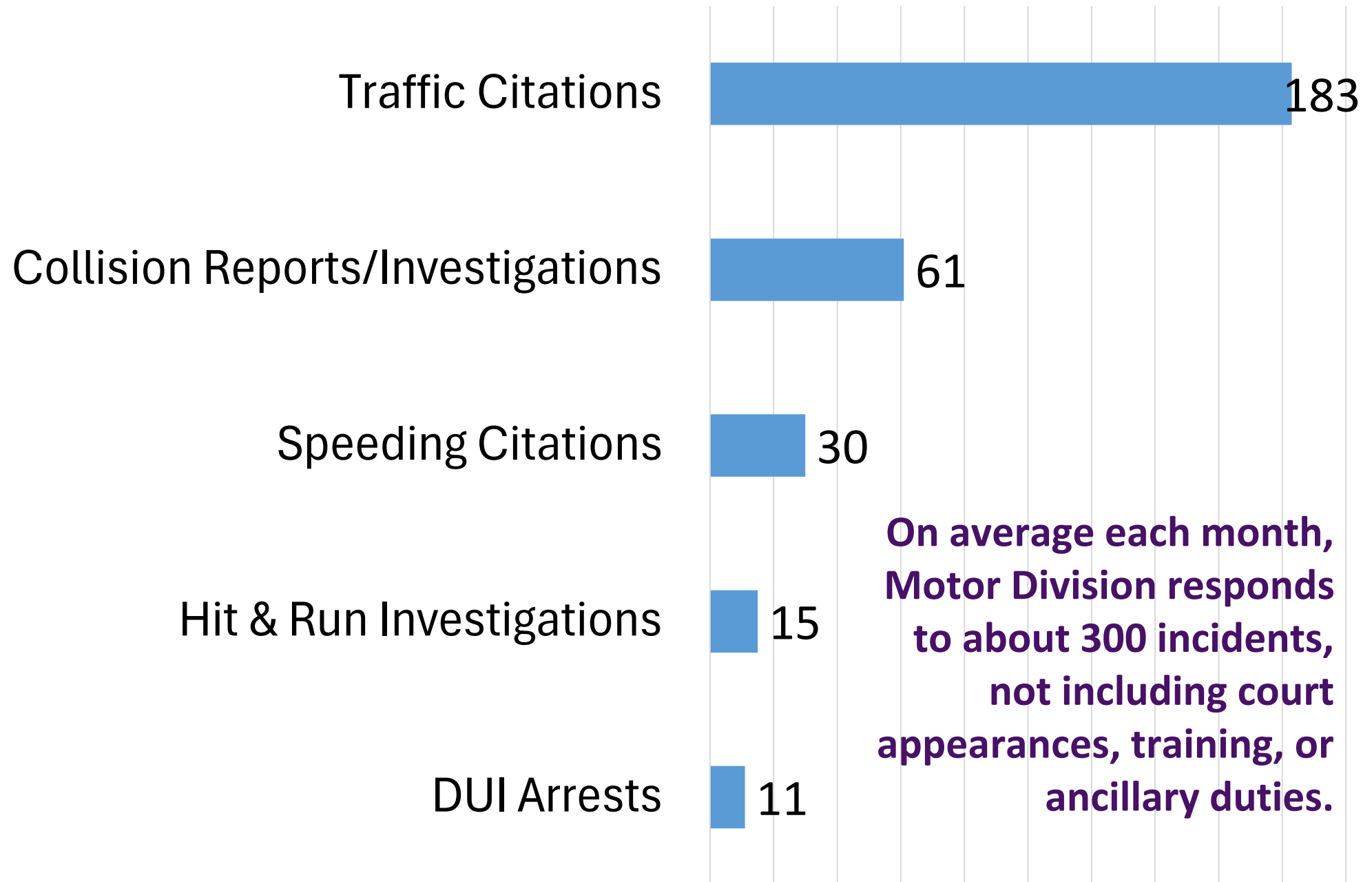
Where Excessive Speeding Happens



Accident Data on Jamacha

Type	%Male	Avg Age
Broadside	17%	53
Rear End	75%	36
Hit Fixed Object	60%	32
All Caused by Speeding	70%	31





Six-Week Washington Avenue Study

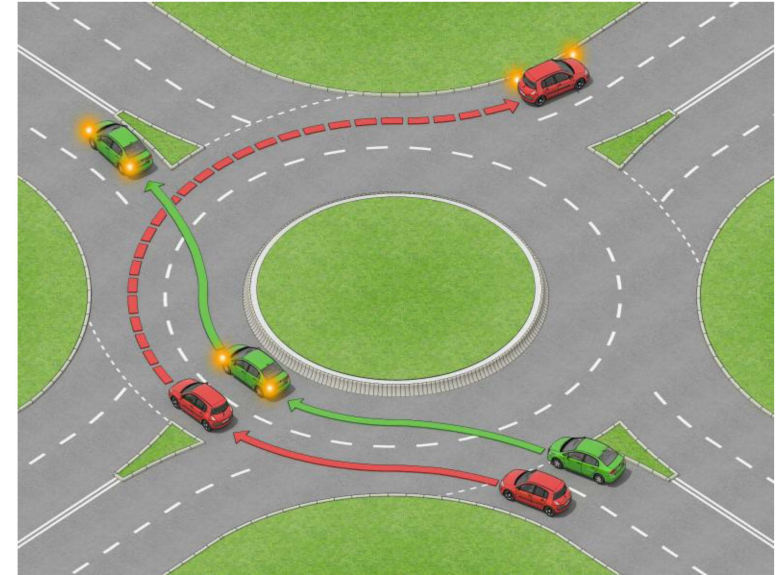
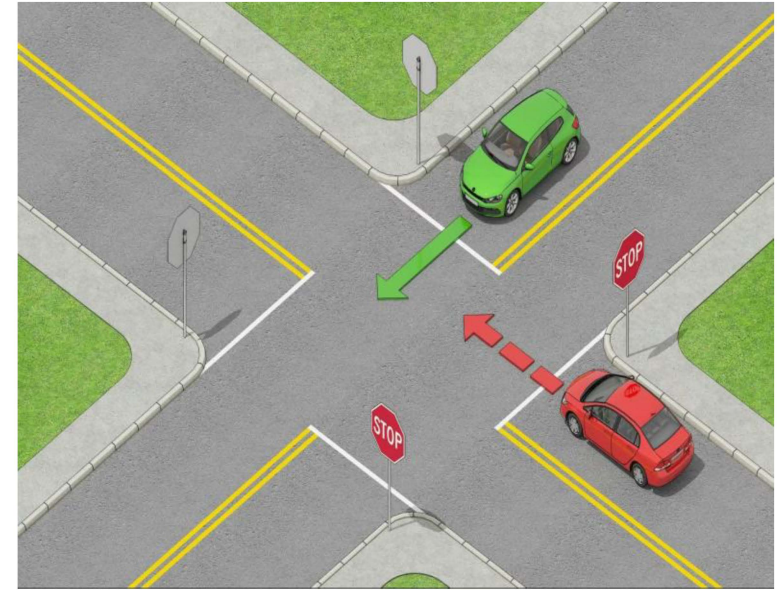
- Phase 1: typical enforcement
- Phase 2: heavy visible enforcement
(53 total citations, 13 for speeding)
- Phase 3: returned to typical enforcement

Six-Week Washington Avenue Study

Phase	@ Ballard	@ Lincoln
1	42 mph	38 mph
2	42 mph	38 mph
3	42 mph	38 mph



Environmental Designs





Washington Avenue Traffic Study

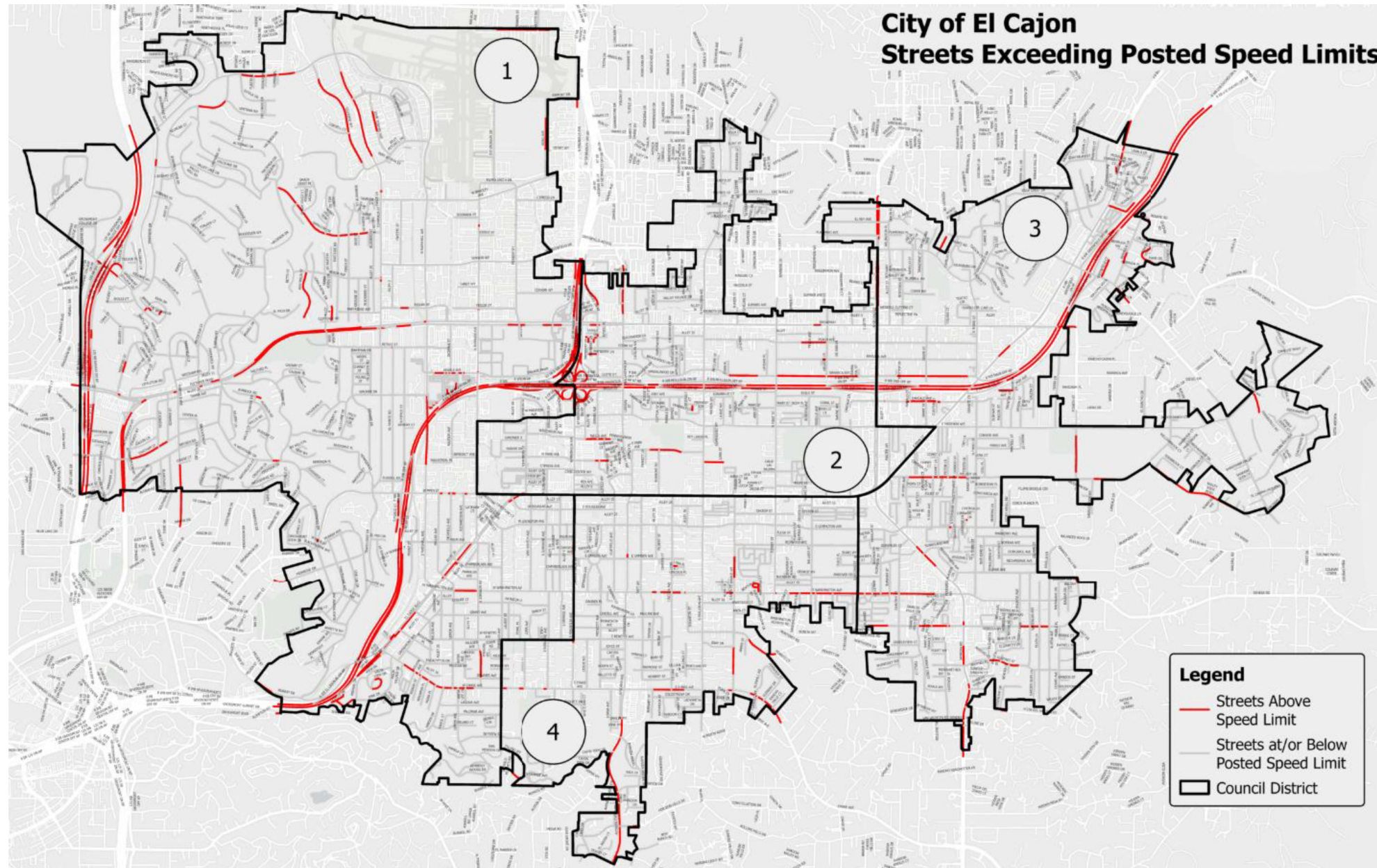
HSIP Cycle 10 – Phase 1 (Avocado Avenue to Mollison Avenue)

- Phase 1 (awarded in April 2021) – raised medians, visibility crosswalks, and a Rapid Rectangular Flashing Beacon (RRFB) at Washington & Lincoln
- The project design is complete, currently advancing to construction (this summer)

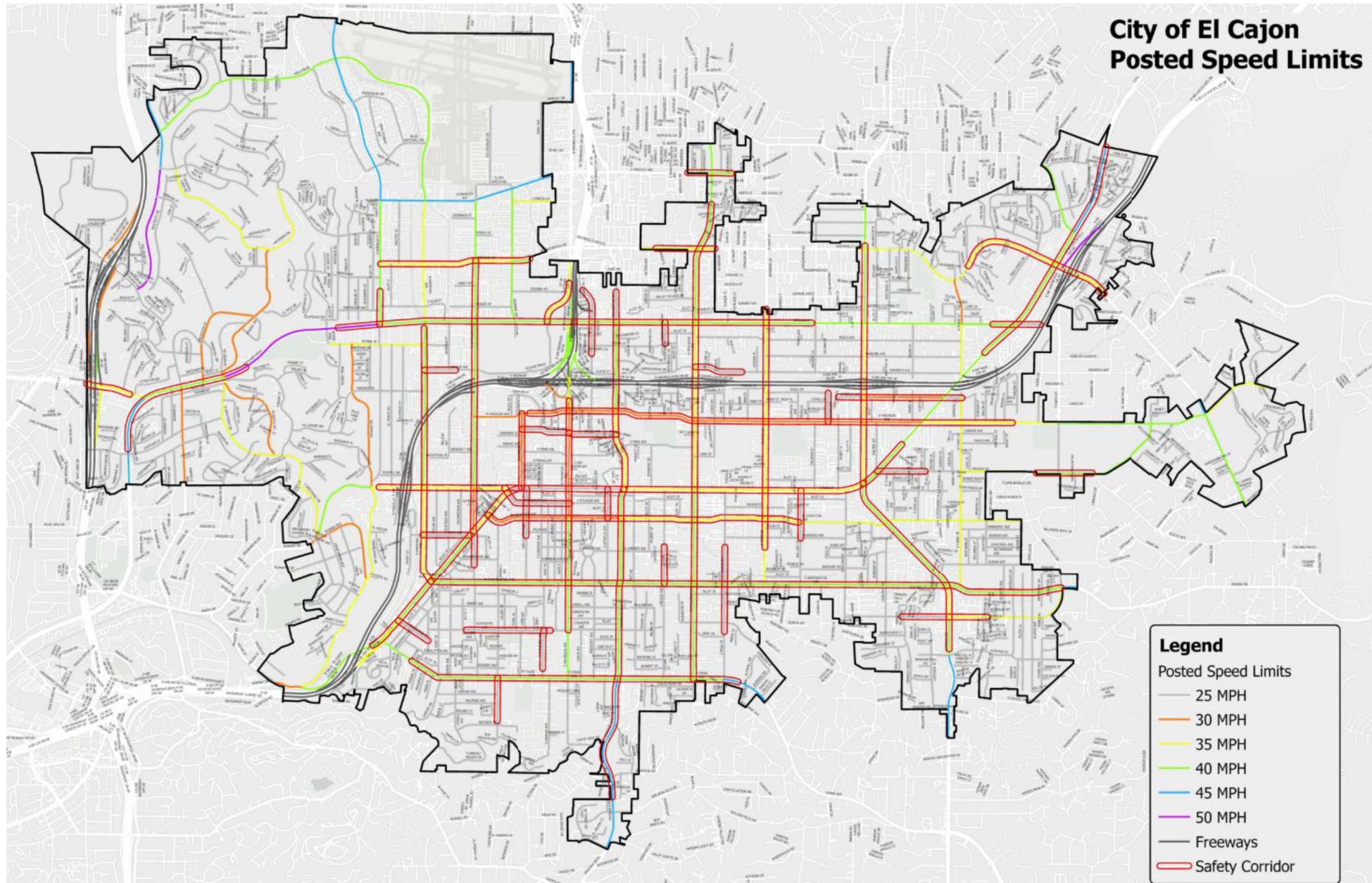
HSIP Cycle 12 – Phase 2 (South 1st Street to Jamacha Road)

- Phase 2 (awarded in March 2025) –raised concrete medians, high-visibility crosswalks, pedestrian improvements, and construction of a new traffic signal at Washington Avenue & Dorothy Street. The project design is scheduled to begin early this summer.

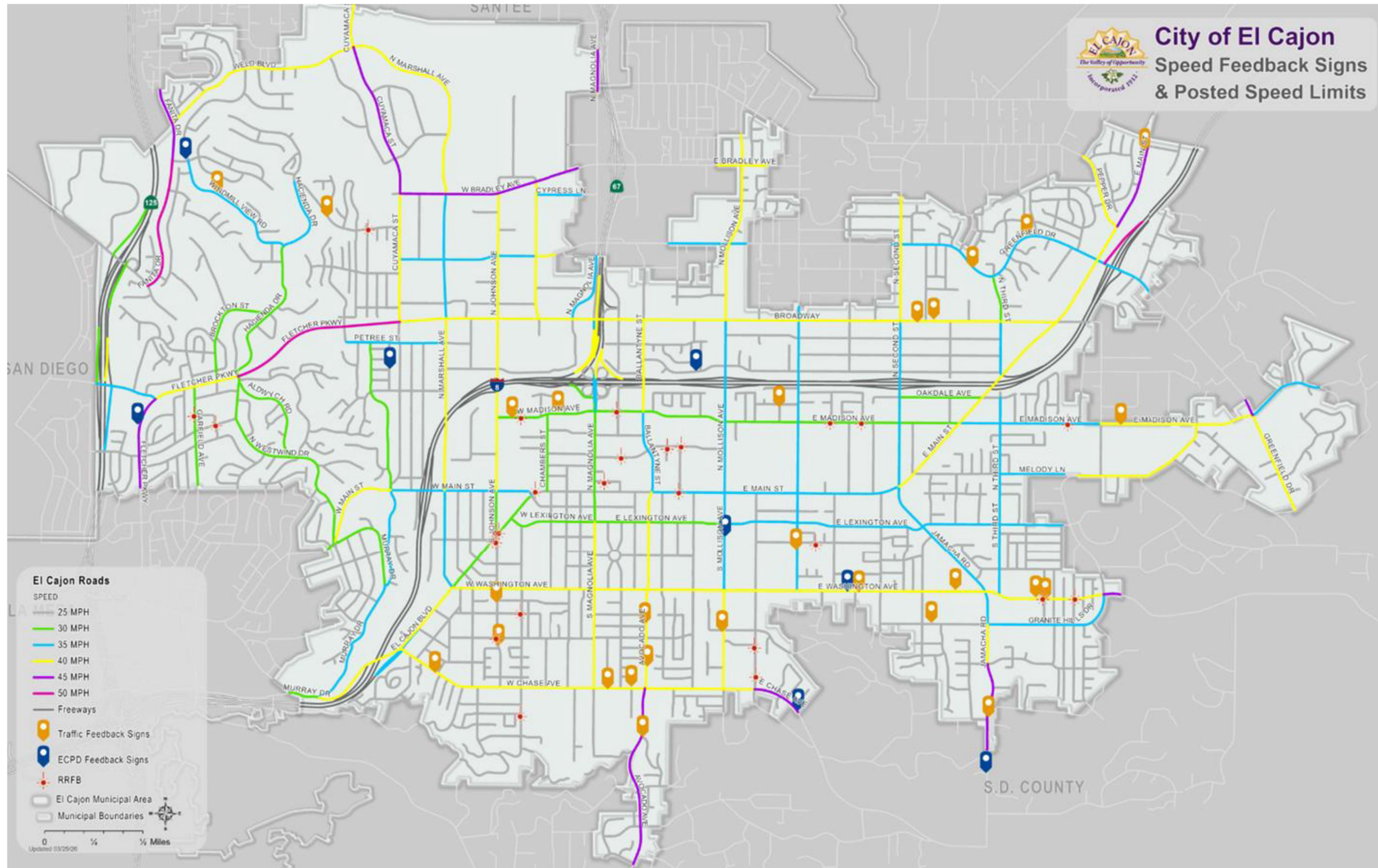
Streets Exceeding Posted Speed Limits > 5 mph



Posted Speed Limits & Safety Corridor

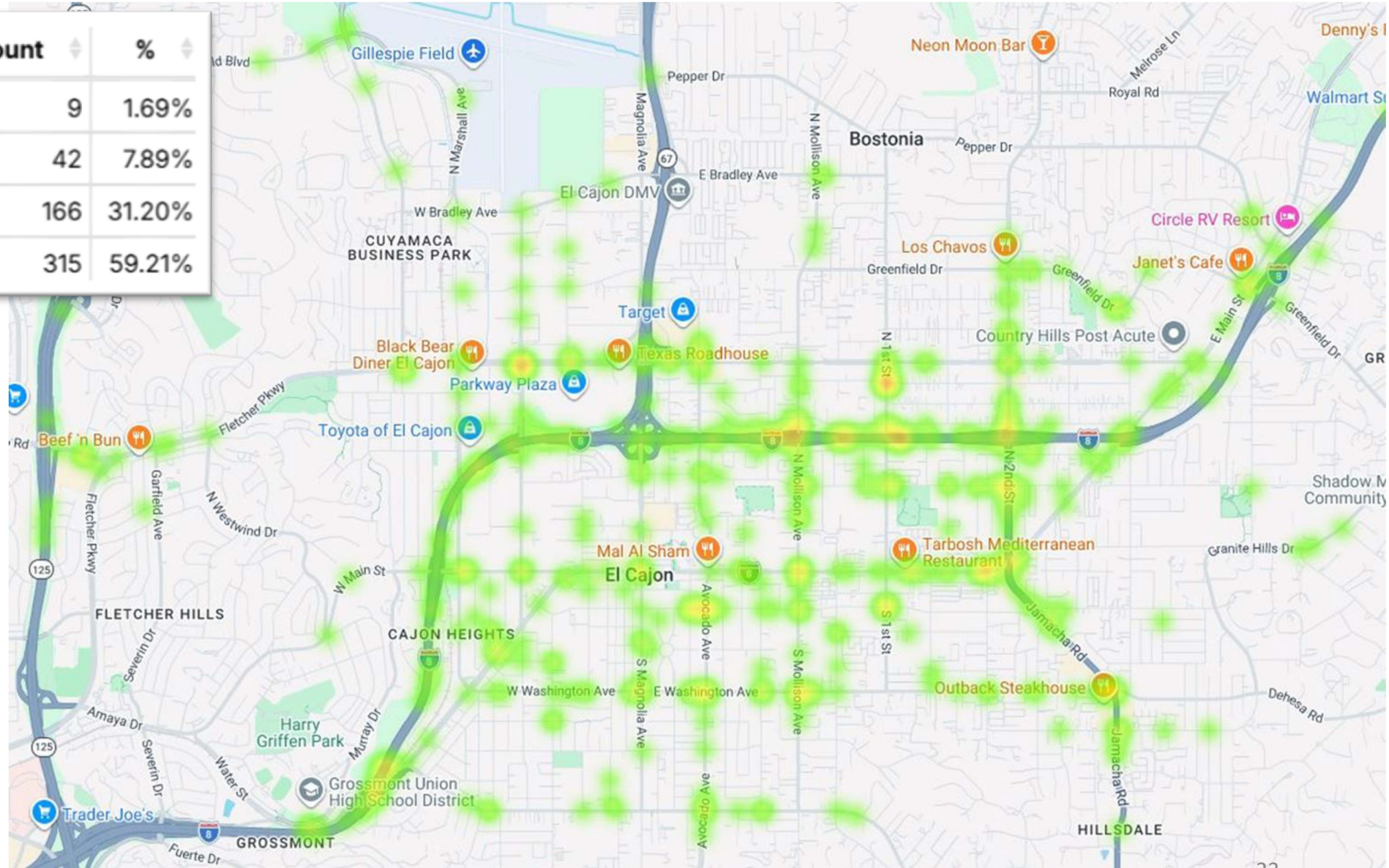


Posted Speed Limits & Traffic Devices

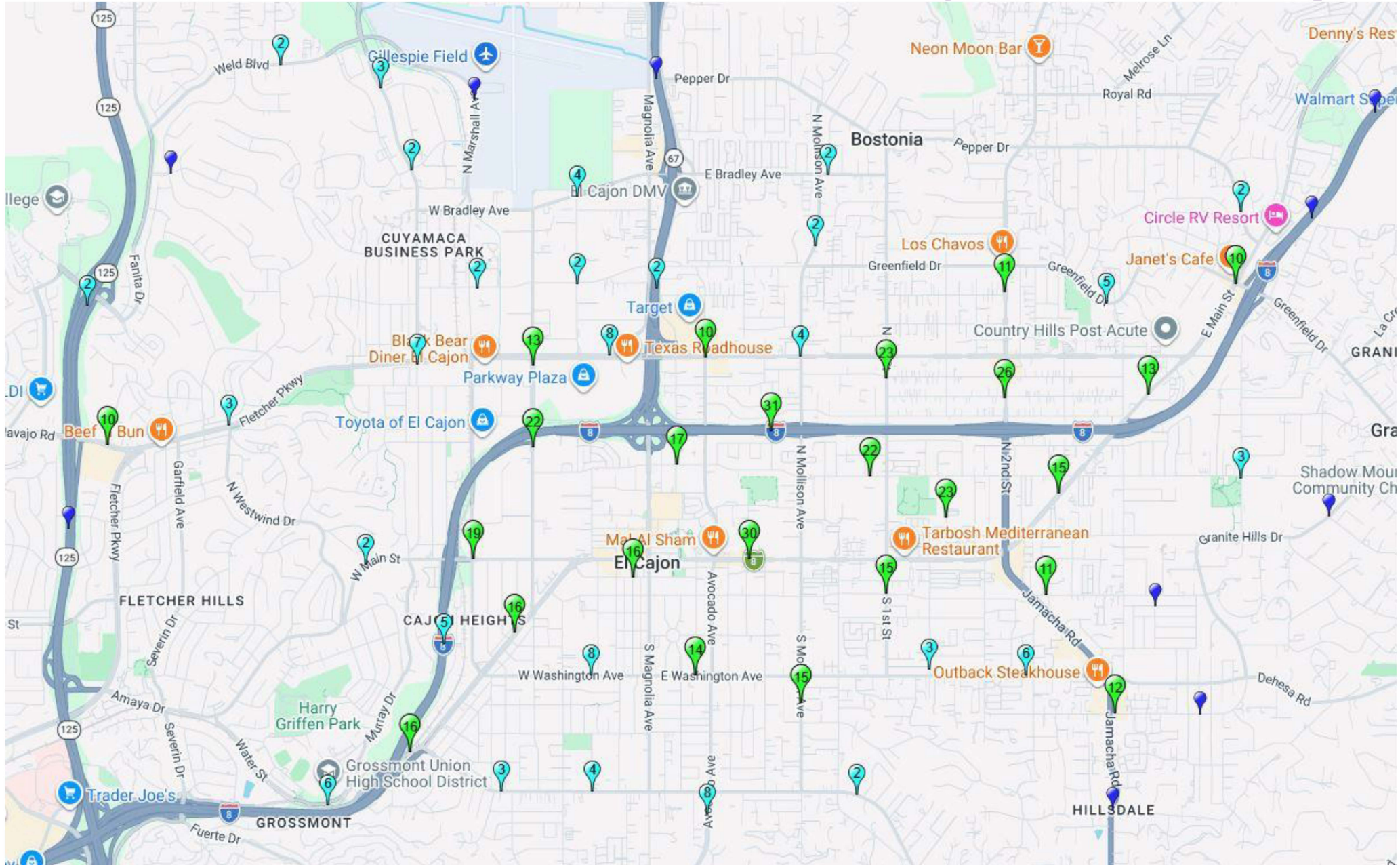


2023 Total Collisions TIMS Safety Heat Map

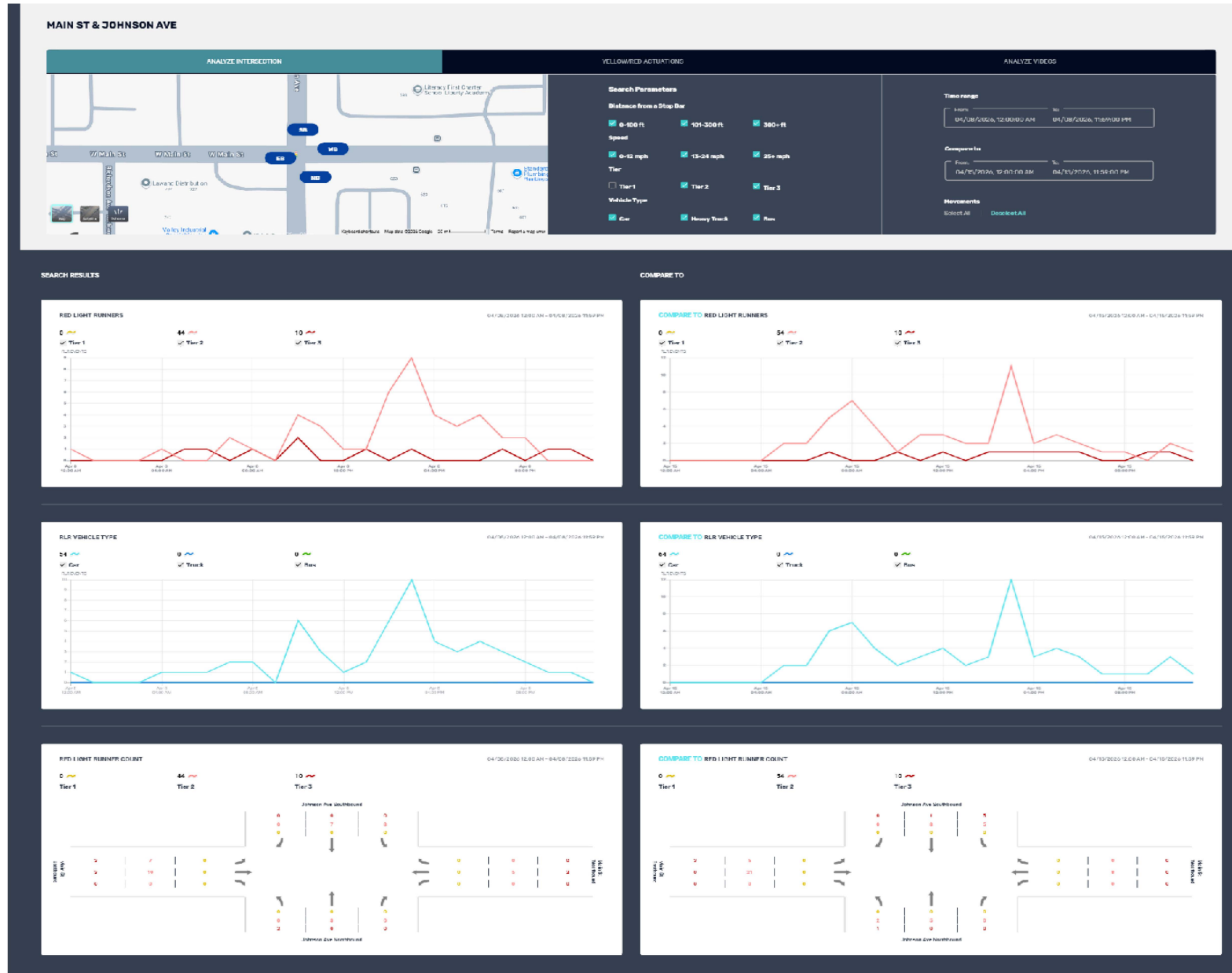
Crash Severity	Count	%
1 - Fatal	9	1.69%
2 - Injury (Severe)	42	7.89%
3 - Injury (Other Visible)	166	31.20%
4 - Injury (Complaint of Pain)	315	59.21%



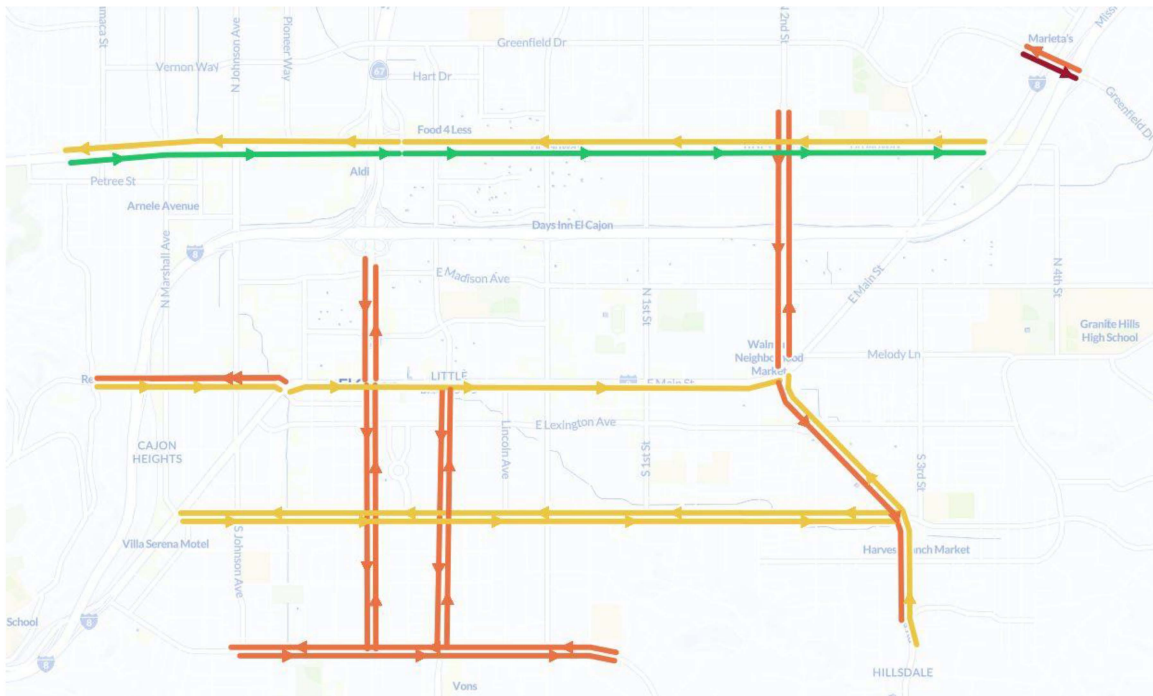
2023 Total Collisions TIMS Safety Cluster Map



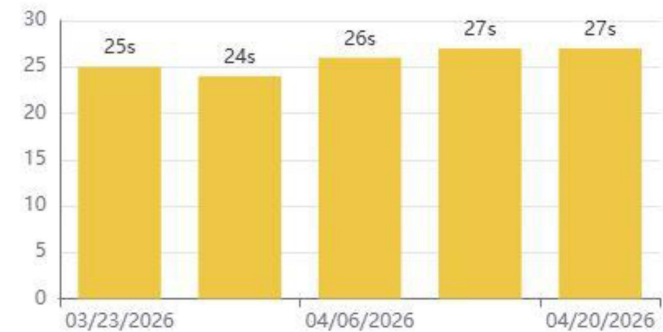
Red Light Runners



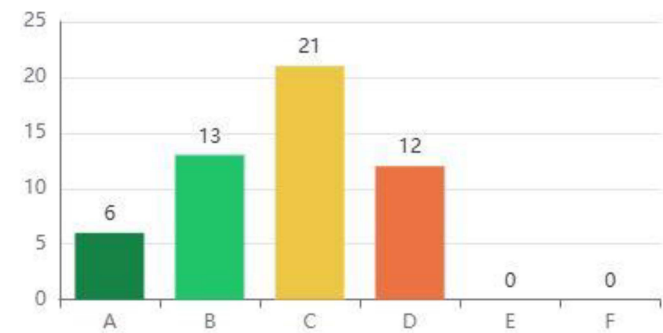
Signal Analytics



Avg Control Delay per Vehicle



Intersection Counts by LOS



Worsened Control Delay (Per Vehicle)

- | Rank | Location |
|------|---|
| 1 | Greenfield Dr & I-8 SB ramps |
| 2 | West Main Street |
| 3 | West Main Street & South Johnson Avenue |
| 4 | East Chase Ave & Prescott Ave |
| 5 | East Chase Avenue & Avocado Boulevard |

4-wk Avg.

- | Rank | 4-wk Avg. Delay (s) | LOS |
|------|---------------------|-----|
| 1 | 35.3s | D |
| 2 | 39.3s | D |
| 3 | 22.6s | C |
| 4 | 11.2s | B |
| 5 | 35.1s | D |

04/20/2026

- | Rank | 04/20/2026 Delay (s) | LOS |
|------|----------------------|-----|
| 1 | 42.8s | D |
| 2 | 46.4s | D |
| 3 | 28.5s | C |
| 4 | 15.7s | B |
| 5 | 39.3s | D |

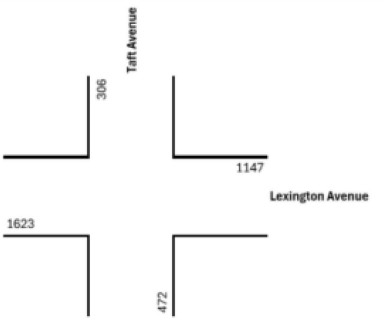
Delta

- | Rank | Delta (%) |
|------|-----------|
| 1 | +21.40% |
| 2 | +18.20% |
| 3 | +26.20% |
| 4 | +40.10% |
| 5 | +11.90% |

Evaluation Process for Traffic Calming Measures

1. When resident requests are received, existing conditions are reviewed (speed, volume, accident history, street design elements, street classification, on-street parking)
2. If there is significant speeding (85th percentile speed is far greater than the posted speed limit) staff evaluates traffic calming measures to reduce speeds. These measures include, but are not limited to:
 - Enforcement (radar trailer, intensified police enforcement)
 - Additional Signage (enhanced signage, all-way stops, speed feedback signs)
 - Changes to Street Cross Section (lane narrowing, edge striping, curb extensions, median landscaping)
 - Changes in Horizontal Alignment (chicanes, roundabouts)
 - Changes in Vertical Alignment – recycled rubber speed cushions (temporary/pilot installations) and asphalt speed cushions (permanent installations)

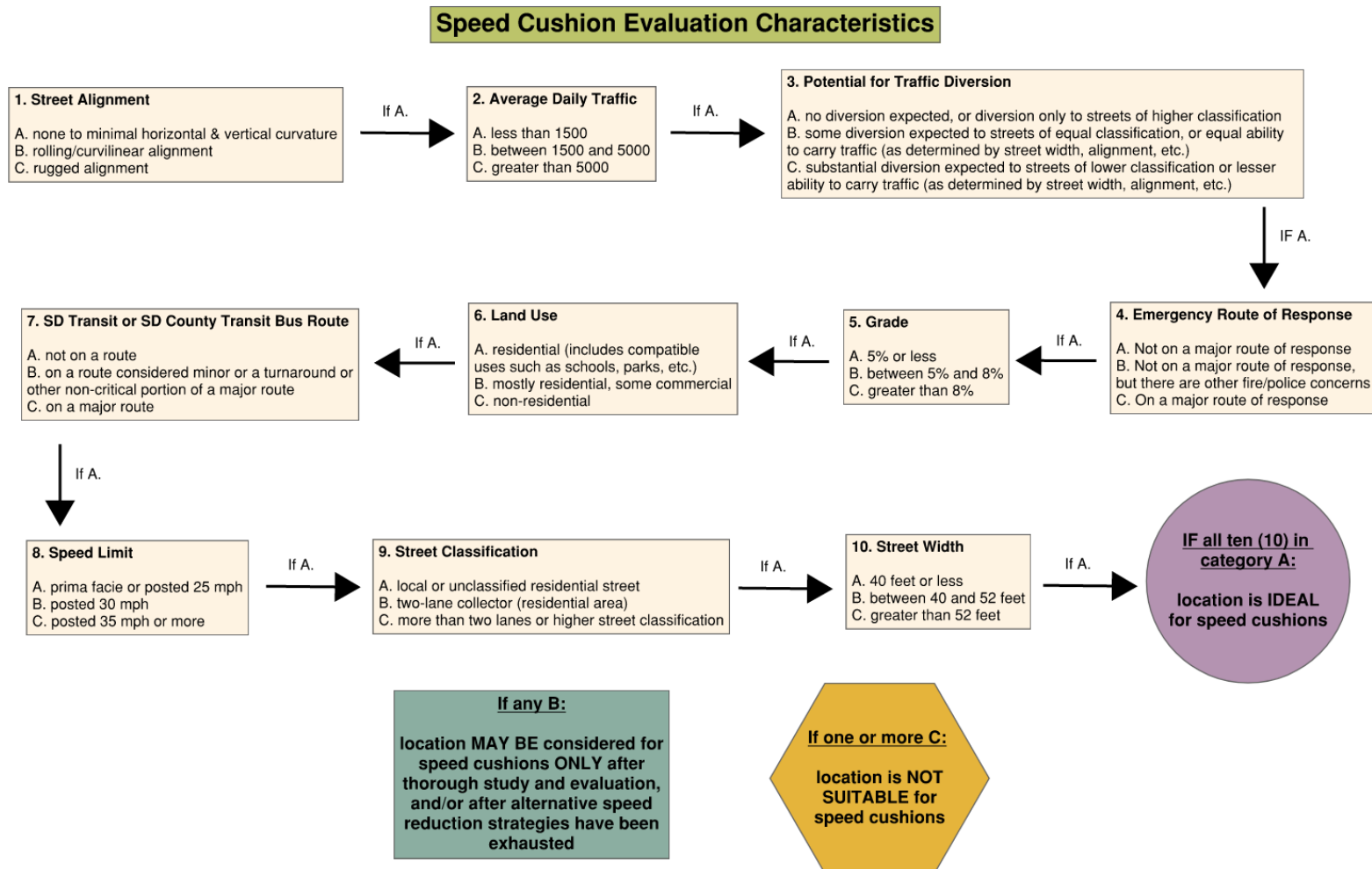
All-Way Stop Evaluation

 City of El Cajon All-Way Stop Evaluation Lexington Avenue and Taft Avenue																																								
<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th colspan="2" style="text-align: center;">4-Hour Peak Volume Period 2:00 PM to 6:00 PM</th> </tr> <tr> <th style="width: 30%;">Approach</th> <th>4-Hour Peak Volume Factor</th> </tr> <tr> <td>NB</td> <td>472</td> </tr> <tr> <td>SB</td> <td>306</td> </tr> <tr> <td>EB</td> <td>1623</td> </tr> <tr> <td>WB</td> <td>1147</td> </tr> <tr> <td>Total Volume</td> <td>3548</td> </tr> </table>	4-Hour Peak Volume Period 2:00 PM to 6:00 PM		Approach	4-Hour Peak Volume Factor	NB	472	SB	306	EB	1623	WB	1147	Total Volume	3548																										
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<i>Minimum Points Required for a Warranted All-Way Stop: 25</i> ➔ ALL-WAY STOP IS WARRANTED FOR THE INTERSECTION OF Lexington Avenue and Taft Avenue																																								
Evaluated by: Bryan Ta on 11/1/25																																								

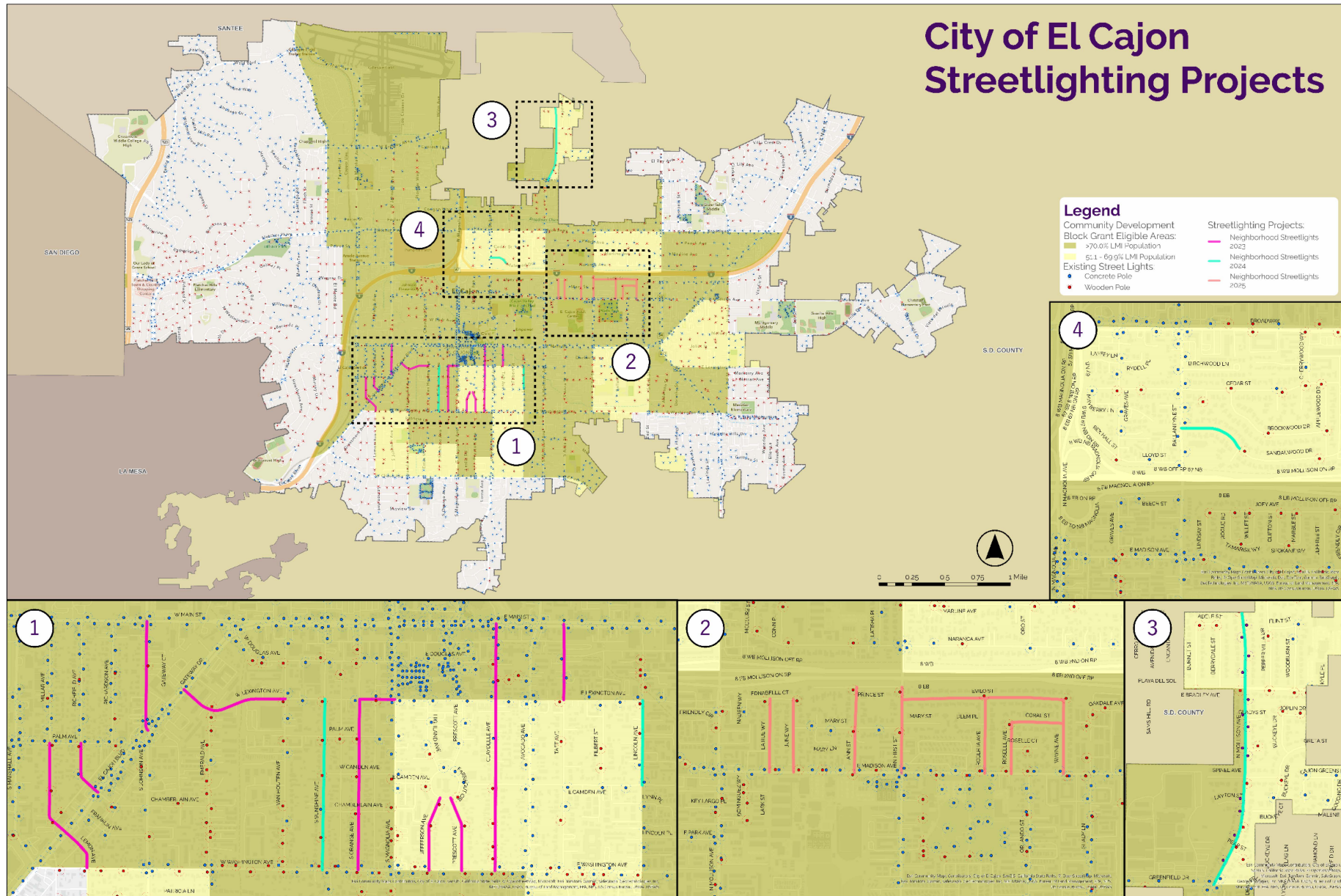
Traffic Signal Warrant Analysis

- **Warrant 1.** 8-Hour Vehicular Volume: Evaluates if traffic volume is high enough for 8 hours of the day, often used to justify signals.
- **Warrant 2.** 4-Hour Vehicular Volume: Similar to Warrant 1, but based on 4 peak hours.
- **Warrant 3.** Peak Hour: Used when traffic conditions are critical for one hour.
- **Warrant 4.** Pedestrian Volume: Determines if a signal is needed for pedestrian safety.
- **Warrant 5.** School Crossing: Addresses high-volume school crossing areas.
- **Warrant 6.** Coordinated Signal System: Used to maintain proper spacing/speed in a network.
- **Warrant 7.** Crash Experience: Based on a minimum number of reported crashes, such as right-angle collisions.
- **Warrant 8.** Roadway Network: Considers the surrounding network, not just the intersection.
- **Warrant 9.** Intersection Near a Grade Crossing: Evaluates intersections near railroad crossings.

Speed Cushions Evaluation Characteristics



Streetlighting Projects





**CITY COUNCIL DISCUSSION,
PUBLIC COMMENT,
CITY COUNCIL FEEDBACK/DIRECTION**



Gustavo / Jamacha Neighborhood MEETING

NEIGHBORHOOD TRAFFIC CALMING

Thursday
May 21

6:30PM | MERIDIAN
ELEMENTARY SCHOOL
651 S 3rd Street, El Cajon

Residents in the
Gustavo neighborhood
& surrounding
neighborhoods are
encouraged to attend

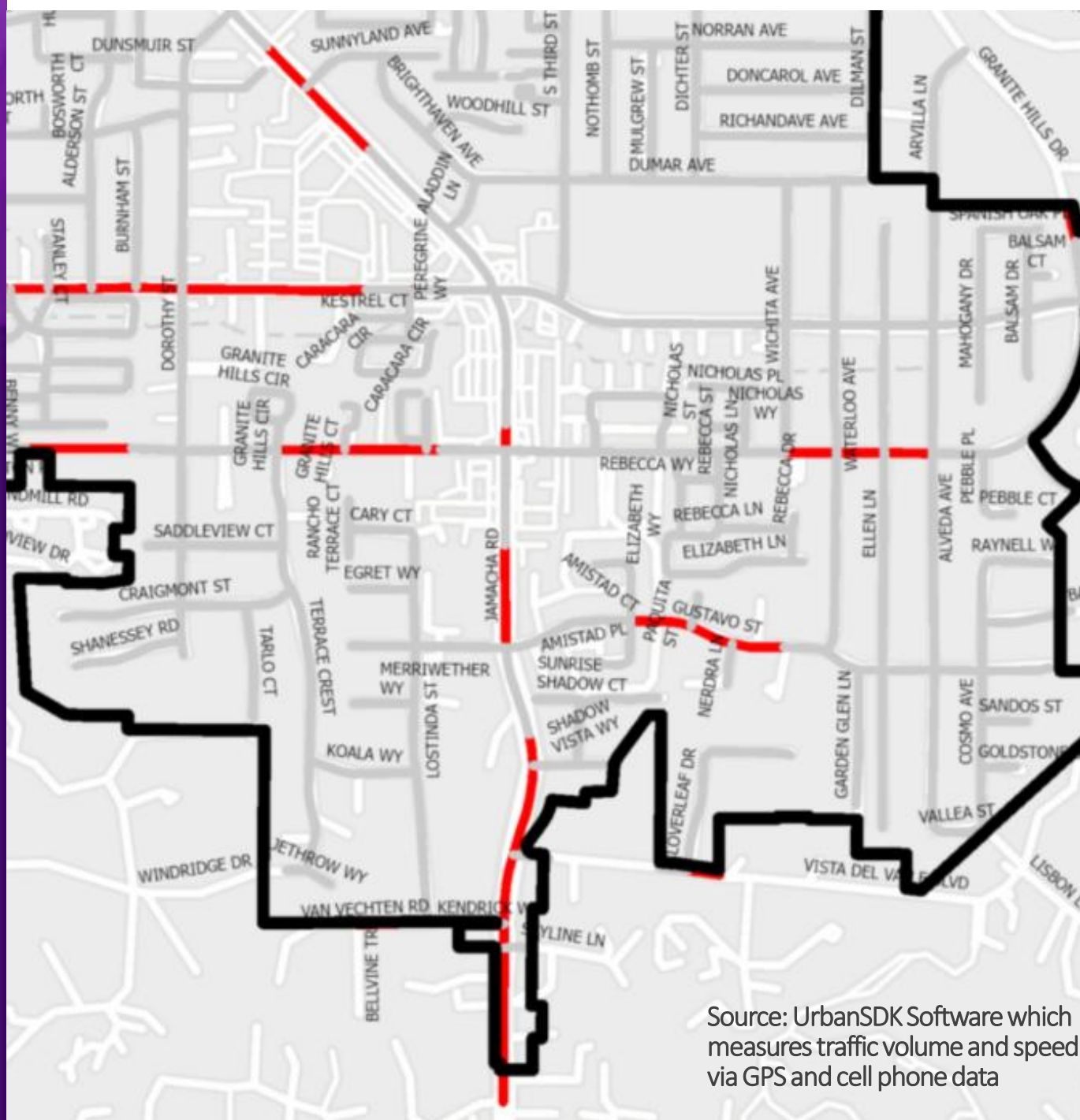






City Staff's Assessment

Jamacha Road – Segments Above Speed Limit > 5 mph

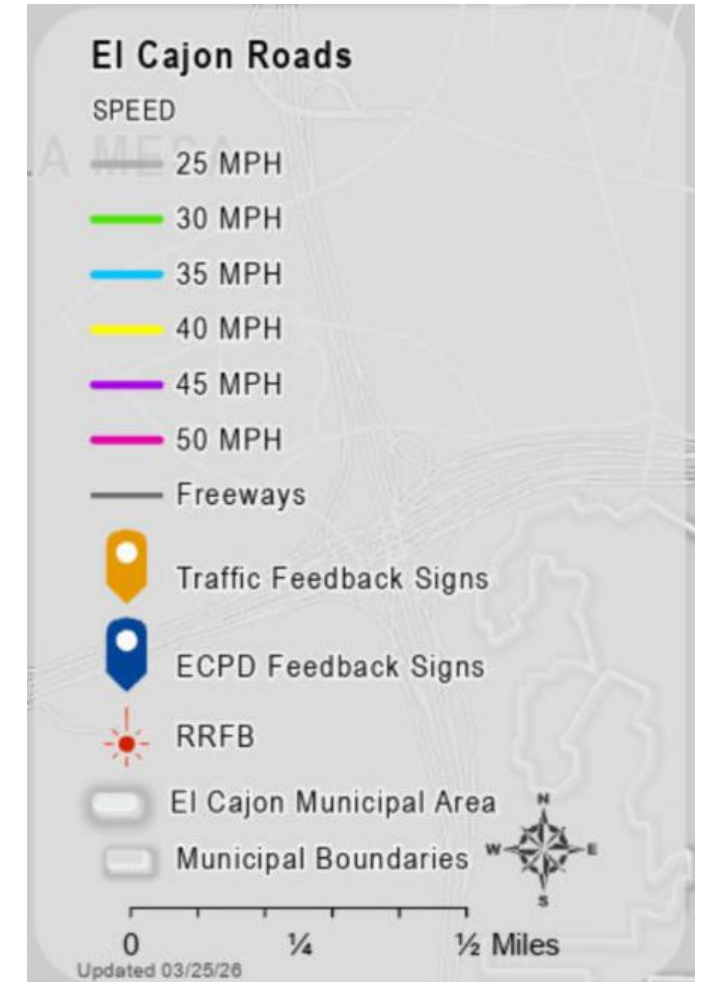


Source: UrbanSDK Software which
measures traffic volume and speed
via GPS and cell phone data

Legend

-  Streets Above
Speed Limit
-  Streets at/or Below
Posted Speed Limit

Jamacha Road - Posted Speed Limits & Traffic Devices



Traffic devices installed at
locations where speeding has
been reported

Jamacha Road – Average Annual Daily Traffic (AADT)



Jamacha Road - Collisions from Gustavo to Kendrick



Year	Reported Collisions
2021	3
2022	4
2023	1
2024	2
2025	4
2026	2

2023 Caltrans Crash Data per Million Vehicle Miles Traveled (MVM):

Crash Rate = 0.35 MVM

State Average = 0.93 MVM

Reported Collisions from Gustavo to Kendrick

Gustavo Street – 9 Collisions (2021 – 2026)

Factors		Accident Type	
Right of Way Violation	3	Broadside	1
Unsafe Speed	1	Rear End	3
Improper Turning	2	Pedestrian	1
Unsafe Lane Change	2	Hit Object	2
DUI	1	Head On	2

2023 Caltrans Crash Data per Million Vehicle Miles Traveled (MVM):

Collision Rate (intersection at Gustavo St) = 0.21 MVM

State Average Rate = 0.55 MVM

Reported Collisions from Gustavo to Kendrick Shadow Vista Way – 4 Collisions (2021 – 2026)

Factors		Accident Type	
Right of Way Violation	1	Bicycle	1
Unsafe Speed	2	Hit Object	2
Improper Turn	1	Head On	1

Reported Collisions from Gustavo to Kendrick Vista Del Valle Blvd – 2 Collisions (2021 – 2026)

Factors		Accident Type	
Right of Way Violation	1	Bicycle	1
Unsafe Speed	1	Hit Object	1

Reported Collisions from Gustavo to Kendrick

Kendrick Way – 1 Collision (2021 – 2026)

Factors		Accident Type	
Right of Way Violation	1	Broadside	1



Neighborhood Feedback – What are Your Observations?



What are Some Solutions?

Jamacha Road - Recent Improvements

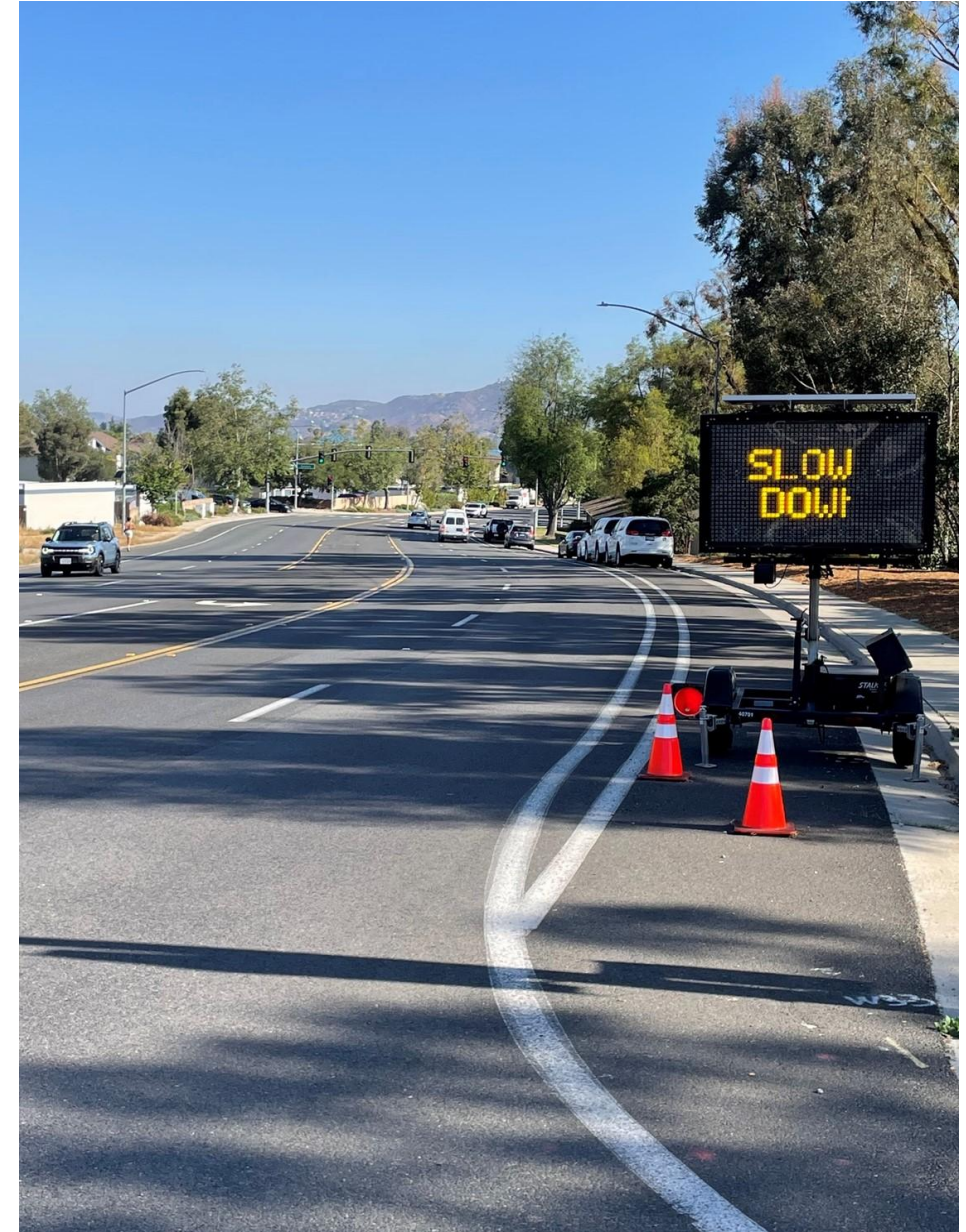


Year	85 th Speed
2024	51 mph
2026	50 mph

- decreased lane widths with new roadway striping from northbound Vista Del Valle Blvd to Gustavo Street
- installation of flashing chevrons south of Shadow Vista Way
- installation of speed feedback sign at northeast corner of Shadow Vista Way
- installation of additional warning signs

Jamacha Road - Recent Improvements

Reduced lane width
with striping on
northbound Jamacha



Jamacha Road - Recent Improvements

Installed flashing
“chevron” signs



Jamacha Road - Recent Improvements

Installed speed
feedback sign



Jamacha Road - Proposed Improvements



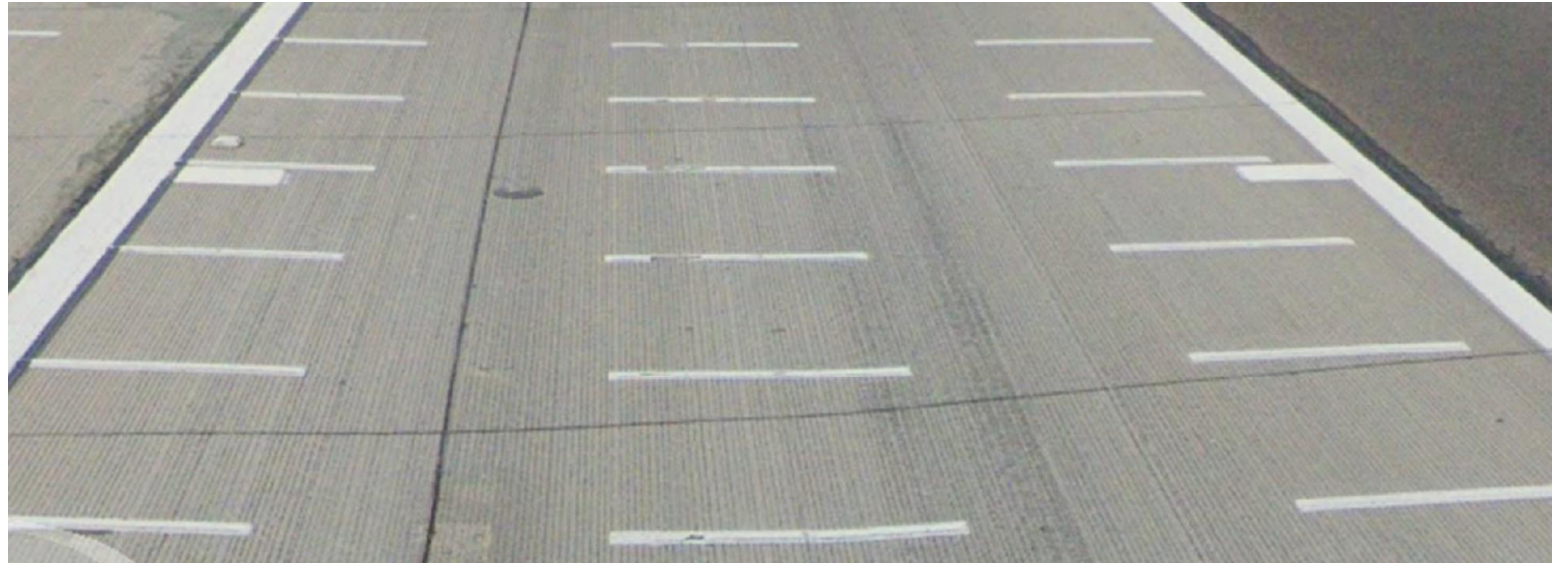
- 1 speed feedback sign approaching Vista Del Valle Blvd northbound, along with road rumble strips
- 2 overhead traffic sign with mast arm at Vista Del Valle Blvd, along with Metal Beam Guardrail (MBGR) north of Shadow Vista Wy
- 3 traffic signal system at Vista Del Valle Blvd, along with concrete median from Gustavo St to Kendrick Wy

Jamacha Road - Proposed Improvement Samples

Improvements 1 – Near Term



speed
feedback
sign



road rumble strips

Jamacha Road - Proposed Improvement Samples

Improvement 2 – Mid Term



metal beam guardrail



overhead traffic sign

Jamacha Road - Proposed Improvement Samples

Improvements 3 – Future Term

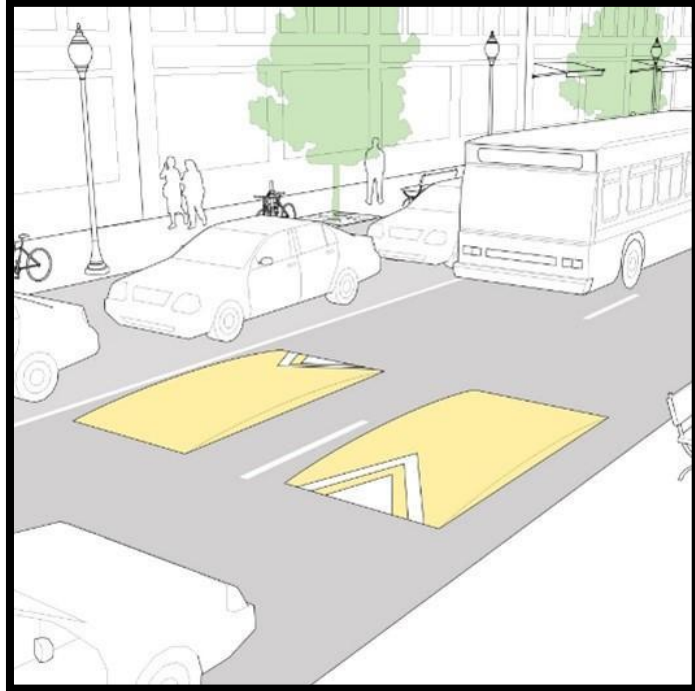


traffic signal system



concrete median

Gustavo Road - Proposed Improvement Samples



Speed Cushions

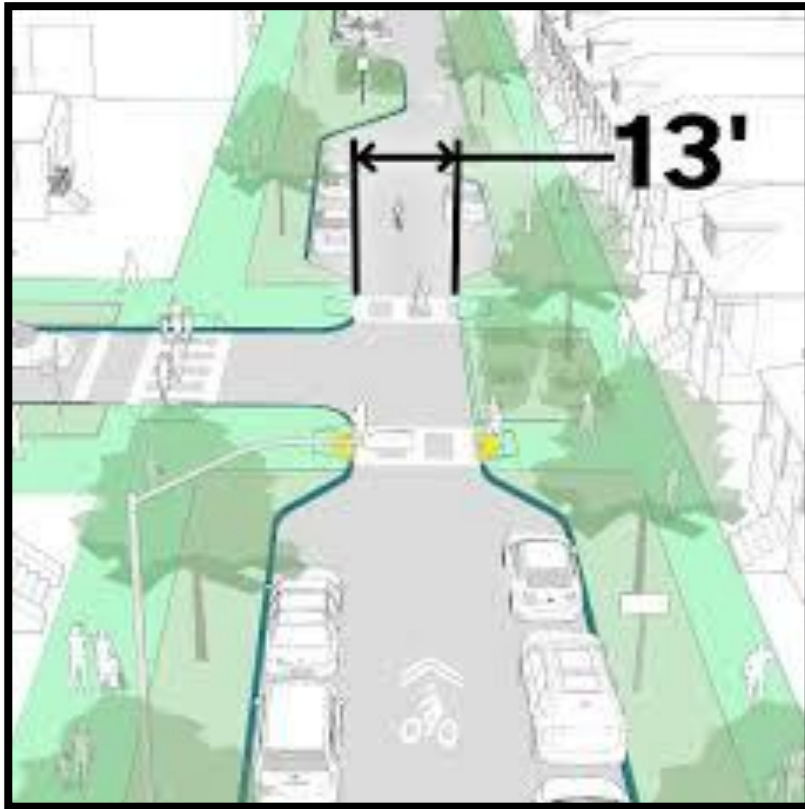


Speed Tables



Speed Humps

Gustavo Road - Proposed Improvement Samples

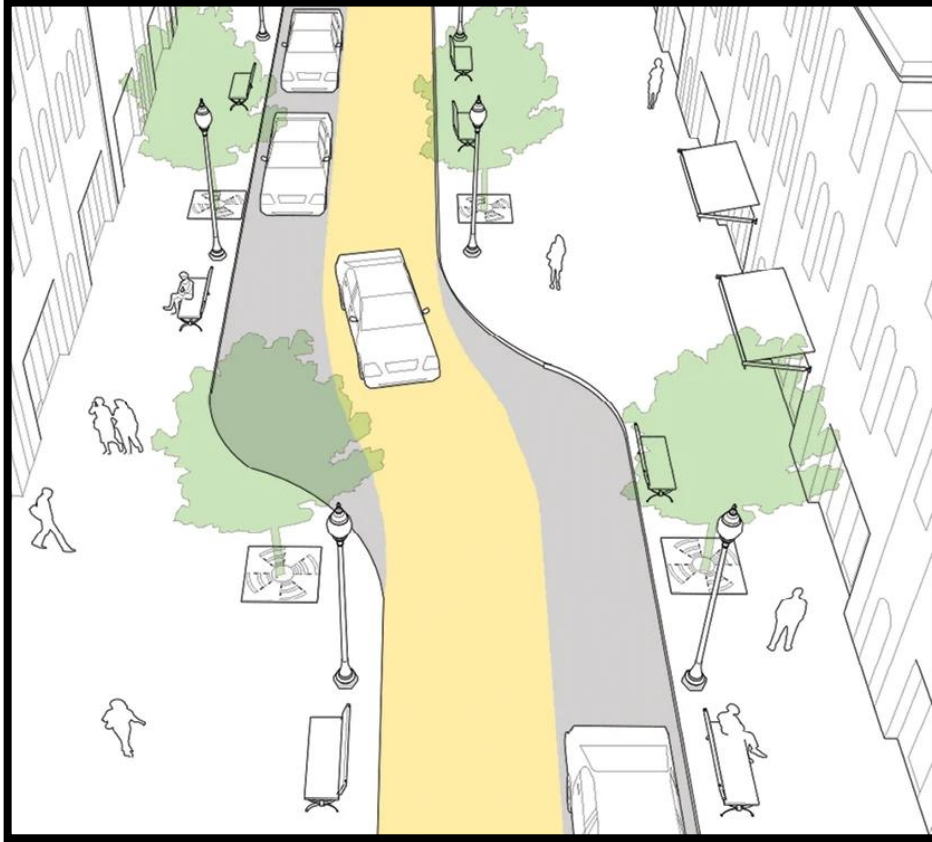


Curb Extensions



Bulb Outs

Gustavo Road - Proposed Improvement Samples



Chicanes



Median Islands

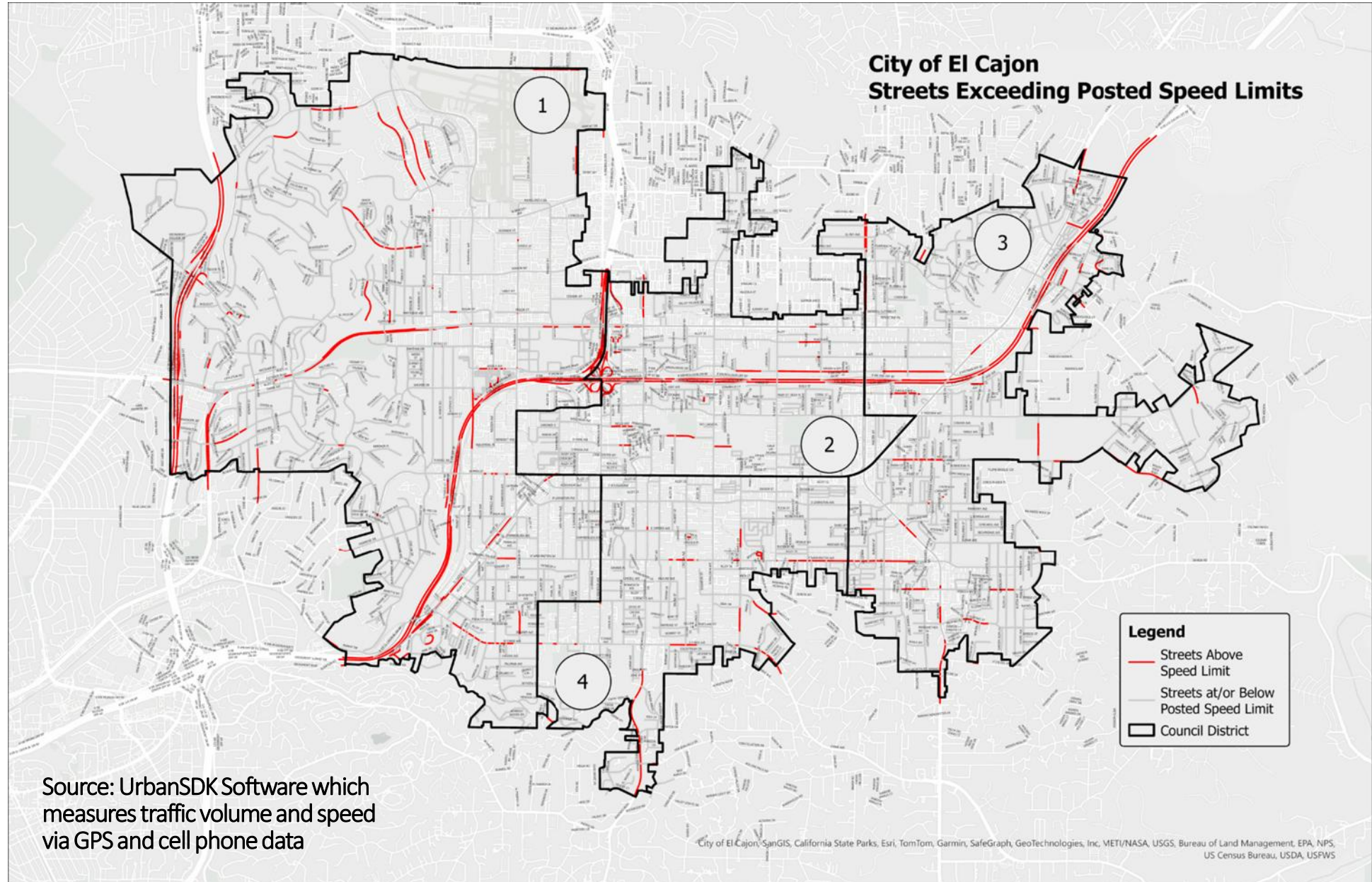


Reaction to Those Potential Measures?

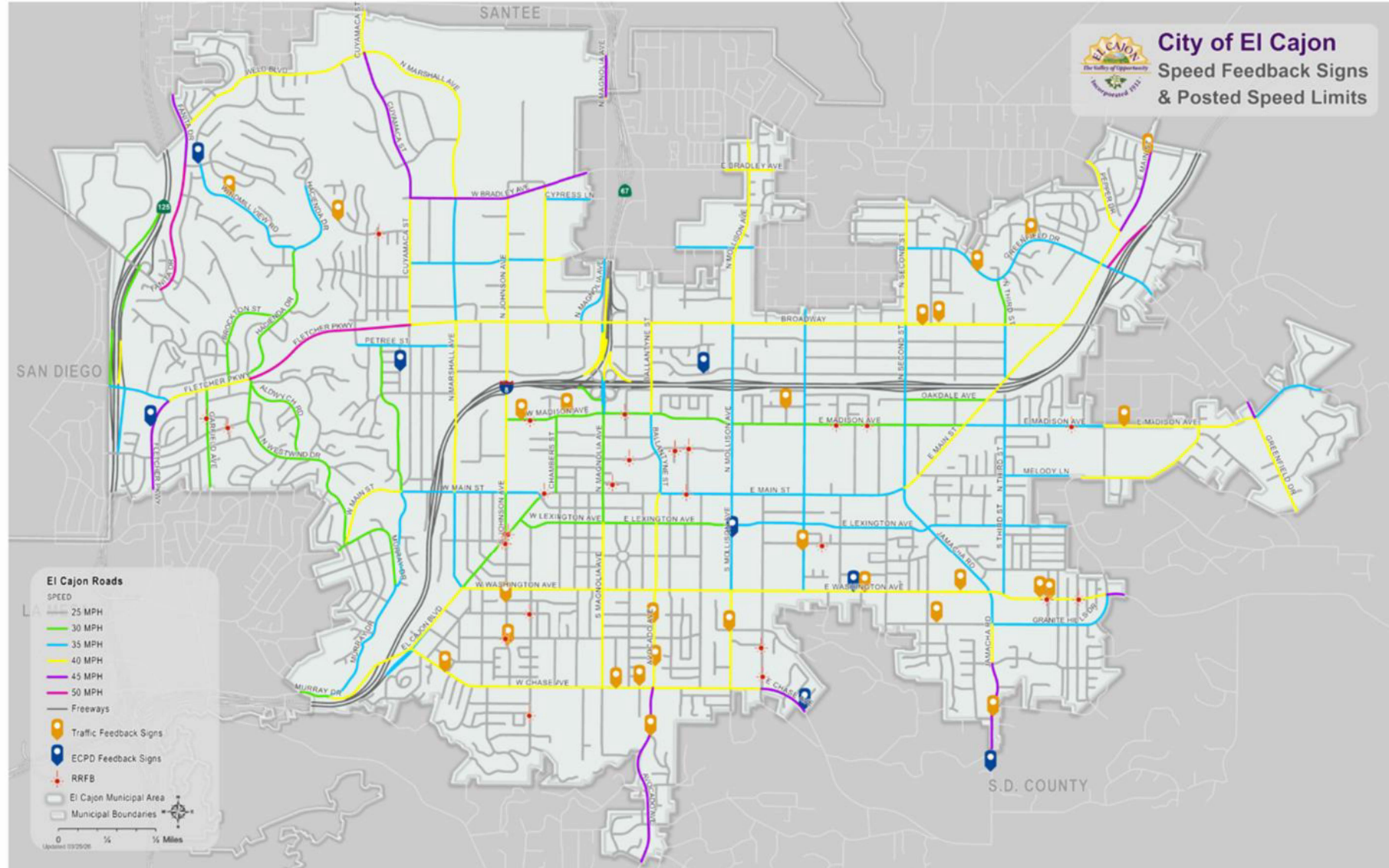


Questions • Comments • Feedback

Streets Above Speed Limits > 5 mph



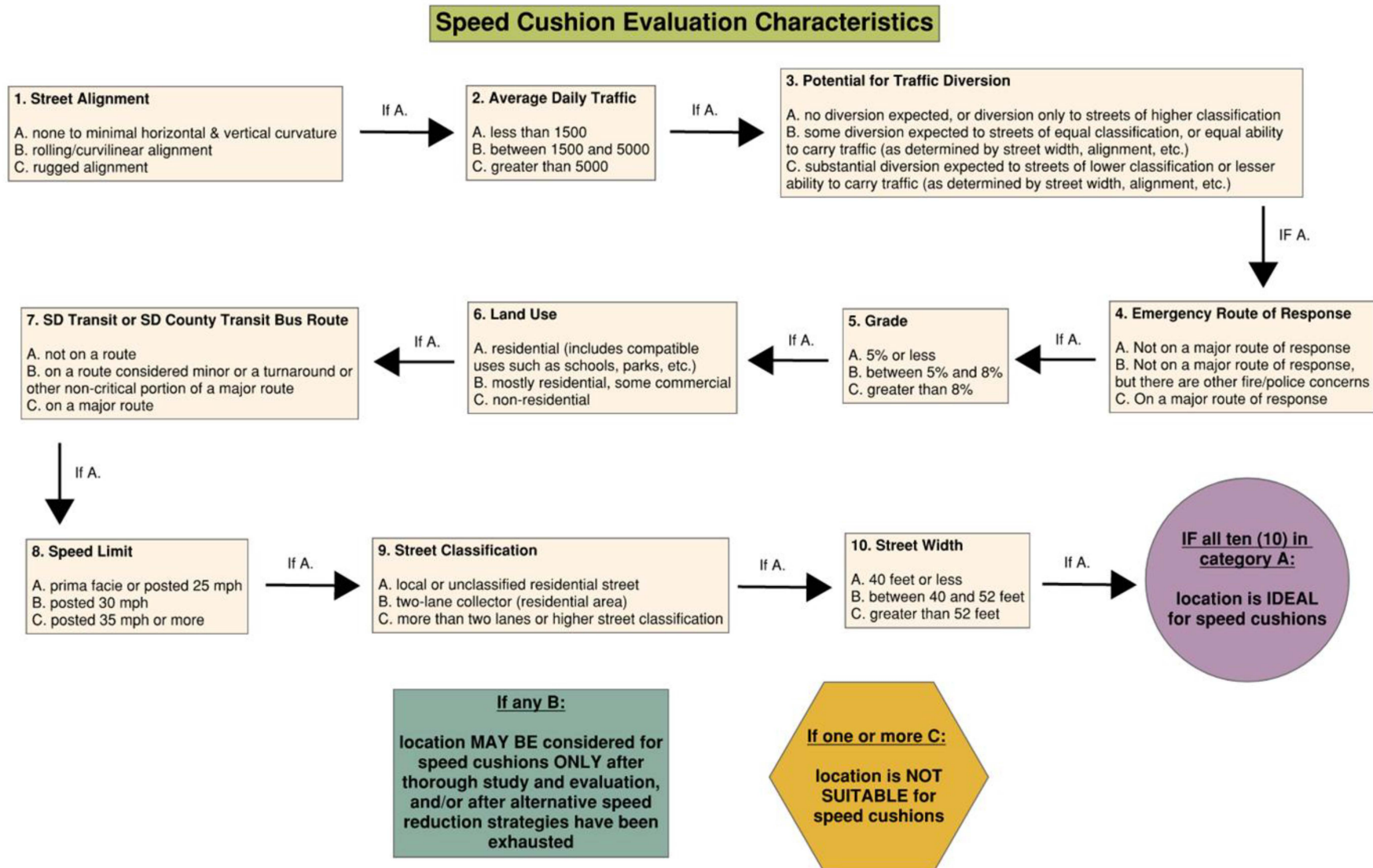
Posted Speed Limits & Traffic Devices



Evaluation Process for Traffic Calming Measures

1. When resident requests are received, existing conditions are reviewed, that is, information on speed, volume, accident history, street design elements (alignment and grades), street classification, and presence of on-street parking.
2. If there is significant speeding, that is, the 85th percentile speed is far greater than the posted speed limit, staff will evaluate traffic calming measures to help reduce traffic speeds. These measures include, but are not limited to:
 - Enforcement (radar trailer, intensified police enforcement)
 - Installation of Additional Signage (enhanced signage, all-way stops, speed feedback signs)
 - Changes to Street Cross Section (lane narrowing, edge striping, curb extensions, median landscaping)
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Speed Cushions Evaluation Characteristics





City Council
Agenda Report
Agenda Item 11.

DATE: 06/09/2026

TO: Honorable Mayor and City Councilmembers

FROM: Megan Blake, Human Resources Manager

SUBJECT: Assembly Bill 2561 Presentation: City Vacancies, Recruitment, and Retention Efforts

RECOMMENDATION:

That the City Council receives the report.

BACKGROUND:

This agenda report provides an update on the City's vacancies, recruitment, and retention efforts for calendar year 2025, in accordance with Assembly Bill 2561 (AB 2561). AB 2561 was signed into law in September 2024 and became effective on January 1, 2025. The law, which added Section 3502.3 to the California Government Code, requires public agencies to present the status of vacancies, recruitment and retention efforts during a public hearing before their governing board at least once per fiscal year. The law also requires public agencies to present additional information regarding vacancies, upon request by an employee organization, if the vacancy rate within a bargaining unit is at least 20%, and allows employee organizations to make a presentation to City Council. As represented below, the City did not have any bargaining units with vacancy rates at or above 20%.

The vacancy rates as of December 31, 2025, for each of the City's bargaining groups were as follows:

- A-29 Executive and Unrepresented Employees 15%
- El Cajon Municipal Employees Association (ECMEA) 12%
- El Cajon Professional Firefighters Association (ECPFF) 19%
- El Cajon Police Officers Association (ECPOA) 4%
- El Cajon Police Officers Association Management Group (ECPOA-MG) 0%
- El Cajon Mid-Management and Professional Employees Group (MMPEG) 15%

Lastly, on June 2, 2026, the City's five bargaining groups were notified of the AB 2561 presentation date.

CALIFORNIA ENVIRONMENTAL QUALITY ACT:

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

FISCAL IMPACT:

There is no fiscal impact.

Prepared By: Megan Blake, Human Resources Manager

Reviewed By: Marisol Thorn, Deputy City Manager

Approved By: Graham Mitchell, City Manager

City Council
Agenda Report
Agenda Item 12.

DATE: 06/09/2026

TO: Honorable Mayor and City Councilmembers

FROM: Nate Prescott, Senior Management Analyst

SUBJECT: Consideration to Approve Resolution of Intent to Establish a Downtown El Cajon Community Benefit District; Authorization for City Manager or Designee to vote “Yes” on the ballot; and Acceptance of the Management District Plan and the Engineer’s Report.

RECOMMENDATION:

That the City Council:

1. Receives report and petition drive results;
2. Adopts the next Resolution, in order, to approve the Resolution of Intent to set a public hearing and direct the ballots to be mailed to affected property owners, and authorize the City Manager or designee to vote “Yes” on the City’s ballot in support for the creation of the Downtown El Cajon Community Benefit District; and
3. Accepts the Management District Plan and the Engineer’s Report for the Proposed CBD.

BACKGROUND:

The Downtown El Cajon Property-Based Improvement District (PBID) was formed in 2011 to improve the economic well-being of businesses in downtown El Cajon. In 2024, the City Council adopted the Community Benefit District Ordinance to allow for the creation of a Community Benefit District in 2026-2027 in the event the PBID did not intend to renew the PBID.

The Downtown District, led by their governing board, the Downtown El Cajon Business Partners (DECBP), has a strong history of well attended events and activities in Downtown El Cajon, and with their 2025 hiring of New City America to manage and administrate the existing district, services have drastically increased and improved.

On April 23, 2026, the City Council heard a presentation from City Staff and DECBP Staff outlining this process to form a proposed new Downtown El Cajon Community Benefit District (“CBD”). DECBP initiated the first step to mail out petitions to form the CBD in late April. Because the City owns land within the proposed CBD, the City Council voted on April 23, 2026 to authorize the City Manager or designee to vote “Yes” in the petition in support of the creation of the CBD.

Management District Plan

In order to form a community benefit district, there must be a Management District Plan (“MDP”) prepared. The MDP, which is referenced in the Resolution of Intent and attached in this agenda packet as Attachment 2, outlines the priorities and services of the proposed CBD.

The MDP outlines the extent of the proposed services, the proposed cost of the various services, and explains the assessment methodology applied to each property. Per State law, the MDP must also include a detailed engineer's report prepared by a registered professional engineer in California that supports all the proposed assessments in the MDP. The engineer's report is included as Attachment 3. The DECBP approved the MDP in 2026.

The MDP proposes services and cost breakdowns as follows:

<u>Total Budget</u>	\$793,225
<u>Civil Sidewalks/Safety and Cleanliness</u>	\$476,000 (rounded)

Regular sidewalk and gutter sweeping
Periodic sidewalk steam cleaning
Beautification of the Downtown El Cajon CBD
Enhanced trash emptying (over and above city services)
Timely graffiti removal, within 72 hours as necessary
Maintenance of existing and new public spaces
Maintenance of the Prescott Promenade
Set up and take down of special events
Installation and maintenance of flowers throughout the Downtown El Cajon CBD (outside of medians)
Personnel to manage in-house or contracted maintenance and any security teams

<u>District Identity and Placemaking</u>	\$119,000 (rounded)
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Website development and updating
Traditional events done by the GDECIA (new 501 c3)
Social media, public relations firm
Enhancing current City holiday and seasonal decorations
Branding of Downtown El Cajon properties so a positive image is promoted to the public
Activation of Prescott Promenade
Banner programs
Public art displays and promotion of the Rea Street Art District
Public space design and improvements
Personnel to manage in-house or contracted public relations, website maintenance, or social media contractors

<u>Administration/Program Management</u>	\$174,000 (rounded)
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Staff and administrative costs, contracted or in-house
Directors and Officers and General Liability Insurance
Office-related expenses
Office and equipment rent
Financial reporting and accounting
Legal work

<u>Contingency</u>	\$24,225 (rounded)
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Delinquencies, City/County fees, reserves.

Petition and Balloting

In April 2026, DECBP mailed a petition to the affected property owners concerning the creation of the new CBD. As of June 9, 2026, DECBP will submit petitions to the City signed by property owners in the proposed CBD who will pay more than thirty percent of the assessments proposed to be levied in connection with such CBD as required by El Cajon Municipal Code section 2.90.100 which petitions will be on file with the City Clerk and available for public inspection.

Upon submission of the petition with the required number of signatures, the City Council may consider initiating proceedings to start the formation of the proposed CBD by approving the Resolution of Intent found in Attachment 1. If approved, the Resolution of Intent would set a noticed public hearing for July 28, 2026, and authorize the City Clerk to initiate the ballot process for the affected property owners. The property owners will have no less than 45 days in which to return the ballots. The ballots will be mailed out by the City Clerk no later than June 12, 2026, and must be returned by the conclusion of the public hearing scheduled for the July 28, 2026 City Council meeting. At the public hearing, the City will tabulate the votes and determine if there is a majority protest against the imposition of the assessment in connection with the CBD, in which case the CBD will not be formed. A majority protest exists if the assessment ballots submitted, and not withdrawn, in opposition to the proposed assessment exceed the assessment ballots submitted, and not withdrawn, in its favor, weighting those assessment ballots by the amount of the proposed assessment to be imposed upon the identified parcel for which each assessment ballot was submitted. If no majority protest exists, then the Council could consider forming the CBD at that time.

It is important to note, however, that if the election to create the Community Benefit District fails, the current iteration of the PBID will expire on December 31, 2026, with no mechanism to replace it. As such, while the City would realize a savings of approximately \$98,000 in assessment fees, it would also assume total responsibility for the maintenance of the now-former PBID district. The City would also have to determine if downtown events (i.e. car show, concerts, and Holiday Lights on Main) would be viable given current budget constraints.

City Owned Properties

Because the City of El Cajon owns land within the proposed CBD, if the Council approves the Resolution of Intent today, the City will also receive a ballot to consider approval of the formation of the CBD. The City would pay approximately 12.37% of the total assessment based on its ownership of properties. The increase in enhanced services that the proposed CBD would provide downtown would be much greater than what the City is able to provide on its own. The proposed services for the CBD would benefit the City, business owners, and its residents. Therefore, staff recommends that the City Council authorizes the City Manager, or designee, to vote yes on the ballots for any City-owned properties in the CBD in favor of the proposed CBD.

The City has historically paid approximately \$80,000 per year for its portion of the assessments. The creation of the Community Benefit District will increase services provided by the District and the City's portion of the assessments will be \$98,148.80. The intent of the District is to increase property values; if successful, this will have a positive impact on General

Fund revenues.

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. Any future actions directed by the City Council related to the PBID will be assessed in accordance with CEQA.

FISCAL IMPACT:

The creation of the Community Benefit District will increase the City's portion of the assessment by an estimated \$19,000 for a total cost of about \$98,148.80, to be paid from the City Manager's 101112 account. Sufficient funds are included in the proposed FY 26-27 Annual Budget.

Prepared By: Nate Prescott, Senior Management Analyst

Reviewed By: Vince DiMaggio, Assistant City Manager

Approved By: Graham Mitchell, City Manager

Attachments

Resolution

Management District Plan

Engineer's Report

RESOLUTION NO. -26

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF EL CAJON DECLARING ITS INTENTION TO FORM THE DOWNTOWN EL CAJON COMMUNITY BENEFIT DISTRICT PURSUANT TO THE EL CAJON MUNICIPAL CODE CHAPTER 2.90 "COMMUNITY BENEFIT DISTRICTS"; SETTING A TIME AND PLACE FOR A PUBLIC HEARING IN CONNECTION THEREWITH; AND DIRECTING THE MAILING OF BALLOTS TO IDENTIFIED PROPERTY OWNERS

WHEREAS, El Cajon Municipal Code Chapter 2.90 "Community Benefit Districts" ("Chapter 2.90") incorporates most of the provisions of the Parking and Business Improvement District Law of 1994 (Streets & Highways Code Section 36600 et seq.) (the "PBID Law") and authorizes the City of El Cajon ("City") to form Community Benefit Districts; and

WHEREAS, as of June 9, 2026, the City Council has received a petition (the "Petition") requesting the formation of a Community Benefit District to be designated the "Downtown El Cajon Community Benefit District" (the "CBD"); and

WHEREAS, the Petition, which has been signed by property owners in the proposed CBD who will pay more than thirty percent of the assessments proposed to be levied in connection the CBD, meets all of the requirements of Section 36621 of the PBID Law, as modified by Chapter 2.90; and

WHEREAS, the amount of assessment attributable to property owned by the same property owner that exceeds twenty percent of the amount of all assessments proposed to be levied, was not included in determining whether the petition is signed by property owners who will pay more than thirty percent of the total amount of assessments proposed to be levied; and

WHEREAS, the Petition is on file in the Office of the City Clerk and available for public inspection as of June 9, 2026, and incorporated herein by reference; and

WHEREAS, the City Council now desires to conduct proceedings to form the CBD.

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

1. The foregoing recitals are true and correct and are the findings of the City Council.
2. The City Council hereby determines this action is exempt from the California Environmental Quality Act ("CEQA"), in accordance with State CEQA Guidelines section 15378(b)(2).

3. The City Council declares its intention to form the Downtown El Cajon Community Benefit District.

4. The boundaries of the Downtown El Cajon Community Benefit District are generally described as follows:

- The northern boundary of the proposed Downtown El Cajon CBD includes all parcels on Magnolia Avenue that border the Interstate 8 freeway and includes parcels 483-330-022 and 483-330-034 on the northeast side of the Downtown El Cajon CBD as well as parcel 482-301-006, on the northwest corner.
- The western boundary of the proposed Downtown El Cajon CBD includes the parcels at the intersection of Marshall Avenue and Main Street, including the three corner parcels at that intersection. The three parcels at the intersection of Marshall Avenue and Main Street do NOT include the parcel at the northwest corner of the intersection, as it is a new car dealership which will not benefit from the services of the proposed Downtown El Cajon CBD. The three most western parcels of the Downtown El Cajon CBD shall include parcels 487-121-041, 487-281-028 and the entire Metropolitan Transit Station Trolley stop which includes parcels 487-262-004, 487-262-009 and 487-273-006.
- The southern boundary of the proposed Downtown El Cajon CBD includes the following parcels that includes the expansion parcels on both sides of El Cajon Boulevard, ending at the roundabout, ending at parcels 487-321-026 and 487-323-017. The southern boundary then continues on the south side of Douglas Avenue from parcel 487-342-029 continuing along the south side of Douglas ending at parcel 487-342-019 ending at the intersection of Douglas and Van Houten Avenues. The southern boundary then jogs southward along the east side of Van Houten Avenue ending at parcel 487-331-009. The southern boundary continues along the south side of Lexington Avenue, running eastward to include all of the parcels on the south side of the street, ending at parcel 488-241-041. The Downtown El Cajon CBD southern boundary then runs northward along the west side of Avocado Avenue and includes the parcels running eastward on the north side of Douglas Avenue including parcels ending at parcel 488-233-047 at northwestern intersection of South Lincoln Avenue and Douglas Avenue.
- The eastern boundary of the Downtown El Cajon CBD starts at the western side of the intersection of Lincoln Avenue and Main Street, parcel 488-233-047 and crosses Main Street northward to include parcel 488-113-010. The eastern boundary of the Downtown El Cajon CBD then continues northward and includes parcel 488-113-024 and 488-024-025 and then runs northward

on the west side of Ballantyne Street including parcel 488-040-002. The eastern boundary then runs northwest to include the eastern side of parcels 488-040-011, 488-040-014 on the west side of Connecticut Avenue. The eastern boundary then crosses northward to Wells Avenue including parcels at the northwestern intersection of Wells Avenue and Graves Avenue including parcels 488-010-013. The eastern boundary then continues in a northwestern direction including the eastern side of the parcels fronting Magnolia Avenue from parcel 488-010-025 ending at parcel 483-330-022 ending at the intersection of Interstate 8 and Magnolia Avenue.

- A map of the proposed CBD boundaries and an appendix of all included parcels can be found in the Management District Plan.

5. The proposed activities of the CBD are briefly described as follows:

- Safety, petty criminal, and homeless/vacancy problems
- Sidewalk cleanliness
- Increase tree trimming and replacement of damaged trees and landscaping
- Install/improve decorative amenities such as street furniture, fixtures, equipment, and lighting
- Promote and enhance the brand image of Downtown El Cajon
- Manage events in and around the Downtown El Cajon CBD, particularly at the Prescott Promenade
- Create a strong social media presence, and facilitate public relations for Downtown El Cajon businesses
- Promote public space development and placemaking

6. The activities of the CBD will be funded through an annual benefit assessment against lots and parcels of real property within the boundaries of the CBD. The amount of the proposed assessment is \$793,225.00 for the First Year (FY27).

7. The initial duration of the CBD is proposed to be 20 years.

8. No bonds will be issued in connection with the CBD.

9. For a complete description of the CBD, and its boundaries, activities, and proposed real property assessment, reference is made to the Management District Plan entitled the "Downtown El Cajon Community Benefit District Management District Plan" and dated April 23, 2026, and to the Engineer's Report entitled the "Downtown El Cajon Community Benefit District Assessment Engineer's Report" prepared by Edward V. Henning a California registered Professional Engineer and dated April 23, 2026, each of which is on file in the Office of the City Clerk, available for public inspection, and incorporated herein by reference.

10. On July 28, 2026 at 7:00 PM or as soon thereafter as the matter may be heard, in the City Council Chambers located at 200 Civic Center Way, El Cajon, CA, the City Council will hold a public hearing on the establishment of the CBD and the levy of assessments. At the public hearing, the City shall consider all objections or protests, if any, to the proposed assessment. At the public hearing, any person shall be permitted to present written or oral testimony. The public hearing may be continued from time to time.

11. The City Clerk is directed to mail notice of the public hearing, including an assessment ballot, to affected property owners in the manner required by Section 53753 of the Government Code and Article XIII D, Section 4 of the California Constitution.

12. Assessment ballots will be accepted and tabulated by the City in the manner set forth in the attached "Procedures for the Completion, Return, and Tabulation of Assessment Ballots", which is incorporated herein by reference and attached as Exhibit A.

13. A majority protest exists if the assessment ballots submitted, and not withdrawn, in opposition to the proposed assessment exceed the assessment ballots submitted, and not withdrawn, in its favor, weighting those assessment ballots by the amount of the proposed assessment to be imposed upon the identified parcel for which each assessment ballot was submitted. If there is a majority protest against the imposition of the assessment in connection with the CBD, the CBD will not be formed.

14. If the CBD is formed, funds may (at the sole discretion of the City Council) be advanced, pursuant to Chapter 2.90, from the City's general fund to permit the operation of the CBD prior to the City's collection of the assessment. Any such advance may not exceed the total anticipated assessment proceeds for the first year of the assessment. Any such advance will be recovered from assessment proceeds, along with interest calculated at the rate set by the State Controller for funds invested in the Local Agency Investment Fund. The duration of any such advance shall not exceed five years.

Exhibit A

CITY OF EI CAJON PROCEDURES FOR THE COMPLETION, RETURN, AND TABULATION OF ASSESSMENT BALLOTS

I. Completion of Ballots

- **Who may complete a ballot**

An assessment ballot may be completed by the owner of the parcel to be assessed. As used in these Procedures, the term "owner" includes the owner's authorized representative. If the owner of the parcel is a partnership, joint tenancy, or tenancy in common, a ballot may be completed by any of the general partners, joint tenants, or tenants in common. Except as set forth below, only one ballot may be completed for each parcel.

- **Proportional assessment ballots**

If a parcel has multiple owners, any owner may request a proportional assessment ballot. If the ownership interest of the owner is not shown on the last equalized secured property tax assessment roll, such request must include evidence, satisfactory to the City, of the owner's proportional rights in the parcel. The City will provide the proportional ballot to the owner at the address shown on the assessment roll. Any request for a ballot to be mailed to another location must be made in writing and must include evidence, satisfactory to the City, of the identity of the person requesting the ballot. Each proportional ballot will be marked to show the date on which the ballot was provided, to identify it as a proportional ballot and to indicate the owner's proportional rights in the parcel. The City will keep a record of each proportional ballot provided to an owner.

- **Duplicate ballots**

If an assessment ballot is lost, withdrawn, destroyed or never received, the City will mail or otherwise provide a duplicate ballot to the owner upon request. The duplicate ballot will be marked to show the date on which the ballot was mailed or provided and to identify it as a duplicate ballot or a duplicate proportional ballot. The same procedure applies to duplicate ballots or duplicate proportional ballots which are lost, withdrawn, destroyed, or never received.

- **Marking and signing the ballot**

To complete an assessment ballot, the owner of the parcel must (1) stamp or mark the appropriate box supporting or opposing the proposed assessment, and (2) sign, under penalty of perjury, the statement on the ballot that the person completing the ballot is the owner of the parcel or the owner's authorized representative. Only one box may be

stamped or marked on each ballot. Ballots must be completed in ink and include the original signature of the signer.

- **Only assessment ballots provided by the City will be accepted**

The City will only accept ballots mailed or otherwise provided to owners by the City. Photoduplicated, facsimile, and electronic copies of completed ballots will not be accepted. II.

II. Return of Ballots

- **Who may return ballots**

An assessment ballot may be returned by the owner of the parcel or by anyone authorized by the owner to return the ballot.

- **Where to return ballots**

Ballots may be mailed to the address indicated on the ballot.

Ballots may also be delivered in person to the Office of the City Clerk located at 200 Civic Center Way, El Cajon, CA 92020 (prior to noon/12:00 p.m. on the date scheduled for the public hearing on the proposed assessment), or delivered to the City Clerk at the public hearing on the proposed assessment.

The City will not accept ballots returned to the City via email, facsimile machine, or other electronic method.

- **When to return ballots**

All returned ballots must be received by the City prior to the time the City Council closes the public input portion of the public hearing on the proposed assessment. The public input portion of the public hearing may be continued from time to time.

- **Withdrawal of assessment ballots**

After returning an assessment ballot to the City, the person who signed the ballot may withdraw the ballot by submitting a written statement to the City directing the City to withdraw the ballot. Such statement must be received by the City prior to the close of the public input portion of the public hearing on the proposed assessment. When ballots for the assessment are tabulated, the City will segregate withdrawn ballots from all other returned ballots. The City will retain all withdrawn ballots and will indicate on the face of such withdrawn ballots that they have been withdrawn.

If any ballot has been withdrawn, the person withdrawing the ballot may request a duplicate ballot.

- **Changes to assessment ballots**

In order to change the contents of a ballot that has been submitted, the person who has signed that ballot may (1) request that such ballot be withdrawn, (2) request that a duplicate ballot be issued, and (3) return the duplicate ballot fully completed. Each of these steps must be completed according to the procedures set forth above.

III. Tabulation of Ballots

- **Which assessment ballots will be counted**

Only ballots which are completed and returned in compliance with these procedures will be counted. Ballots received by the City after the close of the public input portion of the public hearing on the proposed assessment will not be counted. Ballots which are not signed by the owner will not be counted. Ballots with no boxes marked, or with more than one box marked, will not be counted. Ballots withdrawn in accordance with these procedures will not be counted.

The City will keep a record of each proportional or duplicate ballot mailed or otherwise provided to an owner and will ensure that only one ballot is tabulated for the parcel (or for the owner in the case of proportional ballots).

The following rules will apply if more than one countable ballot for a parcel (or owner) has been returned. If a non-duplicate ballot has been returned, the City will count the non-duplicate ballot and disregard all duplicate ballots. If only duplicate ballots have been returned, the City will count the last duplicate ballot and disregard the earlier duplicate ballots. If an owner returns both a non-proportional ballot and a proportional ballot, the City will count the proportional ballot and disregard the non-proportional ballot.

- **When and where ballots will be tabulated**

The tabulation of ballots will be performed, in view of those present, at the public hearing following the close of the public input portion of the public hearing. The public hearing may be continued from time to time for the purpose of tabulating ballots. Ballots will not be unsealed until the tabulation begins.

- **How ballots will be tabulated**

Ballots may be counted by hand, by computer or by any other tabulating device.

Ballots will be tabulated by adding the ballots submitted in opposition to the assessment and adding the ballots submitted in favor of the assessment. Ballots shall be weighted according to the proportional financial obligation of the affected property; provided, however, that proportional ballots shall be weighted in accordance with the respective ownership interests of each proportional ballot submitted. If one or more proportional ballots are returned for a parcel and a non-proportional ballot is returned for the parcel, the non-proportional ballot will either be disregarded (if the same owner has returned a

proportional ballot) or treated as a proportional ballot (if the same owner has not returned a proportional ballot).

- **Who will tabulate ballots**

Ballots will be tabulated by an employee of the City or by some other impartial person designated by the City Council who does not have a vested interest in the outcome of the proposed assessment. The tabulator may be assisted by any of the staff and consultants of the City.

- **Results of tabulation**

The results of the tabulation will be announced following the completion of the tabulation and entered in the minutes of a City Council meeting. If ballots submitted in opposition to the proposed assessment exceed the ballots submitted in favor of the proposed assessment (as tabulated above), the assessment will not be imposed.

IV. Resolution of Disputes

In the event of a dispute regarding whether the signer of a ballot is the owner of the parcel to which the ballot applies, the City will make such determination from the last equalized assessment roll and any evidence of ownership submitted to the City prior to the conclusion of the public hearing. The City will be under no duty to obtain or consider any other evidence as to ownership of property and its determination of ownership will be final and conclusive.

In the event of a dispute regarding whether the signer of a ballot is an authorized representative of the owner of the parcel, the City may rely on the statement on the ballot signed under penalty of perjury that the person completing the ballot is the owner's authorized representative and any evidence submitted to the City prior to the conclusion of the public hearing. The City will be under no duty to obtain or consider any other evidence as to whether the signer of the ballot is an authorized representative of the owner and its determination will be final and conclusive.

V. Public Record

During and after tabulation, all ballots are public records.

VI. Further Information

For further information, contact Angela Cortez, City Clerk, at (619) 441-1763.



**The Downtown El Cajon Community Benefit District (CBD)
Management District Plan**

**Final Plan -
April 23, 2026**

*Prepared pursuant to the City of El Cajon's Community Benefit Ordinance,
Chapter 2.90 added to Title 2 of the El Cajon Municipal Code.*

Prepared for:

**The Downtown El Cajon Business Partners
the Greater Downtown El Cajon Improvement Association
Property Owners in Downtown El Cajon
City of El Cajon**

Prepared by:

**New City America, Inc.
Greater El Cajon Improvement Association**

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Attachment:

A. Engineer's Report

Section 1

Management Downtown El Cajon CBD Plan Summary

The name of this (“CBD”) is the Downtown El Cajon Community Benefit District. The Downtown El Cajon CBD is being formed under the City of El Cajon’s Community Benefit Ordinance, Chapter 2.90, added to Title 2 of the El Cajon Municipal Code.

The levy of assessments on real property within the proposed Downtown El Cajon CBD will fund physical and maintenance improvements to individual properties, attract new customers, tenants, and increase business sales, resulting in stabilized rents for property owners throughout Downtown El Cajon. The assessments will fund maintenance, special events and activities, and other special benefits within the Downtown El Cajon CBD, revitalizing Downtown El Cajon and, creating jobs, attracting and retaining businesses, and reducing crime.

Downtown El Cajon CBD Steering Committee

For the past two decades, downtown stakeholders have worked to improve and enhance their experience and overall ambiance of working, visiting, shopping, and residing in Downtown El Cajon.

Since the initiation of work last Spring, the current Property Business Improvement District Board (*formerly the Downtown El Cajon Business Partners, now the Greater Downtown El Cajon Improvement Association, GDECIA*), has worked diligently to outreach to property owners, simultaneously building a level of support for improvements to in Downtown El Cajon as well as commencing the expansion of the property assessment district – now known as the new Downtown El Cajon CBD. The Downtown El Cajon CBD Steering Committee has met multiple times, has reviewed multiple versions of a management plan and finalized the boundaries, services, costs, and term at its January 2026 Board of Directors meeting.

During this process, the Board of Directors of the Greater Downtown El Cajon CBD and its staff shall hold meetings with property owners in large meeting sessions as well as one-on-one discussions to be held to explain the purpose of the Downtown El Cajon CBD.

How can a new CBD benefit property owners in Downtown El Cajon?

In summary, a Downtown El Cajon CBD is a *Special Benefits Assessment District* whereby property owners vote, through a mail ballot procedure, to supplement their property tax bills to pay for and control the assessments they generate through the new CBD. ***The CBD will not replace current City services, but it can fund solutions to supplement City services in the areas, including:***

- Safety, petty criminal, and homeless/vacancy problems
- Sidewalk cleanliness
- Increase tree trimming and replacement of damaged trees and landscaping
- Install/improve decorative amenities such as street furniture, fixtures, equipment, and lighting

- Promote and enhance the brand image of Downtown El Cajon
- Manage events in and around the Downtown El Cajon CBD, particularly at the Prescott Promenade
- Create a strong social media presence and facilitate public relations for Downtown El Cajon businesses
- Promote public space development and placemaking

MOST IMPORTANTLY, THESE PROPERTY ASSESSMENT FUNDS WILL NOT REPLACE EXISTING CITY SERVICES IN DOWNTOWN EL CAJON AND WILL BE MANAGED BY THE PROPERTY AND BUSINESS OWNERS, AFTER THE DOWNTOWN EL CAJON CBD IS VOTED IN.

Special Benefit Budget Category Analysis

The Downtown El Cajon CBD *Management District Plan* gives the property owners greater flexibility in determining the type and frequency of special benefit services that will be allocated on a year-to-year basis.

The proposed Downtown El Cajon CBD, will fund special benefit services, over and above what the City of El Cajon is currently providing. Special benefits are supplemental to the general benefits paid for out of the City and County budgets. Those *categories of special benefit services* include the following:

All services listed below are special benefits and supplemental to current City services.

Year 1 – PROPOSED BUDGET (ASSESSMENT REVENUES/SPECIAL BENEFIT COSTS)

CIVIL SIDEWALKS - \$ 476,000 (ROUNDED) 60%

Examples of this category of special benefit services and costs may include, but are not limited to:

- Regular sidewalk and gutter sweeping
- Periodic sidewalk steam cleaning
- Beautification of the Downtown El Cajon CBD
- Enhanced trash emptying (over and above city services)
- Timely graffiti removal, within 72 hours as necessary
- Maintenance of existing and new public spaces
- Maintenance of the Prescott Promenade
- Set up and take down of special events
- Installation and maintenance of flowers throughout the Downtown El Cajon CBD (outside of medians)
- Personnel to manage in-house or contracted maintenance and any security teams

DISTRICT IDENTITY AND PLACEMAKING – \$119,000 (ROUNDED) 15%

Examples of this category of special benefit services and costs may include, but are not limited to:

- Website development and updating
- Traditional events done by the GDECIA (new 501 c3)
- Social media, public relations firm
- Enhancing current City holiday and seasonal decorations
- Branding of Downtown El Cajon properties so a positive image is promoted to the public
- Activation of Prescott Promenade
- Banner programs
- Public art displays and promotion of the Rea Street Art District
- Public space design and improvements
- Personnel to manage in-house or contracted public relations, website maintenance, or social media contractors

ADMINISTRATION/PROGRAM MANAGEMENT - \$174,000 (ROUNDED) 22%

Examples of this category of special benefit services and costs may include, but is not limited to:

- Staff and administrative costs, contracted or in-house
- Directors and Officers and General Liability Insurance
- Office-related expenses
- Office and equipment rent
- Financial reporting and accounting
- Legal work

CONTINGENCY/CITY AND COUNTY FEES/RESERVE - \$24,225 (ROUNDED) 3%

Examples of this category of special benefit services and costs include, but are not limited to:

- Delinquencies, City/County fees, reserves

The proposed improvements, maintenance, and activities that comprise the categories of special benefit services listed above are the same improvements, maintenance, and activities that comprise the categories of special benefit services for subsequent years.

Proposed First Year for the Downtown El Cajon CBD Budget *

Category of Services	Percentage of budget	1 st Year Allocation
Civil Sidewalks/Safety and Cleanliness	60%	\$476,000
District Identity and Placemaking	15%	\$119,000
Administration/Program Management	22%	\$174,000
Contingency/Fees/Reserve	3%	\$24,225
Total 1st year Budget	100%	\$793,225

***Numbers are rounded.**

For years subsequent to the first year, the budget will be similar to the proposed budget above.

METHOD OF FINANCING

The financing of the Downtown El Cajon CBD is based upon the levy of special assessments on real properties that receive special benefits from the improvements and activities based upon which Benefit Zone they are located within. See Section 4 for assessment methodology and compliance with Article XIII D of the California State Constitution. The five factors used to determine proportional costs to the parcels in the Downtown El Cajon CBD:

- Linear frontage, on all sides of the parcel (excluding alleys)
- Lot square footage
- Building square footage
- Current and future residential condominiums
- Location within one of the two geographic benefit zones of the Downtown El Cajon CBD

Costs

The costs per parcel are based upon the five factors listed above. The Benefit Zones are determined by the anticipated special benefits that a parcel will receive based upon its proximity to the core of the Downtown El Cajon CBD along Main Street, as well as the frequency of special benefit services that the parcel will receive. All assessments must be proportional to the special benefits received.

First Year Annual Costs Per Benefit Zone

Property Variable	Benefit Zone 1	Benefit Zone 2
Building Square Footage	\$0.10	\$0.09
Lot size (sq ft)	\$0.07	\$0.06
Linear Frontage (ft)	\$4.00	\$3.50
Residential Condos Unit Sq. Ft.	\$0.10	\$0.09

In addition, other factors will be used to determine assessments based upon the anticipated benefit of the current land uses:

- Residential condominiums will be assessed for unit building square footage only.
- Private parking structures or major retail parking lots may be lowered for their gross building square footage and/or lot size assessments unless they are open to the public in general, and that parking serves the needs of visitors other than direct customers.
- All publicly owned and operated parcels will be assessed for linear frontage, lot size, and building square footage.

Data and Benefit Zones

There are 427 individual parcels owned by 284 property owners in the proposed Downtown El Cajon CBD. The data was obtained by San Diego County Tax Assessors, ParcelQuest, as well as verification from property owners in the Downtown El Cajon. The following data is used as the basis for the generation of the CBD assessments.

Property Data by Benefit Zone

Benefit Zone	Building Square Feet	Lot Square Feet	Linear Frontage	Residential Condos/Apt
1	1,196,243 sq. ft	2,759,670 sq. ft.	24,466 linear feet	0 sq. ft.
2	909,719 sq. ft.	3,311,496 sq. ft.	25,204 linear feet	153,129 sq. ft.
Total	2,105,962 sq. ft	6,071,166 sq. ft	49,670 linear feet	153,129 sq. ft.

Boundaries

The proposed Downtown El Cajon CBD consists of approximately 44 square blocks (blocks vary in size on each side of both Main Street and Magnolia Street), consisting of 427 parcels (374 currently assessed) owned by 284 property owners. A list of all parcels included in the proposed DECCBD is shown as Appendix 1, attached to this Report with their respective San Diego County assessor parcel number. The boundary of the proposed DECCBD and parcels within it are shown on the map of the DECCBD attached as Appendix 2 to this Report, which shall govern for the purposes of identifying assessed parcels.

Benefit Zones There are two benefit zones in the proposed DECCBD.

Zone 1: Core Area:

In general, Zone 1 includes Main Street from the intersection of El Cajon Boulevard and Main Street on the west and Roanoke Street and Avocado Avenue on the east. Additionally, Zone 1 includes parcels from the intersection of Interstate 8 and Magnolia Avenue on the north and all parcels fronting along Magnolia Avenue southward to the north side of the intersection of Lexington Avenue and Magnolia Avenue on the south.

Zone 2: All Other Areas

In general, Zone 2 includes the peripheral parcels of the Downtown El Cajon CBD that do not front along Main Street and Magnolia Avenue and are not included in Zone 1.

Downtown El Cajon CBD Formation

Under the local enabling ordinance, Downtown El Cajon CBD formation requires submission of petitions from private and public property owners in the proposed Downtown El Cajon CBD representing at least 30% of the total assessments to be paid into the first year of the Downtown El Cajon CBD.

Once the City verifies the petitions totaling a minimum of 30%, (\$237,968) of the first-year annual budget which is projected to be \$793,225 in first-year annual assessments, the El Cajon City Council may adopt a Resolution of Intention to mail out ballots to all affected property owners. The City will then hold a public hearing and tabulate the ballots. The Downtown El Cajon CBD will be formed if the weighted majority of all returned mail ballots support Downtown El Cajon CBD formation and when the City Council adopts a Resolution of Formation to levy the assessments on the benefiting parcels. The date for that public hearing has not been scheduled but it is assumed that it will be held in late June 2026, based upon the successful completion of the petition drive.

Term

Under the El Cajon local enabling ordinance, the Downtown El Cajon CBD may be established for up to 20 years and shall not exceed 20 years. State law and the local enabling ordinance permits this annual disestablishment of the Downtown El Cajon CBD based upon petition and vote of the property owners. *The threshold needed to trigger the balloting for the formation of the Downtown El Cajon CBD is the same as the process for disestablishment of the Downtown El Cajon CBD.*

Time and Manner for Collecting Assessments

The Downtown El Cajon CBD assessments will appear as a separate line item on annual property tax bills prepared by the San Diego County Tax Assessor. The assessments are collected at the same time and in the same manner as ad valorem property taxes paid to the County. The assessments have the same lien priority and penalties for delinquent payments as ad valorem property taxes. Any delinquent assessments owed for the first year will be added to the property tax roll for the following year together with any applicable interest and penalties. The “property owner” means any person shown as the owner/taxpayer on the last equalized assessment roll or otherwise known to be the owner/taxpayer by the City. Publicly owned properties of the City, County and MTS and tax-exempt parcels shall not be collected by the County Tax Assessor, but rather by a manual billing by the City of El Cajon. The first assessments of the new Downtown El Cajon CBD will appear in December 2026 property tax bills.

Government Assessments

The Downtown El Cajon CBD Management Plan assumes that any public or tax-exempt parcels shall be assessed in proportion to their specific special benefit services. There are currently City, County and MTS properties in the proposed Downtown El Cajon CBD. The Civil Sidewalks, District Identity and Placemaking and Administrative special benefit services will provide a clean and an attractive working environment for those publicly owned and operated buildings in the core of the Downtown El Cajon CBD. This will allow the City and County to attract new employees and provide visitors with an additional benefit of dealing with City and County business as well as reap the benefits of a full-service business Downtown El Cajon CBD.

Governance

Pursuant to Section 36650 of the California Streets and Highway Code, the Downtown El Cajon CBD Management Corporation or current Owners' Association, (Management Corporation) will review Downtown El Cajon CBD budgets and policies annually within the limitations of the Management District Plan. The Management Corporation must file Annual Reports with the City of El Cajon and will oversee the day-to-day implementation of services as defined in the Management Downtown El Cajon CBD Plan. The current Management Corporation, the Greater Downtown El Cajon Improvement Association, shall continue to serve as the Management Corporation.

Disestablishment

Under the local enabling ordinance, the Downtown El Cajon CBD property owners will have an annual period in which to submit petitions to the City Council to disestablish the CBD. If the property owners vote by weighted majority to disestablish the Downtown El Cajon CBD, assessments will be removed from the parcels the following fiscal year. Unexpended surplus funds will be returned to property owners based upon a parcel's percentage contribution to the previous fiscal year's assessments.

Exemptions or Reductions in Rates

Under this Management Downtown El Cajon CBD Plan and consistent with Proposition 218 and Article XIII D of the State Constitution, no parcel receiving special benefits from the establishment of a property assessment Downtown El Cajon CBD is exempt from the full payment of the annual assessment.

Section 2

Downtown El Cajon CBD Boundaries

Boundaries

The proposed Downtown El Cajon CBD consists of approximately 44 square blocks (blocks vary in size on each side of both Main Street and Magnolia Street), consisting of 427 parcels owned by 284 property owners. See the Downtown El Cajon proposed CBD map in Section 2, pages 13 and 14, which shall govern for the purposes of identifying assessed parcels. The Downtown El Cajon CBD is generally bound by:

Benefit Zones There are two benefit zones in the proposed DECCBD.

Zone 1: Core Area:

In general, Zone 1 includes Main Street from the intersection of El Cajon Boulevard and Main Street on the west and Roanoke Street and Avocado Avenue on the east. Additionally, Zone 1 includes parcels from the intersection of Interstate 8 and Magnolia Avenue on the north and all parcels fronting along Magnolia Avenue southward to the north side of the intersection of Lexington Avenue and Magnolia Avenue on the south.

Zone 2: All Other Areas

In general, Zone 2 includes the peripheral parcels of the Downtown El Cajon CBD that do not front along Main Street and Magnolia Avenue and are not included in Zone 1.

Downtown El Cajon CBD Boundary Rationale

The Downtown El Cajon CBD boundaries are comprised of parcels that highlight restaurants, retailers, services, office buildings, market rate and residential condominiums apartment units, hotels, industrial and civic buildings. Benefit Zone 1 properties front along Main Street from Roanoke Street on the east to El Cajon Boulevard/Main Street intersection on the west. Benefit Zone 1 parcels represent the core of the Downtown El Cajon CBD and are expected, due to the nature of the land uses, to derive the greatest benefit from the establishment of the Downtown El Cajon Community Benefit Downtown El Cajon CBD.

Benefit Zone 2 parcels are to be found west of the intersection of El Cajon Boulevard and Main Street running westward up to the Metropolitan Transit System Station as well as parcels, that by and large, do not front along Magnolia Avenue north of Lexington Avenue on the south and Interstate 8 on the north. Benefit Zone 2 parcels will derive special benefits like Benefit Zone 1; however, the frequency of Benefit Zone 2 services shall be approximately 4 - 5 days per week as compared to 6 - 7 days a week for Benefit Zone 1 parcels.

Northern Boundary -

The northern boundary of the proposed Downtown El Cajon CBD includes all parcels on the border

along the Interstate 8 freeway and includes parcels 483-330-022 and 483-330-034 on the northeast side of the Downtown El Cajon CBD as well as parcel 482-301-006, on the northwest corner. Please refer to the map on page 13 for a view of the Downtown El Cajon CBD. No Downtown El Cajon CBD special benefit services shall be provided north of the northern boundary of the Downtown El Cajon CBD which ends at the southern side of Interstate 8.

Western Boundary

The western boundary of the proposed Downtown El Cajon CBD includes the parcels at the intersection of Marshall Avenue and Main Street, including the three corner parcels at that intersection. The three parcels at the intersection of Marshall Avenue and Main Street do NOT include the parcel at the northwest corner of the intersection, as it is a new car dealership which will not benefit from the services of the proposed Downtown El Cajon CBD.

The three most western parcels of the Downtown El Cajon CBD shall include parcels 487-121-041, 487-281-028 and the entire Metropolitan Transit Station Trolley stop which includes parcels 487-262-004, 487-262-009 and 487-273-006. No Downtown El Cajon CBD programs and services will be provided west of the western Downtown El Cajon CBD boundary.

Southern Boundary:

The southern boundary of the proposed Downtown El Cajon CBD includes the following parcels that includes the expansion parcels on both sides of El Cajon Boulevard, ending at the roundabout, ending at parcels 487-321-026 and 487-323-017. The southern boundary then continues on the south side of Douglas Avenue from parcel 487-342-029 continuing along the south side of Douglas ending at parcel 487-342-019 ending at the intersection of Douglas and Van Houten Avenues. The southern boundary then jogs southward along the east side of Van Houten Avenue ending at parcel 487-331-009. The southern boundary continues along the south side of Lexington Avenue, running eastward to include all of the parcels on the south side of the street, ending at parcel 488-241-041. The Downtown El Cajon CBD southern boundary then runs northward along the west side of Avocado Avenue and includes the parcels running eastward on the north side of Douglas Avenue including parcels ending at parcel 488-233-047 at northwestern intersection of South Lincoln Avenue and Douglas Avenue. No Downtown El Cajon CBD programs and services will be provided south of the southern Downtown El Cajon CBD boundary

Eastern Boundary:

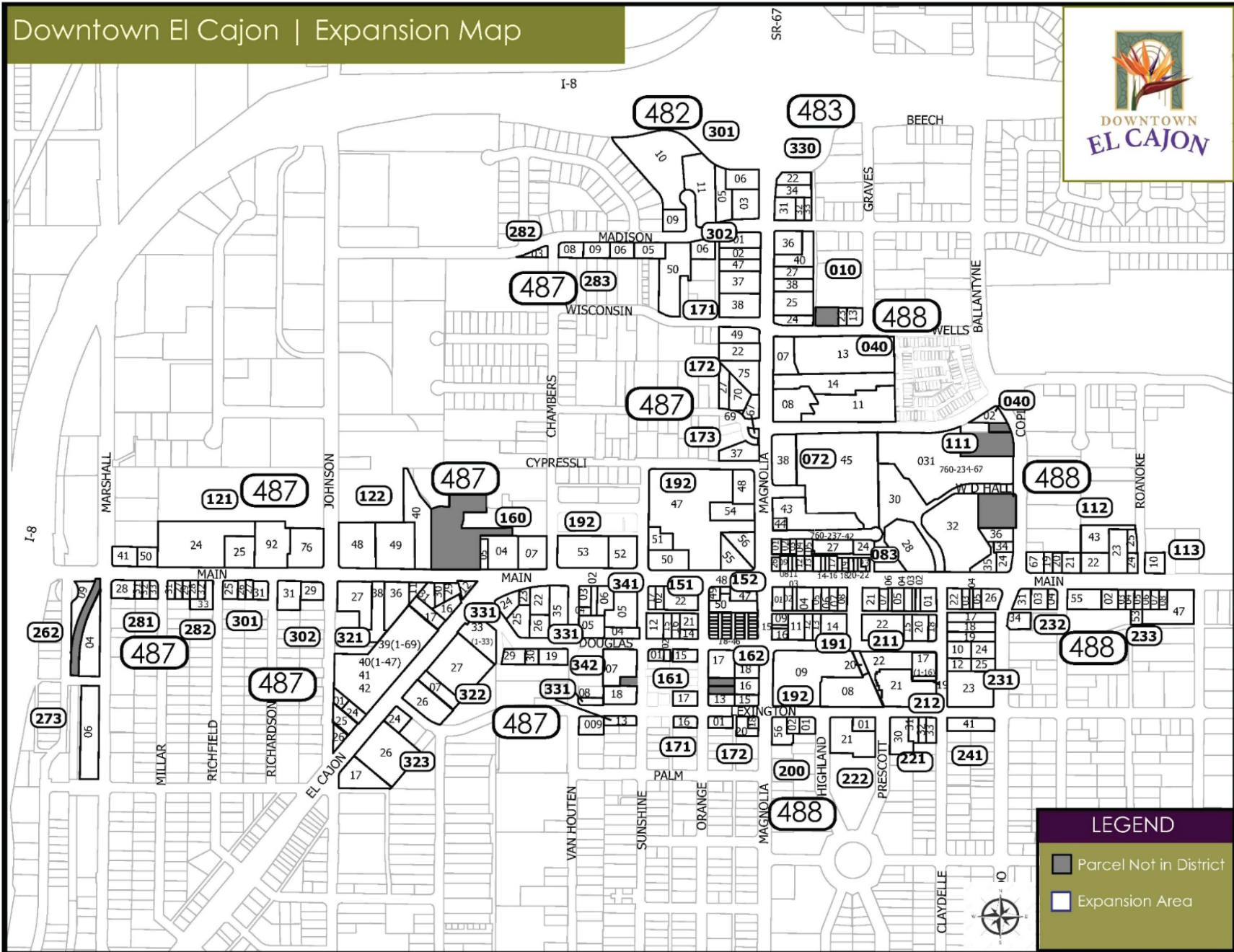
The eastern boundary of the Downtown El Cajon CBD starts at the western side of the intersection of Lincoln Avenue and Main Street, parcel 488-233-047 and crosses Main Street northward to include parcel 488-113-010. The eastern boundary of the Downtown El Cajon CBD then continues northward and includes parcel 488-113-024 and 488-024-025 and then runs northward on the west side of Ballantyne Street including parcel 488-040-002. The eastern boundary then runs northwest to include the eastern side of parcels 488-040-011, 488-040-014 on the west side of Connecticut Avenue. The eastern boundary then crosses northward to Wells Avenue including parcels at the northwestern intersection of Wells Avenue and Graves Avenue including parcels 488-010-013. The eastern boundary then continues in a northwestern direction including the eastern side of the parcels fronting Magnolia Avenue from parcel 488-010-025 ending at parcel

483-330-022 ending at the intersection of Interstate 8 and Magnolia Avenue. No Downtown El Cajon CBD programs and services will be provided east of the eastern Downtown El Cajon CBD boundary.

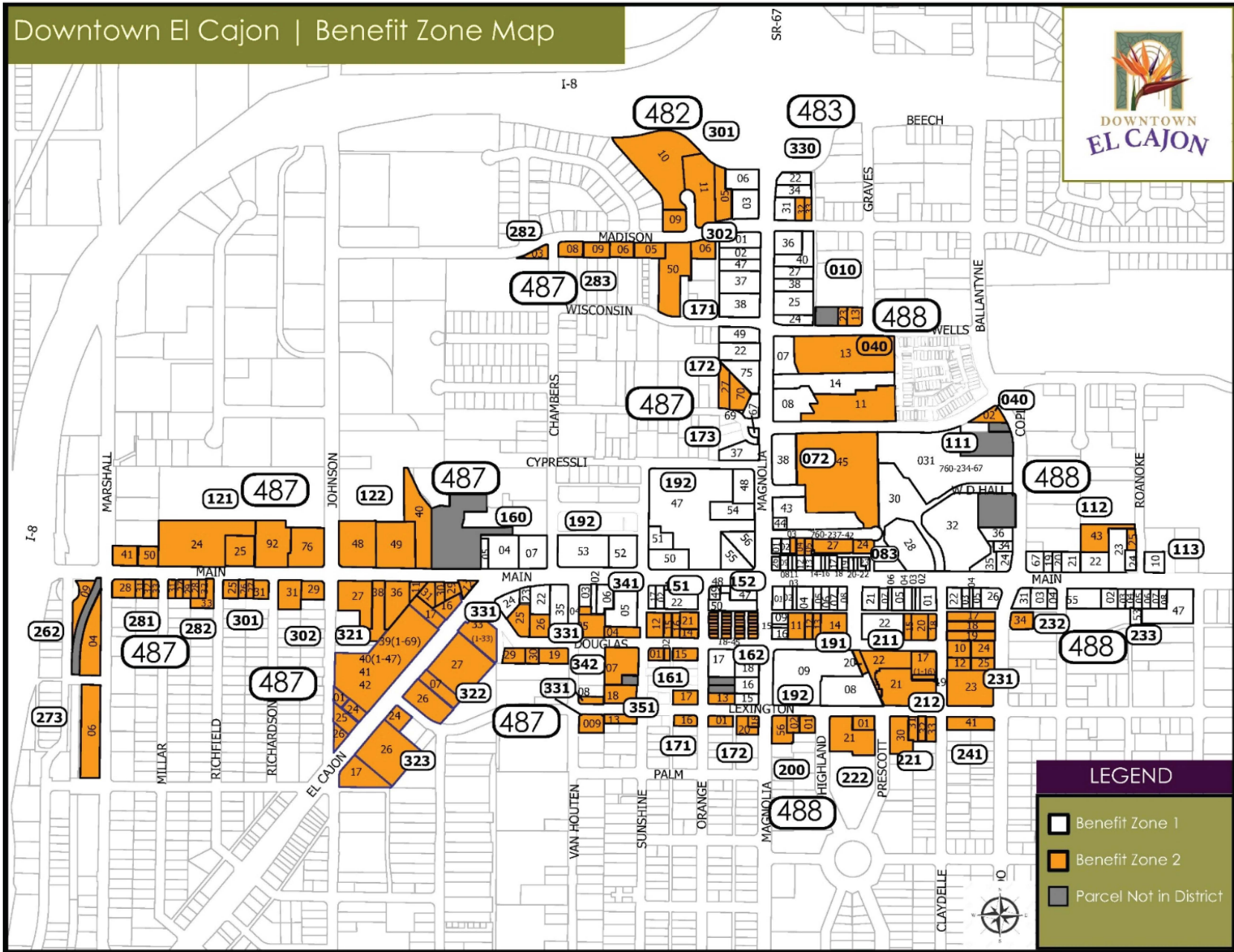
Summary

A list of all parcels in the proposed Downtown El Cajon CBD are shown as Appendix 1, the report includes the San Diego County assessor parcel numbers and assessments per parcel. All identified assessed parcels within the above-described boundaries shall be assessed to fund supplemental special benefit programs, services and improvements as outlined in this Management Downtown El Cajon CBD Plan. All Downtown El Cajon CBD funded services, programs and improvements provided within the above-described boundaries shall confer special benefit to identified assessed parcels inside the Downtown El Cajon CBD boundaries and no services will be provided outside of the Downtown El Cajon CBD. The frequency of services to Benefit Zone 1 and 2 are based upon the proportional benefits they will receive based upon their location in the Downtown El Cajon CBD.

Downtown El Cajon | Expansion Map



Downtown El Cajon | Benefit Zone Map



LEGEND

- Benefit Zone 1
- Benefit Zone 2
- Parcel Not in District

Section 3

Downtown El Cajon CBD Improvement and Activity Plan

Explanation of Special Benefit Services

All of the improvements and activities detailed below are provided only to properties within the boundaries of the Downtown El Cajon CBD, as the improvements and activities will provide special benefits to the owners of these properties.

The City of El Cajon will continue to provide *general benefit services* in Downtown El Cajon CBD which will include public safety programs, street sweeping, and tree trimming, etc. The frequency of these general benefits may change from year to year and time to time based upon budget constraints. However, City general benefits will not be withdrawn from Downtown El Cajon CBD unless they are withdrawn by an equal frequency City wide. The CBD funded special benefits will not replace City funded general benefits but rather will provide enhanced special benefits to parcel owners over and above the general benefits provided by the City of El Cajon.

All services funded by the assessments outlined in the Management District Plan are intended to directly benefit the properties within the Downtown El Cajon CBD to support increased commerce, business attraction and retention, to retain and increase commercial property rentals, attract new residential developments, enhance safety and cleanliness in Downtown El Cajon, improve its public identity, and eventually fund specialized beautification and enhanced services for the property owners, businesses, visitors and residents within the Downtown El Cajon CBD.

Special Benefit Budget Category Analysis

This Plan gives property owners greater flexibility in determining the type and frequency of special benefit services that will be allocated on a year-to-year basis. As El Cajon's Downtown evolves, services that are needed one year may not be needed the next. Therefore, "bundles" or categories of special benefit funding have been created and divided into four broad categories – Civil Sidewalks, District Identity and Placemaking, Administration, and Contingency. The bundles are allocated funding percentages with the flexibility to prioritize or minimize a service within each bundle.

The bundles or categories of services and their percentages represent the service plan the Downtown El Cajon CBD property owners will be voting on when the Downtown El Cajon CBD comes up for a mail ballot later this spring.

The proposed "bundles" of special benefit services are listed below and are supplemental to current City services.

Year 1 – PROPOSED BUDGET (ASSESSMENT REVENUES/SPECIAL BENEFIT COSTS)

CIVIL SIDEWALKS - \$ 476,000 (ROUNDED) 60%

Examples of this category of special benefit services and costs may include, but are not limited to:

- Regular sidewalk and gutter sweeping
- Periodic sidewalk steam cleaning
- Beautification of the Downtown El Cajon CBD
- Enhanced trash emptying (over and above city services)
- Timely graffiti removal, within 72 hours as necessary
- Maintenance of existing and new public spaces
- Maintenance of the Prescott Promenade
- Set up and take down of special events
- Installation and maintenance of flowers throughout the Downtown El Cajon CBD. (outside of medians)
- Personnel to manage in-house or contracted maintenance and any security teams.

DISTRICT IDENTITY AND PLACEMAKING – \$119,000 (ROUNDED) 15%

Examples of this category of special benefit services and costs may include, but are not limited to:

- Website development and updating
- Traditional events done by the DECIA (new 501c3)
- Social media, public relations firm
- Enhancing current City holiday and seasonal decorations
- Branding of Downtown El Cajon properties so a positive image is promoted to the public
- Activation of Prescott Promenade
- Banner programs
- Public art displays and promotion of the Rea Street Art Downtown El Cajon CBD;
- Public space design and improvements
- Personnel to manage in-house or contracted public relations, web site maintenance or social media contractors.

ADMINISTRATION/PROGRAM MANAGEMENT - \$174,000 (ROUNDED) 22%

Examples of this category of special benefit services and costs may include, but is not limited to:

- Staff and administrative costs, contracted or in-house
- Directors and Officers and General Liability Insurance
- Office related expenses
- Office and equipment rent
- Financial reporting and accounting
- Legal work

CONTINGENCY/CITY AND COUNTY FEES/RESERVE - \$24,225 (ROUNDED) 3%

Examples of this category of special benefit services and costs include, but is not limited to:

- Delinquencies, City/County fees, reserves

PROPOSED FIRST YEAR DOWNTOWN EL CAJON DOWNTOWN EL CAJON CBD BUDGET*

Category of Services	Percentage of budget	1st Year Allocation
Civil Sidewalks/Safety and Cleanliness	60%	\$476,000
District Identity and Placemaking	15%	\$119,000
Administration	22%	\$174,000
Contingency/Reserve	3%	\$24,225
Total 1st year Budget	100%	\$793,225

***Numbers are Rounded**

METHOD OF FINANCING

The financing of the Downtown El Cajon CBD is based upon the levy of special assessments upon real properties that receive special benefits from the improvements and activities based upon which Benefit Zone they are located within. See Section 4 for assessment methodology and compliance with Article XIII (d) of the California State Constitution. The five factors used to determine of proportional costs to the parcels in the Downtown El Cajon CBD:

1. Linear frontage on all sides excluding alleys
2. Lot square footage
3. Building square footage
4. Current and future residential condominiums that currently exist or will be constructed
5. Location within one of the two geographic benefit zones of the Downtown El Cajon CBD

In addition, other factors will be used to determine assessments based upon the anticipated benefit of the current land uses:

- Residential condominiums will be assessed for unit building square footage only.
- Private parking structures or major retail parking lots will not be included for building square footage assessments unless they are open to the public in general and serve the parking needs of visitors other than direct customers.
- All publicly owned and operated parcels will be assessed for linear frontage, lot size and building square footage.

Data and Benefit Zones

There are 427 individual parcels owned by 284 property owners in the proposed Downtown El Cajon CBD. The data was obtained by San Diego County Assessors, ParcelQuest as well as verification from property owners in the Downtown El Cajon Downtown El Cajon CBD. The following data is used as the basis for the generation of the Downtown El Cajon CBD.

Property Data by Benefit Zone

Benefit Zones	Building Square Feet	Lot Square Feet	Linear Frontage	Residential Condos/Apt
1	1,196,243 sq. ft	2,759,670 sq. ft.	24,466 linear feet	0 sq. ft.
2	909,719 sq. ft.	3,311,496 sq. ft.	25,204 linear feet	153,129 sq. ft.
Total	2,105,962 sq. ft	6,071,166 sq. ft	49,670 linear feet	153,129 sq. ft.

Costs

The costs per parcel are based upon the five factors listed on this page. The Benefit Zones are determined by the anticipated special benefits that a parcel will receive based upon its proximity to the core of the Downtown El Cajon CBD, as well as the frequency of special benefit services that that parcel will receive. All assessments must be proportional to the special benefits received so we have agreed upon the following Benefit Zones.

Proposed First Year Downtown El Cajon Downtown El Cajon CBD Budget

Category of Services	Percentage of budget	1st Year Allocation
Civil Sidewalks/Safety and Cleanliness	60%	\$476,000
District Identity and Placemaking	15%	\$119,000
Administration	22%	\$174,000
Contingency/Reserve	3%	\$24,225
Total 1st year Budget	100%	\$793,225

First Year Annual Costs Per Benefit Zone -

Property Variable	Benefit Zone 1	Benefit Zone 2
Building Square Footage	\$0.10	\$0.09
Lot size	\$0.07	\$0.06
Linear Frontage	\$4.00	\$3.50
Residential Condos Unit Sq. Ft.	\$0.10	\$0.09

(A property owners' annual assessment will be based upon the sum of the parcel(s) building square footage, lot size and linear frontage. That sum will constitute the property owners' "weight" in the petition and balloting phase of the formation process).

In addition, other factors will be used to determine assessments based upon the anticipated benefit of the current land uses:

- Residential condominiums will be assessed for parcel unit building square footage only.
- Private parking structures or major retail parking lots will not be included for building square footage assessments unless they are open to the public in general and serve the parking needs of visitors other than direct customers.
- All publicly owned and operated parcels will be assessed for linear frontage, lot size and building square footage.

Annual Assessment Cap

The Downtown El Cajon CBD budget and assessments may be subject to annual increases not to exceed 7% per year. Increases will be determined by the Owners' Association/Downtown El Cajon CBD Management Corporation and will vary between 0% and 7% annually. Changes in land uses, the development of vacant parcels, the demolition of buildings, building improvements that increase square footages, and new building construction or residential condominium development, may alter the Downtown El Cajon CBD's budget and individual property assessments. Linear frontage and parcel size are normally not altered in the redevelopment of a site. Changes to assessments are more likely to occur upon increases to building square footages. Changes may also occur upon the conversion of single parcels to multiple parcels due to the construction of residential and/or commercial condominiums.

Bonds

The Downtown El Cajon CBD will not issue any bonds related to any program.

Operating Budget

A projected operating budget, based upon the local enabling ordinance, has an initial 5 -year term and may be renewed for up to 20 years more. This Management District Plan has listed the maximum percentage of allowable annual increases based upon the current data within the Downtown El Cajon CBD, with the following assumptions:

- Assessments ***may be subject to annual increase***, based upon the action of the Greater Downtown El Cajon Improvement Association Board, not to exceed 7% per year.
- Changes in land use, demolition of existing buildings, and new development will occur and will change the improvements to that parcel, normally due to redevelopment of the site and the addition of new building square footage which shall be assessed based upon the provisions laid out in this Management District Plan.

The budget for specific programs listed may be reallocated within each budget category by up to 10% during the term of the Downtown El Cajon CBD. The Management Corporation Board may alter the budget based upon service needs and such changes shall be included in the Annual report and submitted to the El Cajon City Council for review and approval.

**Five-Year Projection of Maximum Assessment for the
Downtown El Cajon CBD**

	Civil Sidewalks	District Identity	Administration	Contingenc y	TOTAL
Y1	\$ 476,000	\$ 119,000	\$ 174,000	\$ 24,225	\$ 793,225
Y2	\$ 509,320	\$ 127,330	\$ 186,180	\$ 25,921	\$ 848,751
Y3	\$ 544,972	\$ 136,243	\$ 199,212	\$ 27,735	\$ 908,163
Y4	\$ 583,120	\$ 145,780	\$ 213,157	\$ 29,676	\$ 971,734
Y5	\$ 623,939	\$ 155,985	\$ 228,078	\$ 31,753	\$ 1,039,755

Notes:

- Assumes a possible 7% maximum yearly increase on all budget items, if approved annually by the Downtown El Cajon CBD Management Corporation Board of Directors
- Any accrued interest or delinquent payments will be expended in the above categories.

Section 4

Assessment Methodology

The proposed Downtown El Cajon CBD is a property-based special benefit assessment district being established pursuant to the El Cajon local enabling ordinance, Chapter 2.90 added to Title 2 of the El Cajon Municipal Code, as well as sub-sections of Section 36600 of the California Streets and Highway Code. Due to the special benefit nature of assessments levied within a CBD, program costs are to be distributed amongst all identified specially benefited properties based on the proportional amount of special program benefits each property is expected to derive from the assessments collected.

The state constitution refers to the requirement that relative benefit received from CBD funded programs and activities be used to determine the amount of assessment paid. Only those properties expected to derive special benefits from CBD funded programs and activities may be assessed, and only in an amount proportional to the relative special benefits expected to be received.

General vs. Special Benefits

As provided by Proposition 218, assessment of Downtown El Cajon CBD programs and activities confer a combination of general and special benefits to properties, but the only program benefits that can be assessed are those that provide special benefit to the assessed properties. "Special Benefit" as defined by the California State Constitution, Article XIII (d), means "*a particular and distinct benefit over and above general benefits conferred on real property located in the Downtown El Cajon CBD or to the public at large.*" For the purposes of this analysis, "General Benefits" are benefits provided within the Downtown El Cajon CBD that are not special in nature, are not "particular and distinct," and are not over and above the benefits that other city parcels receive.

General benefits are not restricted to benefits conferred only on persons and property outside the assessment district but can include benefits both conferred on real property located in the Downtown El Cajon CBD or to the public at large. "At large" means not limited to any person and means all members of the public, including those who live, work, and shop within the Downtown El Cajon CBD, and not simply transient visitors.

The property uses within the boundaries of the proposed Downtown El Cajon CBD, which will receive special benefits from CBD funded programs and services are currently a mix of retail, service, office, religious, residential, public visitor related, cultural, and parking.

Parcels that receive the special benefit programs, services and improvements outlined in this Management District Plan will attract more customers, employees, tenants, and investors as a result of these programs, services and improvements, thereby increasing business volumes, sales transactions, occupancies, and rental income, and for future residents, make Downtown El Cajon more walkable, attractive, and livable. These benefits are particular and distinct in that they are

not provided to non-assessed parcels within or outside of the Downtown El Cajon CBD. Because these programs, services and improvements will only be provided to each individual assessed parcel within the Downtown El Cajon CBD boundaries, these programs, services and improvements will constitute "special benefits."

Existing City of El Cajon services will not be replaced or duplicated by the Downtown El Cajon CBD funded services. The purpose of this Downtown El Cajon CBD is to fund supplemental programs, improvements, and services within the CBD boundaries above and beyond what is currently being funded either via normal tax supported methods or other funding sources. The assessments to be levied on parcels within the Downtown El Cajon CBD are for services, programs and improvements directly benefiting each individual parcel within this area and support increased cleanliness, commerce, business attraction and retention, increased commercial property rental income and improved District identity. No CBD funded services, activities or programs will be provided beyond the Downtown El Cajon CBD boundaries.

While every attempt is made to provide CBD services and programs to confer benefits only to those identified assessed parcels within the Downtown El Cajon CBD, the California State Constitution, Article XIII D, was added via Proposition 218 to provide that general benefits exist, either by design or unintentionally, in all assessment Downtown El Cajon CBDs and that a portion of the program costs must be considered attributable to general benefits and assigned a value. General benefits cannot be funded by assessment revenues. General benefits might be conferred on parcels within the Downtown El Cajon CBD, or "spillover" onto parcels surrounding the Downtown El Cajon CBD, or to the public at large who might be passing through the Downtown El Cajon CBD with no intention of transacting business or residing within the Downtown El Cajon CBD or interest in the Downtown El Cajon CBD itself. Empirical assessment engineering analysis throughout California has found that general benefits within a given similar special benefit Downtown El Cajon CBD tend to range from 1-5% of the total costs.

There are three methods that have been used by the Downtown El Cajon CBD Assessment Engineer for determining general and special benefit values within assessment Downtown El Cajon CBDs:

1. *The parcel-by-parcel allocation method*
2. *The program/activity line-item allocation method, and*
3. *The composite Downtown El Cajon CBD overlay determinant method.*

A majority of PBIDs and CBDs in California for which the Assessment Engineer has provided assessment engineering services since the enactment of Proposition 218, have used Method #3, the composite Downtown El Cajon CBD overlay determinant method, which will be used for this CBD. This method of computing the value of general benefit involves a composite of three distinct types of general benefit – general benefit to assessed parcels within the Downtown El Cajon CBD, general benefit to the public at large within the Downtown El Cajon CBD, and general benefit to parcels outside the Downtown El Cajon CBD.

Downtown El Cajon CBD Programs and Improvements

The total special and general benefit program activities and budget allocations that will be provided to each individual parcel assessed in the proposed Downtown El Cajon CBD are shown in the chart below:

Total Year 1 – 2026 Special + General Benefit Costs

Category of Special Benefit Services	Year 1 Annual Amount (assessments to fund special benefits)	Year 1 Non-Assessment Costs (general benefits ratio)	Year 1 Total Costs (special and general benefits)	% of Total
Civil Sidewalks	\$476,000	\$9,713	\$485,713	60%
District Identity and Placemaking	\$119,000	\$2,428	\$121,428	15%
Administration	\$174,000	\$3,561	\$177,561	22%
Contingency	\$24,225	\$486	\$24,711	3%
Total	\$793,225	\$16,188	\$809,413	100%

All program costs associated with general benefits will be derived from sources or credits other than CBD assessments. Sample “other” revenue sources can be derived from special events, grants, volunteer hours, and must simply equal a total of \$16,188 per year, which would equal the general benefit cost of 2% of the computed total CBD cost \$793,225 from the table above. Here, program costs are spread among property variables that are common to each parcel include linear frontage, lot or parcel size and building square footage, and residential condominium parcels and benefit zone. Assessed valuation cannot be used as the basis for revenue generation in the state of California since Proposition 13 sets the assessed valuation at the time of purchase of the parcel, therefore adjacent parcels may be similar in size, but have different assessed valuations. We must therefore spread the assessments among the consistent factors of each parcel, based upon 2025 data.

Explanation of Difference in Benefit Zone Assessments

Benefit Zone 1 parcels will be assessed at a higher rate since they will have the highest frequency of Civil Sidewalks and District Identity services due to the amount of foot traffic in and around the parcels fronting along Main Street and Magnolia Avenue, which represents the core area of the Downtown El Cajon CBD. Benefit Zone 1 properties are the historic core of Downtown El Cajon’s Downtown El Cajon CBD dating back almost 120 years, and built around Main Street and Magnolia Avenue. The individual parcels being assessed include high-quality retail, restaurants, services, civic buildings, parking lots and structures, residential, office, hotel, and residential condos and apartments. These parcels will benefit the most from the CBD special benefit services, therefore their assessments have been made to fund the costs of services to these

parcels. Civil Sidewalk Services shall be provided approximately 6 – 7 times per week for Benefit Zone 1 parcel owners, based upon a full crew of cleaning and landscaping personnel.

Benefits Zone 2 parcels represent the parcels west of the intersection of El Cajon Boulevard and Main Street, as well as the parcels not fronting along Main Street and Magnolia Avenue to the Interstate 8 freeway. The predominant uses of Benefit Zone 2 parcels are office space, various office and retail, and other commercial uses. Since they will be receiving services 4 - 5 days per week, their annual assessments have been reduced to accommodate this weekly schedule and uses. The costs in Benefit Zone 2 are lower than those of Benefit Zone 1 due to the lack of density in this portion of the Downtown El Cajon CBD and the lack of intense pedestrian activity that is found in Benefit Zone 1 properties, with the core areas around Main Street and Magnolia Avenue.

Linear Frontage Defined

Individual parcels will be assessed for all sides of each parcel fronting a public street. Alley frontage is not assessed. Each side of the parcel (excluding alley areas) will receive Civil Sidewalks special benefit services based upon the frequency of services articulated in this plan, linear front footage data was obtained from the County Assessor's parcel maps.

Building Square Footage Defined

Building square footage is defined as gross building square footage for any parcel throughout the Downtown El Cajon CBD.

Lot Square Footage Defined

Lot square footage is defined as the total amount of area within the borders of the parcel. The lot square footage of a parcel has been verified by the County Assessor's parcel maps.

Commercial Condominium Parcels Defined

Ground floor commercial condominiums will be treated as independent "mini" commercial buildings and assessed based on their actual building square footage, the footprint of land they cover or lot size of the commercial condominium, and the amount of direct primary street frontage on the exterior of the building. Ground floor commercial condominiums will pay 100% of the special benefits for the assessment, based upon which benefit zone they are within.

Current and Future Residential Condominium Unit Parcels Defined

Current and future residential condominium unit square footage is defined as the livable building square footage within the walls of the condominium residential unit parcel. They are included in a special category to designate their unique special benefits relative to the commercial parcels within the Downtown El Cajon CBD. **Unlike the commercial parcels in the Downtown El Cajon CBD, including commercially operated apartment buildings, residential condominium parcels are assessed for building square footage only, and are not assessed for linear frontage and lot square footage.**

Current and future residential condominium parcels are assessed as a separate category. These residential condominium individual parcels will be assessed for their unit square footage only at

the rate of \$0.10 per square foot per year for the first year in Benefit Zone 1 and \$0.09 for the first year in Benefit Zone 2. The rationale for assessing future residential condominiums only for the unit square footage rate is provided below.

Residential condominium parcels are assessed differently than multi-unit, market rate apartment rental buildings, as well as legally mandated affordable units due to the frequency of special benefit services required by each parcel as described below. The multi-unit apartment buildings are commercial properties in which the tenant and landlord have an economic relationship as opposed to residential condominium buildings where individual property owners own separate “air space parcels” on a single floor. Future residential apartment buildings can be bought or sold just like commercial buildings, whereas residential condominium individual units are separately owned and must be individually bought and sold.

Distinctions between residential apartment buildings with tenants and residential condominium building with individual parcel owners are explained as follows:

1. *The Davis Sterling Act establishes rules and regulations for residential condominium owners based upon “separate interests” (i.e., ownership rights), as opposed to renters who only have a possessory interest.*
2. *Generally, residential condominium unit owners demonstrate greater care for their property and concerns about quality-of-life issues due to their investment in real estate.*
3. *Residential owners and have the right to vote in a Proposition 218 hearing, tenants do not have that right.*
4. *Residential condominium owners are required to contribute to legally established Homeowners Associations to oversee building maintenance, tenants are not.*
5. *Residential tenants may have their dwelling units sold or have their rent raised arbitrarily due to the lack of ownership of their residential units.*

The assessment methodology has been written to confer special benefits to current and future residential condominium individual assessed parcels since future residential condominium owners have unique expectations about the care and maintenance of the building and its surroundings compared to the interest of residential tenants who have a possessory not an ownership interest.

Exemptions or Reductions in Rates

Under this Management District Plan and consistent with Proposition 218 and Article XIII (D) of the State Constitution, no parcel receiving special benefits from the establishment of a property assessment Downtown El Cajon CBD is exempt from payment of the assessment. There may be adjustments to the special benefits and related assessments based upon non-functional building square footage or large private parking lots to the lot size of a specific parcel. Those adjustments would be made on a case-by-case basis based upon the determination that lot size, linear frontage and building square footage may not be accessible to the public at large and therefore could not benefit from the services provided by the new Downtown El Cajon CBD. It is up to each parcel owner to inform the Downtown El Cajon CBD Management Corporation of any proposed

reduction in annual lot size assessments due to exclusive use of parcel parking lots for their customers, and which are not open to non-customers.

Calculation of Assessments

The proportionate special benefit derived by each identified parcel shall be determined in relationship to the entirety of the improvement or the maintenance and operation expenses of an improvement, or for the cost of property service being provided. Per California Constitution Article XIII D, Section 2(i), "Special Benefit," means a particular and distinct benefit over and above general benefits conferred on a real property located in the Downtown El Cajon CBD or to the public at large. No assessment will be imposed on any parcel that exceeds the reasonable cost of the proportional special benefits conferred upon that parcel. Only special benefits are assessable, and these benefits must be separated from any general benefits. Properties are assessed as defined on the County Assessor's most current parcel maps. The preceding methodology is applied to the database of parcels within the boundaries of the Downtown El Cajon CBD. The process in compiling the property database includes the following steps:

- A report was generated from data obtained from the San Diego County Tax Assessor's office.
- A list of properties to be included within the Downtown El Cajon CBD is provided in Section 7.

First Year Parcel Assessment Calculation

The annual assessment method to calculate all parcels for Benefit Zone 1 will be:

$$\begin{aligned} &\text{Total Linear Frontage} \times \$4.00 \text{ per foot} \\ &+ \\ &\text{Total Building Square footage} \times \$0.10 \text{ per sq. ft.} \\ &+ \\ &\text{Total Lot Size} \times \$0.07 \text{ per square foot} \\ &= \text{TOTAL PARCEL ASSESSMENT} \end{aligned}$$

The annual assessment method to calculate the residential condominiums in Benefit Zone 1:

$$\text{Total Residential Condo Unit Square footage} \times \$0.10 \text{ per square foot} = \text{Total Parcel Assessment}$$

The annual assessment method to calculate all parcels for Benefit Zone 2 will be:

$$\begin{aligned} &\text{Total Linear Frontage} \times \$3.50 \text{ per square foot} \\ &+ \\ &\text{Total Building Square footage} \times \$0.09 \text{ per square foot} \\ &+ \\ &\text{Total Lot Size} \times \$0.06 \text{ per square foot} \\ &= \\ &\text{TOTAL PARCEL ASSESSMENT} \end{aligned}$$

The annual assessment method to calculate the residential condominiums in Benefit Zone 2:

Total Residential Condo Unit Square footage X \$0.09 per square foot= Total Parcel Assessment

Future Development

As a result of continued new development, the Downtown El Cajon CBD will experience the addition or subtraction of assessable commercial and residential buildings or the conversion of vacant parcels into new commercial and residential units. The Management District Plan assessment methodology will reflect all land use changes in the Downtown El Cajon CBD with annual adjustments being submitted to the City, as these assessment calculations and property variable alterations occur. Undeveloped parcels within the boundaries of the proposed Downtown CBD will pay only for linear frontage and lot size assessments due to the lack of building square footage on the parcel. If that parcel is redeveloped, the building assessments will be levied on that parcel as soon as a certificate of occupancy has been issued to that owner, by the City of El Cajon.

Maximum Annual Assessment Adjustments:

Assessments may be subject to annual increases not to exceed 7% per year. Increases will be determined by the Management Corporation, the Greater Downtown El Cajon Improvement Association, and will vary between 0% and 7% in any given year. The maximum the assessments may be increased is 7% over the previous fiscal year's base assessments. The absence of increase in any given year does not give the Downtown El Cajon CBD Management Corporation the authority to accumulate increases above 7% in any successive year. The following projections illustrate a potential 7% annual increase.

Maximum Assessments by Property Variable

Projected Assessments- Benefit Zone 1

	Lot Sq. Ft	Linear Frontage	Bldg. Sq. Ft.	Condo Sq. Ft.
Y1	\$ 0.07	\$ 4.000	\$ 0.10	\$ 0.10
Y2	\$ 0.075	\$ 4.280	\$ 0.107	\$ 0.105
Y3	\$ 0.080	\$ 4.580	\$ 0.114	\$ 0.110
Y4	\$ 0.086	\$ 4.900	\$ 0.123	\$ 0.116
Y5	\$ 0.092	\$ 5.243	\$ 0.131	\$ 0.122

Projected Assessments- Benefit Zone 2

	Lot Sq. Ft	Linear Frontage	Bldg. Sq. Ft.	Condo Sq. Ft.
Y1	\$ 0.06	\$ 3.500	\$ 0.09	\$ 0.09
Y2	\$ 0.064	\$ 3.745	\$ 0.096	\$ 0.095
Y3	\$ 0.069	\$ 4.007	\$ 0.103	\$ 0.099
Y4	\$ 0.074	\$ 4.288	\$ 0.110	\$ 0.104
Y5	\$ 0.079	\$ 4.588	\$ 0.118	\$ 0.109

Government Assessments

The Downtown El Cajon CBD Management Plan assumes that any public or tax-exempt parcels shall pay into the Downtown El Cajon CBD in proportion to the assessments paid for services. The City, County, State, MTS, and other tax-exempt owned properties shall be assessed for building square footage, lot size, and linear frontage based upon the rates in their Benefit Zone as outlined in the management Downtown El Cajon CBD plan. Their assessments will primarily be used to fund the Civil Sidewalks/Safety and Beautification special benefit services from which they will benefit. However, the District Identity and Placemaking special benefit services share also apply to these properties since they draw public attention and attendance, and the visitors will benefit from the cleanliness, attractiveness, and order that the visitors and employees experience while working at or conducting public business at these public facilities.

Term

Under the El Cajon local enabling ordinance, the Downtown El Cajon CBD may be established for up to 20 years and shall not exceed 20 years. State law and the local enabling ordinance permits this annual disestablishment of the Downtown El Cajon CBD based upon petition and vote of the

property owners. *The threshold needed to trigger the balloting for the formation of the Downtown El Cajon CBD is the same as the process for disestablishment of the Downtown El Cajon CBD.*

Time and Manner for Collecting Assessments

The Downtown El Cajon CBD assessments will appear as a separate line item on annual property tax bills prepared by the San Diego County Tax Assessor. The assessments are collected at the same time and in the same manner as ad valorem property taxes paid to the County. The assessments have the same lien priority and penalties for delinquent payments as ad valorem property taxes. Any delinquent assessments owed for the first year will be added to the property tax roll for the following year, together with any applicable interest and penalties. The “property owner” means any person shown as the owner/taxpayer on the last equalized assessment roll or otherwise known to be the owner/taxpayer by the City. Publicly owned properties of the City and County shall not be collected by the County Tax Assessor, but rather by manual billing by the City of El Cajon. The first assessments of the new Downtown El Cajon CBD will appear in December 2026 property tax bills.

Budget Adjustments

Annual budget surpluses, if any, will be rolled into the following year’s budget. Assessments will be set annually. Revenues from delinquent accounts may be expended in the year they are received.

Disestablishment

California Streets and Highways Code section 36670 as well as the local CBD enabling ordinance provides for the disestablishment of a Downtown El Cajon CBD. Provisions for annual disestablishment of the Downtown El Cajon CBD are provided for in the local enabling ordinance. Property owners dissatisfied with the results, management or quality of the services may petition the City Council to disestablish the Downtown El Cajon CBD, in the same method in which they petitioned the City Council to establish it. The same petition threshold needed to establish the Downtown El Cajon CBD will also be needed to trigger a disestablishment of the Downtown El Cajon CBD on an annual basis. Section 36670 of the State Streets and Highway Code states:

(b) The city council shall adopt a resolution of intention to disestablish the Downtown El Cajon CBD prior to the public hearing required by this section. The resolution shall state the reason for the disestablishment, shall state the time and place of the public hearing, and shall contain a proposal to dispose of any assets acquired with the revenues of the assessments levied within the property and business improvement Downtown El Cajon CBD. The notice of the hearing on disestablishment required by this section shall be given by mail to the property owner of each parcel or to the owner of each business subject to assessment in the Downtown El Cajon CBD, as appropriate. The city shall conduct the public hearing not less than 30 days after mailing the notice to the property or business owners. The public hearing shall be held not more than 60 days after the adoption of the resolution of intention.

Unexpended surplus funds will be returned to property owners based upon each property owner's percentage contribution to the previous fiscal year's assessments.

Governance

Pursuant to Section 36650 of the California Streets and Highway Code, a Downtown El Cajon CBD Management Corporation or Owners' Association will review Downtown El Cajon CBD budgets and policies annually within the limitations of the Management Downtown El Cajon CBD Plan. The Management Corporation must file Annual Reports with the City of El Cajon and will oversee the day-to-day implementation of services as defined in the Management Downtown El Cajon CBD Plan. The current Management District Corporation who will continue the oversight and management of the special benefit services shall be the Greater Downtown El Cajon Improvement Association.

"Owners' association" means a private nonprofit entity that is under contract with a city to administer or implement activities and improvements specified in the management Downtown El Cajon CBD plan. An owners' association may be an existing nonprofit entity or a newly formed nonprofit entity. An owners' association is a private entity and may not be considered a public entity for any purpose, nor may its board members or staff be considered to be public officials for any purpose. (Streets & Highway. Code § 36612.)

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Section 5

Downtown El Cajon CBD Rules and Regulations and Governance

There are no specific rules and regulations prescribed for the proposed Downtown El Cajon Community Benefit Downtown El Cajon CBD Management Corporation except that it will adhere to the open meeting and open records provisions of the Ralph M. Brown Act and will seek to be as open and transparent to the CBD assesseses and the public at large as is reasonably possible.

Pursuant to Article V and Section 36650 of the California Streets and Highway Code, the Downtown El Cajon CBD Management Corporation or Owners' Association, will review CBD budgets and policies annually within the limitations of the Management District Plan. The Management Corporation will file Annual Reports with the City of El Cajon and will oversee the day-to-day implementation of services as defined in the Management District Plan.

Section 6

Implementation Timetable

The Downtown El Cajon CBD is expected to be established and begin assessing benefiting parcels as of the fourth quarter of calendar year 2026. Due to the timing of revenue collection by the City of El Cajon (for the first year of operation) and the need to establish the new contract between the Owners' Association and the City of El Cajon, implementation of the Management District Plan and the delivery of services is scheduled to commence in or around the winter of 2027 around January 1, 2027.

Section 7

Assessment Roll of Properties Included

APN	Annual Assessment		
482-282-03-00	\$ 1,412.71	487-192-53-00	\$ 3,838.00
482-283-05-00	\$ 2,238.61	487-192-54-00	\$ 1,288.00
482-283-06-00	\$ 1,785.91	487-192-55-00	\$ 3,767.70
482-283-08-00	\$ 1,962.06	487-192-56-00	\$ 2,031.28
482-283-09-00	\$ 1,890.88	487-262-04-00	\$ 4,930.40
482-301-03-00	\$ 3,442.95	487-262-09-00	\$ 1,252.86
482-301-05-00	\$ 2,456.63	487-273-06-00	\$ 6,185.62
482-301-06-00	\$ 2,337.52	487-281-28-00	\$ 699.90
482-301-09-00	\$ 2,035.34	487-281-31-00	\$ 973.42
482-301-10-00	\$ 12,643.15	487-281-32-00	\$ 1,004.46
482-301-11-00	\$ 5,991.11	487-281-33-00	\$ 586.70
482-302-01-00	\$ 4,004.41	487-282-27-00	\$ 666.28
482-302-02-00	\$ 2,651.20	487-282-28-00	\$ 559.50
482-302-06-00	\$ 2,361.22	487-282-29-00	\$ 701.86
483-330-22-00	\$ 2,606.01	487-282-31-00	\$ 1,198.42
483-330-31-00	\$ 2,621.35	487-282-32-00	\$ 554.46
483-330-32-00	\$ 865.28	487-282-33-00	\$ 1,364.42
483-330-33-00	\$ 629.22	487-301-25-00	\$ 1,587.40
483-330-34-00	\$ 2,451.48	487-301-26-00	\$ 897.70
487-121-24-00	\$ 9,882.58	487-301-27-00	\$ 672.78
487-121-25-00	\$ 2,764.48	487-301-31-00	\$ 1,771.31
487-121-41-00	\$ 2,526.34	487-302-29-00	\$ 2,522.16
487-121-50-00	\$ 2,111.74	487-302-31-00	\$ 3,881.45
487-121-76-00	\$ 6,117.00	487-321-01-00	\$ 810.54
487-121-92-00	\$ 4,362.54	487-321-11-00	\$ 1,068.57
487-122-40-00	\$ 11,669.36	487-321-12-00	\$ 1,562.28
487-122-48-00	\$ 8,648.20	487-321-16-00	\$ 1,500.80
487-122-49-00	\$ 2,298.55	487-321-17-00	\$ 1,563.34
487-160-04-00	\$ 5,023.32	487-321-24-00	\$ 1,176.38
487-160-05-00	\$ 1,299.45	487-321-25-00	\$ 1,829.70
487-160-07-00	\$ 4,006.78	487-321-26-00	\$ 2,079.62
487-171-37-00	\$ 4,401.14	487-321-27-00	\$ 3,969.52
487-171-38-00	\$ 4,647.88	487-321-29-00	\$ 1,279.42
487-171-47-00	\$ 2,714.36	487-321-30-00	\$ 988.90
487-171-50-00	\$ 6,098.76	487-321-31-00	\$ 952.62
487-172-22-00	\$ 3,282.14	487-321-36-00	\$ 3,207.78
487-172-27-00	\$ 1,623.50	487-321-38-00	\$ 3,814.88
487-172-49-00	\$ 4,079.28	487-321-39-01	\$ 130.32
487-172-67-00	\$ 3,570.11	487-321-39-02	\$ 130.32
487-172-70-00	\$ 2,248.18	487-321-39-03	\$ 153.81
487-172-75-00	\$ 3,894.02	487-321-39-04	\$ 130.32
487-173-37-00	\$ 3,609.14	487-321-39-05	\$ 153.81
487-192-47-00	\$ 29,358.42	487-321-39-06	\$ 130.32
487-192-48-00	\$ 2,119.00	487-321-39-07	\$ 130.32
487-192-50-00	\$ 2,549.00	487-321-39-08	\$ 153.81
487-192-51-00	\$ 560.00	487-321-39-09	\$ 153.81
487-192-52-00	\$ 2,880.50	487-321-39-10	\$ 130.32
		487-321-39-11	\$ 153.81
		487-321-39-12	\$ 130.32

487-321-39-13	\$	130.32	487-321-39-67	\$	153.81
487-321-39-14	\$	153.81	487-321-39-68	\$	153.81
487-321-39-15	\$	130.32	487-321-39-69	\$	153.81
487-321-39-16	\$	130.32	487-321-40-01	\$	-
487-321-39-17	\$	130.32	487-321-40-02	\$	-
487-321-39-18	\$	130.32	487-321-40-03	\$	-
487-321-39-19	\$	130.32	487-321-40-04	\$	-
487-321-39-20	\$	153.81	487-321-40-05	\$	-
487-321-39-21	\$	153.81	487-321-40-06	\$	-
487-321-39-22	\$	130.32	487-321-40-07	\$	-
487-321-39-23	\$	130.32	487-321-40-08	\$	-
487-321-39-24	\$	153.81	487-321-40-09	\$	-
487-321-39-25	\$	130.32	487-321-40-10	\$	-
487-321-39-26	\$	130.32	487-321-40-11	\$	-
487-321-39-27	\$	153.81	487-321-40-12	\$	-
487-321-39-28	\$	153.81	487-321-40-13	\$	-
487-321-39-29	\$	153.81	487-321-40-14	\$	-
487-321-39-30	\$	130.32	487-321-40-15	\$	-
487-321-39-31	\$	153.81	487-321-40-16	\$	-
487-321-39-32	\$	130.32	487-321-40-17	\$	-
487-321-39-33	\$	153.81	487-321-40-18	\$	-
487-321-39-34	\$	130.32	487-321-40-19	\$	-
487-321-39-35	\$	130.32	487-321-40-20	\$	-
487-321-39-36	\$	153.81	487-321-40-21	\$	-
487-321-39-37	\$	153.81	487-321-40-22	\$	-
487-321-39-38	\$	130.32	487-321-40-23	\$	-
487-321-39-39	\$	130.32	487-321-40-24	\$	-
487-321-39-40	\$	153.81	487-321-40-25	\$	-
487-321-39-41	\$	153.81	487-321-40-26	\$	-
487-321-39-42	\$	153.81	487-321-40-27	\$	-
487-321-39-43	\$	153.81	487-321-40-28	\$	-
487-321-39-44	\$	153.81	487-321-40-29	\$	-
487-321-39-45	\$	130.32	487-321-40-30	\$	-
487-321-39-46	\$	130.32	487-321-40-31	\$	-
487-321-39-47	\$	153.81	487-321-40-32	\$	-
487-321-39-48	\$	130.32	487-321-40-33	\$	-
487-321-39-49	\$	130.32	487-321-40-34	\$	-
487-321-39-50	\$	130.32	487-321-40-35	\$	-
487-321-39-51	\$	-	487-321-40-36	\$	-
487-321-39-52	\$	-	487-321-40-37	\$	-
487-321-39-53	\$	-	487-321-40-38	\$	-
487-321-39-54	\$	-	487-321-40-39	\$	-
487-321-39-55	\$	-	487-321-40-40	\$	-
487-321-39-56	\$	-	487-321-40-41	\$	-
487-321-39-57	\$	-	487-321-40-42	\$	-
487-321-39-58	\$	-	487-321-40-43	\$	130.32
487-321-39-59	\$	-	487-321-40-44	\$	-
487-321-39-60	\$	130.32	487-321-40-45	\$	130.32
487-321-39-61	\$	153.81	487-321-40-46	\$	130.32
487-321-39-62	\$	130.32	487-321-40-47	\$	153.81
487-321-39-63	\$	153.81	487-321-41-00	\$	-
487-321-39-64	\$	130.32	487-321-42-00	\$	-
487-321-39-65	\$	130.32	487-322-07-00	\$	1,941.00
487-321-39-66	\$	153.81	487-322-26-00	\$	4,841.16

487-322-27-00	\$	7,917.42	488-083-14-00	\$	324.00
487-323-17-00	\$	2,887.88	488-083-15-00	\$	257.50
487-323-24-00	\$	2,223.00	488-083-16-00	\$	257.50
487-323-26-00	\$	7,122.42	488-083-17-00	\$	875.00
487-331-02-00	\$	983.44	488-083-18-00	\$	468.00
487-331-03-00	\$	2,041.32	488-083-19-00	\$	748.70
487-331-04-00	\$	433.36	488-083-20-00	\$	720.00
487-331-05-00	\$	5,095.30	488-083-21-00	\$	470.00
487-331-08-00	\$	1,364.60	488-083-22-00	\$	603.49
487-331-09-00	\$	577.08	488-083-23-00	\$	733.49
487-331-19-00	\$	2,842.94	488-083-24-00	\$	1,925.79
487-331-22-00	\$	3,432.60	488-083-26-00	\$	1,575.80
487-331-23-00	\$	1,204.66	488-083-27-00	\$	2,502.02
487-331-24-00	\$	2,732.43	488-111-24-00	\$	1,704.30
487-331-25-00	\$	2,661.18	488-111-28-00	\$	13,711.74
487-331-26-00	\$	1,637.30	488-111-30-00	\$	18,822.65
487-331-29-00	\$	1,574.22	488-111-31-00	\$	11,338.00
487-331-30-00	\$	928.76	488-111-32-00	\$	21,734.51
487-331-33-00	\$	3,373.72	488-111-34-00	\$	1,875.07
487-331-35-00	\$	5,303.73	488-111-35-00	\$	1,750.38
487-341-04-00	\$	2,536.54	488-111-36-00	\$	1,375.57
487-341-05-00	\$	5,741.20	488-112-19-00	\$	1,066.89
487-341-06-00	\$	1,950.39	488-112-20-00	\$	1,039.22
487-342-07-00	\$	12,185.97	488-112-21-00	\$	2,277.43
487-351-13-00	\$	1,585.18	488-112-22-00	\$	3,767.30
487-351-18-00	\$	3,647.32	488-112-23-00	\$	2,786.71
488-010-13-00	\$	1,916.20	488-112-24-00	\$	1,679.72
488-010-23-00	\$	2,262.80	488-112-25-00	\$	1,219.62
488-010-24-00	\$	2,034.26	488-112-43-00	\$	2,256.88
488-010-25-00	\$	3,857.83	488-112-67-00	\$	1,877.59
488-010-27-00	\$	2,231.43	488-113-10-00	\$	2,876.92
488-010-36-00	\$	2,966.16	488-151-02-00	\$	700.50
488-010-38-00	\$	2,580.52	488-151-12-00	\$	2,263.44
488-010-40-00	\$	4,593.44	488-151-14-00	\$	1,515.16
488-040-02-00	\$	2,409.47	488-151-15-00	\$	767.50
488-040-07-00	\$	3,854.31	488-151-16-00	\$	655.00
488-040-08-00	\$	5,694.12	488-151-17-00	\$	1,385.86
488-040-11-00	\$	10,334.60	488-151-21-00	\$	1,476.56
488-040-13-00	\$	14,197.88	488-151-22-00	\$	4,472.13
488-040-14-00	\$	6,323.11	488-152-18-00	\$	172.89
488-072-38-00	\$	5,642.12	488-152-19-00	\$	168.84
488-072-43-00	\$	14,082.48	488-152-20-00	\$	168.84
488-072-44-00	\$	724.58	488-152-21-00	\$	168.84
488-072-45-00	\$	16,075.98	488-152-22-00	\$	168.84
488-083-01-00	\$	1,571.06	488-152-23-00	\$	168.84
488-083-02-00	\$	935.51	488-152-24-00	\$	172.89
488-083-03-00	\$	696.26	488-152-25-00	\$	172.89
488-083-04-00	\$	513.08	488-152-26-00	\$	168.84
488-083-05	\$	826.60	488-152-27-00	\$	168.84
488-083-08-00	\$	468.49	488-152-28-00	\$	168.84
488-083-09-00	\$	1,050.00	488-152-29-00	\$	168.84
488-083-11-00	\$	433.76	488-152-30-00	\$	168.84
488-083-12-00	\$	915.80	488-152-31-00	\$	172.89
488-083-13-00	\$	916.50	488-152-32-00	\$	172.89

488-152-33-00	\$	168.84	488-211-05-00	\$	2,285.12
488-152-34-00	\$	168.84	488-211-06-00	\$	598.56
488-152-35-00	\$	168.84	488-211-07-00	\$	1,291.90
488-152-36-00	\$	168.84	488-211-15-00	\$	888.86
488-152-37-00	\$	168.84	488-211-18-00	\$	1,451.65
488-152-38-00	\$	172.89	488-211-20-00	\$	2,026.71
488-152-39-00	\$	172.89	488-211-21-00	\$	1,435.82
488-152-40-00	\$	168.84	488-211-22-00	\$	2,434.50
488-152-41-00	\$	168.84	488-212-17-01	\$	64.62
488-152-42-00	\$	168.84	488-212-17-02	\$	69.75
488-152-43-00	\$	168.84	488-212-17-03	\$	65.61
488-152-44-00	\$	168.84	488-212-17-04	\$	118.53
488-152-45-00	\$	172.89	488-212-17-05	\$	69.75
488-152-47-00	\$	5,287.18	488-212-17-06	\$	74.88
488-152-48-00	\$	512.42	488-212-17-07	\$	77.49
488-152-49-00	\$	1,321.74	488-212-17-08	\$	69.75
488-152-50-00	\$	2,214.54	488-212-17-09	\$	118.53
488-161-01-00	\$	1,148.29	488-212-17-10	\$	75.60
488-161-02-00	\$	559.10	488-212-17-11	\$	69.75
488-161-15-00	\$	2,060.58	488-212-17-12	\$	102.87
488-161-17-00	\$	1,603.94	488-212-17-13	\$	76.50
488-162-13-00	\$	1,340.63	488-212-17-14	\$	56.61
488-162-15-00	\$	2,116.00	488-212-17-15	\$	56.61
488-162-16-00	\$	1,373.08	488-212-17-16	\$	76.50
488-162-17-00	\$	5,056.41	488-212-19-00	\$	212.50
488-162-18-00	\$	1,937.40	488-212-20-00	\$	546.38
488-171-16-00	\$	1,716.34	488-212-21-00	\$	11,122.74
488-172-01-00	\$	1,780.24	488-212-22-00	\$	3,508.84
488-172-18-00	\$	924.10	488-221-30-00	\$	2,726.66
488-172-20-00	\$	1,156.33	488-221-31-00	\$	933.63
488-191-01-00	\$	4,585.62	488-221-32-00	\$	717.71
488-191-02-00	\$	1,279.12	488-221-33-00	\$	1,693.86
488-191-03-00	\$	582.06	488-222-01-00	\$	2,469.42
488-191-04-00	\$	5,626.12	488-222-21-00	\$	5,099.34
488-191-05-00	\$	1,393.06	488-231-03-00	\$	931.96
488-191-06-00	\$	1,016.06	488-231-04-00	\$	322.22
488-191-07-00	\$	1,608.06	488-231-05-00	\$	1,086.60
488-191-08-00	\$	1,578.26	488-231-10-00	\$	1,649.78
488-191-09-00	\$	1,147.42	488-231-12-00	\$	995.20
488-191-11-00	\$	1,310.00	488-231-17-00	\$	1,500.00
488-191-12-00	\$	638.96	488-231-18-00	\$	2,811.84
488-191-13-00	\$	638.96	488-231-19-00	\$	1,500.00
488-191-14-00	\$	2,065.34	488-231-22-00	\$	2,040.90
488-191-15-00	\$	217.20	488-231-23-00	\$	7,948.44
488-191-16-00	\$	1,454.90	488-231-24-00	\$	1,250.00
488-192-08-00	\$	8,962.55	488-231-25-00	\$	1,082.98
488-192-09-00	\$	17,001.12	488-231-26-00	\$	4,318.63
488-200-01-00	\$	1,311.44	488-232-03-00	\$	1,836.80
488-200-02-00	\$	1,026.50	488-232-04-00	\$	1,386.40
488-200-56-00	\$	2,419.06	488-232-31-00	\$	1,701.00
488-211-01-00	\$	2,894.12	488-232-34-00	\$	1,633.56
488-211-02-00	\$	692.26	488-233-02-00	\$	2,091.65
488-211-03-00	\$	378.80	488-233-03-00	\$	665.50
488-211-04-00	\$	1,697.76	488-233-04-00	\$	917.70

488-233-05-00	\$	945.50
488-233-06-00	\$	795.30
488-233-07-00	\$	665.50
488-233-08-00	\$	769.50
488-233-47-00	\$	6,324.19
488-233-53-00	\$	577.80
488-233-55-00	\$	9,745.53
488-241-41-00	\$	3,422.92

DRAFT

ATTACHMENT 1

DOWNTOWN EL CAJON COMMUNITY BENEFIT DISTRICT (DECCBD)

ASSESSMENT ENGINEER'S REPORT

*Being Established for a 20-year Term Pursuant to the City of El Cajon's
Community Benefit Ordinance, Chapter 2.90 added to Title 2 of the El Cajon Municipal Code*

*Prepared by
Edward V. Henning
California Registered Professional Engineer # 26549
Edward Henning & Associates*

April 23, 2026

v 1.0

DOWNTOWN EL CAJON CBD – ASSESSMENT ENGINEER’S REPORT

ASSESSMENT ENGINEER’S REPORT

To Whom It May Concern:

I hereby certify to the best of my professional knowledge and experience that each of the identified benefiting assessed properties located within Downtown El Cajon Community Benefit District ("DECCBD") being established for 20 years will receive a special benefit over and above the benefits conferred on the public at large and that the amount of the proposed assessment is proportional to, and no greater than the benefits conferred on each respective property. **As required by State Law, I have personally prepared this entire Report and hereby attest to all of its contents.**

Prepared by Edward V. Henning, California Registered Professional Engineer # 26549



Edward V. Henning

RPE #26549 April 13 2026

Date

(NOT VALID WITHOUT SIGNATURE AND CERTIFICATION SEAL HERE)

In

Introduction

This report serves as the “detailed engineer’s report” required by Section 4 of Article XIII D of the California Constitution to support the benefit property assessments to be levied within the proposed DECCBD in the City of El Cajon, California, being established for 20 years. The discussion and analysis contained within this Report constitute the required “nexus” of rationale between assessment amounts levied and special benefits derived by real properties within the proposed DECCBD.

DOWNTOWN EL CAJON CBD – ASSESSMENT ENGINEER’S REPORT

Background

The DECCBD is a property-based benefit assessment type district being established for 20 years, pursuant to the City of El Cajon’s Community Benefit Ordinance (the “Ordinance”), Chapter 2.90 added to Title 2 of the El Cajon Municipal Code. The CBD Ordinance was modeled after Section 36600 et seq. of the California Streets and Highways Code (as amended), also known as the Property and Business Improvement District Law of 1994 (the “Act”). Due to the benefit assessment nature of assessments levied within a community benefit district (“CBD”), district program costs are to be distributed amongst all identified benefiting properties based on the proportionate amount of special program benefit each property is projected to derive from the assessments levied. Only those properties expected to derive special benefits from CBD-funded programs and activities may be assessed, and only in an amount proportionate to the special benefits expected to be conferred on each assessed property.

Article XIII D Section 4 California Constitution Procedures and Requirements

Proposition 218, approved by the voters of California in November of 1996, adds a supplemental array of procedures and requirements to be carried out prior to levying a property-based assessment like the DECCBD. These requirements are in addition to requirements imposed by State and local assessment enabling laws. These requirements were “chaptered” into law as Article XIII D Sect of the California Constitution (hereinafter Article XIII D).

Since Article XIII D provisions will affect all subsequent calculations to be made in the final assessment formula for the DECCBD, these supplemental requirements will be taken into account. The key provisions of Article XIII D, along with a description of how the DECCBD complies with each of these provisions, are delineated below.

(Note: All section references below pertain to Article XIII D of the California Constitution):

DOWNTOWN EL CAJON CBD – ASSESSMENT ENGINEER’S REPORT

Finding 1. From Section 4(a): “Identify all parcels which will have a special benefit conferred upon them and upon which an assessment will be imposed.”

Boundaries

The proposed Downtown El Cajon CBD consists of approximately 44 square blocks (blocks vary in size on each side of both Main Street and Magnolia Street), consisting of 427 parcels (374 currently assessed) owned by 284 property owners. A list of all parcels included in the proposed DECCBD is shown as Appendix 1, attached to this Report with their respective San Diego County assessor parcel number. The boundary of the proposed DECCBD and parcels within it are shown on the map of the DECCBD attached as Appendix 2 to this Report, which shall govern for the purposes of identifying assessed parcels.

Benefit Zones There are two benefit zones in the proposed DECCBD.

Zone 1: Core Area:

In general, Zone 1 includes Main Street from the intersection of El Cajon Boulevard and Main Street on the west and Roanoke Street and Avocado Avenue on the east. Additionally, Zone 1 includes parcels from the intersection of Interstate 8 and Magnolia Avenue on the north and all parcels fronting along Magnolia Avenue southward to the north side of the intersection of Lexington Avenue and Magnolia Avenue on the south.

Zone 2: All Other Areas

In general, Zone 2 includes the peripheral parcels of the Downtown El Cajon CBD that do not front along Main Street and Magnolia Avenue and are not included in Zone 1.

DECCBD Boundary and Zone Rationale

The Downtown El Cajon CBD boundaries are comprised of parcels that highlight restaurants, retailers, services, office buildings, market rate and residential condominiums apartment units, hotels, industrial and civic buildings. Benefit Zone 1 properties front along Main Street from Roanoke Street on the east to El Cajon Boulevard/Main Street intersection on the west. Benefit Zone 1 parcels represent the core of the Downtown El Cajon CBD and are expected, due to the nature of the land uses, to derive the greatest benefit from the establishment of the Downtown El Cajon Community Benefit Downtown El Cajon CBD.

Benefit Zone 2 parcels are to be found west of the intersection of El Cajon Boulevard and Main Street running westward along Main Street up to the Metropolitan Transit System Station, parcels along both sides of El Cajon Boulevard from Main Street to Johnson Avenue, as well as parcels, that by and large, do not front along Magnolia Avenue north of Lexington Avenue on the south and Interstate 8 on the north. Benefit Zone 2 parcels will derive special benefits like Benefit Zone 1; however, the frequency of Benefit Zone 2 services shall be approximately 4 - 5 days per week as compared to 6 - 7 days a week for Benefit Zone 1 parcels.

Northern Boundary -

The northern boundary of the proposed Downtown El Cajon CBD includes all parcels on the border along the Interstate 8 freeway and includes parcels 483-330-022 and 483-330-034 on the northeast side of the Downtown El Cajon CBD as well as parcel 482-301-006, on the northwest corner. No Downtown El Cajon CBD special benefit services shall be provided north of the northern boundary of the Downtown El Cajon

DOWNTOWN EL CAJON CBD – ASSESSMENT ENGINEER’S REPORT

CBD which ends at the southern side of Interstate 8.

Western Boundary

The western boundary of the proposed Downtown El Cajon CBD includes the parcels at the intersection of Marshall Avenue and Main Street including the three corner parcels at that intersection. The three parcels at the intersection of Marshall Avenue and Main Street do NOT include the parcel at the northwest corner of the intersection as it is a new car dealership which will not benefit from the services of the proposed Downtown El Cajon CBD.

The three most western parcels of the Downtown El Cajon CBD shall include parcels 487-121-041, 487-281-028 and the entire Metropolitan Transit Station Trolley stop which includes parcels 487-262-004, 487-262-009 and 487-273-006. No Downtown El Cajon CBD programs and services will be provided west of the western Downtown El Cajon CBD boundary.

Southern Boundary:

The southern boundary of the proposed Downtown El Cajon CBD includes the following parcels that includes the expansion parcels on both sides of El Cajon Boulevard, ending at the roundabout, ending at parcels 487-321-026 and 487-323-017. The southern boundary then continues on the south side of Douglas Avenue from parcel 487-342-029 continuing along the south side of Douglas ending at parcel 487-342-019 ending at the intersection of Douglas and Van Houten Avenues. The southern boundary then jogs southward along the east side of Van Houten Avenue ending at parcel 487-331-009. The southern boundary continues along the south side of Lexington Avenue, running eastward to include all of the parcels on the south side of the street, ending at parcel 488-241-041. The Downtown El Cajon CBD southern boundary then runs northward along the west side of Avocado Avenue and includes the parcels running eastward on the north side of Douglas Avenue including parcels ending at parcel 488-233-047 at northwestern intersection of South Lincoln Avenue and Douglas Avenue. No Downtown El Cajon CBD programs and services will be provided south of the southern Downtown El Cajon CBD boundary

Eastern Boundary:

The eastern boundary of the the Downtown El Cajon CBD starts at the western side of the intersection of Lincoln Avenue and Main Street, parcel 488-233-047 and crosses Main Street northward to include parcel 488-113-010. The eastern boundary of the Downtown El Cajon CBD then continues northward and includes parcel 488-112-024 and 488-112-025 and then runs northward on the west side of Ballantyne Street including parcel 488-040-002. The eastern boundary then runs northwest to include the eastern side of parcels 488-040-011, 488-040-014 on the west side of Connecticut Avenue. The eastern boundary then crosses northward to Wells Avenue including parcels at the northwestern intersection of Wells Avenue and Graves Avenue including parcels 488-010-013. The eastern boundary then continues in a northwestern direction including the eastern side of the parcels fronting Magnolia Avenue from parcel 488-010-025 ending at parcel 483-330-022 ending at the intersection of Interstate 8 and Magnolia Avenue. No Downtown El Cajon CBD programs and services will be provided east of the eastern Downtown El Cajon CBD boundary.

Summary

All identified parcels within the above-described boundaries and zones shall be assessed to fund supplemental special benefit programs, services and improvements as outlined in the Plan and in this Report. All DECCBD funded services, programs and improvements provided within the above-described boundaries shall confer special benefit to identified assessed parcels inside the DECCBD boundaries and none will be

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provided outside of the DECCBD. Each assessed parcel within the DECCBD will proportionately specially benefit from the DECCBD funded Civil Sidewalks-Safety-Cleanliness, District Identity-Placemaking, Administration and Contingency-Reserve as described in more detail under “Work Plan”, beginning on page 12 of this Report. These services, programs and improvements are intended to improve commerce, employment, rents and commercial and residential occupancy rates of parcels and businesses within the DECCBD by reducing litter and debris, marketing the available goods and services and installing beautification elements, each considered necessary in a competitive properly managed business district. All DECCBD funded services programs and improvements are considered supplemental, above normal base level services provided by the City of El Cajon and are only provided for the special benefit of assessed parcels within the boundaries of the DECCBD.

A list of all parcels included in the proposed DECCBD is shown as Appendix 1, attached to this Report with their respective San Diego County assessor parcel number. The boundary of the proposed DECCBD and parcels within it are shown on the map of the DECCBD attached as Appendix 2 to this Report, which shall govern for the purposes of identifying assessed parcels.

Finding 2. From Section 4(a): “Separate general benefits (if any) from the special benefits conferred on parcel(s). Only special benefits are assessable. “

QUANTITATIVE BENEFIT ANALYSIS

As stipulated in Article XIII D, assessment district programs and activities confer a combination of general and special benefits, but the only program benefits that can be assessed are those that provide special benefit to the assessed properties. For the purposes of this analysis, a “general benefit” is hereby defined as: “A benefit to properties in the area and in the surrounding community or benefit to the public in general resulting from the improvement, activity, or service to be provided by the assessment levied”. “Special benefit” as defined by Article XIII D means a distinct benefit over and above general benefits conferred on real property located in the district.

The property uses within the boundaries of the DECCBD that will receive special benefits from DECCBD funded programs and services are currently restaurants, retailers, services, office buildings, market rate and residential condominiums, apartment units, hotels, industrial and civic buildings. No parcels within the DECCBD are zoned solely residential. Services, programs and improvements provided and funded by the DECCBD are primarily designed to provide special benefits as described below to identified assessed parcels and the array of land uses within the boundaries of the DECCBD.

The proposed DECCBD programs, improvements and services and Year 1 – 2027 budget allocation are as follows:

Year 1 – 2027 DECCBD Special Benefit Cost Allocations (Assessment Revenue Only)

BENEFIT ZONE	CIVIL SIDEWALKS - SAFETY - CLEANLINESS	DISTRICT IDENTITY - PLACEMAKING	ADMINISTRATIVE	CONTINGENCY-RESERVE	TOTAL \$	TOTAL %
%	60.0082%	15.0020%	21.9358%	3.0540%	100.00%	
1	\$246,433	\$61,608	\$90,083	\$12,542	\$410,666	51.7716 %
2	\$229,567	\$57,392	\$83,917	\$11,683	\$382,559	48.2284

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						%
TOTAL	\$476,000	\$119,000	\$174,000	\$24,225	\$793,225	100.00%

Assessed parcels are conferred proportionate special benefits from all DECCBD funded programs, services and improvements which are intended to attract more customers, users, visitors, employees, tenants and investors. DECCBD programs, services and improvements are designed to increase business volumes, sales transactions, occupancies and rental income. These programs, services and improvements are designed to improve commerce and aesthetic appeal for owners, tenants, patrons, visitors and employees of these parcels within the DECCBD by reducing litter and debris, marketing the available goods and services and installing beautification elements, each considered necessary in a competitive properly managed business district.

These benefits are particular and distinct to each and every identified and assessed parcel within the DECCBD and are not provided to non-assessed parcels outside of the DECCBD. These programs, services and improvements will only be provided to each individual assessed parcel within the DECCBD boundaries and, in turn, confer proportionate special benefits to each assessed parcel.

In the case of the DECCBD, the very nature of the purpose of this CBD is to fund supplemental programs, services and improvements to assessed parcels within the DECCBD boundaries above and beyond what is being currently funded either via normal tax supported methods or other funding sources. All benefits derived from the assessments to be levied on assessed parcels within the DECCBD are for services, programs and improvements directly and specially benefiting each individual assessed parcel within the DECCBD. No DECCBD funded services, activities or programs will be provided outside of the DECCBD boundaries.

While every attempt is made to provide DECCBD services and programs to confer special benefits only to those identified assessed parcels within the DECCBD, Article XIII D stipulates that general benefits exist (either by design or unintentional) in all assessment districts and that a portion of the program costs must be considered attributable to general benefits and assigned a value. General benefits cannot be funded by assessment revenues.

Empirical assessment engineering analyses throughout California have found that general benefits within a given assessment district tend to range from 2-6% of the total costs. A majority of assessment districts in California for which this Assessment Engineer has provided assessment engineering services in conformance with Article XIII D have used the composite district overlay determinant method of computing general benefits which will be used for the DECCBD. This method of computing the value of general benefit involves a composite of three distinct types of general benefit – general benefit to assessed parcels within the DECCBD, general benefit to the public at large within the DECCBD and general benefit to parcels outside the DECCBD.

General Benefit – Assessed Parcels within the DECCBD

DECCBD funded programs are narrowly designed and carefully implemented to specially benefit the assessed DECCBD parcels and are only provided for the special benefit to each and every assessed parcel within the DECCBD. It is the opinion of this Engineer, based on over 30 years of professional assessment engineering experience, that nearly 100% of benefits conferred on the 374 assessed parcels within the DECCBD are distinct and special. In the case of the DECCBD, it is projected that there are 0.25% general benefits conferred on these parcels. This high ratio of special benefits to general benefits is because the DECCBD funded programs and services are specially geared to the unique needs of each parcel within

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the DECCBD and are directed specially only to these parcels within the DECCBD. This concept is further reinforced by the proportionality of special benefits conferred on each parcel within the DECCBD as determined by the special benefit assessment formula as it is applied to the unique and varying property characteristics of each parcel and the benefit zone in which it is located. The computed 0.25% general benefit value on the 285 parcels within the DECCBD equates to \$1,983 or $(.0025 \times \$793,225)$.

General Benefits – Spillover to Outside Parcels

While DECCBD programs and services will not be provided directly to parcels outside the DECCBD boundaries, it is reasonable to conclude that DECCBD services may confer an indirect general benefit on parcels adjacent to the DECCBD boundaries. An inventory of the DECCBD boundaries finds that the DECCBD is immediately surrounded by 136 parcels. Of these, 25 are commercial/industrial zoned parcels with commercial/industrial uses and 111 are residentially used parcels or public/non-profit owned parcels with public/non-profit uses.

The 136 parcels directly outside the DECCBD boundaries can reasonably be assumed to receive some indirect general benefit as a result of DECCBD funded programs, services and improvements. Based on over 30 years of assessment engineering experience, it is the opinion of this Engineer that a benefit factor of 1.0 be attributed to the 374 assessed parcels within the DECCBD, a benefit factor of 0.05 be attributed to general benefits conferred on the 25 commercial/industrial parcels and uses located adjacent to or across the street from assessed parcels within the DECCBD, and a benefit factor of 0.010 be attributed to general benefits conferred on the 111 residential or publicly owned/non-profit parcels and uses located adjacent to or across the street from assessed parcels within the DECCBD. The cumulative dollar value of this general benefit type equates to \$5,005 (\$2,651 + \$2,354) as delineated in the following Table:

Parcel Type	Quantity	Benefit Factor	Benefit Units	Benefit Percent	Benefit Value
Assessed Parcels Within District	374	1.0000	374.000	99.3729%	\$793,225
Comm Parcels Out	25	0.0500	1.250	0.3321%	\$2,651
Other Parcels Out	111	0.0100	<u>1.110</u>	<u>0.2949%</u>	<u>\$2,354</u>
SUBTOTAL			376.360	100.00%	\$798,231

General Benefit - Public At Large

While the DECCBD funded programs are narrowly designed and carefully implemented to specially benefit the assessed DECCBD parcels and are only provided for the special benefit to each and every assessed parcel within the DECCBD, these programs also provide general benefits to the public at large within the DECCBD.

For the proposed DECCBD activities, assessment engineering experience in California has found that generally over 95% of people moving about within similar district boundaries are engaged in business related to assessed parcels and businesses contained located within them, while the public at large “just passing through” is typically 5% or less.

Based on the nature of the proposed DECCBD funded programs and over 30 years of assessment engineering experience, it is the opinion of this Assessment Engineer that districtwide general benefit factors for each of the DECCBD funded special benefit program element costs that provide a general benefit to the public at large are as shown in the Table below. These factors are applied to each program element cost in order to compute the dollar and percent value of districtwide general benefits to the public

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at large. The total dollar value of this general benefit type, public at large, equates to \$8,726 as delineated in the following Table:

	A	B	C	E
Program Element	Dollar Allocation	General Benefit Percent	General Benefit Factor	General Benefit Value (A x C)
CIVIL SIDEWALKS - SAFETY - CLEANLINESS	\$476,000	1.50%	0.0150	\$7,140
DISTRICT IDENTITY - PLACEMAKING	\$119,000	0.50%	0.0050	\$595
ADMINISTRATION	\$174,000	0.50%	0.0050	\$870
CONTINGENCY-RESERVE	<u>\$24,225</u>	0.50%	0.0050	<u>\$121</u>
TOTAL	\$793,225			\$8,726

Composite General Benefit

Based on the general benefit values delineated in the three sections above, the total value of general benefits conferred on assessed parcels within the DECCBD, the public at large and spillover to parcels outside the ECCBD equates to \$15,714 (\$1,983 + \$8,726 + \$5,005). Total program costs are estimated to be \$808,939. This Assessment Engineer has determined that the general benefit value portion of this equates to \$15,714 or 1.9425% of the total estimated DECCBD program costs. The general benefit percentage will now be conservatively rounded up to 2.0% of the total program costs or \$16,188 with the total program costs now at \$809,413. Subtracting the composite general benefit value of \$16,188 from the total estimated program cost of \$809,413 results in a special benefit value of \$793,225. This is the total amount of assessments to be levied on the 374 assessed parcels in the proposed DECCBD for Year 1-2027. General benefit costs of \$16,188 will need to be funded by other non-assessment sources.

A breakdown of projected special and general benefit costs for each year of first 10 years of the proposed 20-year term is shown in the following Table:

Year 1-10 Special + Districtwide General Benefits

YR	ZONE	PROGRAM CATEGORY	SPECIAL BENEFITS	GENERAL BENEFITS	TOTAL BENEFITS	% OF TOTAL
YR 1 - 2027	1	CIVIL SIDEWALKS - SAFETY - CLEANLINESS	\$246,433	\$5,029	\$251,462	60.0082%
		DISTRICT IDENTITY - PLACEMAKING	\$61,608	\$1,257	\$62,865	15.0020%
		ADMINISTRATION	\$90,083	\$1,838	\$91,921	21.9358%
		CONTINGENCY-RESERVE	<u>\$12,542</u>	<u>\$257</u>	<u>\$12,799</u>	<u>3.0540%</u>
		TOTAL	\$410,666	\$8,381	\$419,047	100.0000%
	2	CIVIL SIDEWALKS - SAFETY - CLEANLINESS	\$229,567	\$4,685	\$234,252	60.0082%
		DISTRICT IDENTITY - PLACEMAKING	\$57,392	\$1,171	\$58,563	15.0020%
		ADMINISTRATION	\$83,917	\$1,713	\$85,630	21.9358%
		CONTINGENCY-RESERVE	<u>\$11,683</u>	<u>\$238</u>	<u>\$11,921</u>	<u>3.0540%</u>
		TOTAL	\$382,559	\$7,807	\$390,366	100.0000%
	1&2	CIVIL SIDEWALKS - SAFETY - CLEANLINESS	\$476,000	\$9,714	\$485,714	60.0082%
	1&2	DISTRICT IDENTITY - PLACEMAKING	\$119,000	\$2,428	\$121,428	15.0020%
	1&2	ADMINISTRATION	\$174,000	\$3,551	\$177,551	21.9358%

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	1&2	CONTINGENCY-RESERVE	\$24,225	\$495	\$24,720	3.0540%
	1&2	TOTAL	\$793,225	\$16,188	\$809,413	100.0000%
YR	ZONE	PROGRAM CATEGORY	SPECIAL BENEFITS	GENERAL BENEFITS	TOTAL BENEFITS	% OF TOTAL
YR 2 - 2028	1	CIVIL SIDEWALKS - SAFETY - CLEANLINESS	\$263,683	\$5,381	\$269,064	60.0082%
		DISTRICT IDENTITY - PLACEMAKING	\$65,921	\$1,345	\$67,266	15.0020%
		ADMINISTRATION	\$96,389	\$1,967	\$98,356	21.9358%
		CONTINGENCY-RESERVE	\$13,420	\$275	\$13,695	3.0540%
		TOTAL	\$439,413	\$8,968	\$448,381	100.0000%
	2	CIVIL SIDEWALKS - SAFETY - CLEANLINESS	\$245,637	\$5,013	\$250,650	60.0082%
		DISTRICT IDENTITY - PLACEMAKING	\$61,409	\$1,253	\$62,662	15.0020%
		ADMINISTRATION	\$89,791	\$1,833	\$91,624	21.9358%
		CONTINGENCY-RESERVE	\$12,501	\$255	\$12,756	3.0540%
		TOTAL	\$409,338	\$8,354	\$417,692	100.0000%
	1&2	CIVIL SIDEWALKS - SAFETY - CLEANLINESS	\$509,320	\$10,394	\$519,714	60.0082%
	1&2	DISTRICT IDENTITY - PLACEMAKING	\$127,330	\$2,598	\$129,928	15.0020%
	1&2	ADMINISTRATION	\$186,180	\$3,800	\$189,980	21.9358%
	1&2	CONTINGENCY-RESERVE	\$25,921	\$530	\$26,451	3.0540%
	1&2	TOTAL	\$848,751	\$17,322	\$866,073	100.0000%
YR	ZONE	PROGRAM CATEGORY	SPECIAL BENEFITS	GENERAL BENEFITS	TOTAL BENEFITS	% OF TOTAL
YR 3 - 2029	1	CIVIL SIDEWALKS - SAFETY - CLEANLINESS	\$282,141	\$5,758	\$287,899	60.0082%
		DISTRICT IDENTITY - PLACEMAKING	\$70,535	\$1,439	\$71,974	15.0020%
		ADMINISTRATION	\$103,136	\$2,105	\$105,241	21.9358%
		CONTINGENCY-RESERVE	\$14,359	\$294	\$14,653	3.0540%
		TOTAL	\$470,171	\$9,596	\$479,767	100.0000%
	2	CIVIL SIDEWALKS - SAFETY - CLEANLINESS	\$262,832	\$5,364	\$268,196	60.0082%
		DISTRICT IDENTITY - PLACEMAKING	\$65,708	\$1,341	\$67,049	15.0020%
		ADMINISTRATION	\$96,076	\$1,961	\$98,037	21.9358%
		CONTINGENCY-RESERVE	\$13,376	\$273	\$13,649	3.0540%
		TOTAL	\$437,992	\$8,939	\$446,931	100.0000%
	1&2	CIVIL SIDEWALKS - SAFETY - CLEANLINESS	\$544,973	\$11,122	\$556,095	60.0082%
	1&2	DISTRICT IDENTITY - PLACEMAKING	\$136,243	\$2,780	\$139,023	15.0020%
	1&2	ADMINISTRATION	\$199,212	\$4,066	\$203,278	21.9358%
	1&2	CONTINGENCY-RESERVE	\$27,735	\$567	\$28,302	3.0540%
	1&2	TOTAL	\$908,163	\$18,535	\$926,698	100.0000%
YR	ZONE	PROGRAM CATEGORY	SPECIAL BENEFITS	GENERAL BENEFITS	TOTAL BENEFITS	% OF TOTAL
YR 4 - 2030	1	CIVIL SIDEWALKS - SAFETY - CLEANLINESS	\$301,891	\$6,161	\$308,052	60.0082%
		DISTRICT IDENTITY - PLACEMAKING	\$75,472	\$1,540	\$77,012	15.0020%
		ADMINISTRATION	\$110,356	\$2,252	\$112,608	21.9358%
		CONTINGENCY-RESERVE	\$15,364	\$315	\$15,679	3.0540%
		TOTAL	\$503,083	\$10,268	\$513,351	100.0000%
	2	CIVIL SIDEWALKS - SAFETY - CLEANLINESS	\$281,230	\$5,739	\$286,969	60.0082%
		DISTRICT IDENTITY - PLACEMAKING	\$70,308	\$1,435	\$71,743	15.0020%
		ADMINISTRATION	\$102,801	\$2,098	\$104,899	21.9358%

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		CONTINGENCY-RESERVE	<u>\$14,312</u>	<u>\$292</u>	<u>\$14,604</u>	<u>3.0540%</u>
		TOTAL	\$468,651	\$9,564	\$478,215	100.0000%
	1&2	CIVIL SIDEWALKS - SAFETY - CLEANLINESS	\$583,121	\$11,900	\$595,021	60.0082%
	1&2	DISTRICT IDENTITY - PLACEMAKING	\$145,780	\$2,975	\$148,755	15.0020%
	1&2	ADMINISTRATION	\$213,157	\$4,350	\$217,507	21.9358%
	1&2	CONTINGENCY-RESERVE	<u>\$29,676</u>	<u>\$607</u>	<u>\$30,283</u>	<u>3.0540%</u>
	1&2	TOTAL	\$971,734	\$19,832	\$991,566	100.0000%
YR	ZONE	PROGRAM CATEGORY	SPECIAL BENEFITS	GENERAL BENEFITS	TOTAL BENEFITS	% OF TOTAL
YR 5 - 2031	1	CIVIL SIDEWALKS - SAFETY - CLEANLINESS	\$323,023	\$6,592	\$329,615	60.0082%
		DISTRICT IDENTITY - PLACEMAKING	\$80,755	\$1,648	\$82,403	15.0020%
		ADMINISTRATION	\$118,081	\$2,410	\$120,491	21.9358%
		CONTINGENCY-RESERVE	<u>\$16,439</u>	<u>\$337</u>	<u>\$16,776</u>	<u>3.0540%</u>
		TOTAL	\$538,298	\$10,987	\$549,285	100.0000%
	2	CIVIL SIDEWALKS - SAFETY - CLEANLINESS	\$300,916	\$6,141	\$307,057	60.0082%
		DISTRICT IDENTITY - PLACEMAKING	\$75,230	\$1,535	\$76,765	15.0020%
		ADMINISTRATION	\$109,997	\$2,245	\$112,242	21.9358%
		CONTINGENCY-RESERVE	<u>\$15,314</u>	<u>\$312</u>	<u>\$15,626</u>	<u>3.0540%</u>
		TOTAL	\$501,457	\$10,233	\$511,690	100.0000%
	1&2	CIVIL SIDEWALKS - SAFETY - CLEANLINESS	\$623,939	\$12,733	\$636,672	60.0082%
	1&2	DISTRICT IDENTITY - PLACEMAKING	\$155,985	\$3,183	\$159,168	15.0020%
	1&2	ADMINISTRATION	\$228,078	\$4,655	\$232,733	21.9358%
	1&2	CONTINGENCY-RESERVE	<u>\$31,753</u>	<u>\$649</u>	<u>\$32,402</u>	<u>3.0540%</u>
	1&2	TOTAL	\$1,039,755	\$21,220	\$1,060,975	100.0000%
YR	ZONE	PROGRAM CATEGORY	SPECIAL BENEFITS	GENERAL BENEFITS	TOTAL BENEFITS	% OF TOTAL
YR 6 - 2032	1	CIVIL SIDEWALKS - SAFETY - CLEANLINESS	\$345,635	\$7,053	\$352,688	60.0082%
		DISTRICT IDENTITY - PLACEMAKING	\$86,408	\$1,763	\$88,171	15.0020%
		ADMINISTRATION	\$126,347	\$2,579	\$128,926	21.9358%
		CONTINGENCY-RESERVE	<u>\$17,590</u>	<u>\$361</u>	<u>\$17,951</u>	<u>3.0540%</u>
		TOTAL	\$575,980	\$11,756	\$587,736	100.0000%
	2	CIVIL SIDEWALKS - SAFETY - CLEANLINESS	\$321,980	\$6,571	\$328,551	60.0082%
		DISTRICT IDENTITY - PLACEMAKING	\$80,496	\$1,642	\$82,138	15.0020%
		ADMINISTRATION	\$117,697	\$2,402	\$120,099	21.9358%
		CONTINGENCY-RESERVE	<u>\$16,386</u>	<u>\$334</u>	<u>\$16,720</u>	<u>3.0540%</u>
		TOTAL	\$536,559	\$10,949	\$547,508	100.0000%
	1&2	CIVIL SIDEWALKS - SAFETY - CLEANLINESS	\$667,615	\$13,624	\$681,239	60.0082%
	1&2	DISTRICT IDENTITY - PLACEMAKING	\$166,904	\$3,405	\$170,309	15.0020%
	1&2	ADMINISTRATION	\$244,044	\$4,981	\$249,025	21.9358%
	1&2	CONTINGENCY-RESERVE	<u>\$33,976</u>	<u>\$695</u>	<u>\$34,671</u>	<u>3.0540%</u>
	1&2	TOTAL	\$1,112,539	\$22,705	\$1,135,244	100.0000%
YR	ZONE	PROGRAM CATEGORY	SPECIAL BENEFITS	GENERAL BENEFITS	TOTAL BENEFITS	% OF TOTAL
YR 7 - 2033	1	CIVIL SIDEWALKS - SAFETY - CLEANLINESS	\$369,829	\$7,547	\$377,376	60.0082%
		DISTRICT IDENTITY - PLACEMAKING	\$92,457	\$1,886	\$94,343	15.0020%
		ADMINISTRATION	\$135,191	\$2,760	\$137,951	21.9358%

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		CONTINGENCY-RESERVE	<u>\$18,821</u>	<u>\$386</u>	<u>\$19,207</u>	<u>3.0540%</u>
		TOTAL	\$616,298	\$12,579	\$628,877	100.0000%
	2	CIVIL SIDEWALKS - SAFETY - CLEANLINESS	\$344,519	\$7,031	\$351,550	60.0082%
		DISTRICT IDENTITY - PLACEMAKING	\$86,131	\$1,757	\$87,888	15.0020%
		ADMINISTRATION	\$125,936	\$2,570	\$128,506	21.9358%
		CONTINGENCY-RESERVE	<u>\$17,533</u>	<u>\$357</u>	<u>\$17,890</u>	<u>3.0540%</u>
		TOTAL	\$574,119	\$11,715	\$585,834	100.0000%
	1&2	CIVIL SIDEWALKS - SAFETY - CLEANLINESS	\$714,348	\$14,578	\$728,926	60.0082%
	1&2	DISTRICT IDENTITY - PLACEMAKING	\$178,588	\$3,643	\$182,231	15.0020%
	1&2	ADMINISTRATION	\$261,127	\$5,330	\$266,457	21.9358%
	1&2	CONTINGENCY-RESERVE	<u>\$36,354</u>	<u>\$743</u>	<u>\$37,097</u>	<u>3.0540%</u>
	1&2	TOTAL	\$1,190,417	\$24,294	\$1,214,711	100.0000%
YR	ZONE	PROGRAM CATEGORY	SPECIAL BENEFITS	GENERAL BENEFITS	TOTAL BENEFITS	% OF TOTAL
YR 8 - 2034	1	CIVIL SIDEWALKS - SAFETY - CLEANLINESS	\$395,717	\$8,075	\$403,792	60.0082%
		DISTRICT IDENTITY - PLACEMAKING	\$98,929	\$2,018	\$100,947	15.0020%
		ADMINISTRATION	\$144,654	\$2,953	\$147,607	21.9358%
		CONTINGENCY-RESERVE	<u>\$20,138</u>	<u>\$413</u>	<u>\$20,551</u>	<u>3.0540%</u>
		TOTAL	\$659,438	\$13,459	\$672,897	100.0000%
	2	CIVIL SIDEWALKS - SAFETY - CLEANLINESS	\$368,635	\$7,523	\$376,158	60.0082%
		DISTRICT IDENTITY - PLACEMAKING	\$92,160	\$1,880	\$94,040	15.0020%
		ADMINISTRATION	\$134,752	\$2,750	\$137,502	21.9358%
		CONTINGENCY-RESERVE	<u>\$18,760</u>	<u>\$382</u>	<u>\$19,142</u>	<u>3.0540%</u>
		TOTAL	\$614,307	\$12,535	\$626,842	100.0000%
	1&2	CIVIL SIDEWALKS - SAFETY - CLEANLINESS	\$764,352	\$15,598	\$779,950	60.0082%
	1&2	DISTRICT IDENTITY - PLACEMAKING	\$191,089	\$3,898	\$194,987	15.0020%
	1&2	ADMINISTRATION	\$279,406	\$5,703	\$285,109	21.9358%
	1&2	CONTINGENCY-RESERVE	<u>\$38,898</u>	<u>\$795</u>	<u>\$39,693</u>	<u>3.0540%</u>
	1&2	TOTAL	\$1,273,745	\$25,994	\$1,299,739	100.0000%
YR	ZONE	PROGRAM CATEGORY	SPECIAL BENEFITS	GENERAL BENEFITS	TOTAL BENEFITS	% OF TOTAL
YR 9 - 2035	1	CIVIL SIDEWALKS - SAFETY - CLEANLINESS	\$423,417	\$8,640	\$432,057	60.0082%
		DISTRICT IDENTITY - PLACEMAKING	\$105,854	\$2,159	\$108,013	15.0020%
		ADMINISTRATION	\$154,780	\$3,160	\$157,940	21.9358%
		CONTINGENCY-RESERVE	<u>\$21,548</u>	<u>\$442</u>	<u>\$21,990</u>	<u>3.0540%</u>
		TOTAL	\$705,599	\$14,401	\$720,000	100.0000%
	2	CIVIL SIDEWALKS - SAFETY - CLEANLINESS	\$394,439	\$8,050	\$402,489	60.0082%
		DISTRICT IDENTITY - PLACEMAKING	\$98,611	\$2,012	\$100,623	15.0020%
		ADMINISTRATION	\$144,185	\$2,943	\$147,128	21.9358%
		CONTINGENCY-RESERVE	<u>\$20,073</u>	<u>\$409</u>	<u>\$20,482</u>	<u>3.0540%</u>
		TOTAL	\$657,308	\$13,414	\$670,722	100.0000%
	1&2	CIVIL SIDEWALKS - SAFETY - CLEANLINESS	\$817,856	\$16,690	\$834,546	60.0082%
	1&2	DISTRICT IDENTITY - PLACEMAKING	\$204,465	\$4,171	\$208,636	15.0020%
	1&2	ADMINISTRATION	\$298,965	\$6,103	\$305,068	21.9358%
	1&2	CONTINGENCY-RESERVE	<u>\$41,621</u>	<u>\$851</u>	<u>\$42,472</u>	<u>3.0540%</u>
	1&2	TOTAL	\$1,362,907	\$27,815	\$1,390,722	100.0000%

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YR	ZONE	PROGRAM CATEGORY	SPECIAL BENEFITS	GENERAL BENEFITS	TOTAL BENEFITS	% OF TOTAL
YR 10 - 2036	1	CIVIL SIDEWALKS - SAFETY - CLEANLINESS	\$453,056	\$9,245	\$462,301	60.0082%
		DISTRICT IDENTITY - PLACEMAKING	\$113,264	\$2,310	\$115,574	15.0020%
		ADMINISTRATION	\$165,615	\$3,381	\$168,996	21.9358%
		CONTINGENCY-RESERVE	\$23,056	\$473	\$23,529	3.0540%
		TOTAL	\$754,991	\$15,409	\$770,400	100.0000%
	2	CIVIL SIDEWALKS - SAFETY - CLEANLINESS	\$422,050	\$8,614	\$430,664	60.0082%
		DISTRICT IDENTITY - PLACEMAKING	\$105,514	\$2,153	\$107,667	15.0020%
		ADMINISTRATION	\$154,278	\$3,149	\$157,427	21.9358%
		CONTINGENCY-RESERVE	\$21,478	\$438	\$21,916	3.0540%
		TOTAL	\$703,320	\$14,354	\$717,674	100.0000%
	1&2	CIVIL SIDEWALKS - SAFETY - CLEANLINESS	\$875,106	\$17,859	\$892,965	60.0082%
	1&2	DISTRICT IDENTITY - PLACEMAKING	\$218,778	\$4,463	\$223,241	15.0020%
	1&2	ADMINISTRATION	\$319,893	\$6,530	\$326,423	21.9358%
	1&2	CONTINGENCY-RESERVE	\$44,534	\$911	\$45,445	3.0540%
	1&2	TOTAL	\$1,458,311	\$29,763	\$1,488,074	100.0000%

DECCBD WORK PLAN

Overview

The services, programs and improvements to be funded by the DECCBD include Civil Sidewalks-Safety-Cleanliness, District Identity-Placemaking, Administration and Contingency-Reserve. The property uses within the boundaries of the DECCBD that will receive special benefits from DECCBD funded programs, services and improvements are currently a unique mix of restaurants, retailers, services, office buildings, market rate and residential condominiums, apartment units, hotels, industrial and civic buildings. Services, programs and improvements provided and funded by the DECCBD are primarily designed to provide special benefits as described below to identified assessed parcels within the boundaries of the DECCBD.

These special benefits are particular and distinct to each and every identified assessed parcel within the DECCBD and are not provided to non-assessed parcels outside of the DECCBD. These programs, services and improvements will only be provided to each individual assessed parcel within the DECCBD boundaries and, in turn, confer proportionate "special benefits" to each assessed parcel.

The very nature of the purpose of the DECCBD is to fund supplemental programs, services and improvements to assessed parcels within the DECCBD boundaries above and beyond the baseline services provided by the City of El Cajon. The City of El Cajon does not provide these supplemental programs and services. All benefits derived from the assessments to be levied on assessed parcels within the DECCBD are for services, programs and improvements directly benefiting each individual assessed parcel within the DECCBD. No DECCBD funded services, activities or programs will be provided outside of the DECCBD boundaries.

The program special benefit cost allocations of the DECCBD assessment revenues for Year 1-2027 are shown in the Table on page 15 of this Report. The projected program special benefit cost allocations of the DECCBD assessment revenues for the first 10 years of the proposed 20-year term of the DECCBD,

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assuming a 7% maximum annual assessment rate increase, are shown in the Table on page 16 of this Report.

WORK PLAN DETAILS

The services to be provided by the DECCBD (i.e. Civil Sidewalks-Safety-Cleanliness, District Identity-Placemaking, Administration and Contingency-Reserve) are all designed to contribute to the cohesive mixed-use urban fabric to ensure economic success and vitality of each assessed parcel within the proposed DECCBD. The assessed parcels in the DECCBD will specially benefit from the DECCBD programs in the form of increasing commerce and improving economic success and vitality through meeting the DECCBD Goals: to improve cleanliness, beautification, landscaping and to attract and retain businesses and services, generate more pedestrian and visitor traffic and to increase commerce and improve the economic viability of each individual assessed parcel for businesses, patrons and residents.

Assessed parcels are conferred proportionate special benefits from all DECCBD funded programs, services and improvements which are intended to attract more customers, users, visitors, employees, tenants, residents and investors. DECCBD programs, services and improvements are designed to increase business volumes, sales transactions, occupancies and rental income. These programs, services and improvements are designed to improve commerce and aesthetic appeal for owners, business and residential tenants, patrons, visitors and employees of these parcels within the DECCBD by reducing litter and debris, marketing the available goods and services and installing beautification elements, each considered necessary in a competitive properly managed mixed-use business district.

These benefits are particular and distinct to each and every identified and assessed parcel within the DECCBD and are not provided to non-assessed parcels outside of the DECCBD. These programs, services and improvements will only be provided to each individual assessed parcel within the DECCBD boundaries and, in turn, confer proportionate "special benefits" to each assessed parcel.

The following programs, services and improvements are proposed by the DECCBD to specially benefit each and every individually assessed parcel within the DECCBD boundaries. DECCBD services, programs and improvements will not be provided to parcels outside the DECCBD boundary.

CIVIL SIDEWALKS - \$ 476,000 (ROUNDED) 60%

Examples of this category of special benefit services and costs may include, but are not limited to:

- Regular sidewalk and gutter sweeping
- Periodic sidewalk steam cleaning
- Beautification of the Downtown El Cajon CBD
- Enhanced trash emptying (over and above city services)
- Timely graffiti removal, within 72 hours as necessary
- Maintenance of existing and new public spaces
- Maintenance of the Prescott Promenade
- Set up and take down of special events
- Installation and maintenance of flowers throughout the Downtown El Cajon CBD. (outside of medians)
- Personnel to manage in-house or contracted maintenance and any security teams.

DISTRICT IDENTITY-PLACEMAKING – \$119,000 (ROUNDED) 15%

Examples of this category of special benefit services and costs may include, but are not limited to:

- Website development and updating

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- Traditional events done by the DECIA (new 501c3)
- Social media, public relations firm
- Enhancing current City holiday and seasonal decorations
- Branding of Downtown El Cajon properties so a positive image is promoted to the public
- Activation of Prescott Promenade
- Banner programs
- Public art displays and promotion of the Rea Street Art Downtown El Cajon CBD;
- Public space design and improvements
- Personnel to manage in-house or contracted public relations, web site maintenance or social media contractors.

ADMINISTRATION - \$174,000 (ROUNDED) 22%

Examples of this category of special benefit services and costs may include, but is not limited to:

- Staff and administrative costs, contracted or in-house
- Directors and Officers and General Liability Insurance
- Office related expenses
- Office and equipment rent
- Financial reporting and accounting
- Legal work

CONTINGENCY- RESERVE - \$24,720 (ROUNDED) 3%

Examples of this category of special benefit services and costs include, but is not limited to:

- Delinquencies, City/County fees, reserves

In summary, all DECCBD funded services, programs and improvements described above confer special benefits to identified assessed parcels inside the DECCBD boundaries and none will be provided outside of the DECCBD. Each assessed parcel within the DECCBD will proportionately specially benefit from Civil Sidewalks-Safety-Cleanliness, District Identity-Placemaking, Administration and Contingency-Reserve. These services, programs and improvements are intended to improve commerce, employment, rents and occupancy rates of assessed parcels within the DECCBD by reducing litter, marketing the available goods and services and installing physical improvements, each considered necessary in a competitive properly managed mixed-use business district. All DECCBD funded services programs and improvements are considered supplemental, above normal base level services provided by the City of El Cajon and are only provided for the special benefit of each and every assessed parcel within the boundaries of the DECCBD.

WORK PLAN BUDGET

Each identified assessed parcel within the DECCBD will be assessed the full amount of the proportionate special benefit conferred upon it based on the level of DECCBD funded services provided. The projected DECCBD program special benefit (assessments) allocation budget for Year 1-2027 is shown in the following Table:

DECCBD Year 1-2027 Special Benefit Assessment Budget by Zone

BENEFIT ZONE	CIVIL SIDEWALKS - SAFETY - CLEANLINESS	DISTRICT IDENTITY - PLACEMAKING	ADMINISTRATIO N	CONTINGENCY -RESERVE	TOTAL \$	TOTAL %
%	60.0082%	15.0020%	21.9358%	3.0540%	100.00%	

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1	\$246,433	\$61,608	\$90,083	\$12,542	\$410,666	51.7716%
2	\$229,567	\$57,392	\$83,917	\$11,683	\$382,559	48.2284%
TOTAL	\$476,000	\$119,000	\$174,000	\$24,225	\$793,225	100.0000%

In order to carry out the DECCBD programs outlined in the previous section, a Year 1-2027 assessment budget of \$793,225 is projected. Since the DECCBD is being proposed for a 20-year term, projected program costs for future years (Years 2-20) are set at the inception of the DECCBD. While future inflationary and other program cost increases are unknown at this point, a maximum increase of 7% per year, commensurate to special benefits conferred on each assessed parcel, is incorporated into the projected program costs and assessment rates for the DECCBD.

Funding carryovers, if any, may be reapportioned the following year for related programs, services and improvements in accordance with the Management District Plan. Detailed annual budgets will be prepared by the Property Owners’ Association Board and included in the Annual Report for the City Council’s review and approval.

It is recognized that market conditions may cause the cost of providing goods and services to fluctuate from year to year for the proposed DECCBD. Accordingly, the Owners’ Association shall have the ability to reallocate any budget line item within the budget categories up to 10% of total budget from each year’s percentage in the Management District Plan subject to the review and approval by the Owners’ Association Board. Any proposed variation that exceeds 10% of the total budget shall be subject to review and approval from the City Manager’s Office. Any surplus or unspent funds, per category, shall be accumulated year to year over the life of the DECCBD. Such reallocation will be included in the Annual Report for approval by the City of El Cajon City Council pursuant to related City policies. Any accrued interest or delinquent payments may be expended in any budget category in accordance with the Management District Plan.

The projected DECCBD special benefit budget for the first 10 years of the proposed 20-year DECCBD term is shown in the following Table:

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YEAR 1-10 PROJECTED DECCBD ASSESSMENT BUDGET SUMMARY (Special Benefits)

(Assumes 7% max rate increase per year)

YEA R	BENEFI T ZONE	CIVIL SIDEWALKS - SAFETY - CLEANLINESS	DISTRICT IDENTITY - PLACEMAKIN G	ADMINISTRATIO N	CONTINGENCY- RESERVE	TOTAL \$	TOTAL %
	%	60.0082%	15.0020%	21.9358%	3.0540%	100%	
1	1	\$246,433	\$61,608	\$90,083	\$12,542	\$410,666	51.7716%
	2	<u>\$229,567</u>	<u>\$57,392</u>	<u>\$83,917</u>	<u>\$11,683</u>	<u>\$382,559</u>	<u>48.2284%</u>
	TOTAL	\$476,000	\$119,000	\$174,000	\$24,225	\$793,225	100%
2	1	\$263,683	\$65,921	\$96,389	\$13,420	\$439,413	51.7716%
	2	<u>\$245,637</u>	<u>\$61,409</u>	<u>\$89,791</u>	<u>\$12,501</u>	<u>\$409,338</u>	<u>48.2284%</u>
	TOTAL	\$509,320	\$127,330	\$186,180	\$25,921	\$848,751	100.0000%
3	1	\$282,141	\$70,535	\$103,136	\$14,359	\$470,171	51.7716%
	2	<u>\$262,832</u>	<u>\$65,708</u>	<u>\$96,076</u>	<u>\$13,376</u>	<u>\$437,992</u>	<u>48.2284%</u>
	TOTAL	\$544,973	\$136,243	\$199,212	\$27,735	\$908,163	100.0000%
4	1	\$301,891	\$75,472	\$110,356	\$15,364	\$503,083	51.7716%
	2	<u>\$281,230</u>	<u>\$70,308</u>	<u>\$102,801</u>	<u>\$14,312</u>	<u>\$468,651</u>	<u>48.2284%</u>
	TOTAL	\$583,121	\$145,780	\$213,157	\$29,676	\$971,734	100.0000%
5	1	\$323,023	\$80,755	\$118,081	\$16,439	\$538,298	51.7716%
	2	<u>\$300,916</u>	<u>\$75,230</u>	<u>\$109,997</u>	<u>\$15,314</u>	<u>\$501,457</u>	<u>48.2284%</u>
	TOTAL	\$623,939	\$155,985	\$228,078	\$31,753	\$1,039,755	100.0000%
6	1	\$345,635	\$86,408	\$126,347	\$17,590	\$575,980	51.7716%
	2	<u>\$321,980</u>	<u>\$80,496</u>	<u>\$117,697</u>	<u>\$16,386</u>	<u>\$536,559</u>	<u>48.2284%</u>
	TOTAL	\$667,615	\$166,904	\$244,044	\$33,976	\$1,112,539	100.0000%
7	1	\$369,829	\$92,457	\$135,191	\$18,821	\$616,298	51.7716%
	2	<u>\$344,519</u>	<u>\$86,131</u>	<u>\$125,936</u>	<u>\$17,533</u>	<u>\$574,119</u>	<u>48.2284%</u>
	TOTAL	\$714,348	\$178,588	\$261,127	\$36,354	\$1,190,417	100.0000%
8	1	\$395,717	\$98,929	\$144,654	\$20,138	\$659,438	51.7716%
	2	<u>\$368,635</u>	<u>\$92,160</u>	<u>\$134,752</u>	<u>\$18,760</u>	<u>\$614,307</u>	<u>48.2284%</u>
	TOTAL	\$764,352	\$191,089	\$279,406	\$38,898	\$1,273,745	100.0000%
9	1	\$423,417	\$105,854	\$154,780	\$21,548	\$705,599	51.7716%
	2	<u>\$394,439</u>	<u>\$98,611</u>	<u>\$144,185</u>	<u>\$20,073</u>	<u>\$657,308</u>	<u>48.2284%</u>
	TOTAL	\$817,856	\$204,465	\$298,965	\$41,621	\$1,362,907	100.0000%
10	1	\$453,056	\$113,264	\$165,615	\$23,056	\$754,991	51.7716%
	2	<u>\$422,050</u>	<u>\$105,514</u>	<u>\$154,278</u>	<u>\$21,478</u>	<u>\$703,320</u>	<u>48.2284%</u>
	TOTAL	\$875,106	\$218,778	\$319,893	\$44,534	\$1,458,311	100.0000%

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The DECCBD assessments may increase for each individual parcel each year during the life of the DECCBD, but not to exceed 7% per year, commensurate to special benefits received by each assessed parcel and must be approved by the Owners’ Association Board of Directors, included in the Annual Report and adopted by the City of El Cajon City Council. Any accrued interest and delinquent payments will be expended within the budgeted categories. The Owners’ Association Board of the Directors (“Property Owners’ Association of the DECCBD) shall determine the percentage increase, if any, to the annual assessment, not to exceed 7% per year. The Owners’ Association Executive Director shall communicate the annual increase to the City each year in which the DECCBD operates at a time determined in the Administration Contract held between the Owners’ Association and the City of El Cajon. No bonds are to be issued in conjunction with the proposed DECCBD.

Pursuant to the Ordinance, any funds remaining after each year of operation will be rolled over into the next year’s budget or returned to stakeholders in accordance with the Ordinance. If the DECCBD is terminated for any reason or disestablished, unencumbered/unexpended funds will be returned to the property owners in accordance with the Ordinance.

Finding 3. From Section 4(a): “(Determine) the proportionate special benefit derived by each parcel in relationship to the entirety of the.....cost of public improvement(s) or the maintenance and operation expenses.....or the cost of the property related service being provided.

Each identified assessed parcel within the DECCBD will be assessed based on property characteristics unique only to that parcel. Based on the specific needs and corresponding nature of the program activities to be funded by the proposed DECCBD (i.e. Civil Sidewalks-Safety-Cleanliness, District Identity-Placemaking, Administration and Contingency-Reserve), it is the opinion of this Assessment Engineer that the assessment factors on which to base assessment rates relate directly to the proportionate amount of building area, land area and street frontage of each parcel except as note herein within two benefit zones.

The calculated assessment rates are applied to the actual measured parameters of each parcel and thereby are proportional to each and every other identified assessed parcel within the DECCBD as a whole. Larger parcels and those with larger buildings and/or street frontage are projected to impact the demand for services and programs to a greater extent than smaller parcels or smaller buildings or street frontages and thus, are assigned a greater proportionate degree of assessment program and service costs. The proportionality is further achieved by setting targeted formula component weights for the respective parcel by parcel identified property attributes and benefit zone in which it is located.

The proportionate special benefit cost for each parcel has been calculated based on proportionate formula components and is listed in the Management District Plan and this Report. The individual percentages (i.e. proportionate relationship to the total special benefit related program and activity costs) are computed by dividing the individual parcel assessment by the total special benefit program related costs.

Finding 4. From Section 4(a): “No assessment shall be imposed on any parcel which exceeds the reasonable cost of the proportional special benefit conferred on that parcel.”

Not only are the proposed program costs reasonable due to the benefit of group purchasing and contracting

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which would be possible through the proposed DECCBD, they are also considerably less than other options considered by the DECCBD Formation Advisory Committee. The actual assessment rates for each parcel within the DECCBD directly relate to the level of service and, in turn, special benefit to be conferred on each parcel based on the respective amount of building area, land area and street frontage of each parcel except as note herein within two benefit zones.

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Finding 5. From Section 4(a): “Parcels.....that are owned or used by any (public) agency shall not be exempt from assessment.....”

Article XIII D states that “parcels within a District that are owned or used by any agency, the State of California or the United States shall not be exempt from assessment unless the agency can demonstrate by clear and convincing evidence that those publicly-owned parcels in fact receive no special benefit.”

There are currently 26 publicly owned parcels within the boundaries of the proposed DECCBD - they are owned by the City of El Cajon, the County of San Diego, San Diego Gas & Electric, El Cajon Housing Authority, San Diego Metro Transit and the State of California.

For assessed publicly owned parcels and facilities, each of these parcels specially benefit from proposed DECCBD funded programs and services from cleaner facility entrances and perimeters. In addition, the proposed DECCBD funded marketing and district identity programs benefit publicly owned parcels by announcing public events and activities held at these public facilities and apprise employees of important DECCBD news and events. These services and programs are designed to improve the cleanliness and usability of each publicly owned assessed parcel and facility within the DECCBD by reducing litter and debris, marketing the available goods and services in the proposed DECCBD and installing physical improvements, each considered necessary for public facilities within a mixed-use business district.

It is the opinion of this Assessment Engineer that there is no clear and convincing evidence that these publicly owned parcels would not receive proportionate special benefits and thus, are not exempt from assessments nor assessed differently than privately owned parcels.

PUBLICLY OWNED PARCELS

APN	Legal Owner	Benefit Zone	Site Street	Year 1 Assessment	% of Total
487-172-67-00	CITY OF EL CAJON	1	326 N MAGNOLIA AVE	\$ 3,570.11	0.45%
487-321-12-00	CITY OF EL CAJON	2		\$ 1,562.28	0.20%
488-072-38-00	CITY OF EL CAJON	1	N MAGNOLIA AVE	\$ 5,642.12	0.71%
488-072-45-00	CITY OF EL CAJON	2	CIVIC CENTER WAY	\$ 16,075.98	2.03%
488-083-27-00	CITY OF EL CAJON	2	149 REA AVE	\$ 2,502.02	0.32%
488-111-28-00	CITY OF EL CAJON	1		\$ 13,711.74	1.73%
488-111-30-00	CITY OF EL CAJON	1		\$ 18,822.65	2.37%
488-192-09-00	CITY OF EL CAJON	1	E DOUGLAS AVE	\$ 17,001.12	2.14%
488-211-21-00	CITY OF EL CAJON	1	201 E MAIN ST	\$ 1,435.82	0.18%
488-211-22-00	CITY OF EL CAJON	2	230 E DOUGLAS AVE	\$ 2,434.50	0.31%
488-212-19-00	CITY OF EL CAJON	2	E LEXINGTON AVE	\$ 212.50	0.03%
488-212-20-00	CITY OF EL CAJON	2	E DOUGLAS AVE	\$ 546.38	0.07%
488-212-21-00	CITY OF EL CAJON	2	250 E LEXINGTON AVE	\$ 11,122.74	1.40%

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488-212-22-00	CITY OF EL CAJON	2	PRESCOTT AVE	\$ 3,508.84	0.44%
			TOTAL	\$ 98,148.80	12.37%
488-111-32-00	COUNTY OF SAN DIEGO	1	MAGNOLIA AVE N	\$ 21,734.51	2.74%
488-162-17-00	COUNTY OF SAN DIEGO	1	200 S MAGNOLIA AVE	\$ 5,056.41	0.64%
488-192-08-00	COUNTY OF SAN DIEGO	1	PRESCOTT AVE	\$ 8,962.55	1.13%
			TOTAL	\$ 35,753.47	4.51%
488-111-35-00	EL CAJON HOUSING	1	E MAIN ST	\$ 1,750.38	0.22%
487-121-24-00	SAN DIEGO GAS & ELECTRIC CO	2	W MAIN ST	\$ 9,882.58	1.25%
487-121-25-00	SAN DIEGO GAS & ELECTRIC CO	2	W MAIN ST	\$ 2,764.48	0.35%
487-121-76-00	SAN DIEGO GAS & ELECTRIC CO	2		\$ 6,117.00	0.77%
487-121-92-00	SAN DIEGO GAS & ELECTRIC CO	2	W MAIN ST	\$ 4,362.54	0.55%
			TOTAL	\$ 23,126.60	2.92%
487-262-04-00	SD METROPOLITAN TRANSIT DEV BOARD	2	166 S MARSHALL AVE	\$ 4,930.40	0.62%
487-262-09-00	SD METROPOLITAN TRANSIT DEV BOARD	2	1133 W MAIN ST	\$ 1,252.86	0.16%
487-273-06-00	SD METROPOLITAN TRANSIT DEV BOARD	2	398 S MARSHALL AVE	\$ 6,185.62	0.78%
			TOTAL	\$ 12,368.88	1.56%
488-111-31-00	STATE OF CALIFORNIA	1	E PARK AVE	\$ 11,338.00	1.44%

Finding 6. From Section 4(b): “All assessments must be supported by a detailed engineer’s report prepared by a registered professional engineer certified by the State of California”.

This report serves as the “detailed engineer’s report” to support the benefit property assessments proposed to be levied within the proposed DECCBD.

Finding 7. From Section 4(c): “The amount of the proposed assessment for each parcel shall be calculated (along with) the total amount thereof chargeable to the entire district, the duration of such payments, the reason for such assessment and the basis upon which the amount of the proposed assessment was calculated.”

The individual and total parcel assessments attributable to special property benefits are shown in Appendix 1 of this Report. The proposed DECCBD and resultant assessment levies will continue for 20 years unless disestablished. The reasons for the proposed assessments are outlined in Finding 2 above as well as in the Management District Plan. The calculation basis of the proposed assessment is attributed to building area, land area and street frontage of each parcel except as note herein within two benefit zones.

Assessment Formula Methodology

Step 1. Select “Benefit Unit(s)”

Background - Assessment Formula Development

The method used to determine special benefits derived by each identified assessed property within a CBD begins with the selection of a suitable and tangible basic benefit unit. For property related services, such as those proposed in the DECCBD, the benefit unit may be measured in linear feet of street frontage or parcel size in square feet or building size in square feet or any combination of these factors. Factor quantities for each parcel are then measured or otherwise ascertained. From these figures, the amount of benefit units to be assigned to each property can be calculated. Special circumstances such as unique geography, land uses, development constraints etc. are carefully reviewed relative to specific programs

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and improvements to be funded by a CBD in order to determine any levels of different benefit that may apply on a parcel-by-parcel or categorical basis.

Based on the factors described above such as geography and nature of programs and activities proposed, an assessment formula is developed which is derived from a singular or composite benefit unit factor or factors. Within the assessment formula, different factors may be assigned different “weights” or percentage of values based on their relationship to programs/services to be funded.

Next, all program and activity costs, including incidental costs, administration and ancillary program costs, are estimated. It is noted, as stipulated in Article XIII D Section 4(b) of the California Constitution, and now required of all property-based assessment districts, indirect or general benefit related costs may not be incorporated into the assessment formula and levied on the district properties; only direct or “special” benefits related costs may be used. Indirect or general benefits, if any, must be identified and, if quantifiable, calculated and factored out of the assessment cost basis to produce a “net” cost figure. In addition, Article XIII D Section 4(b) of the California Constitution also no longer automatically exempts publicly owned property from being assessed unless the respective public agency can provide clear and convincing evidence that their property does not specially benefit from the programs and services to be funded by the proposed special assessments. If special benefit is determined to be conferred upon such properties, they must be assessed in proportion to special benefits conferred in a manner similar to privately owned property assessments. (See pages 18-19 of this Report for discussion regarding publicly owned parcels within the DECCBD).

From the estimated program costs, the value of a benefit unit or “unit cost” can be computed by dividing the total amount of estimated program costs by the total number of benefit units. The amount of assessment for each parcel can be computed at this time by multiplying the Unit Cost times the number of Benefit Units per parcel. This is known as “spreading the assessment” or the “assessment spread” in that all costs are allocated proportionately or “spread” amongst all benefitting properties within the CBD.

The method and basis of spreading program costs varies from one CBD to another based on local geographic conditions, types of programs and activities proposed, and size and development complexity of the district. CBDs may require secondary benefit zones to be identified to allow for a tiered assessment formula for variable or stepped-down benefits derived.

DECCBD Assessment Formula

Based on the specific needs and corresponding nature of the program activities to be funded by the proposed DECCBD (i.e. Civil Sidewalk-Safety-Cleanliness, District Identity-Placemaking, Administration and Contingency-Reserve) it is the opinion of this Assessment Engineer that the assessment factors on which to base assessment rates relate directly to the proportionate amount of building area, land area and street frontage of each parcel except as note herein within two benefit zones.

The “Benefit Units” will be expressed as a combined function of gross building square footage (Benefit Unit “A”), land area (Benefit Unit “B”), street frontage (Benefit Unit “C”) and interior building pad area for residential condominiums (Benefit Unit “D”). Based on the shape of the proposed DECCBD, as well as the nature of the work program, it is determined that all identified properties will gain a direct and proportionate degree of special benefit based on the respective amount of building area, land area and street frontage. It is noted and explained in more detail on page 21 under “Special Assessment Circumstances” that residential condominiums will be assessed based only on interior building pad square footage of each unit.

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There are two benefit zones within the proposed DECCBD. The targeted weights of assessment revenue for Zones 1 & 2 is about 50% each. The actual assessment revenue projected to be generated by Zone 1 is 51.7716%. The actual assessment revenue projected to be generated by Zone 2 is 48.2284%.

Benefit Zone 1 parcels will be assessed at a higher rate since they will have the highest frequency of Civil Sidewalks and District Identity services due to the amount of foot traffic in and around the parcels fronting along Main Street and Magnolia which represents the core area of the Downtown El Cajon CBD. Benefit Zone 1 properties are the historic core of Downtown El Cajon’s Downtown El Cajon CBD dating back almost 120 years and built around Main and Magnolia Streets. The individual parcels being assessed include high quality retail, restaurants, services, civic buildings, parking lots and structures, residential, office, hotel and residential condos and apartments. These parcels will benefit the most from the CBD special benefit services, therefore their assessments have been made to fund the costs of services to these parcels. Civil Sidewalk Services shall be provided approximately 6 – 7 times per week for Benefit Zone 1 parcel owners, based upon a full crew of cleaning and landscaping personnel.

Benefits Zone 2 parcels represent the parcels west of the intersection of El Cajon Boulevard and Main Street as well as the parcels not fronting along Main and Magnolia Street to the Interstate 8 freeway. The predominant uses of Benefit Zone 2 parcels are office space, various office and retail and other commercial uses. Since they will be getting services 4 - 5 days per week, their annual assessments have been reduced to accommodate this weekly schedule and uses. The costs in Benefit Zone 2 are lower than those of Benefit Zone 1 due to the lack of density in this portion of the Downtown El Cajon CBD and the lack of intense pedestrian activity that is found in Benefit Zone 1 properties with the core areas around Main and Magnolia.

Assessment Factors

The interaction of building area, land area and street frontage quantities is a common method of fairly and equitably spreading special benefit costs to the beneficiaries of CBD funded services, programs and improvements. These factors directly relate to the proportion of special benefit each assessed parcel will receive from DECCBD funded activities, programs and improvements.

Building Area (Benefit Units A+D) is a direct measure of the static utilization of each parcel and its corresponding impact or draw on DECCBD funded activities. The targeted revenue weight of Building Area (Units A+D) is about 25%. Unit A+D will actually generate 27.1398% of the overall assessment revenue

Land Area (Benefit Unit B) is a direct measure of the current and future development capacity of each parcel and its corresponding impact or draw on DECCBD funded activities. The targeted revenue weight of Land Area (Unit B) is about 50%. Unit B will actually generate 49.4016% of the overall assessment revenue.

Street Frontage (Benefit Unit C) is a direct measure of each parcel’s corresponding impact or draw on DECCBD funded activities. The targeted revenue weight of Street Frontage (Unit C) is about 25%. Unit B will actually generate 23.4584% of the overall assessment revenue.

Special Assessment Circumstances

1. Residential Condominiums

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There are currently 94 residential condominium parcels within the boundaries of the DECCBD with many more planned. It is noted that there are 58 condos either under construction or soon to be built for which there is not currently any internal unit building area figures available and thus, no assessment amounts can be calculated. Residential condos will be assessed as a separate category. It is the opinion of this Assessment Engineer that residential condominium parcels will proportionately specially benefit from DECCBD funded programs and activities, but differently than commercial parcels and other residential parcels with multiple units on them. As such, based on the development configuration of such units which are generally multi floor buildings with no direct land or street frontage, the assessments for residential condominiums shall be assessed based solely on the internal building area of each residential condominium unit at the rate of \$0.10 per square foot of internal building pad area in Zone 1 and \$0.09 per square foot of internal building pad area in Zone 2, subject to any approved annual rate increases.

2. Commercial and Mixed-Use Condominiums

While no mixed-use condominiums currently exist within the DECCBD, ground floor commercial condominiums within the DECCBD shall be assessed based on actual land area covered, condominium building area and direct street frontage for each unit. Because such uses are typically developed as part of a multi-floor mixed-use complex, special methodologies are needed to address the levy of assessments on such land uses as follows:

Multi-Floor Commercial Only Condominiums (Upper Floors)

- Building area assessed at respective building area rate

Multi-Floor Mixed-Use Condominiums

- Commercial condo (See above for ground floor and upper floor locations)
- Residential condo (See # 2 above)

3. Private Parking Structures

Private parking structures or major retail parking lots will not be included for building square footage assessments unless they are open to the public in general and serve the parking needs of visitors other than direct customers.

Changes to Building and/or Parcel Size

Any changes in building or parcel size as a result of new construction, demolitions, land adjustments including but not limited to lot splits, consolidations, subdivisions, street dedications, right of way setbacks shall have their assessment adjusted upon final City approval of such building and/or parcel adjustments.

Other Future Development

Other than future maximum rates and the assessment methodology delineated in this Report, future assessments may increase for any given parcel if such an increase is attributable to events other than an increased rate or revised methodology, such as a change in the density, intensity, or nature of the use of land. Any change in assessment formula methodology or rates other than as stipulated in this Report would require a new Article XIII D ballot procedure in order to approve any such changes.

Step 2. Quantify Total Basic Benefit Units

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Considering all identified specially benefiting parcels within the DECCBD and their respective assessable benefit units, the cumulative quantities by factor and zone are shown in the following Table:

Year 1 – 2027- Assessable Benefit Units

BENEFIT ZONE	BUILDING AREA (SF)	LAND AREA (SF)	STREET FRONTAGE (LF)	R-CONDO BUILDING AREA (SF)	# OF ASSESSABLE PARCELS
1	1,196,243	2,759,670	24,466	0	130
2	<u>909,719</u>	<u>3,311,496</u>	<u>25,204</u>	<u>153,129</u>	<u>244</u>
TOTAL	2,105,962	6,071,166	49,670	153,129	374

Considering all identified specially benefiting parcels within the DECCBD and their respective assessable benefit units, the cumulative assessment revenue by factor are shown in the following Table:

Year 1 – 2027 - Assessment Revenue

BENEFIT ZONE	BUILDING AREA ASSMT REVENUE	LAND AREA ASSMT REVENUE	STREET FRONTAGE ASSMT REVENUE	R-CONDO BUILDING AREA ASSMT REVENUE	TOTAL REVENUE	% OF TOTAL
1	\$119,624.30	\$193,176.90	\$97,864.00	\$0.00	\$410,665.20	51.7716 %
2	<u>\$81,874.71</u>	<u>\$198,689.76</u>	<u>\$88,214.00</u>	<u>\$13,781.61</u>	<u>\$382,560.08</u>	<u>48.2284 %</u>
TOTAL	\$201,499.01	\$391,866.66	\$186,078.00	\$13,781.61	\$793,225.28	100.00%
Zone 1 %	15.0807%	24.3533%	12.3375%	0.0000%	51.7715%	
Zone 2 %	<u>10.3217%</u>	<u>25.0483%</u>	<u>11.1209%</u>	<u>1.7374%</u>	<u>48.2283%</u>	
Total %	25.4024%	49.4016%	23.4584%	1.7374%	100.00%	

Step 3. Calculate Benefit Units for Each Property.

The number of Benefit Units for each identified benefiting parcel within the proposed DECCBD was computed from data extracted from County Assessor records and maps. These data sources delineate current land uses, property areas and dimensions of record for each tax parcel. While it is understood that this data does not represent legal field survey measurements or detailed title search of recorded land subdivision maps or building records, it does provide an acceptable basis for the purpose of calculating property-based assessments. All respective property data being used for assessment computations will be provided to each property owner in the DECCBD for their review. If a property owner believes there is an error on a parcel’s assessed quantities, the DECCBD may confirm the data with the San Diego County Assessor’s office. If DECCBD data matches Assessor’s data, the property owner may opt to work with the Assessor’s office to correct the data so that the DECCBD assessment may be corrected.

Step 4. Determine Assessment Formula

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In the opinion of this Assessment Engineer, the general assessment formula for the proposed DECCBD, as shown in the Year 1 Assessment Rate Table on page 25, is as follows, except as noted on page 22 for residential condominiums:

Assessment = Land Area (Unit A) Sq Ft x Unit A Rate, plus
Street Frontage (Unit B) Lin Ft x Unit B Rate, plus
Building Area (Unit C) Sq Ft x Unit C Rate

Assessment Formula Unit Rates

Based on figures from the Assessable Benefit Units Table above, the assessment rates for each factor and zone are shown as calculated below:

ZONE 1

Building Area Rate (Unit A-1)

$(\$793,225.28 \times 15.0807\% / 1,196,243 \text{ assessable building area units}) = \$0.10/\text{sf building area}$

Land Area Rate B (Unit B-1)

$(\$793,225.28 \times 24.3533\%) / 2,759,670 \text{ assessable land area units} = \$0.07/\text{sf land area}$

Street Frontage Rate (Unit C-1)

$(\$793,225.28 \times 12.3375\%) / 24,466 \text{ assessable frontage units} = \$4.00/\text{lin ft frontage}$

ZONE 2

Building Area Rate (Unit A-2)

$(\$793,225.28 \times 10.3217\%) / 909,719 \text{ assessable building area units} = \$0.09/\text{sf building area}$

Land Area Rate B (Unit B-2)

$(\$793,225.28 \times 13.8509\%) / 3,311,496 \text{ assessable land area units} = \$0.06/\text{sf land area}$

Street Frontage Rate (Unit C-2)

$(\$793,225.28 \times 6.0484\%) / 25,204 \text{ assessable frontage units} = \$3.50/\text{lin ft frontage}$

It is noted that the assessment rate for residential condominiums in Zone 1 is set at the Year 1 -2027 building area rate of \$0.10 per square foot of interior building pad area and \$0.09 in Zone 2, each subject to a maximum 7% rate increase per year for the proposed 20-year DECCBD term.

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YEAR 1 –2027 Assessment Rates

BENEFIT ZONE	BUILDING AREA RATE (\$/SF)	LAND AREA RATE (\$/SF)	STREET FRONTAGE RATE (\$/LF)	R-CONDO BUILDING AREA RATE (\$/SF)
YEAR 1	A	B	C	D
1	\$0.1000	\$0.0700	\$4.0000	\$0.1000
2	\$0.0900	\$0.0600	\$3.5000	\$0.0900

The complete Year 1 – 2027 assessment roll of all parcels to be assessed by the DECCBD is included in this Report as Appendix I.

Step 5. Estimate Total DECCBD Costs

The total projected DECCBD special benefit costs for the first 10 years (2027-2036) of the proposed 20-year term (2027 – 2046) are shown in the Table on page 16 of this Report assuming a maximum 7% increase per year.

Step 6. Separate General Benefits from Special Benefits and Related Costs (Article XIII D)

Total Year 1 special and districtwide general benefit related costs are estimated at \$809,413 Districtwide general benefits are factored at 2% of the total benefit value (see Finding 2 of this Report) with special benefits set at 98%. Article XIII D limits the levy of property assessments to costs attributed to special benefits only. The 2% general benefit value is computed to be \$16,188 with a resultant 98% special benefit limit computed at \$793,225. Based on current property data and land uses, this is the maximum amount of Year 1 - 2027 revenue that can be derived from property assessments from the subject District. All program costs associated with district-wide general benefits will be derived from sources other than DECCBD assessments.

Step 7. Calculate “Basic Unit Cost”

With a YR 1 - 2027 assessment revenue portion of the budget set at \$793,225 (special benefit only), the Unit Costs (rates) are shown earlier in Step 4. The DECCBD is proposed for a 20-year term. An annual inflationary assessment rate increase of up to 7%, commensurate to special benefits received by each assessed parcel, may be imposed for future year assessments, on approval by the DECCBD Property Owner’s Association. The maximum assessment rates for years 1-20 (2027-2046) are shown in the Table below. The assessment rates listed constitute the maximum assessment rates that may be imposed for the 20-year DECCBD term.

DECCBD – Maximum Assessment Rates - Years 1-20 (Includes a 7%/Yr. Max Increase)

BENEFIT ZONE	BUILDING AREA RATE	LAND AREA RATE (\$/SF)	STREET FRONTAGE RATE	R-CONDO BUILDING AREA RATE
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	(\$/SF)		(\$/LF)	(\$/SF)
YEAR 1	A	B	C	D
1	\$0.1000	\$0.0700	\$4.0000	\$0.1000
2	\$0.0900	\$0.0600	\$3.5000	\$0.0900
YEAR 2				
1	\$0.1070	\$0.0749	\$4.2800	\$0.1070
2	\$0.0972	\$0.0648	\$3.7800	\$0.0963
YEAR 3				
1	\$0.1145	\$0.0801	\$4.5796	\$0.1145
2	\$0.1050	\$0.0700	\$4.0824	\$0.1030
YEAR 4				
1	\$0.1225	\$0.0857	\$4.9002	\$0.1225
2	\$0.1134	\$0.0756	\$4.4090	\$0.1102
YEAR 5				
1	\$0.1311	\$0.0917	\$5.2432	\$0.1311
2	\$0.1225	\$0.0816	\$4.7617	\$0.1179
YEAR 6				
1	\$0.1403	\$0.0981	\$5.6102	\$0.1403
2	\$0.1323	\$0.0881	\$5.1426	\$0.1262
YEAR 7				
1	\$0.1501	\$0.1050	\$6.0029	\$0.1501
2	\$0.1429	\$0.0951	\$5.5540	\$0.1350
YEAR 8				
1	\$0.1606	\$0.1124	\$6.4231	\$0.1606
2	\$0.1543	\$0.1027	\$5.9983	\$0.1445
YEAR 9				
1	\$0.1718	\$0.1203	\$6.8727	\$0.1718
2	\$0.1666	\$0.1109	\$6.4782	\$0.1546
YEAR 10				
1	\$0.1838	\$0.1287	\$7.3538	\$0.1838
2	\$0.1799	\$0.1198	\$6.9965	\$0.1654
YEAR 11				
1	\$0.1967	\$0.1377	\$7.8686	\$0.1967
2	\$0.1943	\$0.1294	\$7.5562	\$0.1770
YEAR 12				
1	\$0.2105	\$0.1473	\$8.4194	\$0.2105
2	\$0.2098	\$0.1398	\$8.1607	\$0.1894
YEAR 13				
1	\$0.2252	\$0.1576	\$9.0088	\$0.2252

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2	\$0.2266	\$0.1510	\$8.8136	\$0.2027
YEAR 14				
1	\$0.2410	\$0.1686	\$9.6394	\$0.2410
2	\$0.2447	\$0.1631	\$9.5187	\$0.2169
YEAR 15				
1	\$0.2579	\$0.1804	\$10.3142	\$0.2579
2	\$0.2643	\$0.1761	\$10.2802	\$0.2321
YEAR 16				
1	\$0.2760	\$0.1930	\$11.0362	\$0.2760
2	\$0.2854	\$0.1902	\$11.1026	\$0.2483
YEAR 17				
1	\$0.2953	\$0.2065	\$11.8087	\$0.2953
2	\$0.3082	\$0.2054	\$11.9908	\$0.2657
YEAR 18				
1	\$0.3160	\$0.2210	\$12.6353	\$0.3160
2	\$0.3329	\$0.2218	\$12.9501	\$0.2843
YEAR 19				
1	\$0.3381	\$0.2365	\$13.5198	\$0.3381
2	\$0.3595	\$0.2395	\$13.9861	\$0.3042
YEAR 20				
1	\$0.3618	\$0.2531	\$14.4662	\$0.3618
2	\$0.3883	\$0.2587	\$15.1050	\$0.3255

Step 8. Spread the Assessments

The resultant assessment spread calculation results for each parcel within the DECCBD are shown in the Management District Plan and this Report and were determined by applying the DECCBD assessment formula to each identified benefiting property.

DOWNTOWN EL CAJON CBD – ASSESSMENT ENGINEER’S REPORT

Miscellaneous DECCBD Provisions

Time and Manner of Collecting Assessments:

Assessments shall be collected at the same time and in the same manner as ad valorem taxes paid to San Diego County. The DECCBD assessments shall appear as a separate line item on the property tax bills issued by San Diego County. The City of El Cajon is authorized to collect any assessments not placed on the County tax rolls, or to place assessments, unpaid delinquent assessments, or penalties on the County tax rolls as appropriate to implement the Management District Plan.

Bonds:

No bonds are to be issued in conjunction with the proposed DECCBD.

Duration:

As allowed by the Ordinance, the DECCBD will have a 20-year operation term, beginning January 1, 2027 and ending December 31, 2046. At that time, the DECCBD may be renewed again for up to 20 years.

APPENDIX 1

DECCBD YR 1 – 2027 ASSESSMENT ROLL

APN	Year 1 Assessment
482-282-03-00	\$ 1,412.71
482-283-05-00	\$ 2,238.61
482-283-06-00	\$ 1,785.91
482-283-08-00	\$ 1,962.06
482-283-09-00	\$ 1,890.88
482-301-03-00	\$ 3,442.95
482-301-05-00	\$ 2,456.63
482-301-06-00	\$ 2,337.52
482-301-09-00	\$ 2,035.34
482-301-10-00	\$ 12,643.15
482-301-11-00	\$ 5,991.11
482-302-01-00	\$ 4,004.41
482-302-02-00	\$ 2,651.20
482-302-06-00	\$ 2,361.22
483-330-22-00	\$ 2,606.01
483-330-31-00	\$ 2,621.35
483-330-32-00	\$ 865.28
483-330-33-00	\$ 629.22
483-330-34-00	\$ 2,451.48
487-121-24-00	\$ 9,882.58
487-121-25-00	\$ 2,764.48
487-121-41-00	\$ 2,526.34
487-121-50-00	\$ 2,111.74
487-121-76-00	\$ 6,117.00
487-121-92-00	\$ 4,362.54
487-122-40-00	\$ 11,669.36
487-122-48-00	\$ 8,648.20
487-122-49-00	\$ 2,298.55
487-160-04-00	\$ 5,023.32
487-160-05-00	\$ 1,299.45
487-160-07-00	\$ 4,006.78
487-171-37-00	\$ 4,401.14
487-171-38-00	\$ 4,647.88
487-171-47-00	\$ 2,714.36
487-171-50-00	\$ 6,098.76
487-172-22-00	\$ 3,282.14
487-172-27-00	\$ 1,623.50

487-172-49-00	\$ 4,079.28
487-172-67-00	\$ 3,570.11
487-172-70-00	\$ 2,248.18
487-172-75-00	\$ 3,894.02
487-173-37-00	\$ 3,609.14
487-192-47-00	\$ 29,358.42
487-192-48-00	\$ 2,119.00
487-192-50-00	\$ 2,549.00
487-192-51-00	\$ 560.00
487-192-52-00	\$ 2,880.50
487-192-53-00	\$ 3,838.00
487-192-54-00	\$ 1,288.00
487-192-55-00	\$ 3,767.70
487-192-56-00	\$ 2,031.28
487-262-04-00	\$ 4,930.40
487-262-09-00	\$ 1,252.86
487-273-06-00	\$ 6,185.62
487-281-28-00	\$ 699.90
487-281-31-00	\$ 973.42
487-281-32-00	\$ 1,004.46
487-281-33-00	\$ 586.70
487-282-27-00	\$ 666.28
487-282-28-00	\$ 559.50
487-282-29-00	\$ 701.86
487-282-31-00	\$ 1,198.42
487-282-32-00	\$ 554.46
487-282-33-00	\$ 1,364.42
487-301-25-00	\$ 1,587.40
487-301-26-00	\$ 897.70
487-301-27-00	\$ 672.78
487-301-31-00	\$ 1,771.31
487-302-29-00	\$ 2,522.16
487-302-31-00	\$ 3,881.45
487-321-01-00	\$ 810.54
487-321-11-00	\$ 1,068.57
487-321-12-00	\$ 1,562.28
487-321-16-00	\$ 1,500.80
487-321-17-00	\$ 1,563.34

DOWNTOWN EL CAJON CBD – ASSESSMENT ENGINEER’S REPORT

487-321-24-00	\$ 1,176.38
487-321-25-00	\$ 1,829.70
487-321-26-00	\$ 2,079.62
487-321-27-00	\$ 3,969.52
487-321-29-00	\$ 1,279.42
487-321-30-00	\$ 988.90
487-321-31-00	\$ 952.62
487-321-36-00	\$ 3,207.78
487-321-38-00	\$ 3,814.88
487-321-39-01	\$ 130.32
487-321-39-02	\$ 130.32
487-321-39-03	\$ 153.81
487-321-39-04	\$ 130.32
487-321-39-05	\$ 153.81
487-321-39-06	\$ 130.32
487-321-39-07	\$ 130.32
487-321-39-08	\$ 153.81
487-321-39-09	\$ 153.81
487-321-39-10	\$ 130.32
487-321-39-11	\$ 153.81
487-321-39-12	\$ 130.32
487-321-39-13	\$ 130.32
487-321-39-14	\$ 153.81
487-321-39-15	\$ 130.32
487-321-39-16	\$ 130.32
487-321-39-17	\$ 130.32
487-321-39-18	\$ 130.32
487-321-39-19	\$ 130.32
487-321-39-20	\$ 153.81
487-321-39-21	\$ 153.81
487-321-39-22	\$ 130.32
487-321-39-23	\$ 130.32
487-321-39-24	\$ 153.81
487-321-39-25	\$ 130.32
487-321-39-26	\$ 130.32
487-321-39-27	\$ 153.81
487-321-39-28	\$ 153.81
487-321-39-29	\$ 153.81
487-321-39-30	\$ 130.32
487-321-39-31	\$ 153.81
487-321-39-32	\$ 130.32
487-321-39-33	\$ 153.81
487-321-39-34	\$ 130.32
487-321-39-35	\$ 130.32
487-321-39-36	\$ 153.81
487-321-39-37	\$ 153.81
487-321-39-38	\$ 130.32
487-321-39-39	\$ 130.32
487-321-39-40	\$ 153.81
487-321-39-41	\$ 153.81
487-321-39-42	\$ 153.81
487-321-39-43	\$ 153.81
487-321-39-44	\$ 153.81

487-321-39-45	\$ 130.32
487-321-39-46	\$ 130.32
487-321-39-47	\$ 153.81
487-321-39-48	\$ 130.32
487-321-39-49	\$ 130.32
487-321-39-50	\$ 130.32
487-321-39-51	\$ -
487-321-39-52	\$ -
487-321-39-53	\$ -
487-321-39-54	\$ -
487-321-39-55	\$ -
487-321-39-56	\$ -
487-321-39-57	\$ -
487-321-39-58	\$ -
487-321-39-59	\$ -
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487-321-39-61	\$ 153.81
487-321-39-62	\$ 130.32
487-321-39-63	\$ 153.81
487-321-39-64	\$ 130.32
487-321-39-65	\$ 130.32
487-321-39-66	\$ 153.81
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487-321-39-68	\$ 153.81
487-321-39-69	\$ 153.81
487-321-40-01	\$ -
487-321-40-02	\$ -
487-321-40-03	\$ -
487-321-40-04	\$ -
487-321-40-05	\$ -
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487-321-40-07	\$ -
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487-321-40-09	\$ -
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487-321-40-11	\$ -
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487-321-40-16	\$ -
487-321-40-17	\$ -
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487-321-40-20	\$ -
487-321-40-21	\$ -
487-321-40-22	\$ -
487-321-40-23	\$ -
487-321-40-24	\$ -
487-321-40-25	\$ -
487-321-40-26	\$ -
487-321-40-27	\$ -
487-321-40-28	\$ -

DOWNTOWN EL CAJON CBD – ASSESSMENT ENGINEER’S REPORT

487-321-40-29	\$ -
487-321-40-30	\$ -
487-321-40-31	\$ -
487-321-40-32	\$ -
487-321-40-33	\$ -
487-321-40-34	\$ -
487-321-40-35	\$ -
487-321-40-36	\$ -
487-321-40-37	\$ -
487-321-40-38	\$ -
487-321-40-39	\$ -
487-321-40-40	\$ -
487-321-40-41	\$ -
487-321-40-42	\$ -
487-321-40-43	\$ 130.32
487-321-40-44	\$ -
487-321-40-45	\$ 130.32
487-321-40-46	\$ 130.32
487-321-40-47	\$ 153.81
487-321-41-00	\$ -
487-321-42-00	\$ -
487-322-07-00	\$ 1,941.00
487-322-26-00	\$ 4,841.16
487-322-27-00	\$ 7,917.42
487-323-17-00	\$ 2,887.88
487-323-24-00	\$ 2,223.00
487-323-26-00	\$ 7,122.42
487-331-02-00	\$ 983.44
487-331-03-00	\$ 2,041.32
487-331-04-00	\$ 433.36
487-331-05-00	\$ 5,095.30
487-331-08-00	\$ 1,364.60
487-331-09-00	\$ 577.08
487-331-19-00	\$ 2,842.94
487-331-22-00	\$ 3,432.60
487-331-23-00	\$ 1,204.66
487-331-24-00	\$ 2,732.43
487-331-25-00	\$ 2,661.18
487-331-26-00	\$ 1,637.30
487-331-29-00	\$ 1,574.22
487-331-30-00	\$ 928.76
487-331-33-00	\$ 3,373.72
487-331-35-00	\$ 5,303.73
487-341-04-00	\$ 2,536.54
487-341-05-00	\$ 5,741.20
487-341-06-00	\$ 1,950.39
487-342-07-00	\$ 12,185.97
487-351-13-00	\$ 1,585.18
487-351-18-00	\$ 3,647.32
488-010-13-00	\$ 1,916.20
488-010-23-00	\$ 2,262.80
488-010-24-00	\$ 2,034.26
488-010-25-00	\$ 3,857.83

488-010-27-00	\$ 2,231.43
488-010-36-00	\$ 2,966.16
488-010-38-00	\$ 2,580.52
488-010-40-00	\$ 4,593.44
488-040-02-00	\$ 2,409.47
488-040-07-00	\$ 3,854.31
488-040-08-00	\$ 5,694.12
488-040-11-00	\$ 10,334.60
488-040-13-00	\$ 14,197.88
488-040-14-00	\$ 6,323.11
488-072-38-00	\$ 5,642.12
488-072-43-00	\$ 14,082.48
488-072-44-00	\$ 724.58
488-072-45-00	\$ 16,075.98
488-083-01-00	\$ 1,571.06
488-083-02-00	\$ 935.51
488-083-03-00	\$ 696.26
488-083-04-00	\$ 513.08
488-083-05	\$ 826.60
488-083-08-00	\$ 468.49
488-083-09-00	\$ 1,050.00
488-083-11-00	\$ 433.76
488-083-12-00	\$ 915.80
488-083-13-00	\$ 916.50
488-083-14-00	\$ 324.00
488-083-15-00	\$ 257.50
488-083-16-00	\$ 257.50
488-083-17-00	\$ 875.00
488-083-18-00	\$ 468.00
488-083-19-00	\$ 748.70
488-083-20-00	\$ 720.00
488-083-21-00	\$ 470.00
488-083-22-00	\$ 603.49
488-083-23-00	\$ 733.49
488-083-24-00	\$ 1,925.79
488-083-26-00	\$ 1,575.80
488-083-27-00	\$ 2,502.02
488-111-24-00	\$ 1,704.30
488-111-28-00	\$ 13,711.74
488-111-30-00	\$ 18,822.65
488-111-31-00	\$ 11,338.00
488-111-32-00	\$ 21,734.51
488-111-34-00	\$ 1,875.07
488-111-35-00	\$ 1,750.38
488-111-36-00	\$ 1,375.57
488-112-19-00	\$ 1,066.89
488-112-20-00	\$ 1,039.22
488-112-21-00	\$ 2,277.43
488-112-22-00	\$ 3,767.30
488-112-23-00	\$ 2,786.71
488-112-24-00	\$ 1,679.72
488-112-25-00	\$ 1,219.62
488-112-43-00	\$ 2,256.88

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488-112-67-00	\$ 1,877.59
488-113-10-00	\$ 2,876.92
488-151-02-00	\$ 700.50
488-151-12-00	\$ 2,263.44
488-151-14-00	\$ 1,515.16
488-151-15-00	\$ 767.50
488-151-16-00	\$ 655.00
488-151-17-00	\$ 1,385.86
488-151-21-00	\$ 1,476.56
488-151-22-00	\$ 4,472.13
488-152-18-00	\$ 172.89
488-152-19-00	\$ 168.84
488-152-20-00	\$ 168.84
488-152-21-00	\$ 168.84
488-152-22-00	\$ 168.84
488-152-23-00	\$ 168.84
488-152-24-00	\$ 172.89
488-152-25-00	\$ 172.89
488-152-26-00	\$ 168.84
488-152-27-00	\$ 168.84
488-152-28-00	\$ 168.84
488-152-29-00	\$ 168.84
488-152-30-00	\$ 168.84
488-152-31-00	\$ 172.89
488-152-32-00	\$ 172.89
488-152-33-00	\$ 168.84
488-152-34-00	\$ 168.84
488-152-35-00	\$ 168.84
488-152-36-00	\$ 168.84
488-152-37-00	\$ 168.84
488-152-38-00	\$ 172.89
488-152-39-00	\$ 172.89
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488-152-42-00	\$ 168.84
488-152-43-00	\$ 168.84
488-152-44-00	\$ 168.84
488-152-45-00	\$ 172.89
488-152-47-00	\$ 5,287.18
488-152-48-00	\$ 512.42
488-152-49-00	\$ 1,321.74
488-152-50-00	\$ 2,214.54
488-161-01-00	\$ 1,148.29
488-161-02-00	\$ 559.10
488-161-15-00	\$ 2,060.58
488-161-17-00	\$ 1,603.94
488-162-13-00	\$ 1,340.63
488-162-15-00	\$ 2,116.00
488-162-16-00	\$ 1,373.08
488-162-17-00	\$ 5,056.41
488-162-18-00	\$ 1,937.40
488-171-16-00	\$ 1,716.34
488-172-01-00	\$ 1,780.24

488-172-18-00	\$ 924.10
488-172-20-00	\$ 1,156.33
488-191-01-00	\$ 4,585.62
488-191-02-00	\$ 1,279.12
488-191-03-00	\$ 582.06
488-191-04-00	\$ 5,626.12
488-191-05-00	\$ 1,393.06
488-191-06-00	\$ 1,016.06
488-191-07-00	\$ 1,608.06
488-191-08-00	\$ 1,578.26
488-191-09-00	\$ 1,147.42
488-191-11-00	\$ 1,310.00
488-191-12-00	\$ 638.96
488-191-13-00	\$ 638.96
488-191-14-00	\$ 2,065.34
488-191-15-00	\$ 217.20
488-191-16-00	\$ 1,454.90
488-192-08-00	\$ 8,962.55
488-192-09-00	\$ 17,001.12
488-200-01-00	\$ 1,311.44
488-200-02-00	\$ 1,026.50
488-200-56-00	\$ 2,419.06
488-211-01-00	\$ 2,894.12
488-211-02-00	\$ 692.26
488-211-03-00	\$ 378.80
488-211-04-00	\$ 1,697.76
488-211-05-00	\$ 2,285.12
488-211-06-00	\$ 598.56
488-211-07-00	\$ 1,291.90
488-211-15-00	\$ 888.86
488-211-18-00	\$ 1,451.65
488-211-20-00	\$ 2,026.71
488-211-21-00	\$ 1,435.82
488-211-22-00	\$ 2,434.50
488-212-17-01	\$ 64.62
488-212-17-02	\$ 69.75
488-212-17-03	\$ 65.61
488-212-17-04	\$ 118.53
488-212-17-05	\$ 69.75
488-212-17-06	\$ 74.88
488-212-17-07	\$ 77.49
488-212-17-08	\$ 69.75
488-212-17-09	\$ 118.53
488-212-17-10	\$ 75.60
488-212-17-11	\$ 69.75
488-212-17-12	\$ 102.87
488-212-17-13	\$ 76.50
488-212-17-14	\$ 56.61
488-212-17-15	\$ 56.61
488-212-17-16	\$ 76.50
488-212-19-00	\$ 212.50
488-212-20-00	\$ 546.38
488-212-21-00	\$ 11,122.74

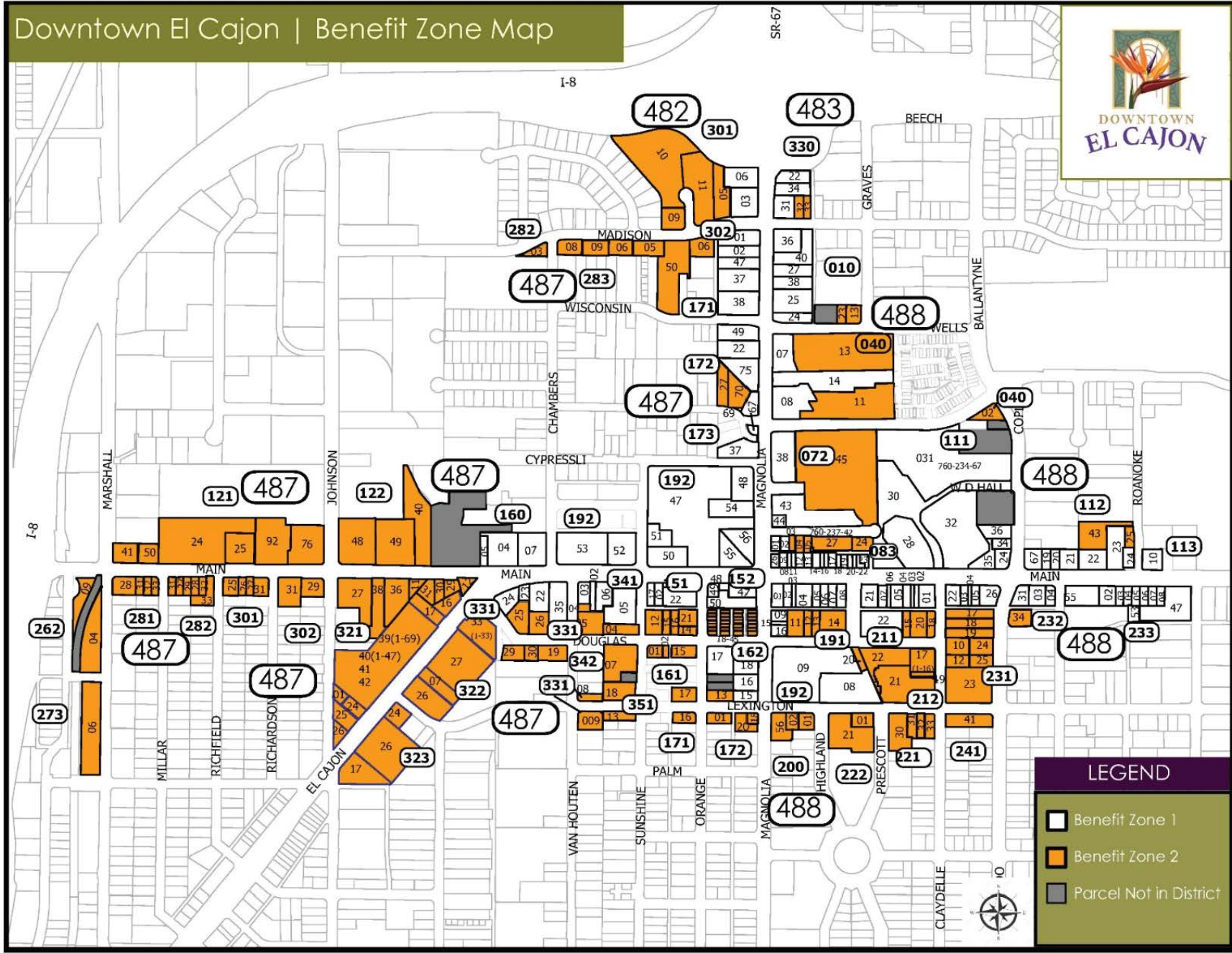
DOWNTOWN EL CAJON CBD – ASSESSMENT ENGINEER’S REPORT

488-212-22-00	\$ 3,508.84
488-221-30-00	\$ 2,726.66
488-221-31-00	\$ 933.63
488-221-32-00	\$ 717.71
488-221-33-00	\$ 1,693.86
488-222-01-00	\$ 2,469.42
488-222-21-00	\$ 5,099.34
488-231-03-00	\$ 931.96
488-231-04-00	\$ 322.22
488-231-05-00	\$ 1,086.60
488-231-10-00	\$ 1,649.78
488-231-12-00	\$ 995.20
488-231-17-00	\$ 1,500.00
488-231-18-00	\$ 2,811.84
488-231-19-00	\$ 1,500.00
488-231-22-00	\$ 2,040.90
488-231-23-00	\$ 7,948.44
488-231-24-00	\$ 1,250.00

488-231-25-00	\$ 1,082.98
488-231-26-00	\$ 4,318.63
488-232-03-00	\$ 1,836.80
488-232-04-00	\$ 1,386.40
488-232-31-00	\$ 1,701.00
488-232-34-00	\$ 1,633.56
488-233-02-00	\$ 2,091.65
488-233-03-00	\$ 665.50
488-233-04-00	\$ 917.70
488-233-05-00	\$ 945.50
488-233-06-00	\$ 795.30
488-233-07-00	\$ 665.50
488-233-08-00	\$ 769.50
488-233-47-00	\$ 6,324.19
488-233-53-00	\$ 577.80
488-233-55-00	\$ 9,745.53
488-241-41-00	\$ 3,422.92

APPENDIX 2

DECCBD BOUNDARY MAP



City Council
Agenda Report
Agenda Item 13.

DATE: 06/09/2026

TO: Honorable Mayor and City Councilmembers

FROM: Jose Dorado, Housing Manager

SUBJECT: Consideration of Resolution to Approve Award of Permanent Local Housing Allocation funding for Homeless Services

RECOMMENDATION:

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

1. Approve the funding recommendations from the Ad-Hoc Committee (see Attachment: Memorandum) to award service contracts to two agencies using Permanent Local Housing Allocation ("PLHA") funding from the State of California Department of Housing and Community Development ("HCD");
2. Authorize the City Manager, or such person designated by the City Manager, to enter into an agreement with Family Health Centers of San Diego for homeless street outreach services, in an amount not to exceed \$500,000 for a 2-year term;
3. Authorize the City Manager, or such person designated by the City Manager, to enter into an agreement with the San Diego Rescue Mission for the operation of an Emergency Shelter/Navigation Center, in an amount not to exceed \$210,261.84 for a 2-year term; and
4. Authorize the City Manager or designee to make any necessary updates and sign any necessary agreements or amendments needed to obligate and expend PLHA funding.

BACKGROUND:

On September 9, 2025, the City Council adopted Resolution No. 095-25, accepting, appropriating, and allocating a total of \$710,261.84 in Permanent Local Housing Allocation (PLHA) funding received through two awards from the California Department of Housing and Community Development (HCD), including related program income. On February 10, 2026, City staff from the Development Services Department ("City-DSD") issued a Notice of Funding Availability to solicit eligible projects for funding through the PLHA program.

The Notice of Funding included two eligible categories of services for Subrecipients to apply: Street Outreach Services and Operation of Emergency Shelter/Navigation Center. All Subrecipient providers are required to serve/benefit the homeless population within the City of El Cajon. The services would be provided over a two-year term covering fiscal years 2026-2027 and 2027-2028, with a contract start date of July 1, 2026.

Five proposals were received before 5:00 p.m. on March 9, 2026, and were independently reviewed by an Ad-Hoc Committee that included Deputy Mayor Metschel and Councilmember Ortiz. The committee based its assessment on the evaluation criteria specified in the NOFA: 1) Priority (award and program activity) and 2) General Evaluation Criteria (applicant

experience, demonstrated capacity and project readiness, and program financials). After a thorough evaluation of the responses, the Ad-Hoc Committee determined that the proposals received from Family Health Centers of San Diego to provide homeless street outreach and from San Diego Rescue Mission to cover the operational costs of an Emergency Shelter/Navigation Center best met the City's requirements. The Memorandum that is included as an attachment to this report details the evaluation process.

Family Health Centers of San Diego (FHCSD)

Homeless Street Outreach Services-FHCSD proposes to work with the City of El Cajon's Homeless Outreach Team to coordinate street outreach and provide services to the unsheltered. The Ad-Hoc Committee recommends funding this activity for \$500,000 over two years. This funding will ensure that the unsheltered are made aware of the available community resources.

San Diego Rescue Mission (SDRM)

Emergency Shelter/Navigation Center-SDRM proposes to serve homeless persons with emergency shelter at its South County Lighthouse. The Ad-Hoc Committee recommends funding this activity for \$210,261.84 over two years. This funding will ensure that the unsheltered are connected to shelter options. If approved by the City Council, the City Manager would have the authority to execute the agreement and any required amendments.

CALIFORNIA ENVIRONMENTAL QUALITY ACT:

The proposed homeless services programs are exempt from the California Environmental Quality Act ("CEQA") pursuant to State CEQA Guidelines 15060(c)(3) and 15378, because it is not defined as a project under CEQA and does not have a potential to cause a significant effect on the environment.

FISCAL IMPACT:

Approval of this item will authorize expenditures using existing PLHA (277280) appropriations in the amount of \$710,261.84 for this service to cover the contract period of July 1, 2026, to June 30, 2028. There is no impact on the General Fund.

Prepared By: Jose Dorado, Housing Manager

Reviewed By: Yazmin Arellano, Director of Development Services

Approved By: Graham Mitchell, City Manager

Attachments

Resolution

Memorandum

RESOLUTION NO. ____-26

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF EL CAJON
AWARDING PERMANENT LOCAL HOUSING ALLOCATION FUNDS

WHEREAS, City Council adopted Resolution No. 105-22 that authorized the submittal of a Permanent Local Housing Allocation ("PLHA") application to the State of California Department of Housing and Community Development ("HCD") on October 25, 2022; and

WHEREAS, the City of El Cajon (the "City") adopted Resolution No. 089-23 that authorized the City to accept, appropriate, and expend PLHA allocations from HCD for Program Years 2019-2021 in the amount of \$2,752,411 to be used for eligible programs that were described in the City's PLHA Plan; and

WHEREAS, the City adopted Resolution No. 095-25 that authorized the City to accept, appropriate and expend additional PLHA allocations from HCD for Program Years 2022 and 2023 in the amounts of \$553,280 and \$424,070, respectively, and program income in the amount of \$74,983.84, bringing the total five-year amount to \$3,804,744.84; and

WHEREAS, after having released a Notice of Funding Availability ("Notice") seeking eligible homeless service providers, the City's Ad-Hoc committee comprised of Councilmembers Metschel and Ortiz, recommends funding two providers that responded to the Notice for various homeless service programs in conformance with PLHA program requirements and City guidelines; and

WHEREAS, the programs recommended for funding are consistent with the City Council's approval of the PLHA Plan.

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

1. The City Council of the City of El Cajon does hereby award PLHA funding to the following homeless services providers, as follows:

<u>PLHA FUNDS- Homeless Services (HCD Activity #6)</u>			
City Project No.	Agency	Project/Program	ALLOCATION
PLHA-17775.TASK1	Family Health Centers of San Diego	Housing Navigation-Street Outreach 2022 PLHA Allocation \$250,000 2023 PLHA Allocation \$250,000	\$500,000
PLHA-17775.TASK1	San Diego Rescue Mission	Operation of an Emergency Shelter/Navigation Center 2022 PLHA Allocation \$109,632 2023 PLHA Allocation \$100,629.84	\$210,261.84
TOTAL HOMELESS SERVICES ALLOCATION:			\$710,261.84

2. The City Council hereby adopts the PLHA funding recommendations and allocations as presented above, and authorizes the City Manager or designee to take the following actions:

- a. Make any necessary or needed corrections or adjustments required by HCD to the allocations as outlined above;
- b. Make any necessary adjustments to the line items above as necessary to expended the PLHA among homeless services (HCD activity #6); and
- c. Process any needed amendments to activities when there is change of ten percent or less to funding allocations; and
- d. Execute any agreements necessary to carry out the intent of this Resolution and amend all affiliated documents and amendments including service provider agreements; and
- e. Enter into an agreement with Family Health Centers of San Diego for homeless street outreach services, in an amount not to exceed \$500,000 for a 2-year term and an agreement with the San Diego Rescue Mission for the operation of an Emergency Shelter/Navigation Center, in an amount not to exceed \$210,261.84 for a 2-year term.



City of El Cajon

Development Services Department
MEMO

To: Yazmin Arellano, Director *YA*
Via: Noah Alvey, Deputy Director *NA*
From: Jose Dorado, Housing Manager
Date: May 20, 2026
Re: Permanent Local Housing Allocation
Recommendation to Award-Homeless Services-Notice of Funding Availability

Five proposals were received for the Permanent Local Housing Allocation ("PLHA") under a Notice of Funding Availability ("NOFA"). The selection committee, comprised of Councilmembers Metschel and Ortiz, independently scored each proposal on the evaluation form included in the NOFA.

Services requested in the NOFA were Operation of an Emergency Shelter/Navigation Center and Street Outreach. The proposal evaluation form was provided for each service and was scored with criteria including: 1) Priority (award and program activity) and 2) General Evaluation Criteria (applicant experience, demonstrated capacity and project readiness, and program financials).

The average scores for the Homeless Services NOFA after evaluation (with cost) resulted in the following ranking by service type:

Street Outreach:

Vendor	Average Score
Family Health Centers of San Diego	100
San Diego Rescue Mission	92
National Alliance on Mental Illness	84

Operation of an Emergency Shelter/Navigation Center:

Vendor	Average Score
San Diego Rescue Mission	93
East County Transitional Living Center	85

Recommendation:

The selection committee recommends that the City of El Cajon enter into a contract with Family Health Centers of San Diego for Street Outreach with an initial two-year term in the not-to-exceed amount of \$500,000 and a separate agreement with San Diego Rescue Mission for the Operation of an Emergency Shelter/Navigation Center with an initial two-year term in the not-to-exceed amount of \$210,000.



City Council Agenda Report

Agenda Item 14.

DATE: 06/09/2026
TO: Honorable Mayor and City Councilmembers
FROM: Clay Schoen, Director of Finance
SUBJECT: Fiscal Year 2026-27 Preliminary Annual Budget

RECOMMENDATION:

That the City Council, Housing Authority, and the City of El Cajon, as Successor Agency to the former Redevelopment Agency, receives information related to the Fiscal Year 2026-27 Preliminary Annual Budget.

BACKGROUND:

Information related to City of El Cajon's Fiscal Year 2026-27 Preliminary Annual Budget is presented for discussion at the June 9, 2026, regularly scheduled City Council meeting. This meeting is held in advance of the June 23, 2026, regularly scheduled City Council meeting, at which time the budget will be submitted for City Council consideration. This forum introduces information regarding projected current year activity, status of the economy, Fiscal Year 2026-27 estimated revenues and departmental summaries, and estimated reserve balances. This information is offered for discussion before the budget is presented for adoption.

Once the Fiscal Year 2026-27 Preliminary Budget Summary is available, it will be accessible electronically on the City's website at the following link: www.elcajon.gov/budget.

CALIFORNIA ENVIRONMENTAL QUALITY ACT:

This proposed action is exempt from review under the California Environmental Quality Act ("CEQA") pursuant to State CEQA Guidelines section 15378(b)(4)(5), because it does not involve any commitment to a specific project which could result in a potentially significant physical impact on the environment; and, constitutes an organizational or administrative activity that will not result in direct or indirect physical changes in the environment.

FISCAL IMPACT:

There is no direct financial impact resulting from the presentation of this information. The City of El Cajon Fiscal Year 2026-27 Preliminary Annual Budget will be presented for adoption at the June 23, 2026, regularly scheduled City Council meeting.

Prepared By: Clay Schoen, Director of Finance
Reviewed By: Vince DiMaggio, Assistant City Manager
Approved By: Graham Mitchell, City Manager

Attachments

Fiscal Year 2026-27 Preliminary Annual Budget at a Glance

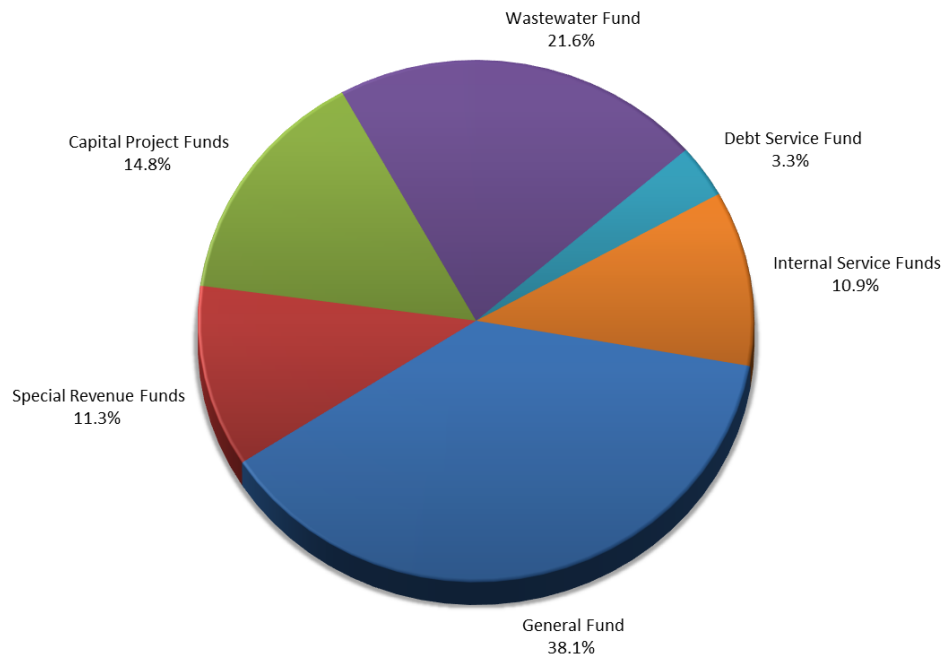


Budget at a Glance

Fiscal Year 2026-27

June 9, 2026

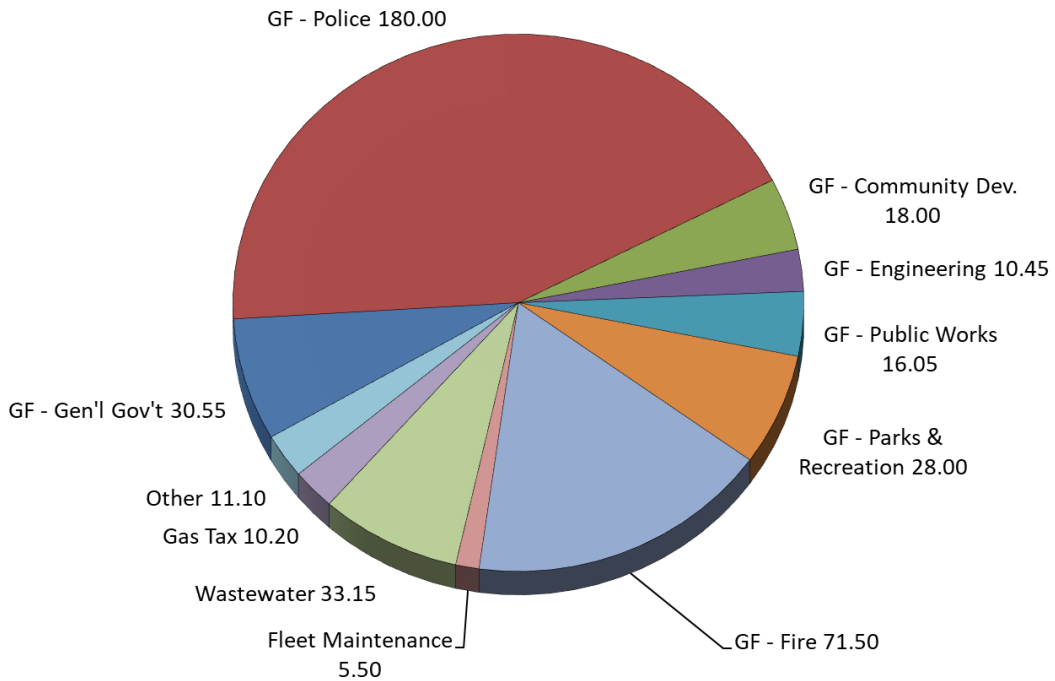
Expenditures by Fund - All Funds
Fiscal Year 2026-27 Budget
\$277,457,224



Total City Fiscal Year 2026-27
Proposed Expenditure Budget

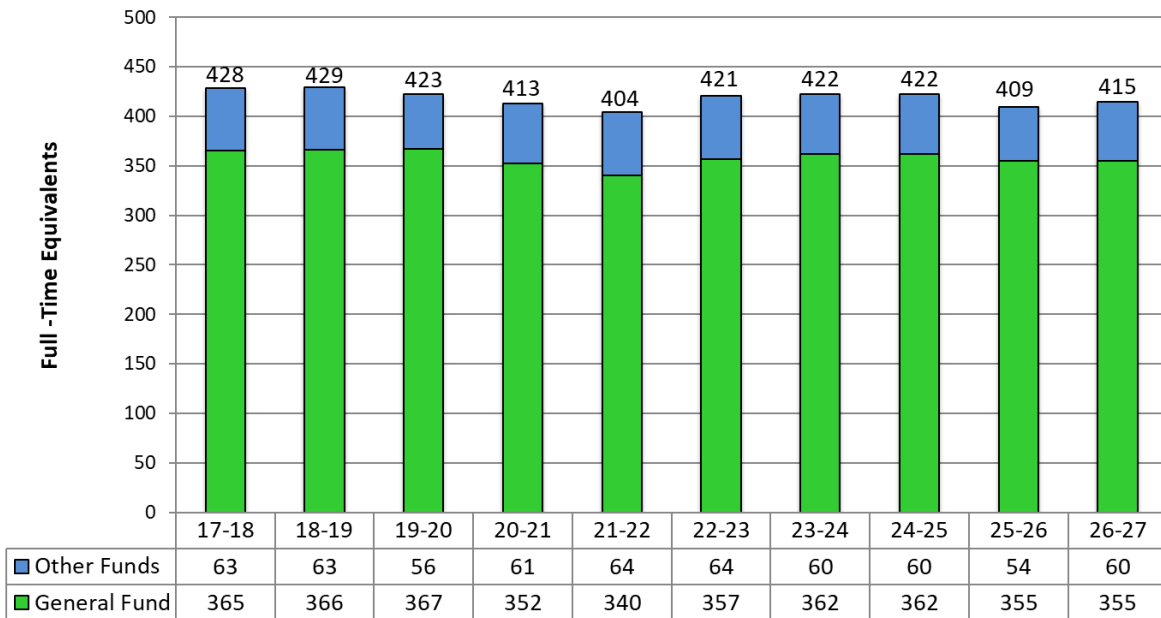
General Fund	\$ 105,710,440
Special Revenue Funds	31,262,853
Capital Project Funds	41,178,004
Wastewater Fund	60,040,998
Debt Service Fund	9,122,932
Internal Service Funds	30,141,997
	<u>\$ 277,457,224</u>

Full-Time Equivalents (FTE) All Funds - 414.50 FTE Positions Fiscal Year 2026-27 Proposed

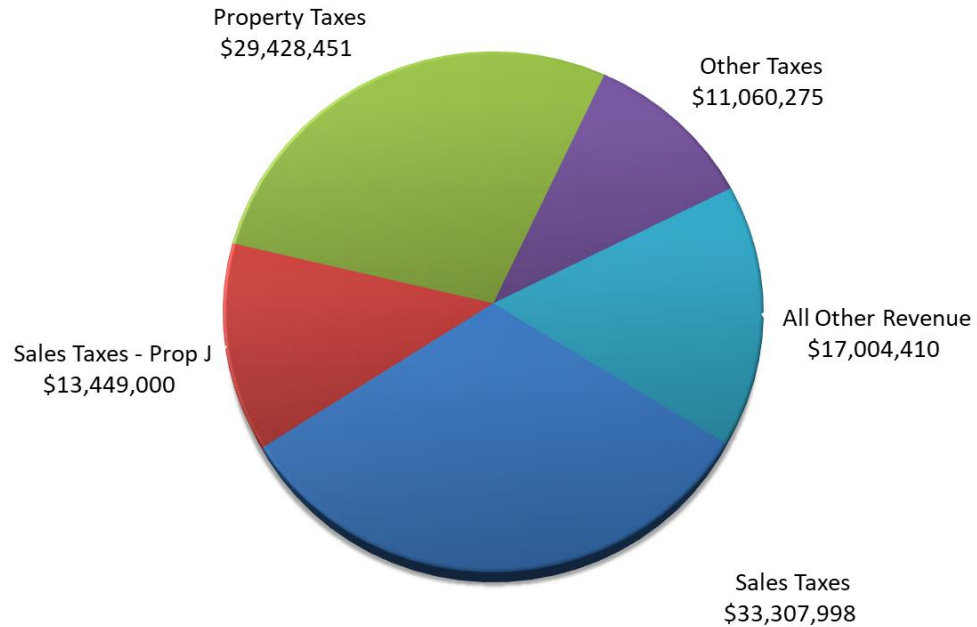


Note: GF = General Fund

Budgeted Full-Time Equivalents (FTEs) General Fund and All Other Funds Fiscal Years 2017-18 to 2026-27

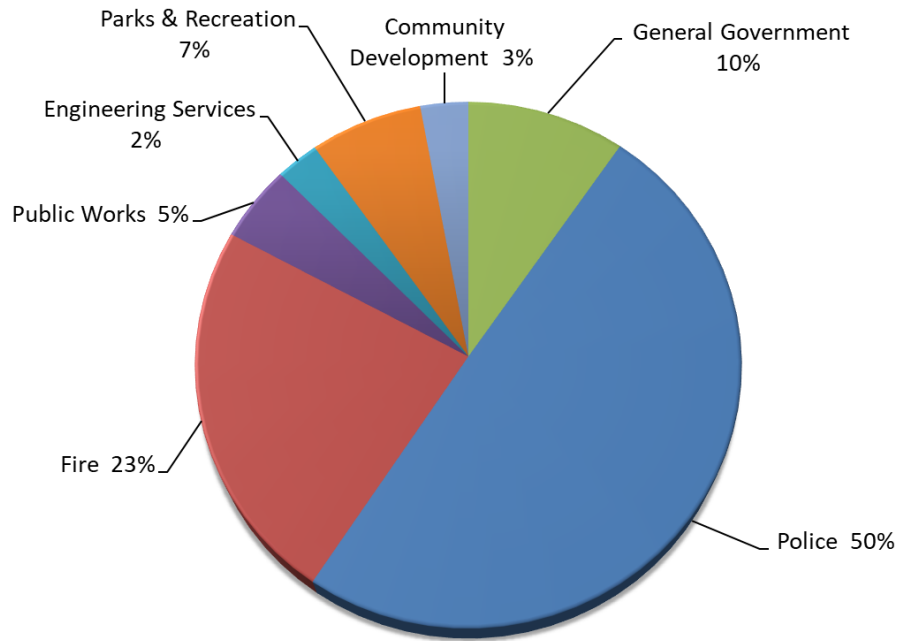


**General Fund Revenues and Other Sources
Fiscal Year 2026-27 Budget
\$104,250,134**



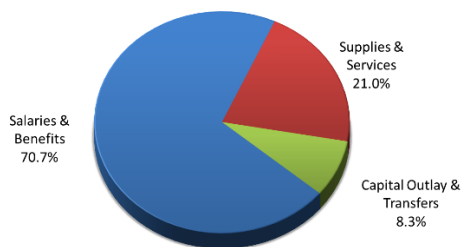
General Fund Revenue Category	FY 2025-26 Estimated Actual	FY 2026-27 Budget	Increase / (Decrease)
Sales Tax	\$33,121,390	33,307,998	\$186,608
Sales Tax (Proposition J)	13,220,000	13,449,000	229,000
Property Taxes	12,440,774	12,938,405	497,631
Property Taxes In Lieu - MLVF	13,785,247	14,440,046	654,799
Property Taxes - RPTTF Distribution	2,050,000	2,050,000	-
Franchise Fees	7,016,349	7,156,676	140,327
All Other Taxes	4,147,483	4,271,599	124,116
Permits & Fees	2,011,000	2,011,000	-
Charges for Services	6,149,313	6,731,136	581,823
Use of Money and Property	5,311,500	5,145,500	(166,000)
All Other Revenues	2,305,918	2,748,774	442,856
TOTALS	\$101,558,974	\$104,250,134	\$2,691,160

**General Fund Expenditures and Other Uses
By Department - Fiscal Year 2026-27 Budget
\$105,710,440**



General Fund Department Expenditures	FY 2025-26 Amended Budget	FY 2026-27 Budget	Increase / (Decrease)	% Change
General Government	\$ 10,041,334	\$ 10,161,979	\$120,645	1.20%
Police	53,781,552	52,282,638	(1,498,914)	(2.79%)
Fire	23,711,951	24,688,429	976,478	4.12%
Public Works	4,920,553	4,988,305	67,752	1.38%
Engineering Services	2,917,781	2,773,584	(144,197)	(4.94%)
Parks & Recreation	6,922,069	7,239,402	317,333	4.58%
Community Development	3,468,670	3,076,103	(392,567)	(11.32%)
Other Financing Uses	3,400,000	500,000	(2,900,000)	(85.29%)
TOTALS	\$109,163,910	\$105,710,440	(\$3,453,470)	(3.16%)

**General Fund Expenditures By Type
Fiscal Year 2026-27 Budget**



**General Fund Fiscal Year 2026-27
Proposed Expenditure Budget**

Salaries & Benefits	\$ 74,707,793
Supplies & Services	22,201,326
Capital Outlay & Transfers	8,801,321
TOTALS	\$ 105,710,440

City Council
Agenda Report
Agenda Item 15.

DATE: 06/09/2026
TO: Honorable Mayor and City Councilmembers
FROM: Graham Mitchell, City Manager
SUBJECT: City Council Meeting Schedule

RECOMMENDATION:

That the City Council considers canceling its August 25, 2026 meeting.

BACKGROUND:

The City has traditionally canceled one of its August City Council meetings. Staff recommends that the City Council consider canceling its August 25, 2026 meeting. However, if there are urgent matters that require City Council attention, this meeting can be re-scheduled.

CALIFORNIA ENVIRONMENTAL QUALITY ACT:

This proposed action is exempt from review under the California Environmental Quality Act ("CEQA") pursuant to State CEQA Guidelines section 15378(b)(5) because it constitutes an organizational or administrative activity that will not result in direct or indirect physical changes in the environment.

Prepared By: Graham Mitchell, City Manager

Reviewed By:

Approved By: N/A

City Council
Agenda Report
Agenda Item 16.

DATE: 06/09/2026
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:

June 3, 2026 - El Cajon Valley High School Graduation
June 3, 2026 - ECPOA Meeting
June 5, 2026 - SANDAG Executive Committee Meeting
June 9, 2026 - AFPI Mayors Council Meeting
June 9, 2026 - City Council Meeting(s)

I am available to answer questions.

Submitted By: Bill Wells, Mayor

City Council
Agenda Report
Agenda Item 17.

DATE: 06/09/2026

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 20, 2026 - Emails with Eric C.: re: Project Labor Agmts
May 20, 2026 - Emails with City Manager re: Sewer Laterals
May 21, 2026 - Emails with Tim P. Re: non-agenda public comment time
May 25, 2026 - Attend American Legion #303 Memorial Day event
May 28, 2026 - Meeting with Tobias H. Re: speeding
May 28, 2026 - Emails with Tori F. @ UCSD Health re: D3 Community Meeting
May 28, 2026 - Emails with Paul W. Re: HUD mtg on homelessness
May 28, 2026 - Emails with Joel S. re: AWP project
May 28, 2026 - Attend San Diego Regional Bldg Authority JPA Meeting
May 31, 2026 - Emails to Nicole C re: PRR26-457 request
June 1, 2026 - Meeting with ECPD POA Board
June 1, 2026 - Emails with City Manager re: budget draft
June 3, 2026 - Attend El Cajon Valley High School Graduation
June 4, 2026 - Attend Granite Hills High School Graduation
June 8, 2026 - Meeting with City Manager
June 9, 2026 - City Council meeting(s)

I am available to answer questions.

Submitted By: Steve Goble, Councilmember

City Council
Agenda Report
Agenda Item 18.

DATE: 06/09/2026

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 28, 2026 - Metro Wastewater JPA Meeting
June 9, 2026 - City Council Meeting(s)

I am available to answer questions.

Submitted By: Gary Kendrick, Councilmember

City Council
Agenda Report
Agenda Item 19.

DATE: 06/09/2026

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:

June 3, 2026 - El Cajon Valley High School Graduation

June 9, 2026 - City Council Meeting(s)

I am available to answer questions.

Submitted By: Michelle Metschel, Deputy Mayor

City Council
Agenda Report
Agenda Item 20.

DATE: 06/09/2026

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:

June 9, 2026 - East County Economic Development Council Gillespie Field Committee Meeting

June 9, 2026 - City Council Meeting(s)

I am available to answer questions.

Submitted By: Phil Ortiz, Councilmember

City Council
Agenda Report
Agenda Item 21.

DATE: 06/09/2026

TO: Honorable Mayor and City Councilmembers

FROM: Angela Cortez, City Clerk

SUBJECT: Amendment to the Contract Between the City of El Cajon and the Board of Administration, California Public Employees' Retirement Systems

RECOMMENDATION:

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

An Ordinance of the City Council of the City of El Cajon Approving an Amendment to the Contract between the City of El Cajon and the Board of Administration, California Public Employees' Retirement Systems.

CALIFORNIA ENVIRONMENTAL QUALITY ACT:

The proposed City Council action is exempt from the California Environmental Quality Act ("CEQA") pursuant to State CEQA Guidelines section 15378(b)(4) and (5). Government fiscal and administrative activities are not subject to CEQA.

Attachments

Ordinance

ORDINANCE NO. 5177

AN ORDINANCE OF THE CITY COUNCIL
OF THE CITY OF EL CAJON APPROVING AN
AMENDMENT TO THE CONTRACT BETWEEN THE
CITY OF EL CAJON AND THE BOARD OF ADMINISTRATION,
CALIFORNIA PUBLIC EMPLOYEES' RETIREMENT SYSTEMS

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

SECTION 1. That an amendment to the contract between the City of El Cajon (the "City") and the Board of Administration, California Public Employees' Retirement System ("CalPERS") is hereby authorized, a copy of said amendment, substantially in the form as that certain Amendment to Contract between CalPERS and the City, attached hereto as Exhibit "A," and by such reference made a part hereof as though herein set out in full.

SECTION 2. The City Manager of the City of El Cajon is hereby authorized, empowered, and directed to execute said amendment for and on behalf of the City of El Cajon.

SECTION 3. This Ordinance shall take effect thirty (30) days after the date of its adoption, and shall be published in the East County Californian, a newspaper of general circulation, published and circulated in the City of El Cajon and thenceforth and thereafter the same shall be in full force and effect; provided, however, that the effective date of the amendment shall be no sooner than July 9, 2026.