



AGENDA OF A REGULAR MEETING - NATIONAL CITY CITY COUNCIL/
COMMUNITY DEVELOPMENT COMMISSION – HOUSING AUTHORITY OF
THE CITY OF NATIONAL CITY
ONLINE ONLY MEETING

<https://www.nationalcityca.gov/webcast>

LIVE WEBCAST
COUNCIL CHAMBERS
CIVIC CENTER

1243 NATIONAL CITY BOULEVARD
NATIONAL CITY, CALIFORNIA
TUESDAY, AUGUST 3, 2021 – 6:00 PM

ALEJANDRA SOTELO-SOLIS
Mayor

JOSE RODRIGUEZ
Vice Mayor

MARCUS BUSH
Councilmember

RON MORRISON
Councilmember

MONA RIOS
Councilmember

NOTICE: The health and well-being of National City residents, visitors, and employees during the COVID-19 outbreak remains our top priority. The City of National City is coordinating with the County of San Diego Health Human Services Agency, and other agencies to take measures to monitor and reduce the spread of the novel coronavirus (COVID-19). **The World Health Organization has declared the outbreak a global pandemic and local and state emergencies have been declared providing reprieve from certain public meeting laws such as the Brown Act.**

As a result, the City Council Meeting will occur only online to ensure the safety of City residents, employees and the communities we serve. A live webcast of the meeting may be viewed on the city's website at www.nationalcityca.gov. For Public Comments see "**PUBLIC COMMENTS**" section below

ORDER OF BUSINESS: Public sessions of all Regular Meetings of the City Council / Community Development Commission - Housing Authority (hereafter referred to as Elected Body) begin at 6:00 p.m. on the first and third Tuesday of each month. Public Hearings begin at 6:00 p.m. unless otherwise noted. Closed Meetings begin in Open Session at 5:00 p.m. or such other time as noted, and after announcing closed session items, convenes into a Closed Meeting. If a workshop is scheduled, the subject and time of the workshop will appear on the agenda. The Mayor and Council members also sit as the Chairperson and Members of the Board of the Community Development Commission (CDC).

REPORTS: All open session agenda items and reports as well as all documents and writings distributed to the Elected Body less than 72 hours prior to the meeting, are available for review on the City's website at www.nationalcityca.gov. Regular Meetings of the Elected Body are webcast and archived on the City's website at www.nationalcityca.gov.

PUBLIC COMMENTS: There are multiple ways you can make sure your opinions are heard and considered by our City Council as outlined below:

Submit your public comment prior to the meeting: To submit a comment in writing, email PublicComment@nationalcityca.gov, provide the agenda item number and title of the item in the subject line of your email. Public comments or testimony is limited to up to three (3) minutes. If the comment is not related to a specific agenda item,

1243 National City Blvd.
National City, CA 91950
619-336-4240

Meeting agendas and
minutes available on the
City's website at
WWW.NATIONALCITYCA.GOV

indicate General Public Comment in the subject line. All email comments received by 4:00 p.m. on the day of the meeting will be emailed to the City Council Members and made a part of the official record.

Register online and participate in live public comment during the meeting: To provide live public comment during the meeting, you must pre-register on the City's website at <https://www.nationalcityca.gov/publiccomment> by 4:00 p.m. on the day of the regular meeting to join the City Council Meeting.

***Please note that you do not need to pre-register to watch the meeting online, but you must pre-register if you wish to speak.

Once registered, you will receive an email with a link from Zoom to join the live meeting. You can participate by phone or by computer. Please allow yourself time to log into Zoom before the start of the meeting to ensure you do not encounter any last-minute technical difficulties.

***Please note that members of the public will not be shown on video; they will be able to watch and listen and speak when called upon. Public microphones will be muted until it is your turn to comment.

Each speaker is allowed up to three (3) minutes to address the City Council. Please be aware that the Mayor may limit the comments' length due to the number of persons wishing to speak or if comments become repetitious or unrelated.

All comments are subject to the same rules as would otherwise govern speaker comments at the meeting. Speakers are asked to be respectful and courteous. Please address your comments to the City Council as a whole and avoid personal attacks against members of the public, City Council, and city staff.

Questions about public comment or City Council protocols? Please contact the City Clerk's Office at (619) 336-4228 or via email at Clerk@nationalcityca.gov.

INTERPRETATION SERVICES: To use the Zoom interpretation feature you must first Pre-Register on Zoom. Once logged into Zoom to use the interpretation feature, please scroll to the bottom of the Zoom screen (where the meeting controls are), click on the interpretation icon (world), and select English as your language. If you are joining using the Zoom mobile app (cell phone, tablet, etc.), please press the ellipsis (...), then Interpretation, and then choose your language.

WRITTEN AGENDA: With limited exceptions, the Elected Body may take action only upon items appearing on the written agenda. Items not appearing on the agenda must be brought back on a subsequent agenda unless they are of a demonstrated emergency or urgent nature, and the need to take action on such items arose after the agenda was posted.

CONSENT CALENDAR: Consent calendar items involve matters which are of a routine or noncontroversial nature. All consent items are adopted by approval of a single motion by the City Council. Prior to such approval, any item may be removed from the consent portion of the agenda and separately considered, upon request of a Councilmember, a staff member, or a member of the public.

Upon request, this agenda can be made available in appropriate alternative formats to persons with a disability in compliance with the Americans with Disabilities Act. Please

contact the City Clerk's Office at (619) 336-4228 to request a disability-related modification or accommodation. Notification 24-hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting.

AVISO: La salud y el bienestar de los residentes, visitantes y empleados de National City durante el brote de COVID-19 sigue siendo nuestra máxima prioridad. El Ayuntamiento de la Ciudad de National City se está coordinando con la Agencia de Salud y Servicios Humanos del Condado de San Diego y otras agencias para tomar medidas con el fin de monitorear y reducir la propagación del nuevo coronavirus (COVID-19). La Organización Mundial de la Salud declaró el brote como una pandemia global y se han manifestado emergencias locales y estatales que resultan en la suspensión de ciertas leyes de reuniones públicas, tal como la Ley Brown.

Como resultado de ello, la junta del Concejo Municipal del Ayuntamiento se llevará a cabo solamente en línea para garantizar la seguridad de los residentes, empleados y comunidades locales que atendemos. Se podrá ver una transmisión en vivo de la junta en el sitio web del Ayuntamiento en www.nationalcityca.gov. Para comentarios públicos, vea la sección “COMENTARIOS PÚBLICOS” más adelante.

ORDEN DEL DÍA: Las sesiones públicas de todas las juntas ordinarias del Concejo Municipal/Comisión de Desarrollo Comunitario - Autoridad de Vivienda (en lo sucesivo denominado Órgano Electo) inician a las 6:00 p.m. el primer y tercer martes de cada mes. Las audiencias públicas inician a las 6:00 p.m., a menos que se indique lo contrario. Las juntas cerradas inician en sesión abierta a las 5:00 p.m. o en cualquier otro momento que se indique, y tras anunciar los temas de la sesión cerrada, la junta se realiza como sesión cerrada. Si se programa una reunión de discusión y análisis, el tema y la hora de la misma aparecerán en la agenda. La Alcaldesa y los Concejales se reúnen por igual que el Presidente y los integrantes del Consejo de la Comisión de Desarrollo Comunitario.

INFORMES: Todos los temas e informes de la agenda de la sesión abierta, así como todos los documentos y escritos entregados al Órgano Electo menos de 72 horas antes de la sesión, aparecerán en el sitio web del Ayuntamiento. Las juntas ordinarias del Órgano Electo se transmiten por Internet y se archivan en el sitio web del Ayuntamiento en www.nationalcityca.gov.

COMENTARIOS PÚBLICOS: Hay varias formas en las que puede asegurarse de que sus opiniones sean escuchadas y consideradas por nuestro Concejo Municipal como se describe a continuación:

Envíe su comentario público antes de la sesión: Para enviar un comentario por escrito, envíe un correo electrónico a PublicComment@nationalcityca.gov, proporcione el número del tema o asunto de la agenda y el título del tema o asunto en la línea de asunto de su correo electrónico. Los comentarios o testimonios públicos se limitan a tres (3) minutos. Si el comentario no se relaciona con un tema o asunto específico de la agenda, indique Comentario Público General en la línea de asunto. Todos los comentarios por correo electrónico recibidos antes de las 4:00 p.m. del día de la sesión se enviarán por correo electrónico a los miembros del Concejo Municipal y formarán parte del acta oficial.

Regístrese en línea y participe en los comentarios públicos en vivo durante la sesión: Para proporcionar comentarios públicos en vivo durante la sesión, debe registrarse previamente en el sitio web del Ayuntamiento en

<https://www.nationalcityca.gov/publiccomment> **antes de las 4:00 p.m.** del día de la junta ordinaria para incorporarse a la sesión del Concejo Municipal.

***Tenga presente que no necesita registrarse previamente para ver la sesión en línea, pero debe registrarse previamente si desea hablar.

Una vez registrado, recibirá un correo electrónico con un enlace de Zoom para integrarse a la sesión en vivo. Puede participar por teléfono o por computadora. Tómese el tiempo necesario para iniciar la reunión en Zoom antes del inicio de la sesión para asegurarse de no encontrar dificultades técnicas de último momento.

***Tenga presente que las personas del público no se mostrarán en vídeo; podrán observar, escuchar y hablar cuando se les solicite. Los micrófonos públicos se silenciarán hasta que sea su turno de comentar.

Cada orador tiene hasta tres (3) minutos para dirigirse al Concejo Municipal. Tenga en cuenta que la Alcaldesa puede limitar la extensión de los comentarios debido a la cantidad de personas que deseen hablar o si los comentarios se vuelven repetitivos o no relacionados.

Todos los comentarios están sujetos a las mismas reglas que de otro modo regirían los comentarios de los oradores en la sesión. Se pide a los oradores que sean respetuosos y corteses. Dirija sus comentarios al Concejo Municipal en su conjunto y evite ataques personales contra personas del público, el Concejo Municipal y el personal del Ayuntamiento.

¿Preguntas sobre comentarios públicos o protocolos del Concejo Municipal?
Comuníquese con la Oficina de la Secretaria del Ayuntamiento al teléfono (619) 336-4228, o por correo electrónico a Clerk@nationalcityca.gov.

SERVICIO DE INTERPRETACIÓN: Para utilizar la función de interpretación zoom primero debe registrarse previamente en el sitio web de Zoom. Una vez que haya iniciado sesión en zoom para utilizar la función de interpretación, favor de desplazarse a la parte inferior de la pantalla de Zoom (donde aparecen los controles). Haga clic en el ícono de interpretación (globo terráqueo), y seleccione "*Spanish*" (español). Si está utilizando la aplicación móvil de Zoom (celular, tableta, etc.), presione los puntos suspensivos (...), luego "*interpretation*" y luego el idioma.

AGENDA ESCRITA: Con contadas excepciones, el Órgano Electo puede tomar medidas únicamente sobre los temas que aparecen en la agenda escrita. Los temas que no aparezcan en la agenda deben aparecer en una agenda subsecuente, a menos que sean de emergencia o urgencia demostrada, y la necesidad de tomar medidas sobre esos temas haya surgido después de haber sido publicada la agenda.

CALENDARIO DE CONSENTIMIENTO: Los temas del calendario de consentimiento implican cuestiones de naturaleza rutinaria o no controvertida. Todos los temas de consentimiento se adoptan mediante la aprobación de una sola moción del Concejo Municipal. Antes de la aprobación, cualquier tema puede eliminarse de la parte de consentimiento de la agenda y considerarse aparte, a petición de un concejal, individuo del personal del Ayuntamiento o persona del público.

Previa solicitud, esta agenda puede estar disponible en formatos alternativos apropiados para personas con discapacidades, en observancia de la Ley de Estadounidenses con Discapacidades. Llame al teléfono (619) 336-4228 de la Oficina del Secretario del Ayuntamiento para solicitar una modificación o adaptación de acceso relativa a la discapacidad. Notificar 24 horas antes de la sesión permitirá al Ayuntamiento hacer arreglos razonables para garantizar la accesibilidad a esta junta.

OPEN TO THE PUBLIC

A. CITY COUNCIL

CALL TO ORDER

ROLL CALL

PLEDGE OF ALLEGIANCE TO THE FLAG

PUBLIC COMMENTS (THREE-MINUTE TIME LIMIT)

PROCLAMATIONS AND CERTIFICATES

AWARDS AND RECOGNITIONS

PRESENTATIONS (FIVE-MINUTE TIME LIMIT)

1. [Drought Preparedness: Water Supply Reliability and Resilience in National City. \(Jennifer Sabine, Interim General Manager, Sweetwater Authority\)](#)

INTERVIEWS / APPOINTMENTS

2. [Appointments: City Boards, Commissions and Committees – City Council Appointment. \(City Clerk\)](#)

REGIONAL BOARDS AND COMMITTEE REPORTS (FIVE-MINUTE TIME LIMIT)

CONSENT CALENDAR

3. [Motion of the City Council of the City of National City approving the waiving of the reading of the text of the Ordinances or Resolutions that are having a Public Hearing considered at this meeting and providing that such Ordinances or Resolutions shall be introduced and/or adopted after a reading of the title only. \(City Clerk\)](#)
4. [Approval of City Council, Community Development and Housing Authority of the City of National City: Virtual Regular Meeting Minutes: April 6, 2021, April 20, 2021, May 4, 2021, and May 18, 2021; Virtual Special Budget Workshop Minutes: April 20, 2021; Virtual Special Closed Session Meeting Minutes: April 20, 2021, and May 18, 2021; and, Virtual Special Budget Meeting Minutes: May 18, 2021. \(City Clerk\)](#)
5. [Resolution of the City Council of the City of National City approving and authorizing the Mayor to sign the Sixth Amendment to the Agreement by and between the City of National City and American Medical Response Ambulance Service, Inc. to continue to provide basic and advanced life](#)

- support ambulance transportation services effective July 1, 2021, for a period of two years. (Fire)
6. Resolution of the City Council of the City of National City accepting funds in the amount of \$2,500 from the San Diego Gas & Electric (SDG&E) 2021 SAFE San Diego Grant Program through the Burn Institute, a 501(c)(3) non-profit organization, for the National City Community Emergency Response Team (CERT) to recruit, administer, and promote CERT training in National City, and authorizing the establishment of a Reimbursable Grants City-Wide Fund appropriation and corresponding revenue budget. (Fire)
 7. Resolution of the City Council of the City of National City to authorize the Chief of Police to enter into an Agreement with Richard J. Donovan Correctional Facility for the Temporary Right of Entry and License Agreement for Firing Range Use for the National City Police Department. (Police)
 8. Resolution of the City Council of the City of National City authorizing the Mayor to execute the Second Amendment to the agreement by and between the City of National City and Chandler Asset Management, Inc. for investment management and investment advisory services, extending the agreement to November 15, 2021. (Finance)
 9. Resolution of the City Council of the City of National City: 1) authorizing the appropriation of \$1,659,680.00 for the West 19th Street Greenway project, reimbursable through the State of California Natural Resources Agency; 2) establishing corresponding revenue and expenditure accounts; and 3) committing to providing a local match of \$100,000.00. (Engineering/Public Works)
 10. Resolution of the City Council of the City of National City authorizing the installation of a blue curb disabled persons parking space with sign in front of the residence located at 321 E. 1st Street (TSC No. 2021-11). (Engineering/Public Works)
 11. Resolution of the City Council of the City of National City authorizing the installation of two (2) marked parallel “30-minute” parking spaces in front of the property located at 1120-1130 E. 8th Street to increase parking turnover for customers (TSC No. 2021-12). (Engineering/Public Works)
 12. Resolution of the City Council of the City of National City authorizing the installation of a blue curb disabled persons parking space with sign in front of the residence located at 643 E. 28th Street (TSC No. 2021-13). (Engineering/Public Works)
 13. Temporary Use Permit – Spirit Halloween retail tent store hosted by Spirit Halloween at Westfield Plaza Bonita Mall from September 4, 2021 thru November 15, 2021 with no waiver of fees. (Community Development)

14. [Temporary Use Permit – 2nd Annual End of Summer Car Show hosted by the Lowrider Coalition at Kimball Park on Saturday, September 18, 2021 from 11 a.m. to 5 p.m. with no waiver of fees. \(Community Development\)](#)
15. [Investment transactions for the month ended May 31, 2021. \(Finance\)](#)
16. [Warrant Register #47 for the period of 5/19/21 through 5/25/21 in the amount of \\$212,952.03. \(Finance\)](#)
17. [Warrant Register #48 for the period of 5/26/21 through 6/01/21 in the amount of \\$3,591,735.08. \(Finance\)](#)
18. [Warrant Register #49 for the period of 6/02/21 through 6/08/21 in the amount of \\$1,121,053.21. \(Finance\)](#)
19. [Warrant Register #50 for the period of 6/09/21 through 6/15/21 in the amount of \\$1,663,462.84. \(Finance\)](#)
20. [Warrant Register #51 for the period of 6/16/21 through 6/22/21 in the amount of \\$1,151,164.26. \(Finance\)](#)
21. [Warrant Register #52 for the period of 6/23/21 through 6/29/21 in the amount of \\$1,629,000.27. \(Finance\)](#)

PUBLIC HEARINGS: ORDINANCES AND RESOLUTIONS

22. [Public Hearing and Resolution of the City Council of the City of National City approving an amendment to the General Plan to adopt the 2021-2029 Housing Element \(Case No. 2021 – 14GP\), pursuant to Article 10.6 of the Government Code \(Sections 65880 et al\), which provides a comprehensive strategy for promoting the production, preservation, and maintenance of housing to meet current and future community housing needs in the City of National City; and adopting the Negative Declaration for the 2021-2029 Housing Element. \(Housing Authority\)](#)

NON CONSENT RESOLUTIONS

23. [Resolution of the City Council of the City of National City: 1\) authorizing the Mayor to adopt the 2019 San Diego Integrated Regional Water Management \(IRWM\) Plan; 2\) authorizing the City Manager to execute the Proposition 1 IRWM Implementation Grant Agreement for the Paradise Creek Water Quality and Community Enhancement – Phase II project; and 3\) establishing corresponding revenue and expenditure accounts. \(Engineering/Public Works\)](#)
24. [Resolution of the City Council of the City of National City, California: \(1\) approving participation in the Clean Mobility Options \(CMO\) voucher pilot program from the California air resources board for the Free Ride Around](#)

[National City \(FRANC\) Neighborhood Electric Vehicle \(NEV\) system and \(2\) authorizing the city manager to execute the approval of CMO voucher funds, reiterate CMO program commitment, and compliance with CMO program requirements to the CMO program administrator team. \(Engineering/Public Works\)](#)

NEW BUSINESS

25. [Discuss and provide direction to staff on the American Rescue Plan Act expenditure plan. \(City Manager & Administrative Services\)](#)

B. COMMUNITY DEVELOPMENT COMMISSION - HOUSING AUTHORITY

CONSENT RESOLUTIONS - HOUSING AUTHORITY

PUBLIC HEARINGS: RESOLUTIONS - HOUSING AUTHORITY

NON CONSENT RESOLUTIONS - HOUSING AUTHORITY

26. [Resolution of the Community Development Commission-Housing Authority of the City of National City \("Housing Authority"\) adopting the National City Housing Authority 2021-2025 Housing Strategic Plan to establish guidance for the Housing Authority to utilize City-owned real estate and financial assets for housing purposes. \(Housing Authority\)](#)

NEW BUSINESS - HOUSING AUTHORITY

C. REPORTS

STAFF REPORTS

27. [City Manager Report. \(City Manager\)](#)

MAYOR AND CITY COUNCIL

CLOSED SESSION

CLOSED SESSION REPORT

ADJOURNMENT

Regular Meeting of the City Council and Community Development Commission - Housing Authority of the City of National City - Tuesday - August 17, 2021 - 6:00 p.m. - Council Chambers - National City, California.

The following page(s) contain the backup material for Agenda Item: [Drought Preparedness: Water Supply Reliability and Resilience in National City. \(Jennifer Sabine, Interim General Manager, Sweetwater Authority\)](#)

Please scroll down to view the backup material.

Item # ____

08/03/21

**Drought Preparedness: Water Supply Reliability and Resilience
in National City**

Jennifer Sabine
Interim General Manager
Sweetwater Authority



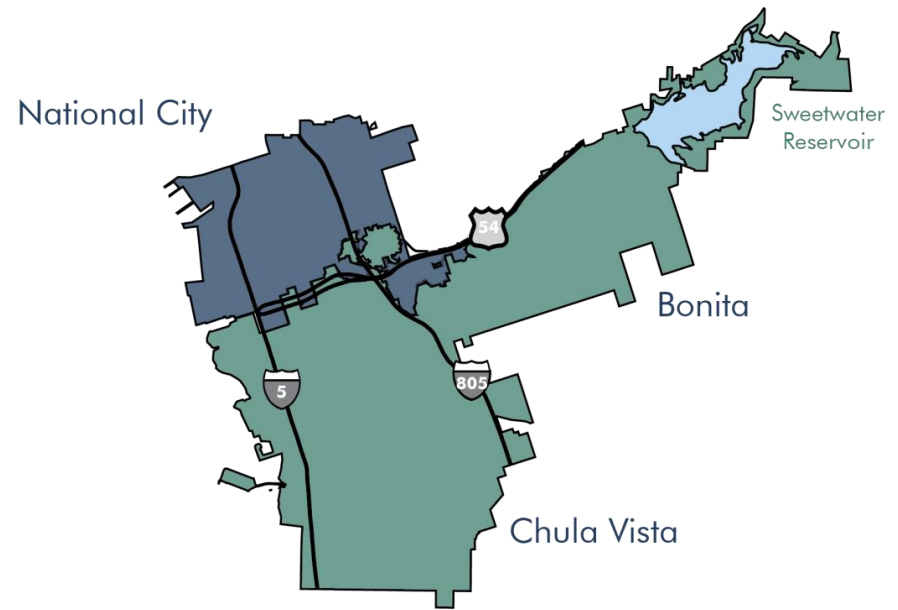
August 3, 2021

Drought Preparedness: Water Reliability and Resilience in National City

Jennifer Sabine, Interim General Manager

About Us

- Safe, reliable water since 1977
- 32 square mile service area
- Approx. 200,000 customers
- 2 dams, 2 reservoirs, 20 storage tanks and 17 pump stations
- Surface water treatment, groundwater desalination, freshwater wells and imported water



Current Conditions

Snow Pack at Phillips Station



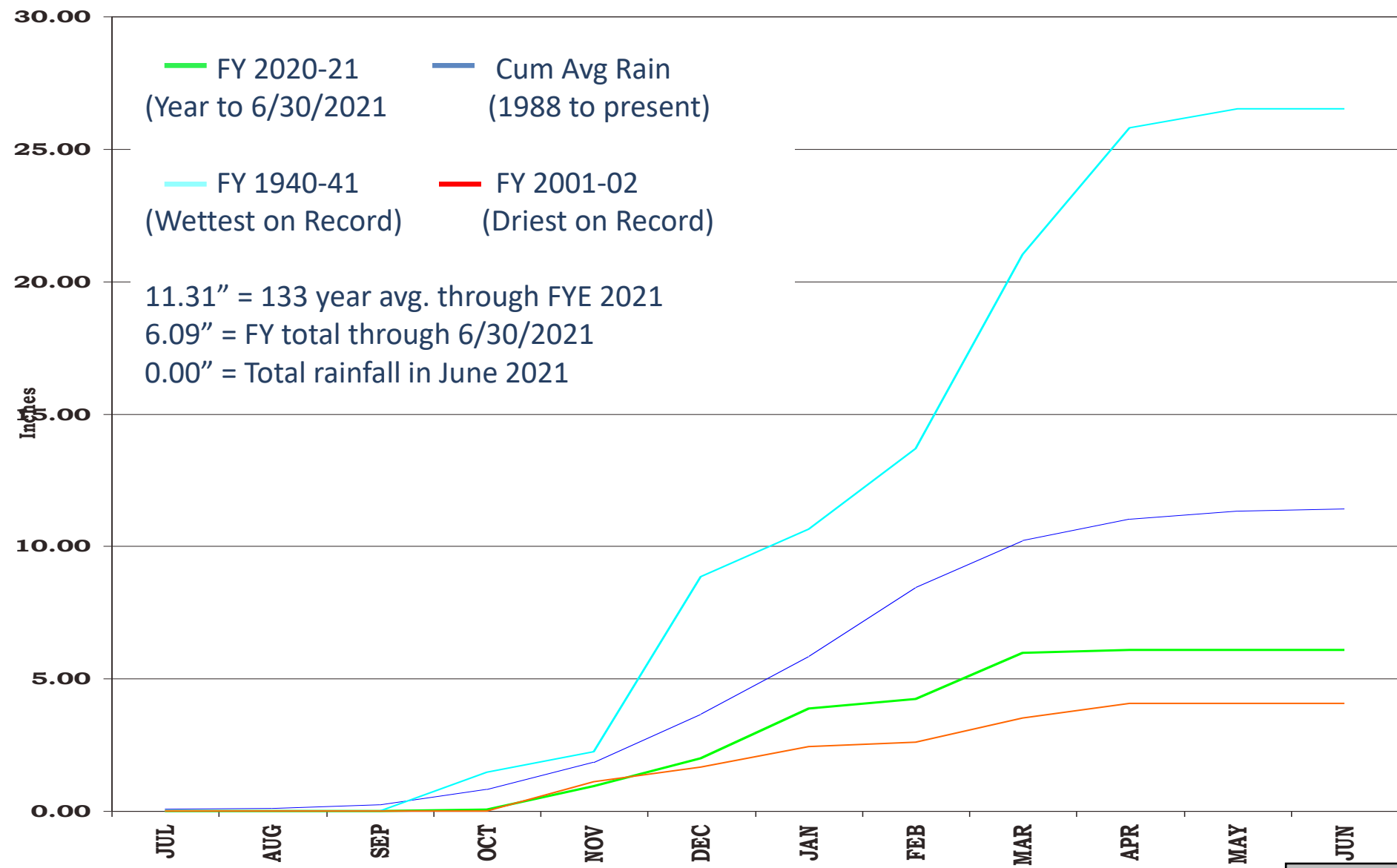
Boat Docks at Lake Folsom



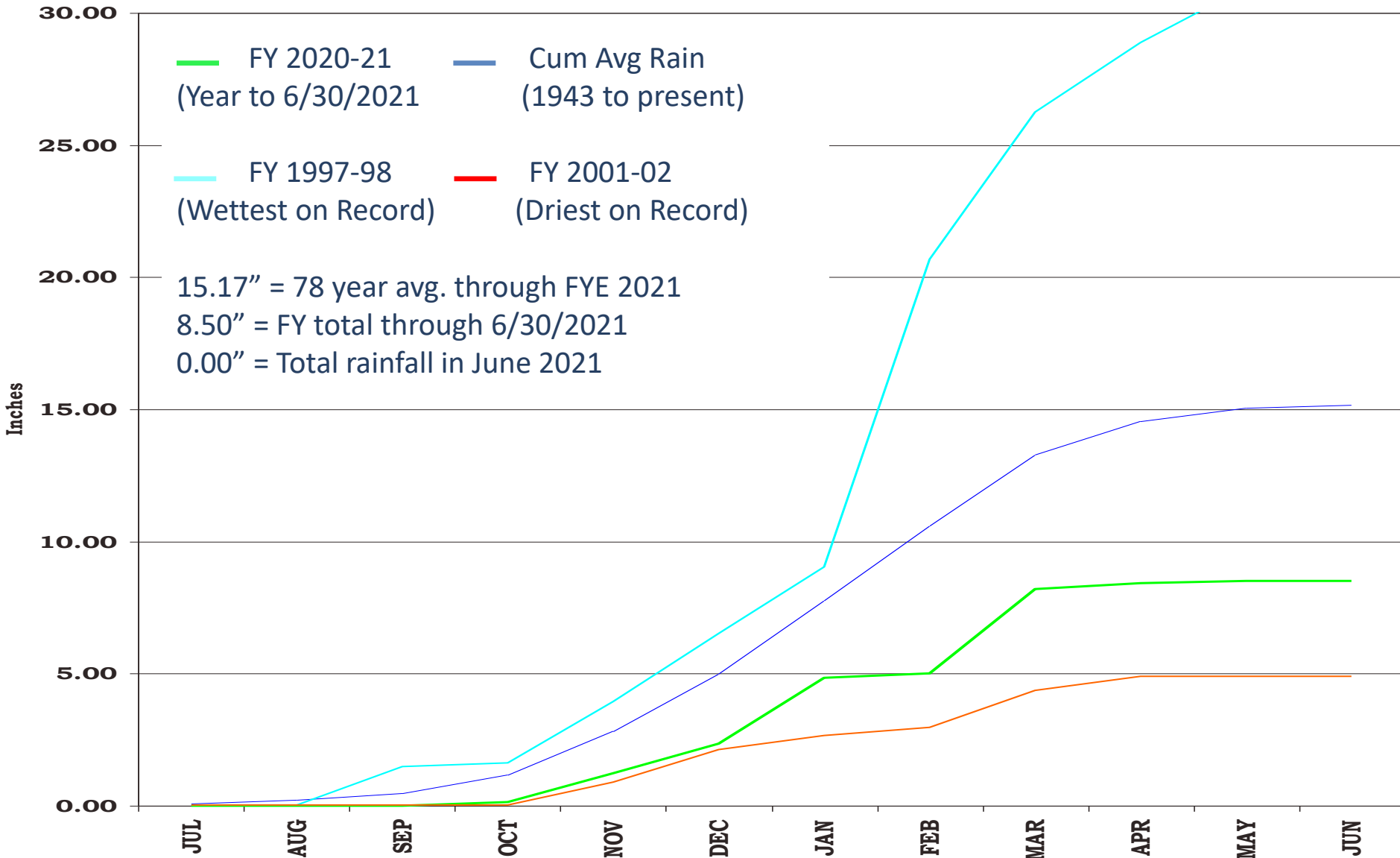
Bridge over Lake Oroville



Rainfall – Sweetwater Reservoir



Rainfall – Loveland Reservoir



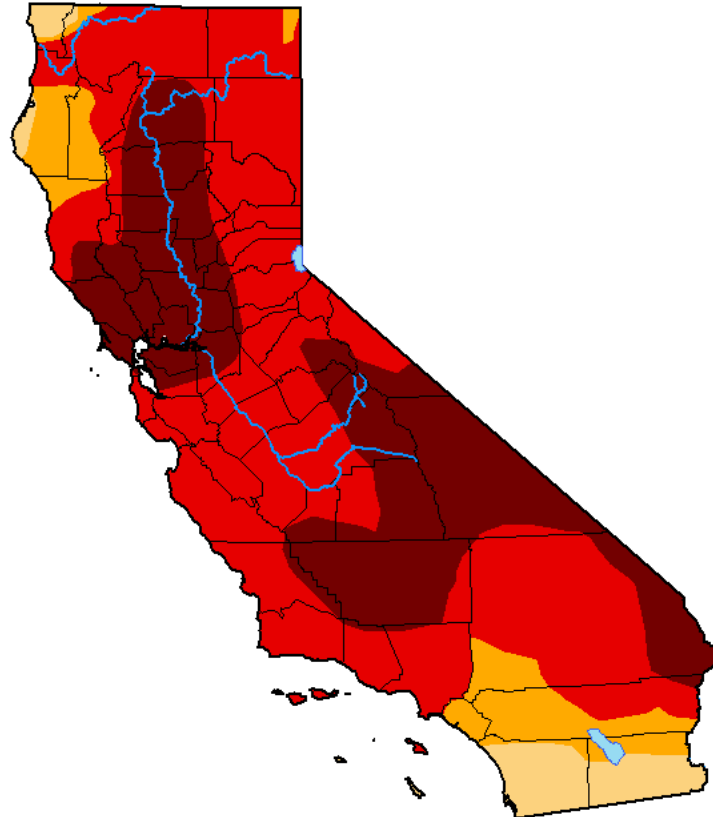
Are we in a drought?



San Diego County is in a “moderate drought”

U.S. Drought Monitor California

July 13, 2021
(Released Thursday, Jul. 15, 2021)
Valid 8 a.m. EDT



Drought Conditions (Percent Area)

	None	D0-D4	D1-D4	D2-D4	D3-D4	D4
Current	0.00	100.00	100.00	94.75	85.73	33.32
Last Week <i>07-06-2021</i>	0.00	100.00	100.00	94.73	85.44	33.32
3 Months Ago <i>04-13-2021</i>	0.78	99.22	94.14	76.97	38.68	5.36
Start of Calendar Year <i>12-29-2020</i>	0.00	100.00	95.17	74.34	33.75	1.19
Start of Water Year <i>09-29-2020</i>	15.35	84.65	67.65	35.62	12.74	0.00
One Year Ago <i>07-14-2020</i>	40.38	59.62	48.19	21.50	2.45	0.00

Intensity:

- None
- D0 Abnormally Dry
- D1 Moderate Drought
- D2 Severe Drought
- D3 Extreme Drought
- D4 Exceptional Drought

The Drought Monitor focuses on broad-scale conditions. Local conditions may vary. For more information on the Drought Monitor, go to <https://droughtmonitor.unl.edu/About.aspx>

Author:

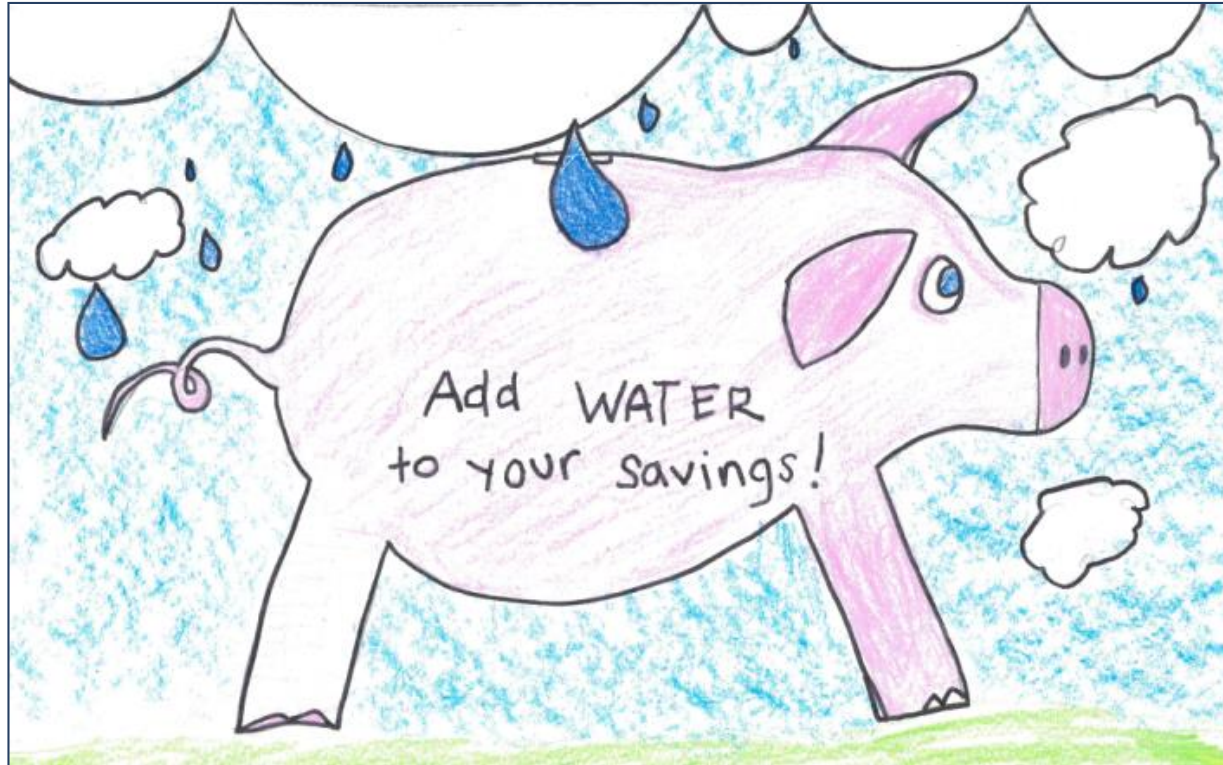
Adam Hartman
NOAA/NWS/NCEP/CPC



droughtmonitor.unl.edu



Due to careful planning and investment, we are prepared for dry years and drought



Liam Thomas, Daly Academy, Sixth Grade (2018)

Surface Water

Sweetwater Authority recently transferred approx. 8,300 AF to Sweetwater Reservoir for more local supplies – keeping rates low!



Groundwater Supplies

Reynolds Desalination Facility



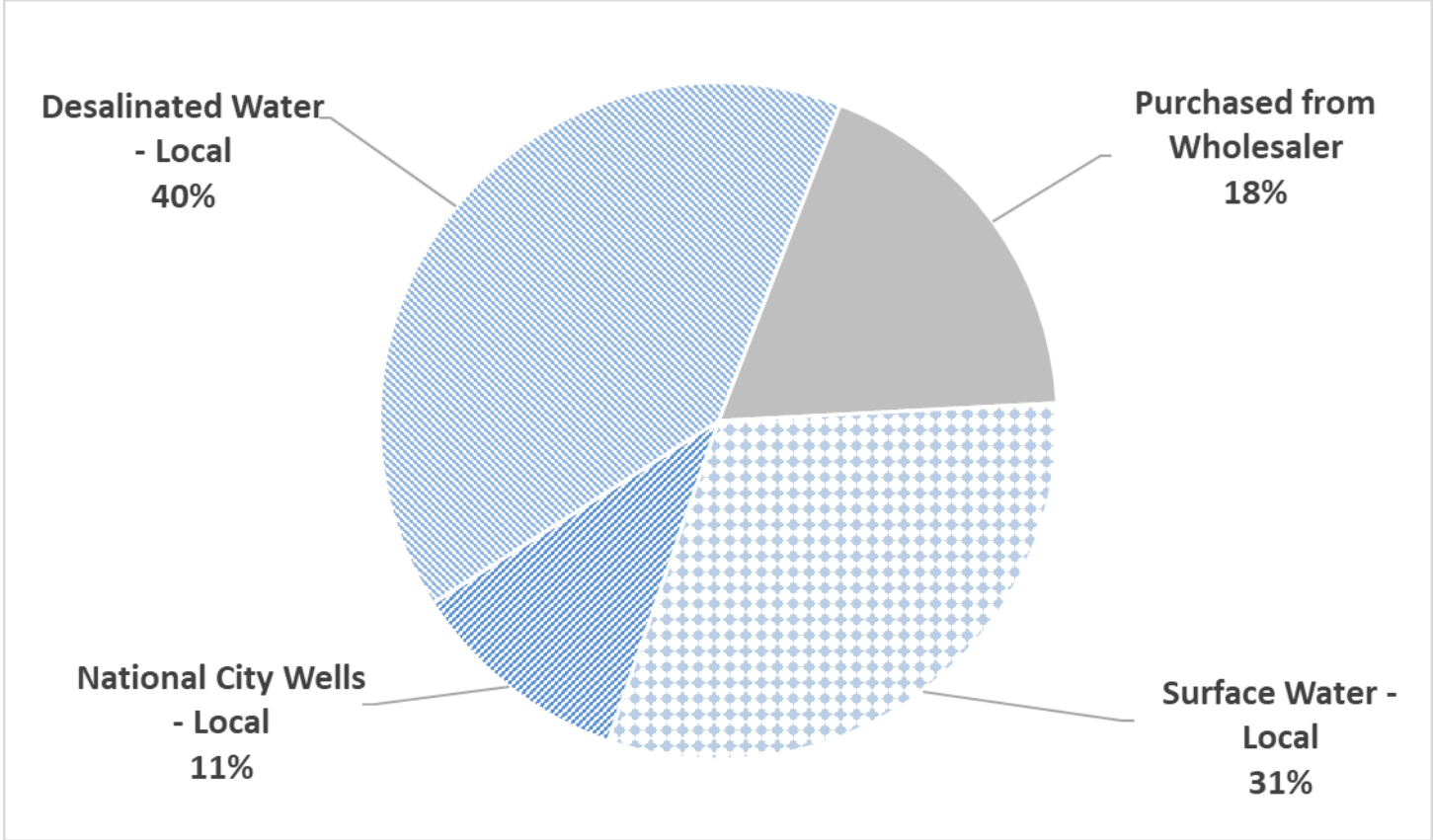
National City Freshwater Wells



Water Purchased from County Wholesaler



Water Portfolio for FY2021-22



Conservation – A California Way of Life

Sweetwater Authority customers are some of the lowest water users (per capita) in the region and in the State

Local Ranking – 3rd lowest out of 20 reporting agencies

State Ranking - 41st lowest out of 374 reporting agencies

Since 2013, Sweetwater Authority customers have reduced water consumption by nearly 15%!



Drought Planning (Drought Response Plan)



Drought Level	Percent Reduction in water use	Voluntary/Mandatory
Level 1 – Drought Watch	10	Voluntary
Level 2 – Drought Alert	20	Mandatory
Level 3 – Drought Alert	30	Mandatory
Level 4 – Drought Critical	40	Mandatory
Level 5 – Drought Emergency	50	Mandatory
Level 6 – Drought Emergency	>50	Mandatory

Drought Response Plan – State Water Waste Prohibitions

At all times customers are prohibited from:

- Hosing off sidewalks/driveways/hardscape except for public health and safety
- Washing vehicles with hoses not equipped with a shut off nozzle
- Non-recirculating fountains or decorative features
- Watering lawns in a manner that causes runoff
- Watering lawns within 48 hours of precipitation



Drought Response Plan – Level 1

Customers are encouraged to:

- Use water reasonably and productively at all times
- Repair major water leaks immediately and minor leaks within 24 hours
- Use an automatic shut-off nozzle for watering landscape
- Use drip methods or hand watering for landscaped areas, when possible
- Limit sprinkler operations to the hours of 6:00 P.M. – 9:00 A.M. the following morning; and to
- Irrigate no more than 3X/week



Resources to Assist – Rebates/Incentives

- Car Wash Rebates (Up to \$10)
- Fix a Leak Credit (Up to \$75)
- Smart Leak Detector (\$100)
- Residential Landscape Turf Replacement (\$3/sq. ft.)
- Irrigation Nozzles and Controllers (varies)
- Rain Barrels (\$35)
- High Efficiency Toilets (\$40) and Clothes Washers (\$85)
- Pressure reducing valves (\$75)
- And more!!

See the Rebates Section of the Authority's website



Resources to Assist – WaterSmart Check Up

A free(!) water use audit for homes and businesses.

Checkups include:

- leak check at the customer's meter
- leak detection tablets for toilets, and
- review of landscape irrigation controller settings
- suggestions for more water efficient indoor appliances



Other investments in National City

Flushing Program – All
Distribution Lines recently
flushed utilizing no-
discharge technology

Iron and Manganese
Removal Facility at
National City Wells (\$4.6
million)





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 [@SweetwaterAuth](https://twitter.com/SweetwaterAuth)

www.sweetwater.org

(619) 420-1413

The following page(s) contain the backup material for Agenda Item: [Appointments: City Boards, Commissions and Committees – City Council Appointment. \(City Clerk\)](#)
Please scroll down to view the backup material.

CITY OF NATIONAL CITY, CALIFORNIA COUNCIL AGENDA STATEMENT

MEETING DATE: August 3, 2021

AGENDA ITEM NO. |

ITEM TITLE:

Appointments: City Boards, Commissions and Committees – City Council Appointment (City Clerk)

PREPARED BY: Luz Molina, City Clerk
Shelley Chapel, Deputy City Clerk |

DEPARTMENT: City Clerk’s Office

PHONE: (619) 336-4225 |

APPROVED BY: *Shelley Chapel*

EXPLANATION:

Vacancy on the Civil Service Commission was noticed in the Star News, posted on the City Hall Bulletin Boards, City Website, and City Social Media sites to advertise opening and the application acceptance period.

The vacancy notice for the Civil Service Commission was originally posted Wednesday, April 7, 2021, and all applications were due to the City Clerk’s Office by the deadline of Thursday, May 6, 2021 at 5:00 p.m. At the June 1, 2021, City Council Meeting one (1) application had been received, and was reviewed by the City Council. The determination of a majority of the City Council was to reopen the vacancy for 30 days to obtain additional applications to consider. In the interim the City Clerk’s Office received a resignation from another member of the Civil Service Commission (Lissette Miramontes) making two (2) vacancies. Those vacancies were noticed from Wednesday, June 2 through Thursday, July 1, 2021. Two (2) applications were received and are presented for City Council Interviews and consideration.

(See Explanation (Attachment A) for more information)

FINANCIAL STATEMENT:

APPROVED: _____ **Finance**

ACCOUNT NO. |

APPROVED: _____ **MIS**

| n/a |

ENVIRONMENTAL REVIEW:

| n/a |

ORDINANCE: **INTRODUCTION:** **FINAL ADOPTION:** |

STAFF RECOMMENDATION:

Conduct interviews and City Council appointment of new Commissioners. City Council may determine the need to re-open the application process and direct the Deputy City Clerk to process the Vacancy Notice for 30 days.

BOARD / COMMISSION RECOMMENDATION:

| n/a |

ATTACHMENTS:

- | Attachment A – Explanation
- | Attachment B – Applications (redacted)
- | Attachment C – City Council Policy #107
- | Attachment D – Boards/Commission/Committees Reference Chart |

The City Clerk's Office began advertising and accepting applications for Vacancies on Civil Service Commission, and Traffic Safety Committee, a City Council appointed Boards/Commissions/Committees (BCC) April 7 through May 6, 2021.

Background

The City Council was presented with one (1) application to be considered at the June 1, 2021, City Council Meeting. The determination of a majority of the City Council was to reopen the vacancy for 30 days to obtain additional applications for consideration.

In the interim the City Clerk's Office received a resignation from another member of the Civil Service Commission (Lissette Miramontes) making two (2) vacancies. Those vacancies were noticed from Wednesday, June 2 through Thursday, July 1, 2021. Two (2) applications were received, and are presented for City Council Interviews and consideration.

In order to obtain qualified candidates, a Notice of Vacancy was advertised on the following: The City website, posted on the City Hall Bulletin Boards, and City Social Media sites to advertise openings and the application acceptance period.

Deadline to submit applications to the City Clerk's Office to be considered for vacancies for the second round was Thursday, July 1, 2021, at 5:00 p.m. All applications were received before the deadline.

The City Clerk's Office did not receive any applications for the Traffic Safety Committee vacancy.

BCC	Number of Open Seats and Term expiration for that seat	Appointing Member(s)	Residency Requirement	Electoral of City Requirement	Compensation
Civil Service Commission	(1) One Seat 09/30/2022 (1) One Seat 09/30/2024	City Council	Yes	No	None

These vacancies are a result of the resignations of Commissioner Fred Puhn on April 7, 2021, and Lissette Miramontes on May 24, 2021. The City Clerk's Office received two (2) applications for the two (2) vacant seats.

There is a residency requirement for both vacant seats, and both applicants meet that requirement.

As staff mentioned in the previous report to Council one (1) applicant Javier Alvarado is currently a member of the Traffic Safety Committee appointed December 4, 2018, to present with a term that expires September 30, 2021. Attendance of meetings is shown below for reference.

Attendance: 2021

Member	Residency Requirement	Appointed	Term Expires	1/13/2021	2/10/2021	3/10/2021	4/14/2021	5/12/2021	6/09/2021	07/14/2021
Javier Alvarado	Yes	12/4/2018	9/30/2021	Cancelled	Present	Cancelled	Absent	Absent	Present	Present

Attendance: 2020

Member	01/08/2020	02/12/2020	Mar – July 2020	Special 07/15/2020	Special 08/26/2020	09/09/2020	10/14/2020	11/11/2020	12/09/2020
Javier Alvarado	Cancelled	Absent	Cancelled	Absent	Present	Absent	Absent	Absent	Cancelled

Attendance: 2019

Member	01/23/19	02/13/19	03/13/19	04/10/19	05/08/19	06/12/19	07/10/19	08/21/19	09/11/19	10/09/19	11/13/19	12/11/19
Javier Alvarado	Present	Absent	Absent	Cancelled	Absent	Cancelled	Cancelled	Absent	Present	Cancelled	Absent	

As a reminder City Council Policy #107 (D)(5) states:

A member may only serve on one (1) Board, Commission, or Committee at a time. If applying for another position on a different Board, Commission, or Committee that applicant will forfeit the prior seat, and a vacancy will occur per policy.

Considering the two (2) applications received the City Council may elect to reopen the vacancies for an additional thirty (30) days to be included with the larger recruitment. With that being said, the City Clerk's Office would like the City Council to consider that the Civil Service Commission does have pending Disciplinary Appeals and must proceed with hearing the awaiting appeal, and future appeals to ensure the City complies with the Civil Service Rules. The concern of minimum members, and attendance could pose a problem if the quorum of current members is not present. The Civil Service Rules, Section 1104-Quorum; states that it requires three (3) or more of the members shall constitute a quorum and the concurrence of the majority of members present shall be required for any action. The next regularly scheduled meeting of the Civil Service Board is September 8, 2021.

Discussion

Staff would like to bring to the City Council's attention that March and September are the two (2) month's annually that the terms of a large group of BCC member's come to an end. The City Clerk's Office will be advertising for at least twelve (12) BCC Vacancies on five (5) of the BCC's as listed below:

- Library Board of Trustee
- Park, Recreation & Senior Citizens Advisory Committee
- Public Art Committee
- Traffic Safety Committee
- Veterans & Military Families Advisory Committee

The current members will be contacted to determine if they are interested in continuing to serve on the same board, would like to apply for a different board, or are no longer interested in serving and would like to volunteer elsewhere within the community.

In addition, the City Clerk's Office will reach out to any prior applicants who have submitted an application in the past year, and who were not appointed to a position to ensure they would still like to be considered for the Vacancies.

Furthermore, the City Clerk's Office will Notice the Vacancies in the Star News, posted on the City Hall Bulletin Boards, City Website, and City Social Media sites to advertise openings and the application acceptance period.

Appointments to the BCCs in September are scheduled for the September 21, 2021, City Council Meeting following the September 2, 2021, deadline for application submittals.

If this is the case, direction to the Deputy City Clerk to post vacancies shall be provided.

CITY OF NATIONAL CITY
APPLICATION FOR APPOINTMENT
TO CITY BOARDS, COMMISSIONS, AND COMMITTEES

RECEIVED

MAY 6 2021

- | | |
|---|---|
| <input type="checkbox"/> Community & Police Relations Commission* (CPRC) | <input checked="" type="checkbox"/> Civil Service Committee |
| <input type="checkbox"/> Library Board of Trustees | <input type="checkbox"/> Planning Commission |
| <input type="checkbox"/> Parks, Recreation & Senior Citizens Advisory Board | <input type="checkbox"/> Public Art Committee* |
| <input type="checkbox"/> Veterans & Military Families Advisory Committee* | <input type="checkbox"/> Traffic Safety Committee |
| <input type="checkbox"/> Port Commission | <input type="checkbox"/> Advisory Housing Committee* |

Office of the City Clerk
National City

- Applicants must be residents of the City of National City except for those marked by an asterisk (*). All applicants must be U.S. Citizens.
- Applicants for the Community and Police Relations Commission must pass a criminal background check prior to appointment.
- Applicants for the Advisory Housing Committee must have subject matter expertise in housing-related issues.

Name: Javier Alvarado E-Mail: alvaradojav80@yahoo.com

Home Address: [REDACTED] Tel No: [REDACTED]
(Include City/Zip)

Business Affiliation: Laborers' International Local 89 Title: Business Representative

Business Address: 4161 Home Ave, San Diego, CA 92105 Tel. No.: 619-263-6661

Length of Residence in National City: 10 San Diego County: 40 California: 40

Educational Background: High School Diploma, Associate of Applied Science Degree

Occupational Experience: Following & enforcing Labor Agreements with employees and employers.

Professional or Technical Organization Memberships: San Diego & Imperial Counties Labor Council Delegate, Member of LiUNA Laborers' International Local 89, and Trust Fund Board Member.

Civic or Community Experience, Membership, or Previous Public Service Appointments: National City Traffic & Safety Committee & County of San Diego Parks Advisory Committee.

Experience or Special Knowledge Pertaining to Area of Interest: My profession has given me the knowledge of how to work with people of different backgrounds, and have familiarity with adherence to Gov. Codes

Have you ever been convicted of a felony crime? No: Yes: misdemeanor crime? No: Yes:
If any convictions were expunged disclosure is not required. Convictions are not necessarily disqualifying. Please feel free to provide an explanation or information if "Yes" was marked for the above two questions.

Date: 05-05-2021 Signature: [REDACTED]

Please feel free to provide additional information or letters of endorsement.

Return completed form to: Office of the City Clerk, 1243 National City Blvd., National City, CA 91950

Thank you for your interest in serving the City of National City.

CITY OF NATIONAL CITY
APPLICATION FOR APPOINTMENT
TO CITY BOARDS, COMMISSIONS, AND COMMITTEES

- | | |
|---|---|
| <input type="checkbox"/> Community & Police Relations Commission* (CPRC) | <input checked="" type="checkbox"/> Civil Service Committee |
| <input type="checkbox"/> Library Board of Trustees | <input type="checkbox"/> Planning Commission |
| <input type="checkbox"/> Parks, Recreation & Senior Citizens Advisory Board | <input type="checkbox"/> Public Art Committee* |
| <input type="checkbox"/> Veterans & Military Families Advisory Committee* | <input type="checkbox"/> Traffic Safety Committee |
| <input type="checkbox"/> Port Commission | <input type="checkbox"/> Advisory Housing Committee* |

- Applicants must be residents of the City of National City except for those marked by an asterisk (*). All applicants must be U.S. Citizens.
- Applicants for the Community and Police Relations Commission must pass a criminal background check prior to appointment.
- Applicants for the Advisory Housing Committee must have subject matter expertise in housing-related issues.

Name: THOMAS D. LUNA E-Mail: tomluna76@gmail.com

Home Address: [REDACTED] 91950 Tel No: [REDACTED]
(Include City/Zip)

Business Affiliation: NONE Title: _____

Business Address: _____ Tel. No.: _____

Length of Residence in National City: 1 mo San Diego County: 1 yr California: 1 yr

Educational Background: BA MATHEMATICS, UC SAN DIEGO, MMAS, US ARMY COMMAND AND GENERAL STAFF COLLEGE

Occupational Experience: 20 yr US NAVY SUBMARINE OFFICER, ARCTIC OPERATIONS SPECIALIST FOR UWDC DET ASL (GOVERNMENT SERVICE CIVILIAN)

Professional or Technical Organization Memberships: MEMBER AL POST 255

Civic or Community Experience, Membership, or Previous Public Service Appointments:
Community service as volunteer for youth sports in National City and other cities.

Experience or Special Knowledge Pertaining to Area of Interest: _____

Have you ever been convicted of a felony crime? No: Yes: ___ misdemeanor crime? No: Yes: ___
If any convictions were expunged disclosure is not required. Convictions are not necessarily disqualifying. Please feel free to provide an explanation or information if "Yes" was marked for the above two questions.

Date: 10 JUN 21 Signature: [REDACTED]

Please feel free to provide additional information or letters of endorsement.
Return completed form to: Office of the City Clerk, 1243 National City Blvd., National City, CA 91950
Thank you for your interest in serving the City of National City.

CITY COUNCIL POLICY

CITY OF NATIONAL CITY

**TITLE: Appointments to Boards, Commissions,
and Committees**

POLICY #107

ADOPTED: June 17, 1986

AMENDED: February 2, 2021

PURPOSE

To establish a procedure to serve as a guide in making appointments to various City Boards, Commissions, and Committees. The City currently has the following Boards, Commissions, and Committees to which this Policy applies:

Mayor's Appointments:

1. Board of Library Trustees
2. Community and Police Relations Commission
3. Housing Advisory Committee
4. Park, Recreation and Senior Citizens Advisory Committee
5. Public Art Committee
6. Sweetwater Authority
7. Traffic Safety Committee
8. Veterans and Military Families Advisory Committee

City Council Appointments:

1. Civil Service Commission
2. Planning Commission
3. Port Commission

POLICY

Appointment Process

- A. Opportunity to apply. All interested individuals shall be given an opportunity to submit applications for vacancies on City Boards, Commissions, and Committees. Incumbent Appointees are not automatically re-appointed but are required to fill out an abbreviated application provided by the City Clerk, indicating their interest in continuing to serve.
- B. Unexpired terms. If an incumbent Appointee was appointed to fill an unexpired term and the Appointee serves for less than one year in that position. In that case, the Council may re-appoint the incumbent without considering other applicants.
- C. Vacancies. When vacancies occur, the following procedure shall be followed:
 1. Schedule vacancy. When a term is expiring or expires, public notice of the vacancy shall be made, inviting interested individuals to submit applications for the vacancy on a form provided by the City Clerk on the City website.

ADOPTED: June 17, 1986**AMENDED: February 2, 2021**

2. **Unscheduled vacancy.** An unscheduled vacancy shall be filled according to Government Code Section 54974, which generally provides as follows: Whenever an unscheduled vacancy occurs, whether due to resignation, death, termination, or other causes, a special vacancy notice shall be posted in the office of the City Clerk, the City website, outside City Hall on the Bulletin Board and City social media platforms.

Not earlier than twenty (20) days before or not later than twenty (20) days after the vacancy occurs. The City Council shall not make final appointment for at least ten (10) working days after posting the notice in designated locations. The notice's posting and application period shall be thirty (30) calendar days. However, if it finds that an emergency exists, the City Council may, fill the unscheduled vacancy immediately. According to this section, a person appointed to fill the vacancy shall serve only on an interim basis until the final appointment.

3. **Government Code Section 40605, and National City Municipal Code Title 16, grants the Mayor, with the City Council's approvals, the authority to make all appointments unless otherwise explicitly provided by statute. The exceptions are:**
 1. Civil Service Commission
 2. Port Commission
 3. Planning Commission

The City Council fills vacancies on these bodies.

- D. **Implementation.** Implementation of Council policy for appointment to Boards, Commissions, and Committees requires the following:
 1. **Per Government Code Section 54972, on or before December 31 of each year, the City Council shall prepare a list of appointments of all regular and ongoing boards, commissions, and committees appointed by the City Council. The City Clerk will prepare the list of all regular and ongoing boards, commissions, and committees appointed by the Mayor or the City Council. The list shall contain, a list of all terms that will expire during the next calendar year, the incumbent appointee's name, the appointment date, the terms expiration date, and the position's necessary qualifications. It shall also include a list of all boards, commissions, and committees whose members serve at the City Council's pleasure, and the qualifications required for each position. This Local Appointments List shall be made available to the public on the City website.**
 2. **Notice.** Placement of a public notice in the adjudicated newspaper the City uses for legal noticing advertising appointive vacancies, the City website, City Hall Bulletin Board, and City social media platforms.

ADOPTED: June 17, 1986**AMENDED: February 2, 2021**

3. Expiration of term. All appointees will receive a letter as their terms expire asking if they would like to re-apply for the position;
4. Applications. Available on the City website and in the City Clerk's Office. Submission must be before the advertised deadline for consideration for the current appointment. All applications will be retained in the City Clerk's Office for one-year from submitting an application to be considered for other vacancies on Boards, Commissions, and Committees as marked on the application. The City Clerk's Office will notify the applicant being considered for an appointment to confirm that they are still interested in volunteering.
5. A member may only serve on one (1) Board, Commission, or Committee at a time. If applying for another position on a different Board, Commission, or Committee that applicant will forfeit the prior seat, and a vacancy will occur per policy.
6. Interviews:
 - a. Mayor Appointments: Interviews for Mayoral appointments will be conducted by the Mayor outside of the public meeting and scheduled by the Mayor's Office.
 - b. City Council Appointments: Interviews for the three (3) Civil Service, Planning and Port Commissions who serve at the City Council's pleasure and are appointed by the City Council as a body will be interviewed in the public forum at a City Council Meeting as described below.
7. Mayoral Appointments:

The Mayor will make the motion to appoint (naming the appointee) and Councilmembers may second the motion. The City Clerk will then take a roll call vote of the City Council. A majority vote of the City Council will be required for the appointment. If, the majority of the City Council choose to deny the proposed appointment, at which point the Mayor would propose an alternative candidate from the current application pool, or could choose to reopen the application period and return to City Councils with a different applicant for consideration. If Mayor Appointment is not approved by the majority of the City Council by confirmation, that applicant is removed from the pool for that seat. The Mayor will return to a future meeting with a substitute Mayoral appointment.
8. For City Council Appointments, the Interview Process is as follows:
 - a. The City Clerk will provide an overview of the Board,

ADOPTED: June 17, 1986**AMENDED: February 2, 2021**

Commission and Committee (s) with current vacancy, the Mayor will introduce the applicant and the two (2) questions will be asked of each applicant on behalf of the City Council.

- b. Each applicant is given two (2) minutes to make a brief introduction of themselves and their qualifications to the City Council.
 - c. Mayor and City Councilmembers will ask questions of each applicant. All applicants must be asked the same questions.
 - d. Total time per applicant is five (5) timed minutes with a few minutes for clarification. No more than ten (10) minutes total per applicant.
 - e. All appointments and interviews before the City Council will be scheduled as needed to fill unexpected vacancies, with every effort to be made before an individual's term expires. Interviews may take place at one meeting, with appointments made at a subsequent meeting.
9. Vacancies for City Council Appointed Positions. If the vacancy is for a Council appointed position, and there is more than one (1) applicant for a given position, the voting process will proceed as follows: Once the interviews are complete, each Councilmember votes for their choice via a written ballot provided by the City Clerk. Each Councilmember shall print and sign their name on the ballot. All ballots shall be considered a public record and open to inspection by the public. The ballots are passed to the City Clerk who announces the number of votes for each candidate.

If, the appointment process is conducted via a virtual meeting the process is the same except the ballot/vote process. The City Clerk's Office will provide a Vote Sheet (a piece of paper electronically) with each applicants name to be considered. The Mayor will count to three (3) and the Council will hold their vote sheet up in front of their face to make sure it is captured on the camera during live virtual meeting. The City Clerk will tally the votes and will then confirm the votes with a verbal roll call. The applicant with the most votes is appointed.

If meeting is held "in person" no changes to current process will be made for votes.

In the event of a tie, each Councilmember votes again until one (1) candidate has the majority vote, and is declared to be the newly appointed.

10. Re-appointment beyond two terms. Anyone wishing to be re-appointed to any Board, Commission, or Committee, and has served two or more full terms already,

must be approved by a four-fifths vote of the Council., If all five members of the Council are not present or if one member abstains or recuses their vote, the four-fifths requirement would be changed to require only a simple majority.

11. Report to Council:

All applications received for vacancies no matter Mayoral Appointment or City Council Appointment will be attached to the staff report to Council. All applications will have private personal information redacted (name, street numbers and name of street address, and phone number). This redacted information is in alignment with law, Under Government Code Section 6255(a) personal contact information is exempt, and has been withheld on some documents. Personal information being withheld is in the interest of the applicant and their right to privacy which outweighs the public interest of disclosure.

12. An automatic vacancy upon becoming a Non-Resident. An unscheduled vacancy automatically occurs when a resident holding an appointment position on a City Board, Committee or Commission becomes a non-resident by moving out of National City limits. When an unscheduled vacancy occurs due to a resident becoming a non-resident, the unscheduled vacancy may be filled as follows:

- a. A special vacancy notice shall be posted in the Office of the City Clerk and the National City Library, and in other places as directed by the City Council, not earlier than 20 days before or not later than 20 days after the vacancy occurs. Final Appointment at a City Council Meeting, shall not be made by the Appointing Authority for at least 10 working days after the posting of the notice in the City Clerk's Office.
- b. The Appointing Authority may appoint the former resident to a Non- Residential position if a Non-Residential position is vacant.

However, the Appointing Authority may, if it finds that an emergency exist, fill the unscheduled vacancy immediately. A person appointed to fill the vacancy shall serve only on an acting basis until the final appointment is made pursuant to this section.

13. Only City Residents may be elected to Chair, and Vice-Chair positions. To be eligible to be elected as the Chairperson of a City Board, Committee or Commission, the member must be a resident of the City.

Appointing Authority

Related Policy References

Government Code Section 40605

Government Code section 54970, et seq.

National City Municipal Code Title 16 (pending)

Prior Policy Amendments: May 19, 2020

BOARDS/COMMISSION/COMMITTEES

BOARDS, COMMISSION AND COMMITTEES (11) TOTAL MEMBERS (51+)	BOARD OF LIBRARY TRUSTEE (5 Members)	CIVIL SERVICE COMMISSION (5 Members)	COMMUNITY AND POLICE RELATIONS COMMISSION (8 Members)	PARK, RECREATION AND SENIOR CITIZENS' ADVISORY COMMITTEE (7 Members)	PLANNING COMMISSION and HOUSING ADVISORY COMMITTEE (7 Members) 2 Ex Officio	PORT COMMISSION (1 Member)	PUBLIC ART COMMITTEE (5 Members)	SWEETWATER AUTHORITY (1 Member)	TRAFFIC SAFETY COMMITTEE (5 Members)	VETERAN'S AND MILITARY FAMILIES ADVISORY COMMITTEE (7 Members)
TERM	3 Years	5 Years	3 Years	3 Years	4 Years	3 Years	3 Years	1 Year	3 Years	4 Years
RESIDENCY REQUIREMENT	Yes	Yes	5 Resident up to 2 Non-Resident (1) Non-Voting Member	Yes	Yes	Yes	No	n/a	Yes	5 Resident up to 2 Non-Resident
VOTER REQUIREMENT	No	No	No	No	No	No	No	No	No	No
MAYORAL APPOINTMENT SUBJECT TO CONFIRMATION BY THE CITY COUNCIL	X		X	X	Compensation set by Council Resolution		X	X	X	X
CITY COUNCIL AS A BODY APPOINTMENT		X			X	X				
COMPENSATION	No	No	No	No	No	No	No	No	No	No
FORM 700 FILING REQUIREMENT	Yes	Yes	Yes	No	Yes	n/a	No	n/a	No	No
MEETINGS	1 X per month	1X every other month	1X every 3 months	1X every 2 months	2X per month	n/a	1X per quarter	n/a	1X per month	1X per quarter
REQUIRED TO REPORT TO COUNCIL ANNUALLY	Yes, on or before August 31st and to the State Librarian	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
OTHER		Can not be salaried employee or holds office of the City								

CITY COUNCIL POLICY #107 and NCMC TITLE 16

**Effective February 2, 2020 all Chair and Vice-Chairs are required to be NC Residents

The following page(s) contain the backup material for Agenda Item: [Motion of the City Council of the City of National City approving the waiving of the reading of the text of the Ordinances or Resolutions that are having a Public Hearing considered at this meeting and providing that such Ordinances or Resolutions shall be introduced and/or adopted after a reading of the title only. \(City Clerk\)](#)

Please scroll down to view the backup material.

Item # ____
08/03/21

MOTION OF THE CITY COUNCIL OF THE CITY OF NATIONAL CITY APPROVING THE WAIVING OF THE READING OF THE TEXT OF THE ORDINANCES OR RESOLUTIONS THAT ARE HAVING A PUBLIC HEARING CONSIDERED AT THIS MEETING AND PROVIDING THAT SUCH ORDINANCES OR RESOLUTIONS SHALL BE INTRODUCED AND/OR ADOPTED AFTER A READING OF THE TITLE ONLY.

(City Clerk)

The following page(s) contain the backup material for Agenda Item: [Approval of City Council, Community Development and Housing Authority of the City of National City: Virtual Regular Meeting Minutes: April 6, 2021, April 20, 2021, May 4, 2021, and May 18, 2021; Virtual Special Budget Workshop Minutes: April 20, 2021; Virtual Special Closed Session Meeting Minutes: April 20, 2021, and May 18, 2021; and, Virtual Special Budget Meeting Minutes: May 18, 2021. \(City Clerk\)](#)

Please scroll down to view the backup material.

Item # _____

08-03-2021

APPROVAL OF MEETING MINUTES

CITY COUNCIL AND COMMUNITY DEVELOPMENT COMMISSION - HOUSING AUTHORITY OF THE CITY OF NATIONAL CITY:

Virtual Regular Meeting Minutes: April 6, 2021, April 20, 2021, May 2, 2021, and May 18, 2021

CITY COUNCIL OF THE CITY OF NATIONAL CITY:

Virtual Special Budget Workshop Minutes: April 20, 2021

Virtual Special Closed Session Meeting Minutes: April 20, 2021, and May 18, 2021

Virtual Special Budget Meeting Minutes: May 18, 2021

(City Clerk)



**MINUTES OF THE VIRTUAL REGULAR MEETING
OF THE CITY COUNCIL AND COMMUNITY DEVELOPMENT
COMMISSION – HOUSING AUTHORITY
OF THE CITY OF NATIONAL CITY**

April 6, 2021

This meeting was conducted utilizing teleconferencing and electronic means consistent with State of California Executive Order N-29-20 dated March 17, 2020, regarding the COVID-19 pandemic.

The City Council minutes are prepared and ordered to correspond to the City Council Agenda. Agenda Items can be taken out of order during the meeting. The Agenda Items were considered in the order presented.

A. CITY COUNCIL

CALL TO ORDER

The meeting was called to order at 6:04 p.m. by Mayor Sotelo-Solis.

ROLL CALL

Councilmembers present: Bush, Morrison, Rios, Rodriguez, Sotelo-Solis

Other Elected Officials present: Beauchamp, Molina

Administrative Officials present: Raulston, Winney, Bell, Chapel, Gilman, Williams, Davis, Meteau, Denham, Duong, Vergara, Aguirre, Yano, Barrera, Parra, Tellez, and Palma.

Interpretation in Spanish provided by Carlos Diaz and Luisa Diaz de Leon.

PLEDGE OF ALLEGIANCE TO THE FLAG

Councilmember Bush led the Pledge of Allegiance.

PUBLIC COMMENTS

Mayor Sotelo-Solis introduced the process for acceptance of live public comment via teleconference into the record.

City Clerk Molina read the written comments into the record.

Two (2) written public comments received: Anne Wayman (Las Palmas Pool access) and Ted Godshalk (use of stimulus money).

No verbal comments were heard from members of public.

PROCLAMATIONS AND CERTIFICATES

1. National City denounces Xenophobia and Anti-Asian racism.

Mayor Sotelo-Solis presented the Proclamation to Kent Lee and Alex Villafuerte

2. National City celebrates the 50th anniversary of American Legion.

Mayor Sotelo-Solis presented the Proclamation to Rick and Diane DeVries, and Eddie Ortiz.

3. Fair Housing Month Proclamation.

Mayor Sotelo-Solis presented the Proclamation to Estela De Los Rios.

AWARDS AND RECOGNITIONS - No agenda items.

PRESENTATIONS

4. Maritime Clean Air Strategy (MCAS) Discussion Draft Overview.

Representing the City of National City and Port Commissioner Sandy Naranjo and Program Manager Larry Hofreiter, of the Port of San Diego provided the report and PowerPoint presentation titled “Maritime Clean Air Strategy (MCAS) Discussion Draft Overview”.

Public Comments: Three (3) spoken public comments received from Danny Serrano (suggesting improvements to the draft), Alicia Sanchez (impact of contamination and pollution), and City Treasurer Mitch Beauchamp (support for freight by rail).

5. Update on Paradise Creek Community Garden.

Executive Director Jen Nation, of Olivewood Gardens & Learning Center provided the report and PowerPoint presentation titled “Paradise Creek Community Garden”.

INTERVIEWS / APPOINTMENTS

6. Appointments: City Boards, Commissions and Committees - Mayoral Appointment

Mayor Sotelo-Solis introduced City Clerk Molina who read the appointment process into the record.

Mayor Sotelo-Solis proceeded with the nomination process to appoint candidates to three (3) open seats on the Community and Police Relations Committee (CPRC), each expiring March 31, 2024.

Public Comments: None

ACTION: Mayor Sotelo-Solis motioned to re-appoint Marianne Delatorre and appoint Emiliano “Nano” Nunez and Andy Sanchez each to the Community and Police Relations Committee (CPRC) for a term ending 03/31/2024, seconded by Councilmember Bush.

Motion carried by unanimous vote.

REGIONAL BOARDS AND COMMITTEE REPORTS

Councilmember Bush reported on the South County Economic Development Council (SCEDC) and the real estate forum is scheduled for the second week in June. Also, three new board members were appointed to the Air Pollution Control District (APDC). APDC is accepting applications for two seats on the Hearing Board.

Councilmember Morrison reported on the matters of the Regional Solid Waste Association including: an issued contract for the organic recycling program, the continued partnership with EDCO, and funds to be issued to National City. Also, he announced that he is re-elected as Chairperson. He is working with EDCO to schedule a presentation for an upcoming council meeting.

Councilmember Rios reported on the Sweetwater Authority’s plans for the sand mining project. Also, she reminded the National City community about the fishing programs available at the local reservoirs.

Vice-Mayor Rodriguez attended the Regional Solid Waste Association with Councilmember Morrison. Also, he reported on the Joint Powers Authority and gave an update on the Pure Water Phase 2 project.

Mayor Sotelo-Solis reported on the San Diego Association of Governments (SANDAG) meeting and the Five Big Moves transportation plan. Also, she reported on the priorities for the Metropolitan Transit System (MTS). She announced the upcoming “Bike Anywhere Week” taking place May 16 - May 22, 2021.

CONSENT CALENDER

Councilmember Rios pulled Item 8 and Item 9 from the Consent Calendar for discussion.

Public Comments: None

ACTION: Motion by Mayor Sotelo-Solis, seconded by Councilmember Bush, to approve the Consent Calendar Items 7 through 16, with the exception of items 8 and 9 pulled for discussion.

Motion carried by unanimous vote.

7. Motion of the City Council of the City of National City approving the waiving of the reading of the text of the Ordinances or Resolutions that are having a Public Hearing considered at this meeting and providing that such Ordinances or Resolutions shall be introduced and/or adopted after a reading of the title only.
8. Pulled
9. Pulled

10. Adopted Resolution No. 2021-22. Resolution of the City Council of the City of National City ratifying the Agreement between the City of National City and Colantuono, Highsmith & Whatley, PC for legal services in consultation with the City Attorney in defending the City and the City's Successor Agency to the Community Development Commission as the National City Redevelopment Agency in the active litigation Affordable Housing Commission v. Sandoval, et al. for the total not to exceed amount of \$25,000.00 and approving the City Attorney's execution of same.
11. Adopted Resolution No. 2021-23. Resolution of the City Council of the City of National City, amending the final contract amount of \$926,695.06 by \$522.57 to \$927,217.63 approved on October 20, 2020 by City Council Resolution No. 2020-193 for the work performed by Select Electric, Inc. on the Citywide Traffic Signal and ADA Improvements Project, CIP No. 18-05, due to minor clerical errors.
12. Adopted Resolution No. 2021-24. Resolution of the City Council of the City of National City approving the 405 W. 18th Street Subdivision Map, Case File Number 2019-08 S, and authorizing the Mayor and City Clerk to sign the map.
13. Investment Report for the quarter ended December 31, 2020.
14. Investment transactions for the month ended January 31, 2021.
15. Ratified Warrant Register #34 for the period of 2/17/21 through 2/23/21 in the amount of \$1,356,270.65.
16. Ratified Warrant Register #35 for the period of 2/24/21 through 3/02/21 in the amount of \$1,676,099.03.

ITEMS PULLED FROM CONSENT CALENDER

8. Approval of Meeting Minutes: Virtual Regular City Council Meetings Minutes: February 16, 2021, March 2, 2021, Virtual Special City Council Meeting Minutes: September 12, 2020, September 19, 2020, February 16, 2021.

Councilmember Rios requested a correction to the Regular City Council Meetings Minutes for March 2, 2021 on page 6 of 11 to state Councilmember Rios voted "Naye" on the substitute motion regarding Section 9.60.130. Correction will be made by the City Clerk's Office.

Public Comment: None.

ACTION: Motion by Councilmember Rios, seconded by Councilmember Morrison, to approve Item 8.

Motion carried by unanimous vote.

9. Adopted Resolution No. 2021-21. Resolution of the City Council of the City of National City authorizing the Mayor to execute the Second Amendment to the Agreement between the City of National City and RMG Communications to expand the scope of the agreement to include communications specific to the City's COVID-19 outreach efforts and other communication and outreach strategic goals.

Councilmember Morrison requested clarification on Item 9 concerning the funding amount \$250,000, up from the previous \$50,000 total.

Assistant City Manager Winney provided responses for Council.

Public Comment: None

ACTION: Motion by Councilmember Morrison, seconded by Councilmember Rios, to change the contract amount from \$250,000 to \$100,000 with a total not to exceed \$150,000 and to adopt Resolution No. 2021-21.

Motion carried by unanimous vote.

PUBLIC HEARINGS: ORDINANCES AND RESOLUTIONS

17. An ordinance of the City Council of the City of National City, California adding National City Municipal Code Section 9.60 to regulate commercial cannabis.

City Clerk Molina read the title of the Ordinance into the record.

Mayor Sotelo-Solis introduced City Manager Raulston and Economic Development Specialist Megan Gamwell. City Manager Raulston invited David McPherson, Senior Advisor with Cannabis Policy at HdL Companies, to join the discussion. Raulston, Gamwell and Cromartie gave the report and PowerPoint presentation titled “An Ordinance of the City of National City Adding National City Municipal Section 9.60 to Regulate Commercial Cannabis (Second Reading with Minor Alterations)”.

Councilmembers asked clarifying questions. Staff provided responses.

Mayor Sotelo-Solis declared the Public Hearing open at 8:01 p.m.

Public Comments:

Twenty-four (24) public comments were heard; eleven (11) in opposition and thirteen (13) in support:

Gina Austin (support; requested to clarify accessory use),
 Anthony Cioe (support; request to rezone),
 Peggy Walker (opposed; request for open workshops),
 Barbara Gordon (opposed; request for workshop for public input),
 Kelly McCormick (opposed),
 Matthew Nathaniel (support),
 Chad Matkowski (support; zoning request),
 Adrian Kwiatkowski (support),
 Alonso Gonzalez (support; request to reconsider locations and buffers),
 Keith McCormick (opposed),
 Becky Rapp (opposed),
 Laura Wilkenson Sinton (support; request to consider additional outlets),
 Katelyn Hailey (support; request to fund early childhood programs),
 KB Strange (opposed),
 Judi Strange (opposed; request keeping buffer zone in place),
 Carol Green (opposed; request for public workshops),

Cynara Velazquez (support; requested clarifications on zoning),
Pierra Moise (opposed),
Cathy Bliss (support; request for reasonable zoning),
Tyler McCormick (opposed),
Kathleen Lippitt (opposed),
Devon Julian (support),
Nancy Estelano (support; request to expand zoning),
Jovita Arellano (support; request to extend buffer zone).

Fifteen (15) written comments were received and read into the record; four (4) in opposition and eleven (11) in support:

Kary Radestock (support),
Rick Calou (support),
Mike Snyder (support),
Alex Burman (support),
Coyote Moon (support),
Virginia Casey (support),
Lauren Rowley (support),
Brendan Boyle (support),
Joan Rincon (opposed),
Chris Cahill (support),
Lynda Barbour (opposed),
Dallin Young (support),
Ted Godshalk (opposed),
Silvia Calzada (opposed),
Jessica McElfresh (support).

ACTION: Motion by Councilmember Rios, seconded by Vice-Mayor Rodriguez, to close the Public Hearing at 9:16 p.m.

Motion passed by unanimous vote.

ACTION: Motion by Councilmember Bush, seconded by Vice-Mayor Rodriguez, to adopt the open discussion.

Substitute motion to the original motion by Councilmember Bush, seconded by Vice-Mayor Rodriguez: to amend “Section 9.60.110: Evidence of Cannabis Owner(s), Representative(s) and Employee(s) Background Check Required” to remove requirement for employee background checks by the City staff, including subsequent language throughout the document.

Friendly Amendment by Councilmember Morrison to require background checks on the owners, operators, management and supervisors required by the City and conducted by the City or its agent.

Motion passed by unanimous vote.

Substitute motion by Vice-Mayor Rodriguez, seconded by Councilmember Bush: to amend “Section 9.60.070: Location and Design of Cannabis Businesses, Subsection (b)” to expand consumption lounges in the Light Industrial (LI) to the Commercial Zone.

Ayes: Bush, Rodriguez

Nayes: Morrison, Rios, Sotelo-Solis

Motion failed by 2-3 vote.

At 9:58 p.m. Mayor Sotelo-Solis reminded the Council of Policy #104 that requires the City Council Meeting be adjourned no later than 10:30 p.m. unless extended by Council vote.

Action: Motion by Councilmember Rios, seconded by Councilmember Bush, to continue the meeting past 10:30 p.m. with no time certain to include continue item number 17 to include a 10 minute break.

Ayes: Bush, Rios, Rodriguez, Sotelo-Solis

Nayes: Morrison

Motion passed by 4-1 vote.

Mayor Sotelo-Solis relieve the translation Interpreters of their duty at 10:00 p.m.

Mayor Sotelo-Solis called for a 10 minute recess.

Meeting reconvened at 10:12 p.m. with all Councilmembers present.

Substitute motion by Vice-Mayor Rodriguez, seconded by Councilmember Rios: to amend “Section 9.60.070: Location and Design of Cannabis Businesses, Subsection (a)” to add “Manufacturing” and “Retail ancillary” to have consistency with the opening paragraph.

Motion passed by unanimous vote.

Substitute motion by Councilmember Morrison, seconded by Mayor Sotelo-Solis: to amend “Section 9.60.080: Maximum Number and Type of Authorized Commercial Cannabis Businesses Permitted, Subsection (c)” to add the words “or reduced” to the last sentence.

Motion passed by unanimous vote.

Substitute motion by Councilmember Morrison, seconded by Vice-Mayor Rodriguez: regarding “Section 9.60.120: Persons Prohibited from Holding a Commercial Cannabis License, Subsection (a)(3)” to clarify the addition of "not including cannabis-related offenses for which the conviction occurred after the City banned cannabis in 2012" as related to commercial activity.

Ayes: Morrison, Rios, Rodriguez, Sotelo-Solis

Nayes: Bush

Motion passed by 4-1 vote.

Substitute motion by Councilmember Morrison, seconded by Vice-Mayor Rodriguez: regarding “Section 9.60.130: Persons Prohibited from Employment by a Commercial Cannabis Businesses, Subsection (a)(3)” to direct Staff to provide proposed language to clarify the addition of "not including cannabis-related offenses for which the conviction occurred after the City banned cannabis in 2012" as related to commercial activity.

Ayes: Morrison, Rios, Rodriguez, Sotelo-Solis

Nayes: Bush

Motion passed by 4-1 vote.

Substitute motion by Councilmember Rios, seconded by Mayor Sotelo-Solis: to amend “Section 9.60.070: Location and Design of Cannabis Businesses, Subsection (2)” to require that the 250 ft. buffer be applied for any retail uses.

Ayes: Morrison, Rios, Sotelo-Solis

Nayes: Bush, Rodriguez

Motion passed by 3-2 vote.

Substitute motion by Mayor Sotelo-Solis, seconded by Councilmember Morrison: regarding “Section 9.60.180: Operations Plan and Standards” to direct Staff to provide proposed language to clarify who is referenced by "City Manager or their designee".

Motion passed by unanimous vote.

Substitute motion by Vice-Mayor Rodriguez, seconded by Councilmember Bush:
to strike “Section 9.60.230: General Operating Requirements for all Commercial Cannabis Businesses, Subsection (o)”.

Motion passed by unanimous vote.

Substitute motion by Vice-Mayor Rodriguez, seconded by Councilmember Bush:
to strike “Section 9.60.265: Operating Requirements for Consumption Lounges, Subsection (d)”.

Motion passed by unanimous vote.

Substitute motion by Councilmember Morrison, seconded by Vice-Mayor Rodriguez:
to amend “Section 9.60.420 Transfer of Cannabis Business Permit (d) and (e)(1): to remove "more than 51% of the original ownership" and to add in its place " 25% or more

Motion passed by unanimous vote.

Substitute motion by Councilmember Morrison, no second:
to amend “Section 9.60.070: Location and Design of Cannabis Businesses, Subsection (b)” to remove “CT (Tourist Commercial) West of Interstate 5” and to add in its place "(LI) Light Manufacturing zone".

Motion died for lack of a second.

Substitute motion by Councilmember Morrison, seconded by Councilmember Rios:
regarding “Section 9.60.070: Location and Design of Cannabis Businesses” to direct Staff to provide a proposed definition for “Retail ancillary”.

Motion passed by unanimous vote.

Substitute motion by Vice-Mayor Rodriguez, seconded by Councilmember Morrison:
to amend “Section 9.60.070: Location and Design of Cannabis Businesses, Subsection (b)” to remove “CT (Tourist Commercial) West of Interstate 5” and to add in its place "(LI)Light Industrial zone".

Ayes: Morrison, Rodriguez

Nays: Bush, Rios, Sotelo-Solis

Motion failed by 2-3 vote.

Substitute motion by Councilmember Rios, seconded by Vice-Mayor Rodriguez:
to accept the proposed ordinance with the amendments.

Ayes: Bush, Rios, Rodriguez, Sotelo-Solis

Nays: Morrison

Motion passed by 4-1 vote.

18. Public Hearing and Introduction of an Ordinance of the City Council of the City of National City amending Sections 18.30.340 (Medical marijuana dispensaries) and 18.30.345 (Medical marijuana cultivation) of Title 18 (Zoning) of the National City Municipal Code.

City Clerk Molina read the title of the Ordinance into the record.

City Manager Raulston, Economic Development Specialist Megan Gamwell, and Consultant David McPherson gave the Staff report and PowerPoint presentation titled “Introduction of an Ordinance of the City of National City Municipal Sections 18.30.340 & 18.30.345 to Regulate Commercial Cannabis (First Reading).”

Mayor Sotelo-Solis opened the Public Hearing at 11:30 p.m.

Public Comments: Two (2) written comments were received, and read into the record, from Joan Rincon (opposed) and Ted Godshalk (opposed).

ACTION: Motion by Councilmember Rios, seconded by Vice-Mayor Rodriguez, to close the Public Hearing at 11:37 p.m.

Motion carried by unanimous vote.

ACTION: Motion by Councilmember Rios, seconded by Councilmember Bush, to accept the Ordinance as presented.

Motion passed by 4-1 vote.

Ayes: Bush, Rios, Rodriguez, Sotelo-Solis

Nays: Morrison

Received and Filed.

NON CONSENT RESOLUTIONS - No agenda items.

NEW BUSINESS - No agenda items.

B. COMMUNITY DEVELOPMENT COMMISSION – HOUSING AUTHORITY

CONSENT RESOLUTIONS – HOUSING AUTHORITY – No agenda items.

PUBLIC HEARINGS: RESOLUTIONS – HOUSING AUTHORITY

19. Adopted Resolution No. 2021-78. Public Hearing and Resolution of the Community Development Commission - Housing Authority of the City of National City approving the Streamlining Annual Public Housing Agency ("Annual PHA Plan") for the Housing Choice Voucher Program for Fiscal Year 2021-2022 and authorizing submittal of the Annual PHA Plan for acceptance by the U.S. Department of Housing and Urban Department.

City Clerk Molina read the title of the Resolution into the record.

Director of Housing & Community Development Aguirre confirmed that there are no substantial changes to the PHA plan.

Mayor Sotelo-Solis opened the Public Hearing at 11:40 p.m.

Public Comments: None

ACTION: Motion by Councilmember Rios, seconded by Councilmember Morrison, to close the Public Hearing at 11:40 p.m.

Motion passed by unanimous vote.

ACTION: Motion by Councilmember Rios, seconded by Councilmember Bush, to adopt resolution.

Motion passed by unanimous vote.

NON CONSENT RESOLUTIONS – HOUSING AUTHORITY – No agenda items.

NEW BUSINESS – HOUSING AUTHORITY – No agenda items.

C. REPORTS

STAFF REPORTS

20. City Manager Report

City Manager Raulston introduced Chief of Emergency Services Parra who provided an update concerning vaccines availability for National City residents.

City Manager Raulston reported on the recent officer-involved shooting, as well as the County's position into the orange tier classification, and the subsequent reopening plan for City Hall.

MAYOR AND CITY COUNCIL

City Clerk Molina thanked City leaders for all the efforts to make the Covid19 vaccines accessible to National City residents.

Councilmember Morrison provided no report.

Councilmember Rios thanked City staff for their work on Items 17 and 18.

Councilmember Bush requested for Council to consider offering a letter of support for the Maritime Clean Air Strategy (MCAS).

ACTION: Motion by Councilmember Bush, seconded by Vice-Mayor Rodriguez to draft a letter of support for the Maritime Clean Air Strategy (MCAS).

Motion passed by unanimous vote.

Vice-Mayor Rodriguez expressed gratitude to City staff for their work on the vaccine efforts and the meeting tonight. He expressed congratulations to the New Children's Museum workers represented by IBW Local 465 on their newly ratified labor contract. He requested that Council consider a letter of support for the Protecting the Right to Organize (PRO) Act that is being considered by Congress.

ACTION: Motion by Vice-Mayor Rodriguez, seconded by Councilmember Bush, to draft a letter of support for the Protecting the Right to Organize (PRO) Act.

Motion passed by unanimous vote.

Mayor Sotelo-Solis congratulated the American Legion for their 50-year anniversary, and CSA San Diego County for the Fair Housing Proclamation. She requested that Council consider a formal resolution denouncing Asian racism and xenophobia.

ACTION: Motion by Mayor Sotelo-Solis, seconded by Councilmember Bush, to draft a Resolution denouncing Asian racism and xenophobia.

Motion passed by unanimous vote.

Mayor Sotelo-Solis gave her condolences to the Juarez family in memory of long-time National City artist Carlos “Beaver” Juarez. She thanked City staff for the efforts towards achieving herd immunity in the pandemic. She announced her participation with the San Diego for Every Child and the Guaranteed Income Project.

CLOSED SESSION

CLOSED SESSION REPORT

None

ADJOURNMENT

ACTION: Motion by Councilmember Bush, seconded by Councilmember Morrison, to adjourn the meeting.

Motion passed by unanimous vote.

Mayor Sotelo-Solis congratulated Dr. Akilah Weber on being elected to represent State Assembly District 79th in the 2021 Special Election.

Mayor Sotelo-Solis adjourned the meeting to the next Virtual Regular Meeting of the City Council and Community Development Commission – Housing Authority of the City of National City, California to be held Tuesday, April 20, 2021, at 6:00 p.m. via teleconference.

The meeting adjourned on April 7, 2021 at 12:06 a.m.

Luz Molina, City Clerk

The foregoing minutes were approved at the Regular Meeting of August 3, 2021.

Alejandra Sotelo-Solis, Mayor



**MINUTES OF THE VIRTUAL REGULAR MEETING
OF THE CITY COUNCIL AND COMMUNITY DEVELOPMENT
COMMISSION – HOUSING AUTHORITY
OF THE CITY OF NATIONAL CITY**

April 20, 2021

This meeting was conducted utilizing teleconferencing and electronic means consistent with State of California Executive Order N-29-20 dated March 17, 2020, regarding the COVID-19 pandemic.

The City Council minutes are prepared and ordered to correspond to the City Council Agenda. Agenda Items can be taken out of order during the meeting. The Agenda Items were considered in the order presented.

A. CITY COUNCIL

CALL TO ORDER

The meeting was called to order at 6:28 p.m. by Mayor Sotelo-Solis.

ROLL CALL

Councilmembers present: Bush, Morrison, Rios, Rodriguez, Sotelo-Solis

Other Elected Officials present: Beauchamp, Molina

Administrative Officials present: Raulston, Winney, Bell, Chapel, Gilman, Williams, Davis, Meteau, Denham, Duong, Vergara, Aguirre, Yano, Parra, Barrera, Valdez, and Tellez.

Interpretation in Spanish provided by Carlos Diaz and Luisa Diaz de Leon.

PLEDGE OF ALLEGIANCE TO THE FLAG

City Attorney Bell led the Pledge of Allegiance.

PUBLIC COMMENTS

Mayor Sotelo-Solis introduced City Clerk Molina who summarized the process for acceptance of live public comment.

Four (4) spoken public comments were heard: Peggy Walker (opposition to marijuana businesses), Judy Strang (inequities in relation to marijuana business), Barbara Gordon (opposition to vaping marijuana), Kelly McCormick (concern for driving under the influence of marijuana).

No written public comments received.

PROCLAMATIONS AND CERTIFICATES

1. Earthquake Preparedness Month Proclamation.

Mayor Sotelo-Solis presented the Proclamation to Chief Parra and Management Analyst III, Walter Amedee who represent the National City Fire Department.

AWARDS AND RECOGNITIONS – No agenda items.

PRESENTATIONS – No agenda items.

INTERVIEWS / APPOINTMENTS

2. Appointments: City Boards, Commissions and Committees – City Council Appointment

Mayor Sotelo-Solis introduced City Clerk Molina who gave the report and recited City Council Policy #107 Section D8 regarding the interview process and Section D10 regarding the reappointment of a Commissioner for multiple terms.

Planning Commission: One (1) vacancy for a term through March 31, 2025.

The City Council considered four (4) applicants for this position.

City Council conducted public interviews of three (3) applicants: Dolores Flores, William Phillips Sr., and Claudia E. Valenzuela. One applicant, Sonya Flores, was not present for a public interview.

Public Comments: None

ACTION: Councilmembers cast their vote virtually by holding up the name of the applicant who received their vote.

Councilmember Bush voted for Claudia Valenzuela.
Councilmember Morrison voted for Dolores Flores.
Councilmember Rios voted for Claudia Valenzuela.
Vice-Mayor Rodriguez voted for Claudia Valenzuela.
Mayor Sotelo-Solis voted for Claudia Valenzuela.

Claudia Valenzuela was appointed to the Planning Commission by 4-1 vote.

REGIONAL BOARDS AND COMMITTEE REPORTS

Councilmember Bush reported on San Diego Metropolitan Transit System's (MTS) improvements in ridership, CARES Act funding, CIP projects, and efforts to reach air emissions goals.

Councilmember Morrison had no report.

Vice-Mayor Rodriguez reported on the League of California Cities meeting. Infrastructure funding and provisions for housing investment.

Councilmember Rios reminded the National City community about the recreation opportunities at our reservoirs. Also, she reported that various rebate programs are available from Sweetwater Authority via www.Sweetwater.org/rebate

Mayor Sotelo-Solis reported on the San Diego Association of Governments (SANDAG) meeting and the Five Big Moves transportation plan.

CONSENT CALENDER

Item 5 was pulled from consent. Mayor Sotelo-Solis announced that Item 5 is to be continued upon receipt of a report from National School District. She thanked members of the public for registering to provide comment on Item 5 and welcomed them to return once Item is placed back on the agenda.

Public Comments: None

ACTION: Motion by Councilmember Bush, seconded by Vice-Mayor Rodriguez, to approve the Consent Calendar Items 3, 4, and 6 through 14.

Motion carried by unanimous vote.

3. Motion of the City Council of the City of National City approving the waiving of the reading of the text of the Ordinances or Resolutions that are having a Public Hearing considered at this meeting and providing that such Ordinances or Resolutions shall be introduced and/or adopted after a reading of the title only.
4. Adopted Resolution 2021-25. Resolution of the City Council of the City of National City approving the donation of self-contained breathing apparatus (SCBAs) and accessories to assist the City of Tecate.
5. Pulled to be continued.
6. Adopted Resolution No. 2021-26. Resolution of the City Council of the City of National City: 1) accepting the work performed by Portillo Concrete Inc. for the Palm Avenue Road Rehabilitation Project, CIP No. 19-05; 2) approving the final contract amount of \$1,006,975.46; 3) ratifying the release of retention in the amount of \$25,318.36; and 4) authorizing the Mayor to sign the Notice of Completion for the project.
7. Adopted Resolution No. 2021-27. Resolution of the City Council of the City of National City: 1) accepting the work performed by PAL General Engineering Inc. for the E. 16th Street Road Rehabilitation Project, CIP No. 19-38; 2) approving the final contract amount of \$180,275.60; 3) ratifying the release of retention in the amount of \$9,013.78; and 4) authorizing the Mayor to sign the Notice of Completion for the project.
8. Adopted Resolution No. 2021-28. Resolution of the City Council of the City of National City: 1) accepting the work performed by Next Stage Engineering for the City Hall Ceiling Replacement project, CIP No. 19-53; 2) approving the final contract amount of \$461,746.46; 3) ratifying the release of retention in the amount of \$20,090.00; and 4) authorizing the Mayor to sign the Notice of Completion for the project.

9. Adopted Resolution No. 2021-29. Resolution of the City Council of the City of National City: 1) approving the following projects proposed to receive funding from the Road Maintenance and Rehabilitation Account (RMRA) through the Local Streets and Roads Funding Program as required by Senate Bill 1, the Road Repair and Accountability Act of 2017: A) National City Blvd Street Resurfacing, B) E. Plaza Blvd Street Resurfacing, C) E. 16th Street Resurfacing, and D) Mann Avenue Street Resurfacing; and 2) authorizing the establishment of a Gas Tax Fund appropriation of \$1,217,771 for Fiscal Year 2021 and corresponding revenue budget for receipt of RMRA funds.
10. Adopted Resolution No. 2021-30. Resolution of the City Council of the City of National City, waiving the formal bid process pursuant to National City Municipal Code Section 2.60.260 and Section 2.60.220, regarding cooperative purchasing and open market procedure respectively, and authorizing the purchasing and accessorizing of one (1) new 2021 Ford AWD Police Interceptor K8A PEG 500A in an amount not-to-exceed \$63,360.25, due to a traffic collision that damaged a National City Police Department Patrol Vehicle beyond repair.
11. Adopted Resolution No. 2021-31. Resolution of the City Council of the City of National City, waiving the formal bid process pursuant to National City Municipal Code Section 2.60.260 and Section 2.60.220, regarding cooperative purchasing and open market procedure respectively, and authorizing the purchasing and accessorizing of one (1) new 2021 Ford AWD Police Interceptor K8A PEG 500A in an amount not-to-exceed \$67,111.33, due to a traffic collision that damaged a National City Police Department K-9 Vehicle beyond repair.
12. Investment transactions for the month ended February 28, 2021.
13. Ratified Warrant Register #36 for the period of 3/03/21 through 3/09/21 in the amount of \$1,764,948.49.
14. Ratified Warrant Register #37 for the period of 3/10/21 through 3/16/21 in the amount of \$407,421.46.

ITEMS PULLED FROM CONSENT CALENDER

5. Resolution of the City Council of the City of National City approving the one (1) year ratified Agreement and Authorizing the Mayor to Execute the ratified Agreement with the Sweetwater Union High School District for partial funding of the School Resource Officer Program for FY 2021. The City of National City will be reimbursed \$105,000 for FY 2021.

Mayor Sotelo-Solis announced that Item 5 is to be continued upon receipt of a report from National School District.

Public Comments: registered speakers were not heard due to item being moved to a future date.

ACTION: Motion Sotelo-Solis and seconded by Councilmember Bush to move Item 5 to be heard at a future date. City Attorney Bell clarified that all discussion, including public comment, must cease until the item is brought back. Councilmember Bush withdrew his second. Councilmember Rios seconded. Councilmember Rios requested for any future items that are moved be announced at the start of the City Council meeting, as a courtesy to members of the public.

Ayes: Morrison, Rios, Rodriguez, Sotelo-Solis
Nays: Bush
Motion passed by 4 to 1 vote.

Deputy City Clerk Chapel will provide notice of a date certain for this item to those who registered to speak.

PUBLIC HEARINGS: ORDINANCES AND RESOLUTIONS

15. Adopted Resolution No. 2021-32. Public Hearing and Adoption of a Resolution of the City Council of the City of National City amending the previously adopted Transportation Development Impact Fee (TDIF) schedule and annual adjustment to the TDIF, pursuant to National City Municipal Code Section 4.52.100 and consistent with Government Code Section 66017, approving an adjustment to the TDIF of 2 percent, as required by the San Diego Association of Governments (SANDAG) for receipt of TransNet local street improvement revenues, resulting in the TDIF increasing from \$2,584 per new residential dwelling unit to \$2,636 per unit beginning July 1, 2021.

City Clerk Molina read the title of the Resolution into the record.

Director of Public Works Yano provided the report.

Councilmembers asked clarifying questions. Staff provided responses.

Mayor Sotelo-Solis declared the Public Hearing open at 7:42 p.m.

Public Comments: None.

ACTION: Motion by Councilmember Morrison, seconded by Councilmember Bush, to close the Public Hearing at 7:25 p.m.

Motion passed by unanimous vote.

ACTION: Motion by Councilmember Morrison, seconded by Councilmember Bush, to adopt the Resolution.

Motion passed by unanimous vote.

NON CONSENT RESOLUTIONS

16. Adopted Resolution No. 2021-33 Resolution of the City Council of the City of National City approving the acceptance of the High-Speed Broadband in California Libraries Grant Year 6 from State Library in the amount of \$135,645.71 to cover the equipment costs associated with high-speed networking upgrade at the National City Public Library.

City Clerk Molina read the title of the Resolution into the record.

Mayor Sotelo-Solis introduced Minh Duong, City Librarian, and John Saour, IT Analyst, who provided the report and PowerPoint Presentation titled "Library Broadband Upgrade".

Councilmembers asked clarifying questions. Staff provided responses.

Public Comments: None.

ACTION: Motion by Councilmember Bush, seconded by Councilmember Rios, to adopt the Resolution.

Motion passed by unanimous vote.

17. Adopted Resolution No. 2021-34. Resolution of the City Council of the City of National City: 1) authorizing the appropriation of \$650,551.50 for Phase II – Implementation phase of Paradise Creek Mitigation at Kimball Way project, reimbursable through the Hazard Mitigation Grant Program approved by the Federal Emergency Management Agency (FEMA); 2) establishing corresponding revenue and expenditure accounts; and 3) committing to providing a local match of \$216,850.50.

City Clerk Molina read the title of the Resolution into the record.

Mayor Sotelo-Solis introduced Director of Public Works Yano, who provided the report.

Public Comments: None.

ACTION: Motion by Councilmember Rios, seconded by Councilmember Morrison, to adopt the Resolution.

Motion passed by unanimous vote.

18. Resolution of the City Council of the City of National City authorizing the Mayor to execute an Amendment to the Lease and Operating Agreement between the City of National City and American Golf Corporation to increase green fees effective April 20, 2021.

City Clerk Molina read the title of the Resolution into the record.

Mayor Sotelo-Solis introduced Acting Directory of Community Services Denham, who provided the report. Gary Johnson with American Golf Corporation was available to address questions by Councilmembers.

Public Comment: None.

ACTION: Motion by Mayor Sotelo-Solis, seconded by Councilmember Bush, to approve the Resolution as amended to increase green fees with the understanding that the amount charged to the Sweetwater High School golf team remain the same as in prior years.

Councilmember Morrison made a friendly amendment to include National City Student Golf Teams – maker of motion accepted the friendly amendment.

Vice-Mayor Rodriguez made a friendly amendment to keep the rates the same for National City residents. Maker of the motion denied the friendly amendment.

Mayor Sotelo-Solis made a friendly amendment to allow all residents of the 91950 zip code to be included in the 9% rate, which would include those youth rates and sports teams for Sweetwater, Granger and National organized youth teams.

City Attorney Bell advised City Council to withdraw the motion on the floor and replace it with a motion to provide direction to Staff to renegotiate the Operating Agreement between the City of National City and American Golf Corporation, as discussed.

Motion was rescinded by Mayor Sotelo-Solis.

Public Comment: City Treasurer Beauchamp commented in support of American Golf Corporation.

ACTION: Motion by Councilmember Morrison, seconded by Councilmember Rios to refer Item back to Staff to renegotiate the Operating Agreement to include amendments as discussed, and to return to the May 4, 2021 City Council Meeting.

Motion passed by unanimous vote.

Mayor Sotelo-Solis requested for the interpretation service to continue past the two-hour mark.

NEW BUSINESS

19. The Protecting the Right to Organize (PRO) Act (HR. 842).

Mayor Sotelo-Solis introduced Assistant City Manager Winney who provided a summary on the Protecting the Right to Organize (PRO) Act.

Public Comment: None

ACTION: Motion by Vice-Mayor Rodriguez, seconded by Councilmember Bush, to direct Staff to draft a letter of support of the PRO Act and for Mayor Sotelo-Solis to sign on behalf of the City Council.

Motion passed by unanimous vote.

Assistant City Manager Winney Point of Clarification City Manager's Staff will draft letter for Mayor Sotelo-Solis signature due to the timeliness of the legislation, providing a copy to the City Councilmembers.

20. Consider authorizing a letter of support to the Port of San Diego in support of the Maritime Clean Air Strategy Discussion Draft.

Director of Community Development Vergara provided comments with regards to the Maritime Clean Air Strategy (MCAS) Discussion Draft letter of support.

Public Comment: One (1) spoken public comment was heard from Danny Serrano (comment letter does not address stated community concerns).

ACTION: Motion by Councilmember Bush, seconded by Vice-Mayor Rodriguez, to provide the letter of support with the following three changes (1) strike "discussion draft" from the first line and add "discussion effort", (2) strike "discussion draft" from the last paragraph and add "discussion effort", (3) strike "compliance" from the second paragraph and add "environmental health".

Motion passed by unanimous vote.

B. COMMUNITY DEVELOPMENT COMMISSION – HOUSING AUTHORITY

No agenda items.

C. REPORTS

STAFF REPORTS

Item 22 was taken out of order.

22. Speeding and Racing Groups

Chief of Police Tellez introduced Captain Alex Hernandez who provided the report and PowerPoint presentation titled “National City Police Department Staff Report on concerns regarding Speeding and Racing Groups”.

Received and Filed.

Mayor Sotelo-Solis released the interpretation service for the remainder of the meeting at 9:28 p.m.

21. Urban Area Security Initiative

City Manager Raulston introduced Chief of Emergency Services Parra, who introduced Chief of Police Jose Tellez and Management Analyst III Walter Amedee. Chief Parra provided the report and PowerPoint presentation titled “Urban Area Security Initiative (UASI) Urban Area Working Group (UAWG)”.

Public Comment: None

Received and Filed.

Public Comment: One (1) written public comment was provided by Joan Rincon for Item 22. This comment was read into the record by Clerk Molina. (9:51 p.m.)

Mayor Sotelo-Solis reminded the Council of Policy #104 that requires the City Council Meeting be adjourned no later than 10:30 p.m. unless extended by Council vote.

Action: Motion by Councilmember Morrison, seconded by Councilmember Bush, to end the meeting by 10:30 p.m.

A substitute motion was made by Councilmember Rios, seconded by Vice-Mayor Rodriguez to continue the meeting past 10:30 p.m. to complete the remaining Items on the agenda.

Ayes: Bush, Rios, Rodriguez, Sotelo-Solis

Nayes: Morrison

Motion passed by 4-1 vote.

23. HOPE Improvements for Federal Funding.

City Manager Raulston provided the report and PowerPoint presentation titled “Health and Opportunity through Partnership for Equity, Capital Improvement Program for Funding and Implementation”.

Public Comment: None

Received and Filed.

24. City Manager Report

City Manager Raulston commented on the availability of COVID-19 vaccines for the community.

Received and Filed.

MAYOR AND CITY COUNCIL

City Clerk Molina announced the vacancy on the Civil Service Commission. Applicants may apply via the City Clerk’s office. Application deadline is May 6, 2021, 5 p.m.

City Treasurer Beauchamp spoke about the Port of San Diego tenants and the freight rail system.

Councilmember Morrison requested to direct Staff to start the discussion regarding the possibilities and options available once the contract with American Golf Corporation ends.

ACTION: Motion by Councilmember Morrison, seconded by Vice-Mayor Rodriguez, to direct Staff to begin the discussion for potential possibilities once the contract with American Golf Corporation ends.

Ayes: Bush, Morrison, Rodriguez
Nays: Rios, Sotelo-Solis
Motion passed by 3 to 2 vote.

Councilmember Bush provided no report.

Councilmember Rios invited the community to Port of San Diego’s virtual community workshop to discuss the future of Pepper Park.

Vice-Mayor Rodriguez requested to hold discussions regarding the city budget and the next budget workshop.

ACTION: Motion by Vice-Mayor Rodriguez, seconded by Councilmember Morrison, to include at the next budget discussion the funding dedicated to sanitation efforts and trash collection services.

Motion passed by unanimous vote.

ACTION: Motion by Vice-Mayor Rodriguez, seconded by Councilmember Morrison, to include at the next budget discussion the funding needed for an EMT training program for fire fighters to become paramedics.

Motion passed by unanimous vote.

ACTION: Motion by Vice-Mayor Rodriguez to include at the next budget discussion the possibilities of grant funding needed to increase civic participation and community outreach efforts during elections.

Motion died for lack of a second.

Mayor Sotelo-Solis announced the availability of vaccines around the community. She mentioned the invitation to present to counterparts in Puerto Rico the success of age-friendly policies in National City.

CLOSED SESSION

CLOSED SESSION REPORT

City Attorney Bell stated his report from the Closed Session.

Item 1: Pursuant to California Government Code Section 54957.1, by unanimous vote, direction was given by the City Council in the legal action title Tammy Davis, et al. v. City of National City, et al. The case involves a Section 1983 Civil Rights Act claim arising from an in-custody death.

Item 2: Pursuant to California Government Code Section 54957.1, by unanimous vote, direction was given by the City Council in the legal action title Justin Perez v. City of National City. The case involves a personal injury claim arising from an alleged dangerous condition on City property.

ADJOURNMENT

Mayor Sotelo-Solis adjourned the meeting to the next Virtual Regular Meeting of the City Council and Community Development Commission – Housing Authority of the City of National City, California to be held Tuesday, May 4, 2021, at 6:00 p.m. via teleconference.

The meeting adjourned at 10:31 p.m.

Luz Molina, City Clerk

The foregoing minutes were approved at the Regular Meeting of August 3, 2021.

Alejandra Sotelo-Solis, Mayor



**MINUTES OF THE VIRTUAL REGULAR MEETING
OF THE CITY COUNCIL AND COMMUNITY DEVELOPMENT
COMMISSION – HOUSING AUTHORITY
OF THE CITY OF NATIONAL CITY**

May 4, 2021

This meeting was conducted utilizing teleconferencing and electronic means consistent with State of California Executive Order N-29-20 dated March 17, 2020, regarding the COVID-19 pandemic.

The City Council minutes are prepared and ordered to correspond to the City Council Agenda. Agenda Items can be taken out of order during the meeting. The Agenda Items were considered in the order presented.

A. CITY COUNCIL

CALL TO ORDER

The meeting was called to order at 6:01 p.m. by Mayor Sotelo-Solis.

ROLL CALL

Councilmembers present: Bush, Morrison, Rios, Rodriguez, Sotelo-Solis

Other Elected Officials present: Beauchamp, Molina

Administrative Officials present: Raulston, Winney, Bell, Chapel, Gilman, Williams, Davis, Meteau, Denham, Duong, Vergara, Aguirre, Yano, Parra, Barrera, Tellez, and Palma.

Interpretation in Spanish provided by Carlos Diaz and Luisa Diaz de Leon.

PLEDGE OF ALLEGIANCE TO THE FLAG

City Clerk Molina led the Pledge of Allegiance.

PUBLIC COMMENTS

No verbal public comments were received.

Two (2) written comments were received and read into the record: Erin E. (request for speed bumps on E. 16th St), and Joan Rincon (complaint of National City Liquor).

Mayor Sotelo-Solis announced that today's meeting will be adjourned in memory of life-long resident Carlos "Beaver" Juarez and thanked the Rico-Juarez family for sharing his legacy with National City.

PROCLAMATIONS AND CERTIFICATES

1. National City celebrates City Clerk Recognition Month.

Mayor Sotelo-Solis presented the Proclamation to City Clerk Molina and Deputy City Clerk, MMC, Chapel.

AWARDS AND RECOGNITIONS – No agenda items.

PRESENTATIONS – No agenda items.

INTERVIEWS / APPOINTMENTS – No agenda items.

REGIONAL BOARDS AND COMMITTEE REPORTS

Port Commissioner Naranjo reported on the business of the Board of Port Commissioners for the Port of San Diego held on April 13, 2021.

Mayor Sotelo-Solis highlighted the leadership roles of the members of the Council and thanked them for representing National City in the various regional boards and committees. She reported on the San Diego Association of Governments (SANDAG) meeting and the Five Big Moves transportation plan.

Vice-Mayor Rodriguez announced that the next meeting of the Metropolitan Wastewater Joint Powers Authority (JPA) is occurring this week.

Councilmember Rios reminded the National City community that May is water awareness month. She highlighted the Water Conservation Garden that is sponsored by the San Diego County Water Authority and the Sweetwater Authority. She encouraged the community to attend the Garden; there is no admission fees on the second Friday of every month.

Councilmember Morrison had nothing to report.

Councilmember Bush reported on the business of the South County Economic Development Council (EDC). He also summarized the planned discussion for the upcoming Air Pollution Control District (APCD) meeting.

CONSENT CALENDER

Councilmember Rios pulled Item Nos. 11 and 12 for comment. Vice-Mayor Rodriguez pulled Items 6 and 19 for discussion.

Public Comments: None

ACTION: Motion by Councilmember Rios, seconded by Councilmember Bush, including maker of the motion approving a friendly amendment by Vice-Mayor Rodriguez to approve the Consent Calendar Items 2 through 5, 7 through 10, and 13 through 18, and pull items 6, 11, 12, and 19 for comments and discussion.

Motion carried by unanimous vote.

2. Motion of the City Council of the City of National City approving the waiving of the reading of the text of the Ordinances or Resolutions that are having a Public Hearing considered at this meeting and providing that such Ordinances or Resolutions shall be introduced and/or adopted after a reading of the title only.
3. Approval of City Council Meeting Minutes for December 1, 2020 CA HA Reg Min, December 15, 2020 SP Min, March 2, 2021 CC HA Reg Min, March 16, 2021 CC HA Reg Min, March 16, 2021 CC SP Min, March 16, 2021 SA Min.
4. Adopted Resolution No. 2021-35 Resolution of the City Council of the City of National City denouncing xenophobia and anti-Asian/Pacific Islander racism arising due to fears of the COVID-19 pandemic and affirming the City's commitment to the well-being and safety of Asian Pacific Islander communities.
5. Adopted Resolution No. 2021-36. Resolution of the City Council of the City of National City authorizing the City Manager to execute the First Amendment to the Purchase and Sales Agreement and accepting the Grant Deed from Sayheune Phomsavanh for the purchase of property located at 140 West 18th Street.
6. Pulled for discussion.
7. Adopted Resolution No. 2021-38. Resolution of the City Council of the City of National City initiating proceedings for the levy and collection of assessments for Landscape Maintenance District No. 1 (Mile of Cars) for Fiscal Year 2021/22.
8. Adopted Resolution No. 2021-39. Resolution of the City Council of the City of National City approving the Engineer's Report for Landscape Maintenance District No. 1 (Mile of Cars) for Fiscal Year 2021/22.
9. Adopted Resolution No. 2021-40. Resolution of the City Council of the City of National City declaring its intention to conduct a public hearing on June 1, 2021 and to levy and collect assessments for Landscape Maintenance District No. 1 (Mile of Cars) for Fiscal Year 2021/22.
10. Adopted Resolution No. 2021-41. Resolution of the City Council of the City of National City authorizing the Mayor to execute an Amendment to the Lease and Operating Agreement between the City of National City and American Golf Corporation to increase green fees effective May 5, 2021.
11. Pulled for discussion.
12. Pulled for discussion.
13. Adopted Resolution No. 2021-44. Resolution of the City Council of the City of National City authorizing the installation of a Stop Control sign for the T-intersection of E. 31st Street and "D" Avenue for eastbound traffic accessing "D" Avenue (TSC No. 2021-04).
14. Adopted Resolution No. 2021-45. Resolution of the City Council of the City of National City authorizing the installation of a blue curb disabled persons parking space with sign in front of the residence located at 1615 "C" Avenue (TSC No. 2021-05).

15. Adopted Resolution No. 2021-46. Resolution of the City Council of the City of National City authorizing the installation of red curb “No Parking” on the east side of Palm Avenue, adjacent to the driveway of the apartment complex located at 1629 Palm Avenue, in order to enhance safety and visibility for drivers exiting the apartment driveway (TSC No. 2021-06).
16. Authorized the issuance of a Request for Proposals (RFP) for Towing and Impound Services, for the City of National City.
17. Approved City Council 2021 Legislative Recess.
18. Ratified Warrant Register #38 for the period of 3/17/21 through 3/23/21 in the amount of \$1,260,307.62.
19. Pulled for discussion.

ITEMS PULLED FROM CONSENT CALENDER

6. Adopted Resolution No. 2021-37. Resolution of the City Council of the City of National City Approving the Settlement and Release Agreement between Justin Perez and the City of National City.

Vice-Mayor Rodriguez commented on this item.

Public Comment: none

ACTION: Motion by Vice-Mayor Rodriguez, seconded by Councilmember Rios, to adopt the Resolution.

Motion passed by unanimous vote.

11. Adopted Resolution No. 2021-42. Resolution of the City Council of the City of National City authorizing the Mayor to execute Program Supplement Agreement (PSA) No. N010 Rev. 2 with the State of California Department of Transportation (Caltrans) for the Citywide Safe Routes to School (SRTS) Pedestrian Enhancements Project to allow for reimbursement of up to \$1,678,000 in eligible project expenditures through the Federal Active Transportation Program (ATP).

Councilmember Rios commented on this item.

Public Comment: none

ACTION: Motion by Councilmember Rios, seconded by Mayor Sotelo-Solis, to adopt the Resolution.

Motion passed by unanimous vote.

12. Adopted Resolution No. 2021-43. Resolution of the City Council of the City of National City authorizing the installation of a blue curb disabled persons parking space with sign in front of the development located at 130 E. 8th Street (TSC No. 2021-03).

No discussion was needed for this Item.

Public Comment: none

ACTION: Motion by Councilmember Rios, seconded by Councilmember Bush, to adopt the Resolution.

Motion passed by unanimous vote.

19. Ratified Warrant Register #39 for the period of 3/24/21 through 3/30/21 in the amount of \$790,256.83.

Vice-Mayor Rodriguez asked clarifying questions. Staff provided the requested information.

Public Comment: none

ACTION: Motion by Vice-Mayor Rodriguez, seconded by Councilmember Bush, to adopt the Resolution.

Motion passed by unanimous vote.

PUBLIC HEARINGS: ORDINANCES AND RESOLUTIONS

20. Third Reading and adoption of an Ordinance of the City Council of the City of National City, California adding National City Municipal Section 9.60 to regulate commercial cannabis.

City Clerk Molina read the title of the Ordinance into the record.

City Manager Raulston provided the report and PowerPoint presentation titled “Third Reading and Third Reading and Adoption of an Ordinance of the City Council of the City of National City, California Adding National City Municipal Section 9.60 to Regulate Commercial Cannabis.”

Councilmembers asked clarifying questions. Staff provided responses.

Mayor Sotelo-Solis declared the Public Hearing open at 6:54 p.m.

Public Comments:

Ten (10) public comments were heard; eleven (8) in opposition and two (2) in support:

Kelly McCormick (opposed),

Carol Green (opposed),

Becky Rapp (opposed),

Peggy Walker (opposed),

Adrian Kwiatkowski (support; request to revert 250 foot buffer zone),

Mark Wilcox (opposed),

Alonso Gonzalez (support; request to reconsider locations and buffers),

KB Strange (opposed),

Ann Riddle (opposed),

Barbara Gordon (opposed).

Four (4) written comments were received and read into the record; three (3) in opposition and one (1) in support:

Chad Matkowski (support; request to expand zoning),
Joan Rincon (opposed),
Riane Fletcher (opposed),
Ted Godshalk (opposed).

ACTION: Motion by Councilmember Rios, seconded by Councilmember Bush, to close the Public Hearing at 7:27 p.m.

Motion passed by unanimous vote.

ACTION: Motion by Councilmember Rios, seconded by Councilmember Bush, to adopt the Ordinance.

Substitute motion by Vice-Mayor Rodriguez to reduce the area of buffer zone from 250 feet to 100 feet from residential parcel.

Motion died for a lack of a second.

Substitute motion by Councilmember Morrison to change the zoning for the consumption lounges to move them out of the commercial/recreation zone.

Motion died for a lack of a second.

Call for vote of original motion:

Ayes: Bush, Rios, Rodriguez, Sotelo-Solis

Nays: Morrison

Motion passed by 4-1 vote.

21. Public Hearing and Adoption of an Ordinance of the City Council of the City of National City amending Sections 18.30.340 (Medical marijuana dispensaries), and 18.30.345 (Medical marijuana cultivation) of Title 18 (Zoning) of the National City Municipal Code. (Applicant City-Initiated) (Case File 2019-29 A).

City Clerk Molina read the title of the Ordinance into the record.

Mayor Sotelo-Solis introduced City Manager Raulston who confirmed that there are no changes to the report since the first reading of Ordinance.

Mayor Sotelo-Solis declared the Public Hearing open at 7:38 p.m.

Public Comments:

Three (3) public comments were heard; two (2) in opposition and one (1) in support:

Ann Riddle (opposed),

Carol Green (opposed),

Adrian Kwiatkowski (support).

One (1) written comment was received and read into the record:

Ted Godshalk (opposed)

ACTION: Motion by Councilmember Bush, seconded by Vice-Mayor Rodriguez, to close the Public Hearing at 7:44 p.m.

Motion passed by unanimous vote.

ACTION: Motion by Councilmember Bush, seconded by Vice-Mayor Rodriguez, to adopt Ordinance No. 2021-2488, as presented.

Ayes: Bush, Rios, Rodriguez, Sotelo-Solis

Nays: Morrison

Motion passed by 4-1 vote.

22. Adopted Resolution No. 2021-47. Public Hearing No. 2 of 2 and adoption of a Resolution of the City of National City adopting the U.S Department of Housing and Urban Development (HUD) 2021-2022 Annual Action Plan and the allocation of 2021-2022 HUD entitlement grant funds, program income, and funds remaining from completed projects to Community Development Block Grant (CDBG) and HOME Investment Partnerships (HOME) Program activities proposed for 2021-2022 Annual Action Plan.

City Clerk Molina read the title of the Resolution into the record.

Mayor Sotelo-Solis introduced Director of Housing Authority Carlos Aguirre, and Housing Programs Manager Angelita Palma who gave the report and PowerPoint Presentation on funding recommendations.

Councilmembers asked clarifying questions. Staff provided responses.

Mayor Sotelo-Solis declared the Public Hearing open at 8:01 p.m.

Public Comments: None.

ACTION: Motion by Councilmember Morrison, seconded by Vice-Mayor Rodriguez, to close the Public Hearing at 8:02 p.m.

Motion passed by unanimous vote.

ACTION: Motion by Councilmember Morrison, seconded by Councilmember Bush, to adopt the Resolution as presented.

Motion passed by unanimous vote.

Mayor Sotelo-Solis relieved the translation Interpreters of their duty at 8:03 p.m.

NON CONSENT RESOLUTIONS

23. Adopted Resolution No. 2021-48. Resolution of the City Council of the City of National City amending City Council Policy No. 201 entitled "Maintenance of Reserve Funds."

City Clerk Molina read the title of the Resolution into the record.

Mayor Sotelo-Solis introduced City Manager Raulston who provided the report and recommendations.

Councilmembers asked clarifying questions. Staff provided responses.

Public Comment: None.

ACTION: Motion by Councilmember Morrison, seconded by Councilmember Rios, to adopt the Resolution.

Motion passed by unanimous vote.

NEW BUSINESS

24. Notice of Decision – Planning Commission approval of a Conditional Use Permit (CUP) to operate a church (Iglesia de Cristo) located at 322 Highland Avenue. (Applicant: Francis Rodriguez) (Case File No. 2021-02 CUP).

Mayor Sotelo-Solis introduced Principal Planner Reeder who was present to address questions.

Public Comments: None

ACTION: Motion by Councilmember Rios, seconded by Councilmember Bush, to accept the Notice of Decision.

Motion passed by unanimous vote.

B. COMMUNITY DEVELOPMENT COMMISSION – HOUSING AUTHORITY

No agenda items.

C. REPORTS

STAFF REPORTS

25. City Manager Report

City Manager Raulston commented on the availability of COVID-19 vaccines for the community. He also announced that the computer lab at the library is now open.

MAYOR AND CITY COUNCIL

City Clerk Molina announced the vacancy on the Civil Service Commission. Applicants may apply via the City Clerk's Office. Application deadline is May 6, 2021, 5:00 p.m.

City Treasurer Beauchamp expressed his concerns for the cannabis ordinance that passed. He also commented on the reserves discussion.

Councilmember Morrison passed on making a comment.

Councilmember Bush thanked the Mayor, Staff, and city for the effort towards informing the public of the availability of vaccines and the efforts to reach herd immunity.

Councilmember Rios acknowledge that the Morgan / Kimball Towers rehabilitation project was nominated for a San Diego Housing Federation Ruby Award for innovation and impact in affordable housing. She also acknowledged Director of Housing Authority Carlos Aguirre for his nomination for the John Craven Public Service Memorial Ruby Award.

Vice-Mayor Rodriguez commented on May Day and its significance in the labor rights movement.

Mayor Sotelo-Solis announced the successful efforts in outreach for vaccination. She thanked the Council for all the work done.

CLOSED SESSION

CLOSED SESSION REPORT

None

ADJOURNMENT

Mayor Sotelo-Solis adjourned the meeting in memory of Carlos “Beaver” Juarez to the next Virtual Regular Meeting of the City Council and Community Development Commission – Housing Authority of the City of National City, California to be held Tuesday, May 18, 2021, at 6:00 p.m. via teleconference.

The meeting adjourned at 8:37 p.m.

Luz Molina, City Clerk

The foregoing minutes were approved at the Regular Meeting of August 3, 2021.

Alejandra Sotelo-Solis, Mayor



**MINUTES OF THE VIRTUAL REGULAR MEETING
OF THE CITY COUNCIL AND COMMUNITY DEVELOPMENT
COMMISSION – HOUSING AUTHORITY
OF THE CITY OF NATIONAL CITY**

May 18, 2021

This meeting was conducted utilizing teleconferencing and electronic means consistent with State of California Executive Order N-29-20 dated March 17, 2020, regarding the COVID-19 pandemic.

The City Council minutes are prepared and ordered to correspond to the City Council Agenda. Agenda Items can be taken out of order during the meeting. The Agenda Items were considered in the order presented.

A. CITY COUNCIL

CALL TO ORDER

The meeting was called to order at 6:06 p.m. by Mayor Sotelo-Solis.

ROLL CALL

Councilmembers present: Bush, Morrison, Rios (via telephone), Rodriguez, Sotelo-Solis
Other Elected Officials present: Beauchamp, Molina

Administrative Officials present: Raulston, Winney, Bell, Chapel, Gilman, Williams, Davis, Meteau, Denham, Duong, Vergara, Aguirre, Yano, Parra, Barrera, Valdez, and Tellez.

Interpretation in Spanish provided by Carlos Diaz and Luisa Diaz de Leon.

PLEDGE OF ALLEGIANCE TO THE FLAG

City Manager Raulston led the Pledge of Allegiance.

PUBLIC COMMENTS

Two (2) written comments were received and read into the record: Joan Rincon (budget), and Sonya Harris (COVID-19 rental relief payments).

Five (5) spoken public comments were heard: Nicanora Montenegro (Filipino Community Group), Mark Wilcox (for-profit cannabis industry), Terri-Ann Skelly (smoke-free multi-units marijuana second-hand smoke and smoke-free multi-unit housing), and Peggy Walker (marijuana ordinance), and Shirley Ferrill (Memorial Day Event hosted by the Veteran's & Military Advisory Committee).

PROCLAMATIONS AND CERTIFICATES

1. National City Recognizes National Public Works Week.

Mayor Sotelo-Solis presented the Proclamation to Director of Public Works Yano, Don Jasmund, and the Public Works staff. Director Yano provided a PowerPoint presentation of the work accomplished by the Public Works team around the City.

2. National City Recognizes the Retirement of Jose Soltero after 43 years of service with EDCO.

Mayor Sotelo-Solis presented the proclamation to Mr. Soltero. Carl Scherbaum, Division Manager at EDCO offered remarks in honor of Mr. Soltero's 43 years of service.

AWARDS AND RECOGNITIONS

3. COVID-19 Health Heroes.

Mayor Sotelo-Solis presented the proclamation to Fire Chief Parra, Fire Captain Robinson and Mrs. Robinson for their weekly work at the COVID-19 vaccination stations.

4. Recognition of Filipino Community Group.

Mayor Sotelo-Solis presented the proclamation to members of the Filipino Community Group Representatives present: Lani Batista Cabanilla, Marianne Delatorre, Phillip Esteban, Nicanora Montenegro and Ben Macapugay.

Additionally, Mayor Sotelo-Solis recognized City Clerk Molina for her Inclusive Excellence Award received from UCSD.

PRESENTATIONS

5. Community Service Month Recap. (Community Services)

Mayor Sotelo-Solis introduced, Acting Director of Community Services Audrey Denham who gave the report and a PowerPoint Presentation of the clean-up events

INTERVIEWS / APPOINTMENTS – No agenda items.

REGIONAL BOARDS AND COMMITTEE REPORTS

Councilmember Bush reported on Air Pollution Control District audit report and fees for cost recovery.

Councilmember Rios reported on: Governor Newsom's announcement to dedicate funds for water bill debt relief; the region's emergency drought status; and opposition to CA State Assembly Bill 1434 which would disproportionately impact lower income households.

Councilmember Morrison had nothing to report.

Vice-Mayor Rodriguez reported on the Point Loma wastewater treatment plant and the threat posed by erosion.

Mayor Sotelo-Solis reported on relief funds made available by Governor Newsom, SANDAG's Bike Anywhere Week and the Five Big Moves transportation plan.

CONSENT CALENDER

Vice-Mayor Rodriguez pulled Item 10 for discussion.

Public Comments: None

ACTION: Motion by Vice-Mayor Rodriguez, seconded by Councilmember Morrison, to approve the Consent Calendar Items 6 through 9.

Motion carried by unanimous vote.

6. Motion of the City Council of the City of National City approving the waiving of the reading of the text of the Ordinances or Resolutions that are having a Public Hearing considered at this meeting and providing that such Ordinances or Resolutions shall be introduced and/or adopted after a reading of the title only.
7. Adopted Resolution 2021-49. Resolution of the City Council of the City of National City ratifying the approval of a facility use agreement with Sweetwater Union High School District for the administration of COVID-19 vaccinations via Mobile Service Units.
8. Temporary Use Permit – Halloween retail tent store hosted by Halloween Express at Westfield Plaza Bonita Mall from August 27, 2021 thru November 4, 2021 with no waiver of fees.
9. Ratified Warrant Register #40 for the period of 3/31/21 through 4/06/21 in the amount of \$2,537,590.23.
10. Pulled for discussion.

ITEMS PULLED FROM CONSENT CALENDER

10. Ratified Warrant Register #41 for the period of 4/07/21 through 4/13/21 in the amount of \$881,992.97.

Council asked clarifying questions. Chief of Police Tellez provided responses.

Public Comment: None.

ACTION: Motion by Vice-Mayor Rodriguez, seconded by Councilmember Morrison, to approve Item 10.

Motion carried by unanimous vote.

PUBLIC HEARINGS: ORDINANCES AND RESOLUTIONS

11. Adopted Resolution No. 2021-50. A Public Hearing pursuant to Proposition 218 to consider a rate adjustment for refuse services including recycling and yard waste disposal provided to National City residences and businesses by EDCO Disposal Corporation and amending the agreement between the City and EDCO Disposal Corporation to increase the monthly rates for refuse collection services.

City Clerk Molina read the title of the Resolution into the record.

Mayor Sotelo-Solis introduced Director of Public Works Yano, Assistant Civil Engineer, Carla Hutchinson, and EDCO representative Carl Scherbaum, who provided the report and PowerPoint Presentation titled “Rate Adjustment Overview, Amendments to Municipal Code Section 9.52, Organics Update.”

Mayor Sotelo-Solis opened the Public Hearing at 7:38 p.m.

Public Comment: No verbal or written comments were submitted. Five (5) letter of protest were received.

City Clerk Molina directed Deputy City Clerk Chapel to read the requirements for qualification of letters of protest. City Clerk Molina opened, qualified, counted, and accepted the five (5) letters of protest received.

ACTION: Motion by Councilmember Bush, seconded by Councilmember Morrison, to close the Public Hearing at 7:45 p.m.

Motion passed by unanimous vote.

ACTION: Motion by Councilmember Morrison, seconded by Councilmember Bush, to adopt the Resolution.

Motion passed by unanimous vote.

12. Public Hearing and the Introduction of an Ordinance of the City Council of the City of National City amending National City Chapter 9.52 of the National City Municipal Code regarding the Mandatory Commercial and Residential Recycling Program according to SB 1383.

City Clerk Molina read the title of the Ordinance into the record.

Mayor Sotelo-Solis introduced Director of Public Works Yano provided the report.

Mayor Sotelo-Solis opened the Public Hearing at 7:48 p.m.

Public Comment: None.

ACTION: Motion by Councilmember Bush, seconded by Councilmember Morrison, to close the Public Hearing at 7:49 p.m.

Motion passed by unanimous vote.

ACTION: Motion by Councilmember Morrison, seconded by Councilmember Bush, to introduce the Ordinance.

Motion passed by unanimous vote.

NON CONSENT RESOLUTIONS

13. Adopted Resolution No. 2021-51. Resolution of the City Council of the City of National City authorizing the Mayor to execute a Mills Act Historic Preservation Contract for 538 “C” Avenue. (Applicants: Christopher and Tang Warnke) (Case File 2021-04 M).

City Clerk Molina read the title of the Resolution into the record.

Mayor Sotelo-Solis introduced City Planner Reeder who provided the report.

Public Comments: None.

ACTION: Motion by Councilmember Bush, seconded by Councilmember Morrison, to adopt the Resolution.

Motion passed by unanimous vote.

NEW BUSINESS – No agenda items.

B. COMMUNITY DEVELOPMENT COMMISSION – HOUSING AUTHORITY

No agenda items.

C. REPORTS

STAFF REPORTS

14. City Manager Report

Fire Chief Parra reported on a gas line leak event that occurred today, including a 300-ft perimeter evacuation of the area in coordination with police, the school district, and SDGE emergency crew. City Manager Raulston commented on the availability of COVID-19 vaccines for the community.

MAYOR AND CITY COUNCIL

City Treasurer Beauchamp commented positively on the unanimous decision on the budget and approved of the City Manager’s efforts for cutting expenses, maintaining reserves, and augmentation of City clean-ups.

City Clerk Molina had no comment.
Councilmember Morrison had no comment.
Councilmember Bush had no comment.
Councilmember Rios had no comment.

Vice-Mayor Rodriguez highlighted Nurses Week and thanked nurses for their extraordinary efforts in the last year during COVID. He also mentioned the Tiny Homes Consortium he attended and proposed to Staff to prepare this topic for discussion at a future meeting.

ACTION: Motion by Vice-Mayor Rodriguez, seconded by Councilmember Morrison, to direct Staff to return to Council with information regarding “tiny homes.”

Ayes: Bush, Morrison, Rodriguez, Sotelo-Solis

Nays: Rios

Motion passed by 4 to 1 vote.

Mayor Sotelo-Solis thanked Staff and colleagues for moving forward with good policy and dialogue. She announced the vaccine events coordinated with San Ysidro Health Center among others. She asked colleagues to bring forth a discussion of the City’s flag raising policy.

ACTION: Motion by Mayor Sotelo-Solis, seconded by Councilmember Bush, to discuss the City’s flag raising policy at the next City Council meeting.

Ayes: Bush, Rios, Rodriguez, Sotelo-Solis

Nays: Morrison

Motion passed by 4 to 1 vote.

CLOSED SESSION

CLOSED SESSION REPORT

City Attorney Bell stated his report from the Closed Session.

1. CONFERENCE WITH LABOR NEGOTIATORS (Government Code Section 54957.6)

Employee Organizations:

Municipal Employees’ Association (SEIU, Local 221),

National City Firefighters Association (Local 2744),

Unrepresented Groups: Executive, Confidential, and Management.

Agency Designated Representatives: Eddie Kreisberg (Labor Negotiator), Brad Raulston (City Manager), Tony Winney (Assistant City Manager), Paul Valdez (Budget Manager - Finance), and Lilia Munoz (Human Resources Manager – HR)

No report.

2. CONFERENCE WITH LEGAL COUNSEL – EXISTING LITIGATION

Existing Litigation under Government Code Section 54956.9(d)(1)

Name of Case: Tammy Davis v. City of National City, et al

Case No. 19-CV-534-BEN-BGS

Item 2: Pursuant to California Government Code Section 54957.1, by unanimous vote, the direction was given by the City Council in the legal action title Tammy Davis, et al. v. City of National City, et al. The case involves a Section 1983 Civil Rights Act claim arising from an in-custody death.

3. CONFERENCE WITH LEGAL COUNSEL – EXISTING LITIGATION

Existing Litigation under Government Code Section 54956.9(d)(1)

Cecilia Portillo v. City of National City

United States District Court – Southern District of CA

Case No. 20 CV 02429-W-MDD

Item 3: Pursuant to California Government Code Section 54957.1, no reportable action was taken in closed session regarding the legal action title Cecilia Portillo v. City of National City. The case involves a Section 1983 Civil Rights Act claim arising from allegations of sexual assault by a former City employee.

ADJOURNMENT

Mayor Sotelo-Solis adjourned the meeting to the next Virtual Regular Meeting of the City Council and Community Development Commission – Housing Authority of the City of National City, California to be held Tuesday, June 1, 2021, at 6:00 p.m. via teleconference.

The meeting adjourned at 8:19 p.m.

Luz Molina, City Clerk

The foregoing minutes were approved at the Regular Meeting of August 3, 2021.

Alejandra Sotelo-Solis, Mayor



MINUTES OF THE VIRTUAL SPECIAL MEETING (BUDGET WORKSHOP) OF THE CITY COUNCIL OF THE CITY OF NATIONAL CITY

April 20, 2021

This meeting was conducted utilizing teleconferencing and electronic means consistent with State of California Executive Order N-29-20 dated March 17, 2020, regarding the COVID-19 pandemic.

OPEN TO THE PUBLIC

A. CITY COUNCIL

CALL TO ORDER

The meeting was called to order at 4:03 p.m. by Mayor Sotelo-Solis.

ROLL CALL

Councilmembers present: Bush, Morrison, Rios, Rodriguez, Sotelo-Solis

Other Elected Officials present: Beauchamp, Molina

Administrative Officials present: Raulston, Winney, Bell, Chapel, Gilman, Williams, Davis, Meteau, Denham, Duong, Vergara, Aguirre, Yano, Parra, Barrera, Valdez, and Tellez.

Interpretation in Spanish provided by Carlos Diaz and Luisa Diaz de Leon.

PLEDGE OF ALLEGIANCE TO THE FLAG

Councilmember Morrison led the Pledge of Allegiance.

PUBLIC COMMENT

Two (2) written public comments received and read into the record: Joan Rincon and Ted Godshalk.

1. BUDGET WORKSHOP/FISCAL YEAR 2022 BUDGET PRESENTATION
 - ❖ Introduction and Overview
 - ❖ Strategic Planning, COVID-19 and Revenue Relief/Recovery/Relief
 - ❖ American Rescue Plan Act (ARP)
 - ❖ Preliminary Financial Forecast and Historical Trends
 - ❖ Fiscal Year 2021-2022 Preliminary Budget (FY July –June)
 - ❖ Capital Improvement Program (CIP) 5- year plan
 - ❖ Closing Comments, Next Steps, and Request for Direction
 - ❖ Public Comment
 - ❖ City Council Comments and Direction

Copy of the preliminary budget is available for public review at the following location:
<http://www.nationalcityca.gov/government/city-clerk/agendas-minutes>

City Manager Raulston and Director of Public Works Yano gave the report and PowerPoint presentation titled “Fiscal Year 2022 Budget Workshop, April 20, 2021”.

PUBLIC COMMENT

Three (3) verbal comments received: Chad Matkowski, Elizabeth Munoz, and Charles Walker.

Council asked clarifying questions of Staff and Staff provided responses.

Council directed Staff to return to a future meeting with the following items:

ACTION: Motion by Councilmember Bush, seconded by Vice-Mayor Rodriguez, to add a budget item for an economic development recovery program in conjunction with the National City Chamber of Commerce at a funding level of \$50,000.

Motion passed by unanimous vote.

ACTION: Motion by Councilmember Bush, seconded by Councilmember Rios, to add a budget item for a paid internship fellowship program to assist elected officials, and to increase the funding level to \$100,000.

Motion passed by 4-1 vote.

Ayes: Bush, Rios, Rodriguez, Sotelo-Solis

Nays: Morrison

ADJOURNMENT

Mayor Sotelo-Solis adjourned the meeting to the next Virtual Regular Meeting of the City Council and Community Development Commission – Housing Authority to be held Tuesday, April 20, 2021, following this meeting, via teleconference.

The meeting adjourned at 6:15 p.m.

Luz Molina, City Clerk

The foregoing minutes were approved at the Regular Meeting of August 3, 2021.

Alejandra Sotelo-Solis, Mayor



**MINUTES OF THE VIRTUAL SPECIAL MEETING (BUDGET WORKSHOP)
OF THE CITY COUNCIL OF THE CITY OF NATIONAL CITY**

May 18, 2021

This meeting was conducted utilizing teleconferencing and electronic means consistent with State of California Executive Order N-29-20 dated March 17, 2020, regarding the COVID-19 pandemic.

OPEN TO THE PUBLIC

A. CITY COUNCIL

CALL TO ORDER

The meeting was called to order at 4:03 p.m. by Mayor Sotelo-Solis.

ROLL CALL

Councilmembers present: Bush, Morrison, Rios, Rodriguez, Sotelo-Solis

Administrative Officials present: Raulston, Winney, Bell

Other Elected Officials present: Beauchamp, Molina

Administrative Officials present: Raulston, Winney, Bell, Chapel, Gilman, Williams, Davis, Meteau, Denham, Duong, Vergara, Aguirre, Yano, Parra, Barrera, Valdez, and Tellez.

Interpretation in Spanish provided by Carlos Diaz and Luisa Diaz de Leon.

PLEDGE OF ALLEGIANCE TO THE FLAG

Vice-Mayor Rodriguez led the Pledge of Allegiance.

Mayor Sotelo-Solis provided information regarding a natural gas leak that was reported and forced evacuations within the City as a safety precaution. Public Notices were provided as well as door-to-door contact to reach residents in the affected area. City Manager Raulston reported that SDG&E and City Fire Personnel are working on the scene and will provide updates. City Councilmember Rios included information that the school district is also contacting families affected.

PUBLIC COMMENT

Two (2) written public comments received and read into the record: Joan Rincon and Ted Godshalk. One (1) verbal comment was heard: Chad Matkowski.

1. BUDGET WORKSHOP/FISCAL YEAR 2022 BUDGET PRESENTATION
 - ❖ Introduction and Overview
 - ❖ Fiscal Year 2021-2022 Proposed Budget (FY July 2021-June 2022)
 - ❖ American Rescue Plan Act (ARPA)
 - ❖ Follow up Items
 - ❖ Closing Comments, Decision Items, and Staff Recommendation
 - ❖ City Council Questions
 - ❖ Public Comment
 - ❖ City Council Comments

Copy of the proposed budget is available for public review at the following location:

<http://www.nationalcityca.gov/government/city-clerk/agendas-minutes>

City Manager Raulston gave the report and PowerPoint presentation titled “Proposed Budget Fiscal Year 2022, May 18, 2021.

Public Comment: None

ACTION: Motion by Councilmember Bush, seconded by Councilmember Rios, to approve the proposed budget with added language to Council budget item to clarify that of the \$100,000 amount, \$50,000 is to be used by the Mayor’s office and \$50,000 is to be used by the Council for internship/staffing purposes.

Motion was withdrawn by the maker.

ACTION: Motion by Councilmember Bush, seconded by Councilmember Rios, to approve the proposed budget with the exception of the Council Internship budget item of \$100,000.

Motion passed by unanimous vote.

ACTION: Motion by Councilmember Bush, seconded by Councilmember Rios, bi-furcated second portion of original motion to add language to Council budget item to clarify that of the \$100,000 amount, \$50,000 is to be used by the Mayor’s office and \$50,000 is to be used equally by the four members of the Council for internship/staffing purposes.

Motion passed by 3-2 vote.

Ayes: Bush, Rios, Sotelo-Solis

Nays: Morrison, Rodriguez

CLOSED SESSION CLOSED SESSION REPORT

No report.

ADJOURNMENT

Mayor Sotelo-Solis adjourned the meeting to the next Virtual Regular Meeting of the City Council and Community Development Commission – Housing Authority to be held Tuesday, June 1, 2021, 6:00 p.m., via teleconference.

The meeting adjourned at 5:22 p.m.

Luz Molina, City Clerk

The foregoing minutes were approved at the Regular Meeting of August 3, 2021.

Alejandra Sotelo-Solis, Mayor



**MINUTES OF THE VIRTUAL SPECIAL MEETING
OF THE CITY COUNCIL OF THE CITY OF NATIONAL CITY**

April 20, 2021

This meeting was conducted utilizing teleconferencing and electronic means consistent with State of California Executive Order N-29-20 dated March 17, 2020, regarding the COVID-19 pandemic.

OPEN SESSION

CALL TO ORDER

The meeting was called to order at 3:32 p.m. by Mayor Sotelo-Solis.

ROLL CALL

Councilmembers present: Bush, Morrison, Rios, Rodriguez, Sotelo-Solis
Administrative Officials present: Raulston, Winney, Bell, Chapel

PUBLIC COMMENT

None

Councilmembers convened into Closed Session.

CLOSED SESSION

1. Conference with Legal Counsel – Existing Litigation:
Existing Litigation under Government Code Section 54956.9(d)(1)
Tammy Davis v. City of National City, et al
Case No. 19-CV-534-BEN-BGS
2. Conference with Legal Counsel – Existing Litigation:
Existing Litigation under Government Code Section 54956.9(d)(1)
Justin Perez v. City of National City
Case No. 37-2019-00037384-CU-PO-CTL

CLOSED SESSION REPORT PROVIDED AT END OF REGULAR MEETING

Item 1: Pursuant to California Government Code Section 54957.1, by unanimous vote, direction was given by the City Council in the legal action title Tammy Davis, et al. v. City of National City, et al. The case involves a Section 1983 Civil Rights Act claim arising from an in custody death.

Item 2: Pursuant to California Government Code Section 54957.1, by unanimous vote, direction was given by the City Council in the legal action title Justin Perez v. City of National City. The case involves a personal injury claim arising an alleged dangerous condition on City property.

ADJOURNMENT

Mayor Sotelo-Solis adjourned the meeting to the next Virtual Regular City Council meeting to be held Tuesday, April 20, 2021, at 6:00 p.m. via teleconference.

The meeting adjourned at 3:36 p.m.

Luz Molina, City Clerk

The foregoing minutes were approved at the Regular Meeting of August 3, 2021.

Alejandra Sotelo-Solis, Mayor

DRAFT



**MINUTES OF THE VIRTUAL SPECIAL MEETING
OF THE CITY COUNCIL OF THE CITY OF NATIONAL CITY**

May 18, 2021

The meeting was conducted utilizing teleconferencing and electronic means consistent with State of California Executive Order N-29-20 dated March 17, 2020, regarding the COVID-19 pandemic.

OPEN SESSION

CALL TO ORDER

The meeting was called to order at 3:08 p.m. by Mayor Sotelo-Solis.

ROLL CALL

Councilmembers present: Bush, Morrison, Rios, Rodriguez, Sotelo-Solis
Administrative Officials present: Raulston, Winney, Bell, Chapel, Munoz, and Valdez.
Others: Kreisberg (Labor Negotiator)

PUBLIC COMMENT

None

Members retired into Closed Session.

CLOSED SESSION

1. CONFERENCE WITH LABOR NEGOTIATORS (Government Code Section 54957.6)
Employee Organizations:
Municipal Employees' Association (SEIU, Local 221),
National City Firefighters Association (Local 2744),
Unrepresented Groups: Executive, Confidential, and Management.
Agency Designated Representatives: Eddie Kreisberg (Labor Negotiator), Brad Raulston (City Manager), Tony Winney (Assistant City Manager), Paul Valdez (Budget Manager - Finance), and Lilia Munoz (Human Resources Manager – HR)
2. Conference with Legal Counsel – Existing Litigation
Existing Litigation under Government Code Section 54956.9(d)(1)
Name of Case: Tammy Davis v. City of National City, et al
Case No. 19-CV-534-BEN-BGS

Attendees: Bush, Morrison, Rios, Rodriguez, Sotelo-Solis, Bell, Raulston, Gomez, and Tellez.

Item 2: Pursuant to California Government Code Section 54957.1, by unanimous vote, the direction was given by the City Council in the legal action title Tammy Davis, et al. v. City of National City, et al. The case involves a Section 1983 Civil Rights Act claim arising from an in-custody death.

3. Conference with Legal Counsel – Existing Litigation
Existing Litigation under Government Code Section 54956.9(d)(1)
Cecilia Portillo v. City of National City
United States District Court – Southern District of CA
Case No. 20 CV 02429-W-MDD

Attendees: Bush, Morrison, Rios, Rodriguez, Sotelo-Solis, Bell, Raulston, Gomez, and Yano.

Item 3: Pursuant to California Government Code Section 54957.1, no reportable action was taken in closed session regarding the legal action title Cecilia Portillo v. City of National City. The case involves a Section 1983 Civil Rights Act claim arising from allegations of sexual assault by a former City employee.

CLOSED SESSION REPORT PROVIDED AT END OF REGULAR MEETING

ADJOURNMENT

Mayor Sotelo-Solis adjourned the meeting to the next Virtual Regular City Council meeting to be held Tuesday, May 18, 2021, at 6:00 p.m. via teleconference.

The meeting adjourned at 3:54 p.m.

Luz Molina, City Clerk

The foregoing minutes were approved at the Regular Meeting of August 3, 2021

Alejandra Sotelo-Solis, Mayor

The following page(s) contain the backup material for Agenda Item: [Resolution of the City Council of the City of National City approving and authorizing the Mayor to sign the Sixth Amendment to the Agreement by and between the City of National City and American Medical Response Ambulance Service, Inc. to continue to provide basic and advanced life support ambulance transportation services effective July 1, 2021, for a period of two years. \(Fire\)](#)

Please scroll down to view the backup material.

**CITY OF NATIONAL CITY, CALIFORNIA
COUNCIL AGENDA STATEMENT**

MEETING DATE: August 3, 2021

AGENDA ITEM NO. |

ITEM TITLE:

Resolution of the City Council of the City of National City approving and authorizing the Mayor to sign the Sixth Amendment to the Agreement by and between the City of National City and American Medical Response Ambulance Service, Inc. to continue to provide basic and advanced life support ambulance transportation services effective July 1, 2021, for a period of two years. (Fire)

PREPARED BY: Frank Parra

DEPARTMENT: Fire

PHONE: 619-336-4551

APPROVED BY: 

EXPLANATION:

The City's ambulance services contract with American Medical Response Ambulance Services, Inc. (AMR) was approved by the City Council on June 20, 2006. AMR, at no direct cost to the City, has been providing basic and advanced life support ambulance transportation services to the City since October 1, 1983.

AMR pays the City a Franchise Fee on a monthly basis. The amount of such fee is determined solely and at the absolute discretion of the City. The purpose of the fee is to offset the City's costs for activities associated with providing and maintaining programs associated with emergency medical services care at an ALS-level (Advanced Life Support) and oversight of the ambulance contract.

AMR has the ability to directly bill individuals utilizing their services or bill appropriate third-party insurance carriers. AMR bills for ambulance service per transport, calls for service during which patient care meets transport criteria and mileage. AMR may increase fees and/or charges for services provided in order to fully realize revenues sufficient to make up the projected annual increase in Franchise Fees.

Due to changes adopted by the California Emergency Medical Services Authority, local control of the EMS request for proposal (RFP) process was transferred to County EMS. The City continues to explore the ability to regain local control of the EMS RFP process; in light of our efforts, the County's RFP development process has been delayed. Therefore, the National City Fire Department is seeking a two year extension of the AMR contract starting July 1, 2021 through June 30, 2023 until the EMS RFP process is defined. This extension will maintain the Franchise Fee revenue in FY21/22 and FY22/23 at \$318,023.

FINANCIAL STATEMENT:

ACCOUNT NO. 130-00000-3034

APPROVED:  Finance

APPROVED: _____ MIS

Agreement is a fee for service with no General Fund revenue subsidy. The Franchise Fee revenue in FY21/22 and FY22/23 will maintained at \$318,023 annually.

ENVIRONMENTAL REVIEW:

N/A

ORDINANCE: INTRODUCTION: FINAL ADOPTION:

STAFF RECOMMENDATION:

Adopt the resolution.

BOARD / COMMISSION RECOMMENDATION:

N/A

ATTACHMENTS:

1. Sixth Amendment to the Agreement by and between the City of National City and American Medical Response Ambulance Service, Inc.
2. Resolution

**SIXTH AMENDMENT TO THE AGREEMENT
BY AND BETWEEN
THE CITY OF NATIONAL CITY
AND
AMERICAN MEDICAL RESPONSE AMBULANCE SERVICE, INC.**

This Sixth Amendment to the Agreement By and Between the City of National City and American Medical Response Ambulance Service, Inc. ("Sixth Amendment") is entered into this 3rd day of August, 2021, by and between the City of National City ("CITY") and American Medical Response Ambulance Service, Inc., ("AMR").

RECITALS

- A. WHEREAS, on June 20, 2006, CITY and AMR entered into an agreement entitled "Agreement by and between the City of National City and American Medical Response Ambulance Service, Inc." ("Agreement"); and
- B. WHEREAS, on November 23, 2010, CITY and AMR exercised the option to extend the term of the Agreement for two years, following expiration on June 30, 2011; and
- C. WHEREAS, on June 18, 2013, CITY and AMR exercised the option to extend the term of the Agreement for two years, following expiration on June 30, 2013; and
- D. WHEREAS, on June 16, 2015, CITY and AMR exercised the option to extend the term of the Agreement for two years, following expiration on June 30, 2015; and
- E. WHEREAS, due to the uncertainty of control over the EMS RFP process, the CITY and AMR decided to extend the term of the Agreement for two years, following the expiration on June 30, 2017; and
- F. WHEREAS, on June 18, 2019, CITY and AMR exercised the option to extend the term of the Agreement for two years, following expiration on June 30, 2019; and
- G. WHEREAS, the CITY continues to explore the ability to regain local control of the EMS RFP process; and
- H. WHEREAS, the CITY and AMR desire to amend the Agreement by amending Section II, Subsection A.11(d); Section IV, Subsection B.1; and Section VI, Subsection E.1; and
- I. WHEREAS, since County EMS has paused the EMS RFP development, the CITY and AMR desire to extend the term of the Agreement for two years, following the expiration on June 30, 2021, as provided for in amended Section VI, Subsection E.1; and
- J. WHEREAS, AMR has met all of the eligibility requirements for an extension of the Agreement as set forth in Section VI, Subsection E.1

NOW, THEREFORE, in consideration of the mutual benefit to be derived therefrom, CITY and AMR agree as follows:

1. Section VI, Subsection E.1 is amended with the term of the Agreement being extended for an additional two years from the time the current Agreement expires on June 30, 2021 to June 30, 2023.
2. Section II, Subsection A.11(d) is amended by modifying the Franchise Fee Payments as follows:

	Actual	Estimate	Estimate
	FY 2020-21	FY 2021-22	FY 2022-23
Franchise Fees	\$318,023	\$318,023	\$318,023

3. Section IV, Subsection B.1 is amended by replacing Subsection B.1 with the following:

B.1. Effective July 1, 2021, the Ambulance Service Base Rate for Advanced Life Support will be ALS - \$2,660.93
4. The parties further agree that with the foregoing exceptions, each and every term and provision of the Agreement by and between the CITY and AMR, dated June 20, 2006, shall remain in full force and effect.

IN WITNESS WHEREOF, the parties hereto have caused this Sixth Amendment to be executed the day and year first herein set forth.

CITY OF NATIONAL CITY

**AMERICAN MEDICAL RESPONSE
AMBULANCE SERVICE, INC.**

By: _____
Alejandra Sotelo-Solis, Mayor

By: _____
Tom Wagner, CEO
AMR Regional Operations

ATTEST:

Luz Molina, City Clerk

APPROVED AS TO FORM:

Gabriela M. Torres, Deputy City Attorney

RESOLUTION NO. 2021 -

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF NATIONAL CITY, CALIFORNIA APPROVING AND AUTHORIZING THE MAYOR TO EXECUTE THE SIXTH AMENDMENT TO THE AGREEMENT BETWEEN THE CITY OF NATIONAL CITY AND AMERICAN MEDICAL RESPONSE AMBULANCE SERVICE, INC. TO CONTINUE TO PROVIDE BASIC AND ADVANCED LIFE SUPPORT AMBULANCE TRANSPORTATION SERVICES EFFECTIVE JULY 1, 2021 THROUGH JUNE 30, 2023

WHEREAS, the City's ambulance services contract with American Medical Response Ambulance Services, Inc. (AMR) was approved by the City Council on June 20, 2006; and

WHEREAS, AMR, at no direct cost to the City, has been providing basic and advanced life support ambulance transportation services to the City since October 1, 1983; and

WHEREAS, AMR pays the City a Franchise Fee on a monthly basis and the amount of such fee is determined solely and at the discretion of the City and the purpose of the fee is to offset the City's costs for activities associated with providing and maintaining programs associated with emergency medical services care at an ALS-level (Advanced Life Support) and oversight of the ambulance contract; and

WHEREAS, due to changes adopted by the California Emergency Medical Services Authority, local control of the EMS request for proposal (RFP) process was transferred to County EMS, therefore, the City continues to explore the ability to regain local control of the EMS RFP process; in light of our efforts, the County's RFP development process has been delayed; and

WHEREAS, the National City Fire Department is seeking a two-year extension of the AMR contract starting July 1, 2021 through June 30, 2023 until the EMS RFP process is defined; and

WHEREAS, the extension will maintain the Franchise Fee revenue in FY21/22 and FY22/23 at \$318,023.

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

Section 1: Authorizes the Mayor to execute a Sixth Amendment to the Agreement with American Medical Response Ambulance Service, Inc., to continue to provide basic and advanced life support ambulance transportation services effective for two (2) years from July 1, 2021 to June 30, 2023.

Section 2: The City Clerk shall certify to the passage and adoption of this Resolution and enter it into the book of original Resolutions.

PASSED and ADOPTED this 3rd day of August, 2021.

Alejandra Sotelo-Solis, Mayor

ATTEST:

Luz Molina, City Clerk

APPROVED AS TO FORM:

Charles E. Bell Jr., City Attorney

The following page(s) contain the backup material for Agenda Item: [Resolution of the City Council of the City of National City accepting funds in the amount of \\$2,500 from the San Diego Gas & Electric \(SDG&E\) 2021 SAFE San Diego Grant Program through the Burn Institute, a 501\(c\)\(3\) non-profit organization, for the National City Community Emergency Response Team \(CERT\) to recruit, administer, and promote CERT training in National City, and authorizing the establishment of a Reimbursable Grants City-Wide Fund appropriation and corresponding revenue budget. \(Fire\)](#)

Please scroll down to view the backup material.

**CITY OF NATIONAL CITY, CALIFORNIA
COUNCIL AGENDA STATEMENT**

MEETING DATE: August 3, 2021

AGENDA ITEM NO. |

ITEM TITLE:

Resolution of the City Council of the City of National City accepting funds in the amount of \$2,500 from the San Diego Gas & Electric (SDG&E) 2021 SAFE San Diego Grant Program through the Burn Institute, a 501(c)(3) non-profit organization, for the National City Community Emergency Response Team (CERT) to recruit, administer, and promote CERT training in National City, and authorizing the establishment of a Reimbursable Grants City-Wide Fund appropriation and corresponding revenue budget. (Fire)

PREPARED BY: Frank Parra

DEPARTMENT: Fire

PHONE: 619-336-4551

APPROVED BY: 

EXPLANATION:

Through the 2021 SAFE San Diego Grant Program, SDG&E has awarded funds to CERT whose programs and services support emergency preparedness and safety. The grant from SDG&E to the Burn Institute has made it possible to support local CERT Programs and is part of SDG&Es commitment to make our region safer at home, in the workplace, and in neighborhoods throughout San Diego County. SDG&E has provided a check in the amount of \$2,500 to the Burn Institute, which is a 501(c)(3) non-profit organization, who is serving as National City's CERT fiscal agent to provide the grant funds.

This grant helps National City CERT to recruit new CERT members, administer the CERT program, and promote disaster preparedness training through the National City CERT Program. Staff recommends the establishment of an appropriation and corresponding revenue budget in the amount of \$2,500.

FINANCIAL STATEMENT:

APPROVED: 

Finance

ACCOUNT NO. Ex. 282-412-912-355-0000 / Rev. 282-12912-3498

APPROVED: _____

MIS

No matching City funds required.

ENVIRONMENTAL REVIEW:

This is not a project and, therefore, not subject to environmental review.

ORDINANCE: INTRODUCTION:

FINAL ADOPTION:

STAFF RECOMMENDATION:

Approve the Resolution.

BOARD / COMMISSION RECOMMENDATION:

ATTACHMENTS:

Burn Institute Award Letter
Resolution



EXECUTIVE DIRECTOR
Susan Day

BOARD OF DIRECTORS

CHAIRMAN OF THE BOARD
Gerald S. Davee, Esq.

PRESIDENT
David Ott

VP CHIEF FINANCIAL OFFICER
Chief Bob Pfohl

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Jeffery Berend
James Boland
Chief Don Butz
Jeff Cole
Jesse Conner
Christina Figone
Jeanne Lee, M.D., FACS
Michael Murphy
Chief Colin Stowell
Chief Mitch Villalpando

June 28, 2021

Congratulations...

On behalf of the Burn Institute and San Diego Gas & Electric (SDG&E), thank you for participating in the **2021 SAFE San Diego** Grant Program that provides grant funding, by invitation, to Community Emergency Response Teams (CERT) in San Diego County whose programs and services support emergency preparedness and safety.

A grant from San Diego Gas & Electric (SDG&E) to the Burn Institute has made it possible to support local CERT Programs and is part of SDG&E's commitment to make our region safer at home, in the workplace and in our neighborhoods.

Since 1972, the Burn Institute has been helping educate and inspire communities across San Diego and Imperial Counties to reduce burn injuries and empower those affected by burn trauma. Among our various programs, we're dedicated to educating elementary school students on fire safety, installing free smoke alarms in the homes of seniors and offering burn survivor support programs for burn survivors of all ages and their families. With your help, we can keep our region safe from fires and burns.

Enclosed is a check to support the CERT program listed in your application.

Please note: the check must be cashed no later than August 1, 2021 or funds are forfeited.

A follow-up report containing impact and outcomes will be requested of all funded CERT programs at the end of October 2021 so we may highlight completed and in-progress activities as a result of the invested funds.

On behalf of the Burn Institute and SDG&E, thank you for everything you and your CERT Program does to support our community!

Sincerely,

A handwritten signature in blue ink that reads "Susan Day". The signature is fluid and cursive, with a long, sweeping tail on the "y".

Susan Day
Executive Director

enclosure

RESOLUTION NO. 2021 -

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF NATIONAL CITY, CALIFORNIA
AUTHORIZING THE MAYOR TO ACCEPT FUNDS IN THE AMOUNT OF \$2,500 FROM
THE 2021 SAFE SAN DIEGO GRANT PROGRAM, FOR THE NATIONAL CITY
COMMUNITY EMERGENCY RESPONSE TEAM (CERT) PROGRAM AND AUTHORIZING
THE ESTABLISHMENT OF A REIMBURSABLE GRANTS CITY-WIDE FUND
APPROPRIATION AND CORRESPONDING REVENUE BUDGET**

WHEREAS, the San Diego Gas & Electric (SDG&E) 2021 SAFE San Diego Grant Program provides funding to Community Emergency Response Teams (CERT) in San Diego County whose programs and services support emergency preparedness and safety; and

WHEREAS, the Burn Institute, is a 501(c)(3) non-profit established to help educate and inspire communities across San Diego and Imperial Counties to reduce burn injuries and empower those affected by burn trauma; and

WHEREAS, on June 28, 2021, the Burn Institute and SDG&E notified City of National City (City) staff that the City has been awarded a grant of \$2,500 to support the City's CERT program; and

WHEREAS, City staff requests City Council authorize the Mayor to accept funds in the amount of \$2,500 from the SAFE San Diego Grant Program and the establishment of a reimbursable grants city-wide fund appropriation and corresponding revenue budget.

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

Section 1: Authorizes the Mayor to accept funds in the amount of \$2,500 from the SAFE San Diego Grant Program and the establishment of a reimbursable grants city-wide fund appropriation and corresponding revenue budget.

Section 2: The City Clerk shall certify to the passage and adoption of this Resolution and enter it into the book of original Resolutions.

PASSED and ADOPTED this 3rd day of August, 2021.

Alejandra Sotelo-Solis, Mayor

ATTEST:

Luz Molina, City Clerk

APPROVED AS TO FORM:

Charles E. Bell Jr., City Attorney

The following page(s) contain the backup material for Agenda Item: [Resolution of the City Council of the City of National City to authorize the Chief of Police to enter into an Agreement with Richard J. Donovan Correctional Facility for the Temporary Right of Entry and License Agreement for Firing Range Use for the National City Police Department. \(Police\)](#)

Please scroll down to view the backup material.

CITY OF NATIONAL CITY, CALIFORNIA
COUNCIL AGENDA STATEMENT

MEETING DATE: August 3, 2021

AGENDA ITEM NO.

ITEM TITLE:

Resolution of the City Council of the City of National City to authorize the Chief of Police to enter into an Agreement with Richard J. Donovan Correctional Facility for the Temporary Right of Entry and License Agreement for Firing Range Use for the National City Police Department.

PREPARED BY: Christopher A. Sullivan, Lieutenant

DEPARTMENT: Police

PHONE: (619) 336-4451

APPROVED BY: 

EXPLANATION:

The National City Police Department requests that the City Council authorize the Chief of Police to enter into a Temporary Right of Entry and License Agreement for Firing Range Use at Richard J. Donovan Correctional Facility, which includes an indemnification provision, to use the firing range at no charge to the City, and to approve all future extensions of the Temporary Right of Entry and License Agreement for Firing Range Use at Richard J. Donovan Correctional Facility, under the same terms and conditions of the current agreement.

The use of the range at Richard J. Donavan Correctional Facility will allow for the required training of police personnel in firearms and less lethal weapons while the in-door police department training range is upgraded to meet environmental standards.

FINANCIAL STATEMENT:

APPROVED:  Finance

ACCOUNT NO.

APPROVED: _____ MIS

N/A

ENVIRONMENTAL REVIEW:

N/A

ORDINANCE: INTRODUCTION: FINAL ADOPTION:

STAFF RECOMMENDATION:

Approve the Resolution.

BOARD / COMMISSION RECOMMENDATION:

N/A

ATTACHMENTS:

Richard J. Donovan Correctional Facility forms and Exhibits A-H
City of National City Insurance documents.
Resolution

**TEMPORARY RIGHT OF ENTRY AND LICENSE AGREEMENT FOR
FIRING RANGE USE AT
RICHARD J. DONOVAN CORRECTIONAL FACILITY**

This Temporary Right of Entry and License Agreement (License) is made and entered into on July 1, 2021 by and between the State of California acting by and through the Director of the Department of General Services (DGS) with the consent of the Department of Corrections and Rehabilitation (CDCR), Richard J. Donovan Correctional Facility (RJD) collectively "State", as (Licensor), and the National City Police Department (NC PD) as (Licensee). The Licensor and Licensee are sometimes individually referred to as "Party" and collectively as "Parties".

RECITALS

WHEREAS, pursuant to Government Code (GC) §14670 (a)(1), the Director of the Department of General Services, with the consent of the California Department of Corrections and Rehabilitation, is authorized to let State real property for a period not to exceed five (5) years if the Director deems such letting is in the best interest of the State; and

WHEREAS, Licensee's officers or employees require continuing firearms education, which includes classroom education and training at an authorized Range facility, to comply with California Penal Code Section 830; and

WHEREAS, Licensee is requesting temporary, scheduled access, ingress and egress to the Firing Range (Range) which is located at 480 Alta Road, San Diego, CA 92179. State real property identified as RJD, located within assessor's parcel number 648-040-26-00 currently under the CDCR control and possession; and

WHEREAS, CDCR operates the RJD Range; and

WHEREAS, the State engages law enforcement entities for range use in exchange for certain services and equipment which allows the range operation to run efficiently while meeting necessary training needs; and

WHEREAS, Licensee desires to secure dates and times for law enforcement weapons training for its officers at the RJD range; and

WHEREAS, public safety is an essential mission for the State and Licensee, the parties agree that this training is in the best interest of the State and the State has identified existing capacity to enter into this License with Licensee; and

WHEREAS, Licensee's activities will be conducted in accordance with standard industry practices and in a prudent and careful manner.

WITNESSETH

NOW THEREFORE, IN CONSIDERATION of the mutual agreements by the Parties set forth herein and other good and valuable consideration contributing to public safety in the State, the

Parties agree to the following terms and conditions:

1. **Grant of License:** The State hereby grants permission to Licensee, its qualified officers, employees, and representatives, to enter upon those lands within the RJD firing range, located at 480 Alta Road, San Diego, CA 92179, more specifically described in Exhibit "A" (Premises), attached herein and by this reference made a part hereof, for the purpose of ingress, egress and scheduled Range use intended for training and continuing education of law enforcement personnel and for no other purposes whatsoever. Licensee's access onto said Premises shall be allowed by CDCR only upon State's execution of this License.
2. **License Term:** This License shall commence on July 1, 2021 and expire without written notification on June 30, 2026, with such rights of renewal or termination as are hereinafter expressly set forth. Licensee shall have the option to renew the License upon expiration. Should Licensee desire to renew, the request for such renewal will be for an additional five (5) year term and should be made within one hundred twenty 120 days of the expiration date hereof by written notification to the Range Master. Nothing precludes the Licensee from making their renewal request earlier than one hundred twenty 120 days.
3. **Holding Over:** Any holding over by Licensee after expiration or termination shall not be considered a renewal or extension of this License. The use of the Premises after the expiration or termination of this License shall constitute a week-to-week use, and all other terms and conditions of this License shall continue in full force and effect; provided however, that said hold over tenancy shall be subject to and at the State's sole discretion.
4. **Termination:** The Parties hereto agree that either Party may terminate this License at any time during the term hereof by giving notice to the other in writing at least thirty (30) days prior to the date when such termination shall become effective. Any willful violation of the License terms or the RJD Firing Range Rules and Regulations shall be grounds for termination of this License and removal of Licensee. With exception that the Licensee may have the right to receive notice of such violation and granted a period of ten (10) calendar days to cure prior to any such termination, if such violation is curable. If Licensee fails to cure the specified violation, termination and removal shall be permitted pursuant to this section.
5. **Use:** Licensee's use is permitted for the express purpose of conducting classroom and hands-on weapons training which is more particularly described in Exhibit "B"(Training Curriculum) attached herein and by this reference made a part hereof. Training coordination and scheduling is more particularly described in Exhibit "C" (Scheduling) attached herein and by reference made a part hereof. Weapons training requires the use of special equipment, including firearms, ammunition, and protective gear which is more particularly described in Exhibit "D" (Equipment), attached herein and by this reference made a part hereof. Licensee and its qualified officers shall use only that equipment identified in Exhibit "D" unless the Equipment list is amended in writing and agreed to by both Parties.
6. **Conduct During Use:** The Licensee agrees to follow the Richard J. Donovan Correctional Facility Firing Range General Rules and Regulations, identified as Exhibit "E" (Rules and Regulations), attached herein and by reference made a part hereof.
7. **Medical:** Licensee shall take all necessary and reasonable safety precautions and shall

comply with all applicable laws pertaining to the safety of person and real and personal property at or on the Premises. Licensee shall immediately report to the onsite Range Master any death, loss time injury, or property damage that occurs within RJD. Any emergency medical or surgical care of Licensee's officers or employees required, as a result of range use, will be the sole responsibility of Licensee. As used herein, this section is intended to mean that Licensee shall be liable for any and all medical and/or surgical care costs for Licensee's employees, its qualified officers and representatives served by this License.

8. **Subordination:** This License is subject to existing contracts, leases, licenses, encumbrances and claims, which may affect said property. This License is subordinate to all existing prior and/or future rights and obligations of the State, except that the State shall grant no rights inconsistent with the reasonable exercise by Licensee of its rights under this License unless warranted by the direction of the State's Governor, CDCR Secretary, Director of DGS, or the State's Public Works Board.
9. **Licensee Responsibility:** This License is granted to Licensee and its qualified officers, employees, and representatives, to enter upon the Premises at their sole cost and expense. Licensee is solely responsible for the safety and conduct of persons entering upon the Premises to exercise the rights under this License. Licensee is solely responsible for the protection of all persons, property, materials, tools, equipment, and supplies brought on to the Premises. Licensee agrees to keep and maintain the Premises in a clean and orderly condition at all times during their use. Licensee further agrees to remove all of its personal property and return the Premises to its pre-use condition upon completion of training exercises and conclusion of Licensee's activities on the Premises. Licensee agrees to comply with, and ensure all persons/participants under their jurisdiction comply with, any and all direction and policy implemented by the Range Master for use of the range.
10. **Waiver:** Licensee waives all claims, judgements, penalties, awards, fines, settlements, losses against the State, their officers, agents, contractors and employees for loss or damage caused by, arising out of, or in any way connected with the exercise of this License. Licensee shall protect, indemnify, hold harmless and defend the State, its officers, agents, consultants and employees from and against any lawsuits, actions, judgments, legal or administrative proceedings, arbitrations, claims, demands, causes of actions, damages, liabilities, interests, attorney fees, fines, penalties, losses, costs and expenses whatsoever arising out of, in connection with, or incidental to entry upon and use of the Premises.
11. **Compliance with Laws:** Licensee shall conduct all activities in compliance with all Federal, State, and Municipal statutes and ordinances, and will comply with all regulations and orders as such exist during the term of this License. Licensee agrees to require in its contract(s) with its subcontractor(s) that the subcontractor(s) be obligated to Licensee in the same manner and extent, as Licensee owes to the State, and State under this License.
12. **Prohibited Items:** Exhibit "F" (State Prison & Detention Facility Regulations for On-site Conduct) attached herein and by reference made a part hereof; no article or material, which the CDCR considers contraband, shall be brought onto the premises with the exception of those items listed in Exhibit "D", which include weapons, munitions and protective gear. CDCR prohibited contraband includes, but is not limited to cell phones, alcoholic beverages, narcotics, firearms, explosives, edged weapons, restricted and/or controlled substances, or wagering and gambling paraphernalia. Smoking, tobacco use, including vaping, is strictly

prohibited at RJD. Any willful violation of regulations and conduct or the terms of this License shall be grounds for immediate termination of the License and removal of the Licensee and its representatives. Nothing in this paragraph is intended to limit law enforcement personnel, who are authorized by law, to carry a firearm or communication devices such as cell phones in the scope of their duties, from possessing a firearm on the Premises. Nothing in this section is intended to prohibit possession of a cell phone for Licensees purposes by law enforcement personnel while on the Premises.

13. **Property Rights**: Licensee understands this License does not convey any interest in real property. There are no expressed or implied terms that would induce the Licensee into thinking that this temporary approval to enter the Premises for training conveys any real property interest whatsoever.
14. **Assignment, Subletting and Change in Use**: Licensee shall not transfer or assign this License, and shall not sublet, license, permit or suffer any use of the premises or any part thereof, and will not permit the use of the Premises by anyone other than the Licensee.
15. **Spectator Waiver**: To the extent that Licensee provides access to a non-participating officer or employee, Licensee guarantee's said Spectator shall indemnify State and complete Exhibit "G", (Spectator Waiver and Release of Liability, Assumption of Risk, Covenant Not to Sue and Indemnity Agreement) attached herein and by reference made a part hereof.
16. **Insurance**: Prior to or at License execution Licensee shall furnish to the State a Certificate of Insurance, along with all License endorsements, identifying the State as Certificate Holder on the face of said certificate or endorsements with evidence of insurance as follows:
 - a) **Commercial General Liability**: Licensee shall maintain general liability coverage with limits of not less than \$1,000,000 per occurrence and \$2,000,000 aggregate annually for bodily injury and property damage liability combined and fire legal liability of at least \$500,000. The License shall include coverage for liabilities arising out of Premises, operations, independent contractors, products, completed operations, personal and advertising injury, and liability assumed under an insured contract. The License must include State of California, and their officers, agents and employees as additional insureds, but only to the extent as the operations under the License are concerned. The additional insured endorsement must be provided with the certificate of insurance.
 - b) **Automobile Liability**: Licensee shall maintain motor vehicle liability with limits of not less than \$1,000,000 per accident for bodily injury and property damage. The State of California and DGS are to be additional insured with respect to liability arising out of all vehicles owned, hired and non-owned. The additional insured endorsement must be provided with the certificate of insurance.
 - c) **Workers Compensation**: Licensee shall maintain statutory workers' compensation and employer's liability coverage for all its employees who will be engaged in the performance of the License, including special coverage extensions where applicable. Employer's liability limits of \$1,000,000 shall be required, and the coverage shall include a waiver of subrogation in favor of the State of California. The waiver of subrogation endorsement must be provided with the Certificate of Insurance.

17. **General Requirements:** Licensee shall ensure that the following general requirements are met:
- i) Insurance companies must be acceptable to DGS, and the Office of Risk and Insurance Management (ORIM).
 - ii) Coverage needs to be current for complete term of this License. If insurance expires during the term of the License, a new certificate must be received by the State within thirty (30) days of the expiration date of the existing License. This new insurance must still meet the terms of the original contract.
 - iii) Licensee shall notify the State within five (5) business days of Licensee's receipt of any notice of cancellation or non-renewal of any insurance required by this License.
 - iv) Licensee is responsible for any deductible or self-insured retention contained within the insurance program.
 - v) In the event Licensee fails to keep in effect at all times the specified insurance coverage, the State may, in addition to any other remedies it may have, terminate this License upon the occurrence of such event, subject to the provisions of this License.
 - vi) Any insurance required to be carried shall be primary, and not excess, to any other insurance carried by the State.
 - vii) It is agreed that the State shall not be liable for the payment of any premiums or assessments on the required insurance coverage.
18. **Self-Insured:** As indicated in Exhibit "H" (Certificate of Self-Insurance Coverage), attached herein and by reference made a part hereof, Licensee is self-insured. If Licensee is self-insured in whole, or in part as to any of the above described types and levels of coverage, Licensee shall provide the State with written acknowledgment of this fact upon execution of this License. The State may require financial information to justify Licensee's self-insured status. If, at any time after the execution of this License, Licensee abandons its self-insured status Licensee shall immediately notify the State of this fact and shall comply with all of the terms and conditions of the Insurance Clause pertaining to policies of insurance in regard to those types and levels of insurance.
19. **Licensee Continuing Liability:** The obligations of Licensee to indemnify the State shall survive the termination of this License. No termination of this License shall release Licensee from any liability or obligations hereunder resulting from any acts, omissions, or events happening prior to the termination of this License and restoration of the Premises to its prior condition.
20. **Attorney's Fees:** In the event of a dispute between the Parties with respect to the terms of condition of this License, the prevailing Party shall be entitled to collect from the other Party its reasonable attorneys' fees and costs as established by the judge or arbitrator presiding over such dispute.

21. **Governing Law:** This contract shall be governed by and interpreted in accordance with the laws of the State of California, excluding such State's conflict of law principles. Venue for any action to enforce this license shall be in Sacramento, California.

22. **Notices:** All notices or other communications required or permitted hereunder shall be in writing, and shall be personally delivered (including by means of professional messenger service), or sent by overnight courier, or sent by registered or certified mail, postage prepaid, return receipt requested to the addresses set forth below. All such notices or other communications shall be deemed received upon the earlier of (1) if personally delivered or sent by overnight courier, the date of delivery to the address of the person to receive such notice, (2) if mailed as provided above, on the date of receipt or rejection, or (3) if given by electronic mail (email), when received by the other Party if received Monday through Friday between 6:00 AM and 5:00 PM Pacific Standard Time, so long as such day is not a State or Federal holiday and otherwise on the next day provided that if the next day is Saturday, Sunday or a State or Federal holiday, such notice shall be effective on the following business day:

TO: Department of Corrections & Rehabilitation (CDCR)
Facilities Asset Management Branch
9838 Old Placerville Road, Suite B Sacramento, CA 95827
ATTN: Real Estate and Land-Use Management Section

TO: Richard J. Donovan Correctional Facility (RJD)
480 Alta Road,
San Diego, CA 92179
ATTN: Range Master

TO: National City Police Department
1200 National City Blvd,
National City, CA 91950
ATTN: Range Master

23. **Indemnification:** Licensee acknowledges that entry onto the Premises under this License shall be at Licensee's own risk and expense. Licensee, its qualified employees, representatives, agents, officers, contractors, consultants' et al., who enter the Premises, acknowledge potential known and unknown dangers may exist and enter at their own risk, taking full responsibility to conduct themselves in the safest manner possible. The State does not warrant the safety of any persons accessing the Premises. Licensee agrees to indemnify, defend and hold harmless the State, its officers, employees, consultants, representatives, and contractors from any and all claims and losses accruing or resulting to any and all contractors, subcontractors, suppliers, laborers, and any other person, firm or corporation furnishing or supplying work services, materials, equipment or supplies in connection with the performance of this License. In addition to any and all claims and losses accruing or resulting to any persons, including neighbors, firms or corporations who may be injured or damaged by Licensee or its qualified officers, employees, consultants, representatives and contractors in the course of its activities on the Premises under this License.

24. **Partnership Disclaimer:** Licensee, its agents and employees shall act in an independent capacity and not as officers or employees of State. Nothing herein contained will be construed as

constituting the parties herein as partners.

- 25. **Entire License:** This License contains the entire agreement of the Parties regarding the License upon the Premises and supersedes any prior License, agreement, or negotiations. The Parties acknowledge that there have been no representations by the State or understandings made between the Licensor and Licensee regarding License other than those set forth in this License. Licensor makes no additional disclosures or promises other than those expressly made in this License. This License may not be modified except by a written instrument duly executed by the Parties hereto.
- 26. **Section Headings:** All section headings contained herein are for convenience of reference only, and are not intended to define or limit the scope of any provision of this license.
- 27. **Counterparts:** This license may be executed in one or more counterparts, each of which shall be deemed as original but all of which together shall constitute one and the same instrument.
- 28. **Signatories:** The signatories to this License herein represent they have the requisite legal authority to bind the Parties to the terms of this license.

[Remainder of Page Left Intentionally Blank]

IN WITNESS WHEREOF, the Parties have executed this License by their duly authorized representatives.

DEPARTMENT OF CORRECTIONS AND REHABILITATION

By: _____
TAMER AHMED, PE, PMP
Associate Director
Facilities Asset Management Branch
Facility Planning, Construction and Management
Department of Corrections and Rehabilitation

Date Executed

NATIONAL CITY POLICE DEPARTMENT, INVESTIGATIONS DIVISION

By: _____
JOSE TELLEZ
Chief of Police
National City Police Department

Date Executed

APPROVED:
STATE OF CALIFORNIA
DIRECTOR OF DEPARTMENT OF GENERAL SERVICES

By: _____
TONY PSIHOPAIDAS, Manager
State Owned Leasing & Development
Department of General Services

Date Executed

EXHIBIT A
PREMISES

R.J. Donovan Correctional
Facility APN 648-040-26-00
November 2020
RJD-NC PD-01



R.J. Donovan Correctional Facility
APN 648-040-26-00
November 2020
RJD-CHP-01

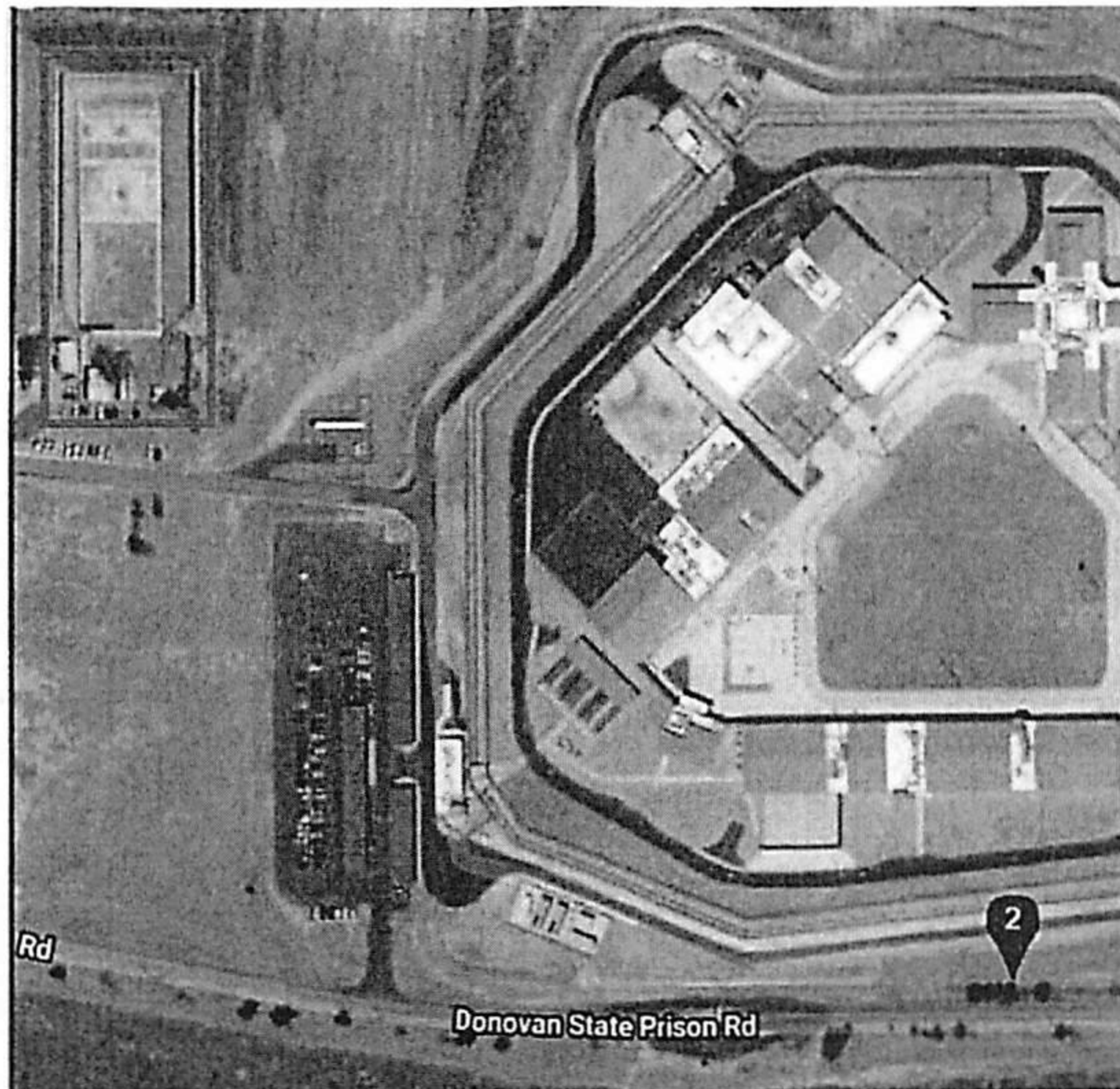


EXHIBIT B
TRAINING CURRICULUM

R.J. Donovan Correctional Facility

APN 648-040-26-00

November 2020

RJD-NC PD-01

To be provided to the Range Master or designee upon approval of schedule; prior to entry.

EXHIBIT C
SCHEDULING

**R.J. Donovan Correctional Facility
APN 648-040-26-00
November 2020
RJD-NC PD-01**

RJD Armory Staff or designee are responsible for coordinating all firing range scheduling. The RJD range times are as follows:

- **All live fire will be restricted to 0600-1800 hours.**
- **Reserved night- shoots shall be conducted 1700-2100 hours.**

LICENSEE shall receive range dates and availability from RJD Armory Staff or designee forty-eight hours in advance of training dates.

STATE OF TEXAS
COUNTY OF [illegible]
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EXHIBIT D
EQUIPMENT

6

R.J. Donovan Correctional Facility

APN 648-040-26-00

November 2020

RJD-NC PD-01

To be provided to the Range Master or designee upon approval of schedule; prior to entry.

EXHIBIT E
R.J. DONOVAN CORRECTIONAL FACILITY FIRING RANGE GENERAL
RULES AND REGULATIONS

Range

1. R.J. Donovan Correctional Facility (hereby referred to as RJD) agrees that the Licensee shall have use of all on-site facilities located on the range for training purposes.
 2. The Licensee agrees to appoint a person to act as a liaison to communicate with the RJD Armory/Range Sergeant, and further agrees that upon any change in the Licensee liaison, RJD will be notified immediately.
 3. The use of said range by the Licensee shall be limited to those members of the Licensee. Anyone under the age of 18 years must have their agencies waiver and medical insurance forms signed by a parent or legal guardian.
 4. RJD and the Licensee agree that said shooting range shall be open and useable by members of the Licensee at such times that are mutually agreeable to all parties hereto, but that exclusive use of the facilities for any time or times is with the mutual agreement of all parties and based on availability.
 5. Both parties hereto agree that all empty cartridges resulting from the Licensee utilizing the RJD Range will remain the property of Licensee and will be removed from the firing range after each use.
 6. The Licensee agrees that all members of the Licensee will be subject to the range safety rules established by California Department of Corrections and Rehabilitation.
 7. The Licensee agrees to avoid shooting the wooden target frames, as much as possible.
 8. The Licensee agrees **not** to change or alter the target frame system. There will be no target changes without permission from the RJD Armory/Range Sergeant.
 9. All Licensee staff that enter RJD grounds for the purpose of utilizing the range facility, must drive directly to the range and not stop anywhere on prison grounds.
 10. All participants must adhere to the clothing restrictions of RJD. The wearing of blue denim pants, blue denim/chambray-type shirts and grey colored sweat clothing are prohibited. If tactical clothing such as camouflage is the uniform of the day while at the range facility, the RJD Armory/Range Sergeant will be advised at the time of request.
 11. Prior to commencing any live fire training, range pennants must be raised. Once training is completed, Pennant flags will be lowered.
 12. All live fire will be restricted to 0600-1800 hours.
 13. Reserved night- shoots shall be conducted 1700-2100 hours.
 14. Upon completion of training Range-Master in charge will contact RJD Range- Master to conduct a joint Range inspection. *The Licensee will remove all expended shell casings and place all used targets and trash into the dumpster provided. The range will be inspected for all shell casings, litter and a full inventory of weapons, equipment and live ammunition will be completed before leaving the range. If the Range Classroom is utilized, the trash from the classroom will also be emptied.*
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Safety

1. All incidents or unusual occurrences must be reported to the RJD Watch Commander at extension 5302 and the RJD Armory/Range Sergeant at (760) 348-7000 extension 7558. All medical emergencies can be reported by utilizing the telephone system in the classroom by dialing 7705 and or 5500, RJD's Fire Department (No inmates will respond to any medical emergency at the range). Emergencies may also be called directly to the Licensee Dispatch, via the radio system utilized by the Licensee. All range related incidents/accidents must also be reported to the Armory/Range Sergeant. Per Departmental policy, Licensee will be required to complete a CDCR 837-C Crime/Incident Report, Part C documenting the incident/accident.
2. No weapons or ammunition of any sort will be permitted on the range when inmates are present.
3. Weapons or ammunition shall never be left unattended.
4. The Range master/Firearms Instructor for the Licensee will ensure that all firearm safety procedures are followed at all times.
5. All Agencies must create an emergency medical plan annually; the plan must be reviewed and approved by RJD Range-Master.
6. Chemical agents are not authorized unless prior approval has been received by the IST Manager via the RJD Range-Master. No Hazardous materials shall be stored at the range, unless they meet the standards of CAL OSHA/ACA STANDARDS and there is the MSDS on site, perpetual inventory utilized and stored in a flammable locker.

Accountability and Cleanliness

1. All live rounds will be collected and accounted for.
2. All expended brass will be policed, collected and placed in containers.
3. All participants shall vigorously pursue the cleanliness of the range and surrounding areas. All shattered wood, used cardboard, paper targets will be placed in an available dumpsters.
4. All agencies are responsible for cleanliness and stocking toilet supplies of all restrooms utilized by their staff.

EXHIBIT F

STATE PRISON & DETENTION FACILITY REGULATIONS FOR ON-SITE CONDUCT

Lessees, Licensees, Promoters, Contractors and their employee(s), volunteer(s), invitee(s), and subcontractor(s), non-department employees and their agent(s), employee(s), volunteer(s) and invitee(s) who are not employed by the California Department of Corrections and Rehabilitation (CDCR) hereinafter collectively referred to as "NON CDCR PARTIES", but are working, accessing or parking within proximity to inmates and wards housed at CDCR's properties/Institutions/facilities and/or camps, also called "premises", are to be apprised of the laws, rules and regulations governing behaviors and conduct while on or within CDCR properties/Institutions/facilities and/or camps.

NON CDCR PARTIES agree that if the provisions of the agreement require NON CDCR PARTIES to enter State property under the jurisdiction of CDCR where inmates are housed and/or working either at a prison facility, camp or surrounding property, the NON CDCR PARTIES shall be made aware of and shall abide by the following laws, rules and regulations governing conduct at CDCR's properties/Institutions/facilities and/or camps.

- a. Persons who are not employed by CDCR, but working, accessing or parking at CDCR properties/Institutions/facilities and/or camps must observe and abide by all laws, rules and regulations governing their conduct and behavior. Failure to comply with these guidelines may lead to expulsion from STATE properties/Institutions/facilities and/or camps.

SOURCE: California Penal Code (PC) Sections 5054 and 5058; California Code of Regulations (CCR), Title 15, Sections 3285 and 3415, and California Welfare and Institutions Code (WIC) Section 1712.

- b. STATE does not recognize hostages for bargaining purposes. STATE has a "NO HOSTAGE" policy and all prison inmates, wards, visitors, NON CDCR PARTIES and employees shall be made aware of this.

SOURCE: PC Sections 5054 and 5058; CCR, Title 15, Section 3304 and 4603; WIC Section 1712.

- c. All persons entering onto CDCR's properties/Institutions/facilities and/or camps consent to search of their person, property or vehicle at any time. Refusal by individuals to submit to a search of their person, property, or vehicle, may be cause for denial of access to the premises.

SOURCE: PC Sections 2601, 5054, and 5058; CCR, Title 15, Sections 3173, 3177, 3288, 4696, and 4697; WIC 1712.

- d. **Persons normally permitted to enter properties/Institutions/facilities and/or camps may be barred, for cause, by the CDCR Secretary, Warden, and/or Parole Administrator.**

SOURCE: PC Sections 5054 and 5058; CCR, Title 15, Section 3176(a) and 4696; WIC Section 1712.

- e. **It is illegal for an individual who has been previously convicted of a felony offense to enter into a CDCR adult institutions/facilities or camps, or youth institutions/facilities or camps during evening hours, without the prior approval of the Warden or officer in charge. It is also illegal for an individual to enter onto these premises for unauthorized purposes or to refuse to leave said premises when requested to do so. Failure to comply with this provision could lead to prosecution.**

SOURCE: PC Section 602, 4570.5 and 4571; CCR, Title 15, Sections 3173 and 3289; WIC Section 1001.7.

- f. **Encouraging and/or assisting prison inmates to escape, is a crime. It is illegal to bring firearms, deadly weapons, explosives, tear gas, drugs, or drug paraphernalia onto CDCR properties/Institutions/facilities and/or camps premises. It is illegal to give prison inmates or wards firearms, explosives, alcoholic beverages, narcotics, or any drug or drug paraphernalia, including cocaine or marijuana. It is illegal to give wards sex oriented objects or devices and written materials and pictures whose sale is prohibited to minors.**

SOURCE: PC Sections 2772, 2790, 4533, 4535, 4550, 4573, 4573.5, 4573.6 and 4574; Title 15 Sections 4681 and 4710; WIC Sections 1001.5 and 1152.

- g. **It is illegal to give or take letters from inmates or wards without the authorization of the Warden or officer in charge. It is also illegal to give or receive any type of gift and/or gratuities from prison inmates or wards.**

SOURCE: PC Sections 2540, 2541 and 4570; CCR, Title 15, Sections 3010, 3399, 3401, 3424, 3425 and 4045; WIC Section 1712.

- h. **In an emergency situation, the visiting program and other program activities may be suspended.**

SOURCE: PC Section 2601; CCR, Title 15, Sections 3383, 4002.5 and 4696.

- i. **Interviews with SPECIFIC INMATES are not permitted. Conspiring with an inmate to circumvent policy and/or regulations constitutes a rule violation that may result in appropriate legal action. Interviews with individual wards are permitted with written consent of each ward if he/she is 18 years of age or older, or with written consent of a parent, legal guardian, or committing court, if 17 years of age or younger.**

SOURCE: CCR, Title 15, Sections 3261.5, 3315(a)(3)(X), and 3177 and 4700(a)(1).

Security Regulations

- a. NON CDCR PARTIES are required to complete a Request for Gate Clearance to enter the facility a minimum of ten (10) business days prior to commencement of service. All NON CDCR PARTIES must be cleared prior to providing services. The Request for Gate Clearance must include the person's full legal name, social security number, valid state driver's license number or state identification card number and date of birth. Information shall be submitted to the Business Services Office contact or his or her designee. CDCR uses the Request for Gate Clearance to run a California Law Enforcement Telecommunication System (CLETS) check. The check will include Department of Motor Vehicles check, Wants and Warrants check, and Criminal History check. Gate clearance may be denied for the following reasons: Individual's presence in the institution presents a serious threat to security, individual has been charged with a serious crime committed on institution property, inadequate information is available to establish positive identity of prospective individual, and/or individual has deliberately falsified his/her identity.**
- b. All persons (CDCR Employees and NON CDCR PARTIES) entering the facility must have a valid state driver's license or photo identification card on their person.**
- c. Excepting situations where alternate access has been granted by written agreement with CDCR, unless otherwise directed by the entrance gate officer and/or Business Services Manager, NON CDCR PARTIES shall enter and exit through the ingress and egress points identified in the "Site Plan Exhibits" of this agreement. In all instances NON CDCR PARTIES shall remove keys from the vehicle ignition when not seated in the vehicle. Unattended vehicles shall be locked and secured at all times while on institution grounds.**
- d. If any state-owned and non-state-owned equipment is used by NON CDCR PARTIES for the provision of contract services, the equipment shall be rendered temporarily inoperative when not in use, by locking or other means unless specified otherwise.**
- e. In the event that the services required under this Agreement, License, Lease or Contract will be performed within a CDCR institution/parole office/community-based program, NON CDCR PARTIES who are assigned to work with, near or around inmates/parolees shall be required to be examined and tested or medically evaluated by a licensed healthcare provider for Tuberculosis (TB) in an infectious or contagious stage prior to the performance of contracted duties, and at least once a year thereafter (within 12-months of their initial or previous TB test under this Agreement, License or Lease), or more often as directed by CDCR. NON CDCR PARTIES who have any contact (physical or nonphysical) with inmates/parolees, shall be required to furnish to the CDCR Program/Institution Contract Manager, at no cost to CDCR, a documented TB evaluation/test for TB infection via Tuberculin Skin Test (TST) or a blood test Interferon**

Gamma Release Assay (IGRA) completed within (30) thirty-days of the start date of the services and certified to be free of TB in an infections or contagious stage by a licensed healthcare provider prior to assuming their contracted duties and annually thereafter.

- f. In order to maintain institution safety and security periodic fire prevention inspections and site searches may become necessary and NON CDCR PARTIES must allow access to any and all locked areas at the Premises, if any. The State shall in no way be responsible for NON CDCR PARTIES loss due to fire.**
- g. NON CDCR PARTIES shall observe all security rules and regulations and comply with all instructions given by institutional authorities.**
- h. Electronic and communicative devices such as: pagers; mobile (cell) phones; wearable technology with stand-alone cellular phone or internet capability, photographic capability, and audio/video replay and transmission capabilities; and cameras/micro cameras are not permitted on institution grounds. If NON CDCR PARTIES are not entering prison property this section is for informational purposes only.**
- i. NON CDCR PARTIES shall not cause undue interference with the operations of the institution.**
- j. Picketing/protesting is prohibited on State property.**
- k. Due to security procedures, NON CDCR PARTIES may be delayed at any time at the institution vehicle/pedestrian gates and sally ports. Any loss of time checking in and out of the institution gates and sally ports shall be borne by NON CDCR PARTIES.**
- l. When driving onto or off of prison grounds, NON CDCR PARTIES are required to stop at the front entrance gate for staff to conduct a visual inspection of the interior of your vehicle, your vehicles trunk, and may also utilize Narcotic Detection K-9's to assist in the inspection.**

Tobacco-Free Environment

Pursuant to Penal Code Section 5030.1, the use of tobacco products by any person on the grounds of any Institution or facility under the jurisdiction of the CDCR is prohibited.

Clothing Restrictions

While on Institution grounds, representatives of the CDCR and NON CDCR PARTIES shall be professionally and appropriately dressed in clothing distinct from that worn by inmates at the institution. Specifically, blue denim pants and blue chambray shirts, orange/red/yellow/white/chartreuse jumpsuits and/or yellow rainwear shall not be worn onto Institution grounds as this is inmate attire. NON CDCR PARTIES should

contact the institution regarding clothing restrictions prior to requiring access to the institution to assure all NON CDCR PARTIES are in compliance.

For security reasons, visitors must not wear clothing that in any way resembles State issued prison inmate or ward clothing (blue denim shirts, blue denim pants).

SOURCE: CCR, Title 15, Section 3174(b)(1) and 4696.

Prison Rape Elimination Policy

This policy applies to all offenders and persons employed by the CDCR, including NON CDCR PARTIES assigned to an institution, community correctional facility, conservation camp, or parole as described in Department Operations Manual (DOM), Chapter 5, Article 44.

CDCR maintains a zero tolerance for sexual violence, staff sexual misconduct and sexual harassment in its institutions, community correctional facilities, conservation camps, and for all offenders under its jurisdiction. All sexual violence, staff sexual misconduct, and sexual harassment is strictly prohibited.

CDCR is committed to providing a safe, humane, secure environment, free from offender on offender sexual violence, staff sexual misconduct, and sexual harassment. This will be accomplished by maintaining a program to address education/prevention, detection, response, investigation, and tracking of these behaviors and to address successful community re-entry of the offender.

All staff, including CDCR employees and NON CDCR PARTIES, shall receive instruction related to the prevention, detection, response, and investigation of offender sexual violence, staff sexual misconduct, and sexual harassment. This training will be conducted during new employee orientation, annual training, and will be included in the curriculum of the Correctional Training Academy. The training will be gender specific based on the offender population at the assigned institution and will include how to communicate professionally with inmates, including inmates who identify themselves as Lesbian, Gay, Bi-Sexual, Transgender, Intersex, and Gender Officer Non – Conforming in accordance with Inmate/Staff Relations Training, on file with the Peace Officer Selection and Employee Development (POSED). Participation in the training will be documented on a CDCR 844, Training Participation Sign-in Sheet.

Prohibited discriminatory, harassing, or retaliatory behavior which may be found to constitute a violation of CDCR's PREA policy includes, but is not limited to: 1) Bullying or abusive conduct, including repeated infliction of verbal abuse and use of derogatory remarks, insults, and epithets 2) Repeatedly calling a transgender inmate by the wrong pronouns or name, after the transgender inmate has provided notice of his or her gender identity to staff.

NON CDCR PARTIES contracted with CDCR, shall not assign an employee to a CDCR facility or assign an employee to duties if that employee will have contact with CDCR inmates, if that employee has 1) engaged in sexual abuse in a prison, jail, lockup, community confinement facility, juvenile facility, or other institution (as defined in 42 U.S.C.1997); 2) been convicted of engaging or attempting to engage in sexual activity in the community facilitated by force, overt or implied threats of force, or coercion, or if the victim did not consent or was unable to consent or refuse; or 3) has been civilly or administratively adjudicated to have engaged in the activity described in this section.

NON CDCR PARTIES shall conduct a criminal background records check for each contracted employee who will have contact with CDCR inmates and retain the results for audit purposes. By signing this Lease, License, Agreement, or Contract, the NON CDCR PARTIES agree to ensure that all of the mandates of this Section Prison Rape Elimination Policy are complied with. Material omissions, by the contract employee, regarding such misconduct or the provision of materially false information shall be grounds for removal from Institution grounds.

NON CDCR PARTIES who appear to have engaged in staff sexual misconduct shall be prohibited from contact with offenders and shall be reported to relevant licensing bodies by the hiring authority or designee. Offender's allegation of sexual misconduct is subject to administrative and/or criminal investigation. Referral shall be made to the District Attorney unless the activity was clearly not criminal.

Retaliatory measures against employees or offenders who report incidents of sexual violence, staff sexual misconduct, or sexual harassment as well as retaliatory measures against those who cooperate with investigations shall not be tolerated and shall result in disciplinary action and/or criminal prosecution. Retaliatory measures include, but are not limited to, coercion, threats of punishment, or any other activities intended to discourage or prevent a staff or offenders from reporting the incident(s) or cooperating with investigation of an incident(s).

SOURCE: CCR, Title 15, Sections 3316, 3335, 3337, 3377.1(c), 3401.5; DOM Sections 54040.1, 54040.4, 54040.4.1, 54040.12.4, and 54040.15.

STATE OF CALIFORNIA
DEPARTMENT OF CORRECTIONS AND REHABILITATION



SPECTATOR WAIVER AND RELEASE OF LIABILITY, ASSUMPTION OF RISK, COVENANT NOT TO SUE AND INDEMNITY AGREEMENT

In consideration of being allowed to participate, this Spectator Waiver and Release of Liability, Assumption of Risk, and Indemnity Agreement ("Spectator Waiver Agreement") is required for voluntary participation of spectator activities on State of California Prison Property under the jurisdiction of the California, Department of Corrections and Rehabilitation ("CDCR").

As used in this Spectator Waiver Agreement, any references to the "State" and/or the "CDCR" refers to the State of California, the California Department of Corrections and Rehabilitation and all related entities that may control or are controlled by CDCR or together its personnel, employees, agents, invitees, contractors, and subcontractors.

I, _____ [Insert Name] represent that I am at least eighteen years of age and enter into this Spectator Waiver Agreement for permission to access and view training at the premises located on the State's property generally known as _____ [insert Institution Name and Address] (hereinafter "Premises") for the purposes of observing training methods used by the CDCR. I understand the Premises is a non-commissioned state detention facility with hazardous conditions both known and unknown. I further understand that these conditions may be unsafe and may pose an element of risk, including serious injury or death, associated with my access and presence.

I knowingly and freely hereby assume the inherent and extraordinary risks involved in the observation of training activities and any risks inherent in any other activities connected with the training, even if arising from the negligence of CDCR or others, and assume full responsibility for my participation and observation. I fully understand that there is a risk of injury or death from this training due to my presence at or near the training and training location. If, however, I observe any unusual and/or significant hazard during my presence I will remove myself from the area that I perceive as a hazard and shall bring such hazard to the attention of the nearest official.

I, for myself and on behalf of my heirs, assigns, personal representatives and/or next of kin, hereby release and hold harmless CDCR as well as its officers, directors, representatives, agents and/or employees, contractors, subcontractors or volunteers WITH RESPECT TO ANY AND ALL INJURY, COSTS, LIABILITY, DISABILITY, DEATH and/or loss or damage to person or property incurred by me in connection with my participation as a training spectator whether arising from the negligence of the CDCR or otherwise, to the fullest extent permitted by law. I further agree to indemnify, defend and hold harmless CDCR from any loss, liability, cost, claim or damages arising from my association with and presence at the training activities, including reasonable attorney fees.

My participation is entirely voluntary.

I consent to administration of first aid and other medical treatment in the event of injury or illness and hereby release and indemnify CDCR from any and all liability or claims arising out of such treatment.

I HAVE READ THIS AGREEMENT AND FULLY UNDERSTAND THAT I AM GIVING UP SUBSTANTIAL RIGHTS BY SIGNING IT, INCLUDING THE RIGHT TO DEMAND ANY COMPENSATION FOR INJURY OR DAMAGE THAT MAY OCCUR AS A RESULT OF MY PARTICIPATION AND PRESENCE. I am signing this Agreement and agreeing to its terms feely and without any inducement of any nature. I agree that if any portion of this Agreement is held to be invalid, all other terms shall continue in full force and effect.

Printed Name

Date

Signature

EXHIBIT H
CERTIFICATE OF SELF-INSURANCE COVERAGE

CERTIFICATE NO.

ISSUE DATE

GL1-8427	AI	CERTIFICATE OF COVERAGE	04/22/2021		
Public Risk Innovation, Solutions, and Management C/O ALLIANT INSURANCE SERVICES, INC. PO BOX 6450 NEWPORT BEACH, CA 92658-6450 PHONE (949) 756-0271 / FAX (619) 699-0901 LICENSE #0C36861		THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BELOW. THIS CERTIFICATE OF COVERAGE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.			
		IMPORTANT: If the certificate holder is an ADDITIONAL INSURED and/or requesting a WAIVER OF SUBROGATION, the Memorandums of Coverage must be endorsed. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).			
		COVERAGE AFFORDED A- Public Risk Innovation, Solutions, and Management			
Member: CITY OF NATIONAL CITY MICHAEL GOMEZ 1243 NATIONAL CITY BLVD. NATIONAL CITY, CA 91950		COVERAGE AFFORDED B			
		COVERAGE AFFORDED C			
		COVERAGE AFFORDED D			
Coverages THIS IS TO CERTIFY THAT THE MEMORANDUMS OF COVERAGE LISTED BELOW HAVE BEEN ISSUED TO THE MEMBER NAMED ABOVE FOR THE PERIOD INDICATED, NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN. THE COVERAGE AFFORDED BY THE MEMORANDUMS DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS, AND CONDITIONS OF SUCH MEMORANDUMS. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.					
CO LTR	TYPE OF COVERAGE	MEMORANDUM NUMBER	COVERAGE EFFECTIVE DATE	COVERAGE EXPIRATION DATE	LIABILITY LIMITS
A	<input checked="" type="checkbox"/> Excess General Liability <input checked="" type="checkbox"/> General Liability Aggregate <input checked="" type="checkbox"/> Auto Liability	PRISM PE 20 EL-102	07/01/2020	07/01/2021	\$1,000,000 \$2,000,000 \$1,000,000 Limits inclusive of the Member's Self-Insured Retention of \$250,000
Description of Operations/Locations/Vehicles/Special Items: AS RESPECTS TEMPORARY RIGHT OF ENTRY AGREEMENT DATED MARCH 22, 2021 BETWEEN CITY OF NATIONAL CITY AND STATE OF CALIFORNIA DEPARTMENT OF GENERAL SERVICES WITH CONSENT OF DPEARTMENT OF CORRECTIONS AND REHABILITATION FOR NATIONAL CITY POLICE DEPARTMENTS USE OF FIRING RANGE AT RICHARD J. DONOVAN CORRECTIONAL FACILITY LOCATED AT 480 ALTA ROAD, SAN DIEGO, CA 92179. STATE OF CALIFORNIA AND THE DIRECTOR OF THE DEPARMENT OF GENERAL SERVICES (DGS) AND THEIR OFFICERS, AGENTS AND EMPLOYEES ARE INCLUDED AS ADDITIONAL COVERED PARTIES, BUT ONLY INsofar AS THE OPERATIONS UNDER THIS CONTRACT ARE CONCERNED. THIS INSURANCE SHALL BE PRIMARY AND NO OTHER INSURANCE SHALL CONTRIBUTE PURSUANT TO ENDORSEMENT NUMBER U-9.					
Certificate Holder STATE OF CALIFORNIA ATTN: REAL ESTATE AND LAND-USE MANGEMENT 9838 OLD PLACERVILLE RD., STE B SACRAMENTO, CA 95827			Cancellation SHOULD ANY OF THE ABOVE DESCRIBED MEMORANDUMS OF COVERAGES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WIL BE DELIVERED IN ACCORDANCE WITH THE MEMORANDUMS OF COVERAGE PROVISIONS.		
			AUTHORIZED REPRESENTATIVE  Public Risk Innovation, Solutions, and Management		

ENDORSEMENT NO. U-1

PUBLIC RISK INNOVATION, SOLUTIONS, AND MANAGEMENT
GENERAL LIABILITY 1

ADDITIONAL COVERED PARTY AMENDATORY ENDORSEMENT

It is agreed that the "Covered Party, Covered Persons or Entities" section of the Memorandum is amended to include the person or organization named on the Certificate of Coverage, but only with respect to liability arising out of premises owned by or rented to the Member, or operations performed by or on behalf of the Member or such person or organization so designated.

Coverage provided under this endorsement is limited to the lesser of the limits stated on the Certificate of Coverage or the minimum limits required by contract.

ADDITIONAL COVERED PARTY:

NAME OF PERSON OR ORGANIZATION SCHEDULED PER ATTACHED CERTIFICATE OF COVERAGE

AS RESPECTS:

PER ATTACHED CERTIFICATE OF COVERAGE

It is further agreed that nothing herein shall act to increase PRISM's limit of liability.

This endorsement is part of the Memorandum and takes effect on the effective date of the Memorandum unless another effective date is shown below. All other terms and conditions remain unchanged.

Effective Date: _____

Memorandum No.: PRISM 20 EL-00

Issued to: ALL MEMBERS

Issue Date: June 25, 2020



Authorized Representative
Public Risk Innovation, Solutions, and Management

ENDORSEMENT NO. U-9

PUBLIC RISK INNOVATION, SOLUTIONS, AND MANAGEMENT GENERAL LIABILITY 1

AMENDATORY ENDORSEMENT - PRIMARY/NON-CONTRIBUTORY

It is understood and agreed that Condition 7. OTHER COVERAGE of the Memorandum to which it is attached, is deleted in its entirety and replaced by the following:

7. OTHER COVERAGE

If collectible insurance with an insurer, or collectible group coverage through another joint powers authority, interlocal cooperative agreement, self-insurance or other public entity group coverage is available to the **covered party** covering a loss also covered hereunder (whether on a primary, excess or contingent basis), the coverage hereunder shall be: (a) in excess of, and shall not contribute with, such insurance; and (b) shall contribute only with any excess group coverage available through another joint powers authority according to a pro-rata, time on the risk basis. However, this clause does not apply with respect to excess insurance purchased specifically to be in excess of this Memorandum, or to insurance or reinsurance which is intended to provide the remainder of the limit of liability stated in the Declarations of this Memorandum when the coverage afforded under this Memorandum provides less than 100 percent of the limit set forth in the Declarations. However, if the **covered party** has entered into a written agreement, prior to any loss event, in which it is agreed that this coverage shall be primary and/or non-contributory with respect to an additional **covered party** as specified in Endorsement U-1 of this Memorandum, then this coverage shall respond as primary and/or non-contributory, but shall be limited to the lesser of the limits stated on the Certificate of Coverage or the minimum limits required by the written agreement.

Notwithstanding the foregoing paragraph, if coverage for a claim or suit is available under this Memorandum and a memorandum of coverage issued in connection with the PRISM's Medical Malpractice Program, this Memorandum shall afford primary coverage only where the gravamen of the claim or suit involves liability covered hereunder. EIA staff will preliminarily assess the gravamen of the claim or suit and refer it to the committee responsible for the coverage believed to be applicable under this paragraph. Where that committee disputes PRISM's assessment of the gravamen of the claim or suit and rejects primary coverage, PRISM will thereafter refer the claim or suit to the committee responsible for the other applicable coverage. If that committee also rejects the primary coverage responsibility, the Executive Committee will determine which of PRISM's coverages is primary under this paragraph.

If the Member disputes the acceptance of primary coverage by a committee of PRISM's responsible for the coverage, the Member may appeal that decision to the Executive Committee. Appeal must be requested within 60 days of the coverage acceptance by PRISM.

If the Member is not satisfied with the outcome of the Executive Committee appeal or the determination by the Executive Committee as to which of PRISM's coverages is primary where no committee agreed to accept primary responsibility, the Member may invoke Section (d) and (e) of Article 31 of PRISM's Joint Powers Agreement and proceed to arbitration and, if necessary, litigation. For purposes of this paragraph, the Member must request to invoke Article 31 dispute resolution process within 60 days of the Executive Committee's determination as to which of PRISM's coverages is primary.

Where a memorandum of coverage issued in connection with PRISM's Medical Malpractice Program is determined to afford primary coverage pursuant to this section, the exhaustion of PRISM's limit of liability under the Medical Malpractice Program will satisfy the **covered party's** self-insured retention under this Memorandum.

Coverage for the additional **covered party** under this endorsement is limited to the written contract or agreement as specified on the Certificate of Coverage and Endorsement U-1 of this Memorandum.

It is further agreed that nothing herein shall act to increase PRISM's limit of liability.

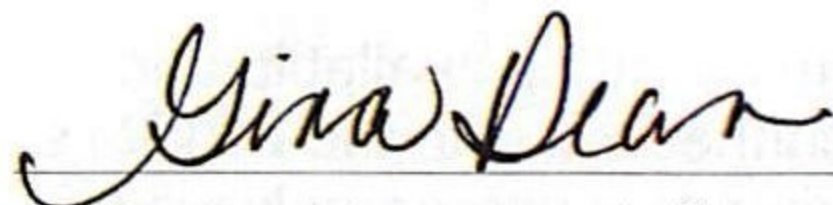
This endorsement is part of the Memorandum and takes effect on the effective date of the Memorandum unless another effective date is shown below. All other terms and conditions remain unchanged.

Effective Dat

Memorandum No.: PRISM 20 EL-00

Issued to: ALL MEMBERS

Issue Date: June 25, 2020



Authorized Representative

Public Risk Innovation, Solutions, and Management

CERTIFICATE NO.

ISSUE DATE

WC-3840

CERTIFICATE OF COVERAGE

04/22/2021

**PUBLIC RISK INNOVATION,
SOLUTIONS, AND MANAGEMENT**

C/O ALLIANT INSURANCE SERVICES, INC.
PO BOX 6450
NEWPORT BEACH, CA 92658-6450
PHONE (949) 756-0271 / FAX (619) 699-0901
LICENSE #0C36861

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BELOW. THIS CERTIFICATE OF COVERAGE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER

IMPORTANT: If the certificate holder is requesting a WAIVER OF SUBROGATION, the Memorandums of Coverage must be endorsed. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

COVERAGE AFFORDED BY: **A - See attached schedule of insurers**

Member:

CITY OF NATIONAL CITY
MICHAEL GOMEZ
1243 NATIONAL CITY BLVD.
NATIONAL CITY, CA 91950

COVERAGE AFFORDED BY: **B**

COVERAGE AFFORDED BY: **C**

COVERAGE AFFORDED BY: **D**

Coverages

THIS IS TO CERTIFY THAT THE MEMORANDUMS OF COVERAGE AND POLICIES LISTED BELOW HAVE BEEN ISSUED TO THE MEMBER NAMED ABOVE FOR THE PERIOD INDICATED, NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN. THE COVERAGE AFFORDED BY THE MEMORANDUMS AND POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS, AND CONDITIONS OF SUCH MEMORANDUMS AND POLICIES.

CO LTR	TYPE OF COVERAGE	MEMORANDUM/ POLICY NUMBER	COVERAGE EFFECTIVE DATE	COVERAGE EXPIRATION DATE	LIABILITY LIMITS
A	EXCESS WORKERS' COMPENSATION & EMPLOYER'S LIABILITY	See attached Schedule of Insurers for policy numbers	07/01/2020	07/01/2021	WORKERS' COMPENSATION: Difference between Statutory and Member's \$500,000 Retention EMPLOYERS' LIABILITY: Difference between \$5,000,000 and Member's Retention

LIMITS APPLY PER OCCURRENCE FOR ALL PROGRAM MEMBERS COMBINED.

Description of Operations/Locations/Vehicles/Special Items:

AS RESPECTS EVIDENCE OF COVERAGE FOR TEMPORARY RIGHT OF ENTRY AGREEMENT DATED MARCH 22, 2021 BETWEEN CITY OF NATIONAL CITY AND STATE OF CALIFORNIA DEPARTMENT OF GENERAL SERVICES WITH CONSENT OF DPEARTMENT OF CORRECTIONS AND REHABILITATION FOR NATIONAL CITY POLICE DEPARTMENTS USE OF FIRING RANGE AT RICHARD J. DONOVAN CORRECTIONAL FACILITY LOCATED AT 480 ALTA ROAD, SAN DIEGO, CA 92179.

THE AUTHORITY WAIVES ITS RIGHTS OF SUBROGATION AGAINST STATE OF CALIFORNIA AND THE DIRECTOR OF THE DEPARMENT OF GENERAL SERVICES (DGS) AND THEIR OFFICERS, AGENTS AND EMPLOYEES PURSUANT TO ENDORSEMENT NUMBER U-4.

Certificate Holder

STATE OF CALIFORNIA
ATTN: REAL ESTATE AND LAND-USE MANAGEMENT SECTION
9838 OLD PLACERVILLE RD., STE B
SACRAMENTO, CA 95827

Cancellation

SHOULD ANY OF THE ABOVE DESCRIBED MEMORANDUMS OF COVERAGE/POLICIES BE CANCELLED BEFORE THE EXPIRATION THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE MEMORANDUMS OF COVERAGE/POLICIES PROVISIONS.

AUTHORIZED REPRESENTATIVE



Public Risk Innovation, Solutions, and Management

**PUBLIC RISK INNOVATION, SOLUTIONS, AND MANAGEMENT
EXCESS WORKERS' COMPENSATION PROGRAM
2020/2021 SCHEDULE OF INSURERS
CITY OF NATIONAL CITY**

PROVIDER	MEMORANDUM / POLICY NUMBER	LIMIT
Public Risk Innovation, Solutions, and Management	PRISM PE 20 EWC-58	<p>Workers' Compensation: \$50,000,000 each accident/each employee for disease (Difference between \$50,000,000 and the individual member's retention)</p> <p>Employers' Liability: \$5,000,000 each accident/each employee for disease (Difference between \$5,000,000 and the individual member's retention)</p>
Liberty Insurance Corporation	EWC-444785-010	Statutory each accident/each employee for disease excess of \$50,000,000

ENDORSEMENT NO. U-4
PUBLIC RISK INNOVATION, SOLUTIONS, AND MANAGEMENT
EXCESS WORKERS' COMPENSATION

WAIVER OF SUBROGATION ENDORSEMENT

It is understood and agreed that Section VIII. **SUBROGATION** of the **CONDITIONS** section of the Memorandum of Coverage is deleted in its entirety and replaced by the following:

VIII. **SUBROGATION**: In the event of any payment under this Memorandum, PRISM shall be subrogated, to the extent of such payment, to all the **Covered Party's** rights of recovery therefore, and the **Covered Party** shall execute all papers required and shall do everything that may be necessary to secure such rights. Any amount recovered as a result of such proceedings, together with all expenses necessary to the recovery of any such amount shall be apportioned as follows: PRISM shall first be reimbursed to the extent of its actual payment hereunder. If any balance then remains, said balance shall be applied to reimburse the **Covered Party**. The expenses of all proceedings necessary to the recovery of such amount shall be apportioned between the **Covered Party** and PRISM in the ratio of their respective recoveries as finally settled. If there should be no recovery in proceedings instituted solely on the initiative of PRISM, the expenses thereof shall be borne by PRISM.

However, in the event of any loss payment under this Memorandum for which you have waived the right of recovery in a written contract entered into prior to the loss, we hereby agree to also waive our right of recovery but only with respect to such loss.

It is further agreed that nothing herein shall act to increase PRISM's limit of indemnity.

This endorsement is part of the Memorandum of Coverage and takes effect on the effective date of the Memorandum of Coverage unless another effective date is shown below. All other terms and conditions remain unchanged.

Effective Date:

Memorandum No.: PRISM 20 EWC-00

Issued to:

ALL MEMBERS

Issue Date:

June 25, 2020



Authorized Representative
Public Risk Innovation, Solutions, and Management

RESOLUTION NO. 2021 -

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF NATIONAL CITY, CALIFORNIA AUTHORIZING THE CHIEF OF POLICE TO ENTER INTO A TEMPORARY RIGHT OF ENTRY AND LICENSE AGREEMENT WITH RICHARD J. DONOVAN CORRECTIONAL FACILITY

WHEREAS, the City of National City (“City”) Police Department is required to provide training to its police personnel in firearms and less-lethal weapons; and

WHEREAS, the City’s indoor Police Department training range is currently inaccessible as it is undergoing upgrades to meet required environmental standards; and

WHEREAS, the City’s Police Department contacted the Richard J. Donovan Correctional Facility requesting it allow the City’s Police Department to utilize its Firing Range while the City’s indoor Police Department training range is undergoing required upgrades; and

WHEREAS, the Richard J. Donovan Correctional Facility requires the City’s Police Department to enter into a Temporary Right of Entry and License Agreement before providing the City’s Police Department access to its Firing Range; and

WHEREAS, the City’s Police Department requests City Council authority authorizing the Chief of Police to enter into a Temporary Right of Entry And License Agreement with Richard J. Donovan Correctional Facility and preauthorizes future extensions to the Temporary Right of Entry And License Agreement.

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

Section 1: Authorizes the Chief of Police to enter into a Temporary Right of Entry And License Agreement with Richard J. Donovan Correctional Facility and preauthorizes future extensions to the Temporary Right of Entry And License Agreement.

Section 2: The City Clerk shall certify to the passage and adoption of this Resolution and enter it into the book of original Resolutions.

///

Resolution No. 2021 –
Page Two

PASSED and ADOPTED this 3rd day of August, 2021.

Alejandra Sotelo-Solis, Mayor

ATTEST:

Luz Molina, City Clerk

APPROVED AS TO FORM:

Charles E. Bell Jr., City Attorney

The following page(s) contain the backup material for Agenda Item: [Resolution of the City Council of the City of National City authorizing the Mayor to execute the Second Amendment to the agreement by and between the City of National City and Chandler Asset Management, Inc. for investment management and investment advisory services, extending the agreement to November 15, 2021. \(Finance\)](#)

Please scroll down to view the backup material.

**CITY OF NATIONAL CITY, CALIFORNIA
COUNCIL AGENDA STATEMENT**

MEETING DATE: August 3, 2021

AGENDA ITEM NO.:

ITEM TITLE:

Resolution of the City Council of the City of National City authorizing the Mayor to execute the Second Amendment to the Agreement by and between the City of National City and Chandler Asset Management, Inc. for investment management and investment advisory services, extending the Agreement to November 15, 2021.

PREPARED BY: Phillip Davis, Financial Analyst

PHONE: 619-336-4337

DEPARTMENT: Finance


APPROVED BY: 

EXPLANATION:

The City of National City entered into an agreement with Chandler Asset Management, Inc. on November 15, 2016 for investment management and investment advisory services for the City for the period of November 16, 2016 through November 15, 2019 with an option for the City to extend the agreement under the same terms and conditions for up to two (2) additional years beyond the initial contract expiration date.

Staff seeks approval to exercise the second one (1) year option. This Amendment would extend the Agreement for a one-year term ending November 15, 2021.

FINANCIAL STATEMENT:

APPROVED:  **FINANCE**
APPROVED: _____ **MIS**

Based on the balance of the investment portfolio managed by Chandler Asset Management, Inc. as of December 31, 2020, the estimated annual cost is \$27,000.

ENVIRONMENTAL REVIEW:

This is not a project and, therefore, not subject to environmental review.

ORDINANCE: INTRODUCTION FINAL ADOPTION

STAFF RECOMMENDATION:

Adopt the resolution, authorizing the Mayor to execute the Second Amendment to the Agreement by and between the City of National City and Chandler Asset Management, Inc. for investment management and investment advisory services, extending the Agreement to November 15, 2021.

BOARD / COMMISSION RECOMMENDATION:

ATTACHMENTS:

1. Chandler Asset Management, Inc. agreement amendment
2. Resolution

**AMENDMENT TO THE AGREEMENT
BY AND BETWEEN
THE CITY OF NATIONAL CITY
AND
CHANDLER ASSET MANAGEMENT, INC.**

THIS SECOND AMENDMENT TO THE AGREEMENT is entered into this 3rd day of August, 2021, by and between the CITY OF NATIONAL CITY, a municipal corporation ("CITY"), and CHANDLER ASSET MANAGEMENT, INC. OF SAN DIEGO CALIFORNIA, a CALIFORNIA corporation (the "CONSULTANT").

RECITALS

WHEREAS, the CITY and the CONSULTANT entered into an Agreement on November 15, 2016 ("the Agreement"), wherein the CONSULTANT agreed to provide Investment Management and Investment Advisory Services at the City for a monthly fee that is based upon the average market value of the CITY's assets under management by the CONSULTANT. The total cost for all work described in Exhibit "A" of the original agreement shall not exceed the schedule given in the same Exhibit "A" without prior written authorization from the CITY. The original agreement allowed for two one-year extensions, with the first amendment approved on January 21, 2020; and

WHEREAS, the parties desire to amend the Agreement by exercising the second of the one year options to extend the term of the Agreement to November 15, 2021; and

AGREEMENT

NOW, THEREFORE, the parties hereto agree that:

1. The November 15, 2016 Agreement in exercise of the option provision is hereby amended to extend the term of the Agreement by one year to November 12, 2021.
2. The parties further agree that, with the foregoing exceptions, each and every other term and provision of the November 15, 2016 Agreement shall remain in full force and effect.

IN WITNESS WHEREOF, the parties hereto have executed this Second Amendment to the Agreement on the date and year first above written.

CITY OF NATIONAL CITY

**Chandler Asset
Management, INC.**

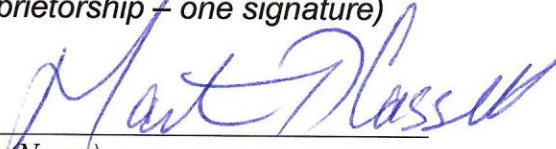
*(Corporation – signatures of two
corporate officers required)*

*(Partnership or Sole
proprietorship – one signature)*

By:

Alejandra Sotelo-Solis, Mayor

By:



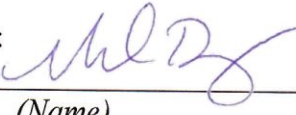
(Name)

Martin Cassell
(Print)

APPROVED AS TO FORM:

CEO
(Title)

By:



(Name)

By:

Gabriela M. Torres
Deputy City Attorney

Nicole Dragoo
(Print)

President
(Title)

RESOLUTION NO. 2021 -

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF NATIONAL CITY, CALIFORNIA AUTHORIZING THE MAYOR TO EXECUTE THE SECOND AMENDMENT TO THE AGREEMENT BY AND BETWEEN THE CITY OF NATIONAL CITY AND CHANDLER ASSET MANAGEMENT, INC. FOR INVESTMENT MANAGEMENT AND INVESTMENT ADVISORY SERVICES

WHEREAS, on November 15, 2016, the City of National City (City) entered into an Agreement with Chandler Asset Management, Inc. to perform investment management and investment advisory services for a period of November 16, 2016 through November 15, 2019 with an option to extend for two additional one-year terms; and

WHEREAS, the City executed a First Amendment to the 2016 Agreement on January 21, 2020 extending the original agreement to November 15, 2020; and

WHEREAS, City staff requests City Council authorize the Mayor to execute a Second Amendment execute to extend the Agreement for an additional one year term ending November 21, 2021.

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

Section 1: Authorizes the Mayor to execute into a Second Amendment execute to extend the Agreement for an additional one year term ending November 21, 2021.

Section 2: The City Clerk shall certify to the passage and adoption of this Resolution and enter it into the book of original Resolutions.

PASSED and ADOPTED this 3rd day of August, 2021

Alejandra Sotelo-Solis, Mayor

ATTEST:

Luz Molina, City Clerk

APPROVED AS TO FORM:

Charles E. Bell Jr., City Attorney

The following page(s) contain the backup material for Agenda Item: [Resolution of the City Council of the City of National City: 1\) authorizing the appropriation of \\$1,659,680.00 for the West 19th Street Greenway project, reimbursable through the State of California Natural Resources Agency; 2\) establishing corresponding revenue and expenditure accounts; and 3\) committing to providing a local match of \\$100,000.00. \(Engineering/Public Works\)](#)

Please scroll down to view the backup material.

**CITY OF NATIONAL CITY, CALIFORNIA
COUNCIL AGENDA STATEMENT**

MEETING DATE: August 3, 2021

AGENDA ITEM NO.

ITEM TITLE:

Resolution of the City Council of the City of National City, 1) authorizing the appropriation of \$1,659,680.00 for the West 19th Street Greenway project, reimbursable through the State of California Natural Resources Agency; 2) establishing corresponding revenue and expenditure accounts; and 3) committing to providing a local match of \$100,000.00.

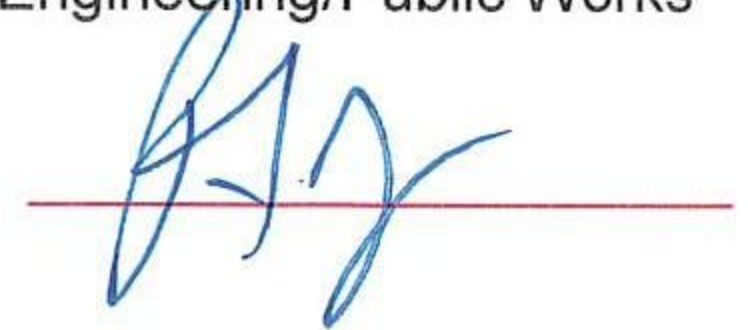
PREPARED BY: Luca Zappiello, Assistant Civil Engineer

PHONE: 619-336-4360



DEPARTMENT: Engineering/Public Works

APPROVED BY:



EXPLANATION:

See attached.

FINANCIAL STATEMENT:

ACCOUNT NO.

Recreational Trails and Greenway Grant - \$1,659,680.00
Expenditure Account - 296-409-500-598-6586 (W. 19th Street Greenway Project)
Revenue Account - 296-06586-3463

Local Match - \$100,000.00
001-409-500-598-6573 (Traffic Monitoring/Safety Enhancements)

APPROVED:



Finance

APPROVED:

MIS

ENVIRONMENTAL REVIEW:

CEQA documentation will be filed with County Recorder's Office.

ORDINANCE: INTRODUCTION:

FINAL ADOPTION:

STAFF RECOMMENDATION:

Adopt Resolution authorizing appropriation of \$1,659,680.00 for the West 19th Street Greenway project and establishing corresponding revenue and expenditure accounts.

BOARD / COMMISSION RECOMMENDATION:

N/A

ATTACHMENTS:

1. Explanation w/ Exhibit
2. Resolution

EXPLANATION

On September 15, 2020, City Council adopted Resolution No. 2020-182 approving the submittal of a grant application in the amount of \$1,769,680 for the West 19th Street Greenway Project through the Proposition 68 - Recreational Trails and Greenways Grant Program of the State of California Natural Resources Agency and authorizing the City Manager or designee to execute the grant agreement if selected for funding.

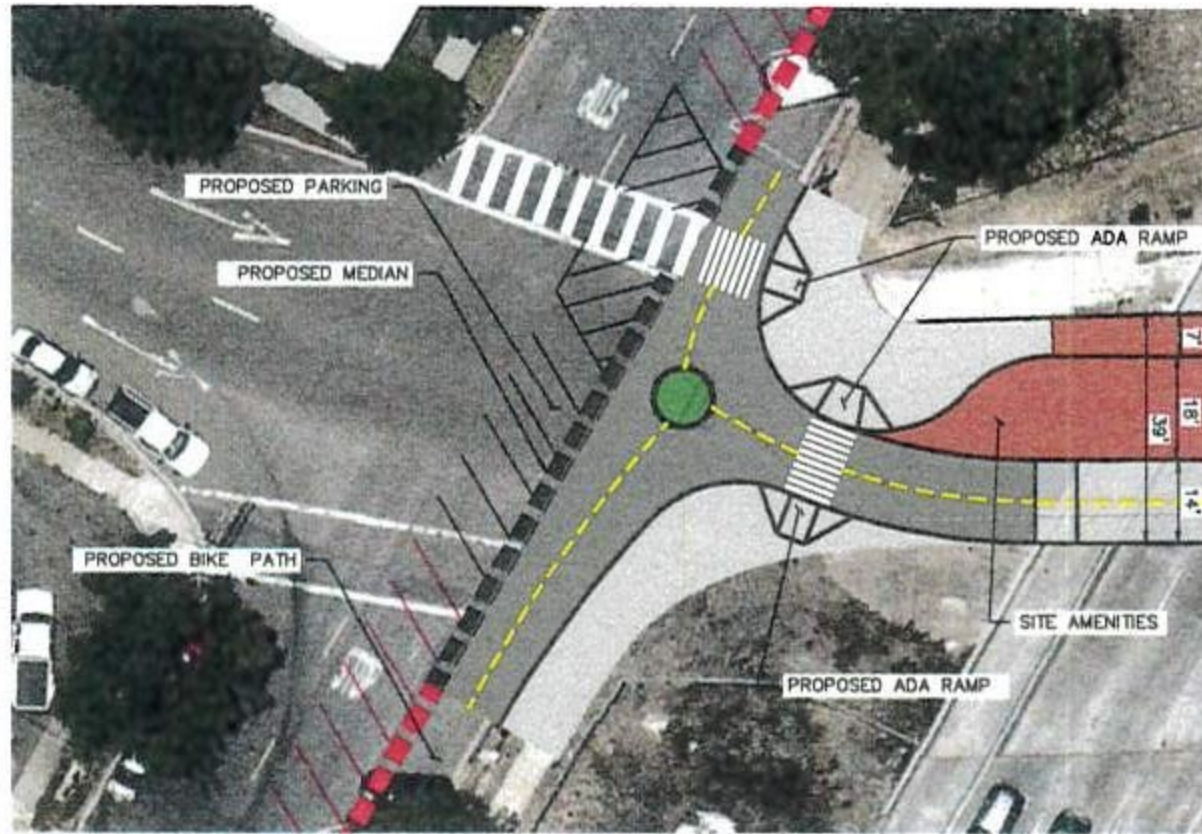
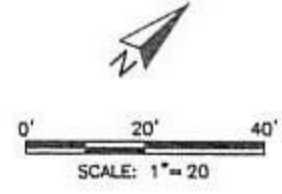
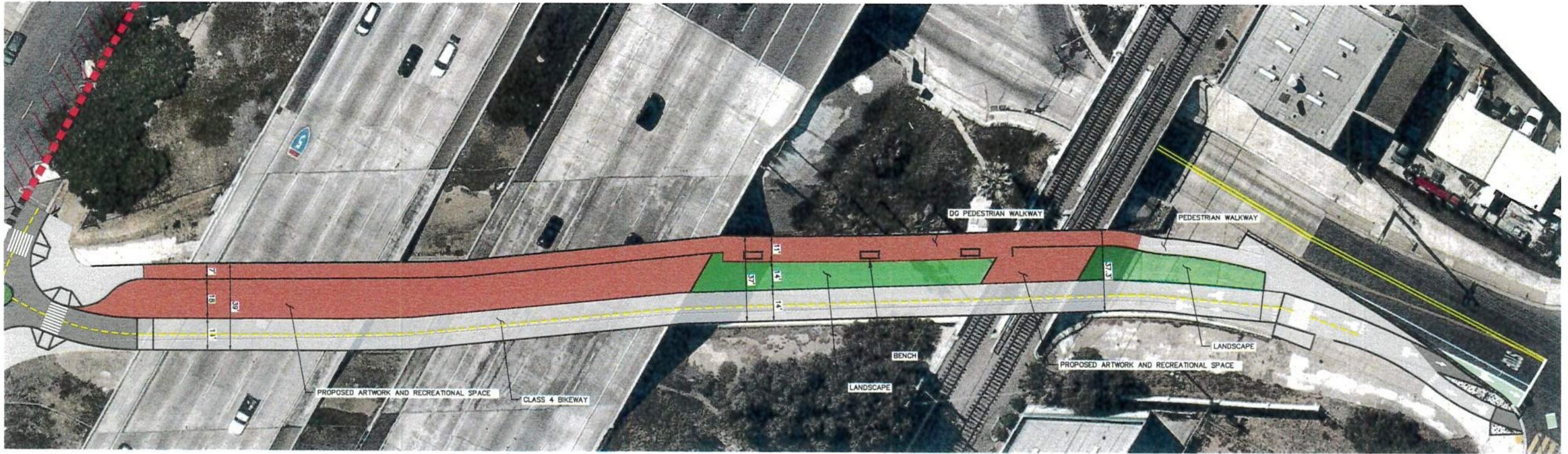
The W. 19th Street Greenway Project will use an existing public right-of-way to implement a permanent street closure to support recreation and active transportation needs within our community. This project will close W. 19th Street to vehicular traffic from McKinley Avenue to Wilson Avenue and it will transform this closed segment of W. 19th Street into an active transportation and recreational space for public use. E. 18th Street, between McKinley Avenue and Wilson Avenue, is going to be converted from the existing one-way westbound road to a two-way roadway. Proposed project features include a protected bikeway, a pedestrian walkway, landscaping, benches, chess/checkers tables and lighting. The W. 19th Greenway Project will also provide the public with safe, non-motorized access to the Bayshore Bikeway on McKinley Avenue. It should be noted that based on the traffic analysis there will be no traffic impacts in the area.

The City will be partnering with A.R.T.S. for the art elements of the W. 19th Street Greenway project. Through A.R.T.S., the City will be partnering with local disadvantaged youth to develop art features for the project. In addition, the City intends to conduct two public outreach events to obtain input and community feedback related to the project's various elements, including the parcourse equipment and other recreational elements. Furthermore, Engineering and Police staff will have the opportunity to perform a crime prevention through environmental design (CPTED) review in order to provide input on lighting, landscaping, accessibility, surveillance cameras and other security measures that will result in a safer environment for our community.

On April 9, 2021, the CA Natural Resources Agency's staff notified the City that the W. 19th Street Greenway Project had been awarded a grant amount of \$1,659,680 with a \$10,000 in-kind contribution of City staff, and a local match of \$100,000 for a total project cost of \$1,769,680. On April 15, 2021, the City executed the grant agreement. The period of performance to deliver the project ends March 1, 2024.

City's staff is requesting authorization to establish an Engineering Grants Fund appropriation of \$1,659,680 and corresponding revenue and expenditure budgets to allow for reimbursement of eligible project expenditures through the State of California Natural Resources Agency and committing to providing a local match of \$100,000.00.

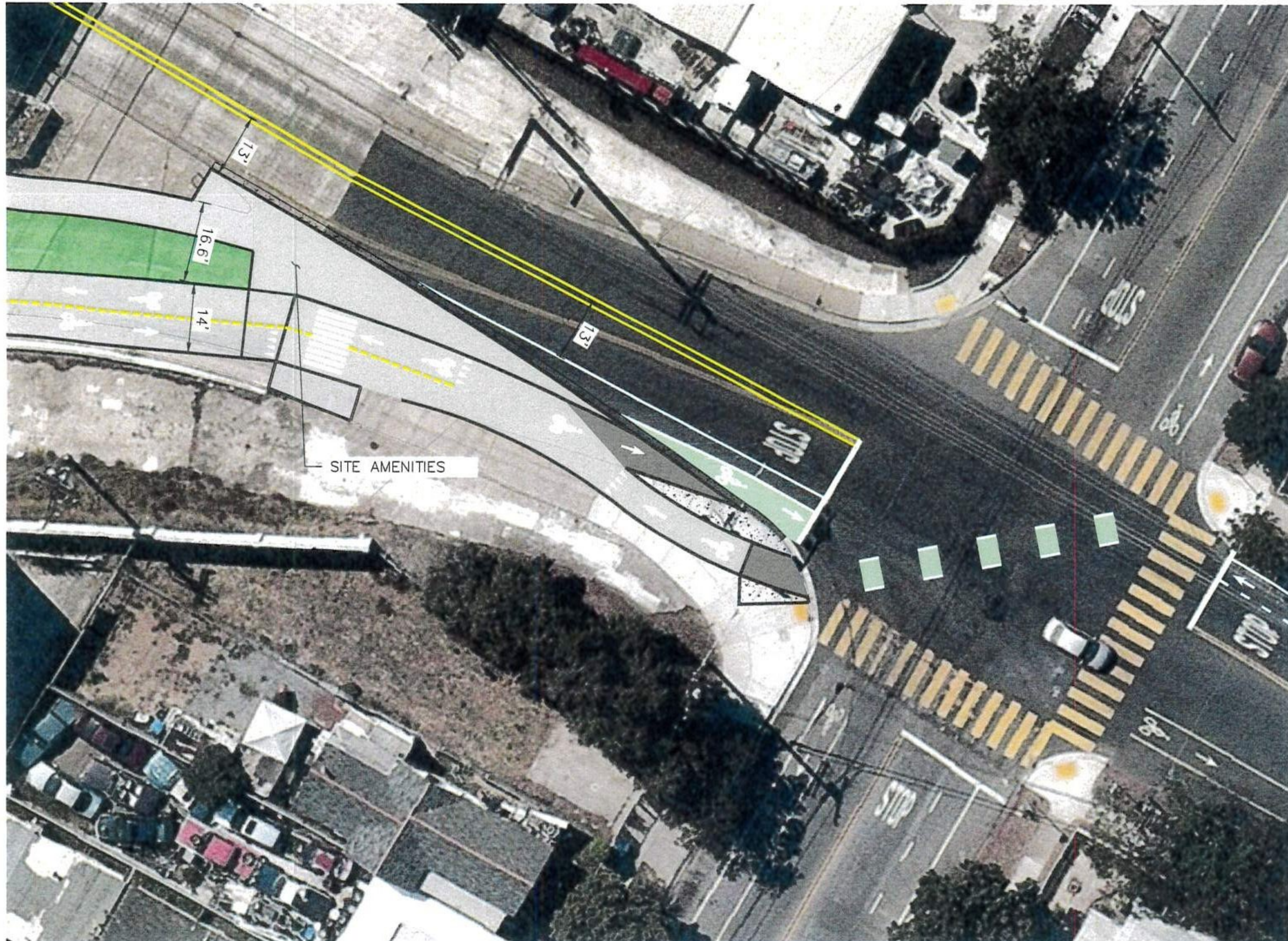
P:\Projects\2019\190326\190326_Improvements_Traffic and Surrounding Area\City of National City\44441\2019\Presentations\Concept\Concept_Plan_PDF_Review_Concept_Sheet_11/27/2019_3:18:17 PM



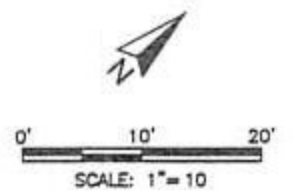
W 19TH ST DETAIL - WEST ENTRANCE



W 19TH ST CONCEPT - EAST ENTRANCE



W 19TH ST CONCEPT - EAST ENTRANCE DETAIL



RESOLUTION NO. 2021 –

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF NATIONAL CITY, CALIFORNIA, 1) AUTHORIZING THE APPROPRIATION OF \$1,659,680.00 FOR THE WEST 19TH STREET GREENWAY PROJECT; 2) ESTABLISHING CORRESPONDING REVENUE AND EXPENDITURE ACCOUNTS; AND 3) COMMITTING TO PROVIDING A LOCAL MATCH OF \$100,000.00

WHEREAS, on September 15, 2020, the City of National City (“City”) City Council adopted Resolution No. 2020-182 approving submittal of a grant application in the amount of \$1,769,680.00 for the West 19th Street Greenway Project (“Project”) through the Proposition 68 – Recreational Trails and Greenways Grant Program of the State of California Natural Resources Agency; and

WHEREAS, the proposed Project will use an electric public right-of-way to implement a permanent street closure to support recreation and active transportation needs within the community; and

WHEREAS, the proposed Project will also provide the public with safe, non-motorized access to the Bayshore Bikeway on McKinley Avenue; and

WHEREAS, on April 9, 2021, the State of California Natural Resources Agency notified City staff that the Project had been awarded \$1,659,680.00 and a local match of \$100,000.00; and

WHEREAS, City staff is requesting authorization to establish an Engineering Grants Fund appropriation of \$1,659,680.00 and corresponding revenue and expenditure budgets to allow for reimbursement of eligible project expenditures through the State of California Natural Resources Agency and committing to providing a local match of \$100,000.00.

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

Section 1: Authorize the appropriation of \$1,659,680.00 for West 19th Street Greenway Project, reimbursable through the State of California Natural Resources Agency.

Section 2: Authorize establishing corresponding revenue and expenditure accounts and commit

Section 3: Commit to providing a local match of \$100,000.00.

///

Resolution No. 2021 –
Page Two

Section 4: That the City Clerk shall certify to the passage and adoption of this Resolution and enter it into the book of original Resolution.

PASSED and ADOPTED this 3rd day of August, 2021.

Alejandra Sotelo-Solis, Mayor

ATTEST:

Luz Molina, City Clerk

APPROVED AS TO FORM:

Charles E. Bell Jr., City Attorney

The following page(s) contain the backup material for Agenda Item: [Resolution of the City Council of the City of National City authorizing the installation of a blue curb disabled persons parking space with sign in front of the residence located at 321 E. 1st Street \(TSC No. 2021-11\). \(Engineering/Public Works\)](#)

Please scroll down to view the backup material.

**CITY OF NATIONAL CITY, CALIFORNIA
COUNCIL AGENDA STATEMENT**

MEETING DATE: August 3, 2021

AGENDA ITEM NO.

ITEM TITLE:

Resolution of the City Council of the City of National City authorizing the installation of a blue curb disabled persons parking space with sign in front of the residence located at 321 E. 1st Street (TSC No. 2021-11).

PREPARED BY: Carla Hutchinson, Assistant Engineer - Civil *C.H.* **DEPARTMENT:** Engineering/Public Works

PHONE: 619-336-4388

APPROVED BY: 

EXPLANATION:

See attached.

FINANCIAL STATEMENT:

ACCOUNT NO.

| N/A |

APPROVED: _____ **Finance**

APPROVED: _____ **MIS**

ENVIRONMENTAL REVIEW:

N/A

ORDINANCE: INTRODUCTION: **FINAL ADOPTION:**

STAFF RECOMMENDATION:

Adopt Resolution authorizing installation of a blue curb disabled persons parking space with sign in front of the residence located at 321 E. 1st Street.

BOARD / COMMISSION RECOMMENDATION:

At their meeting on June 9, 2021, the Traffic Safety Committee approved staff's recommendation to install a blue curb disabled persons parking space with sign in front of the residence located at 321 E. 1st Street.

ATTACHMENTS:

1. Explanation w/ Exhibits A and B
2. Staff Report to the Traffic Safety Committee on June 9, 2021 (TSC No. 2021-11)
3. Resolution

EXPLANATION

The resident of 321 E. 1st Street has requested a blue curb disabled persons parking space in front of her residence. The resident possesses a valid disabled persons placard from the California Department of Motor Vehicles. The resident stated that it is difficult for her to find parking in front of her property due to the high demand of parking in the area and that a disabled persons parking space in front of her house would provide easier access to the house.

Staff visited the site and observed that the residence has a driveway entrance and with no garage. With her permission and supervision, staff measured the driveway. The driveway is 70 feet long by 10 feet wide with a negligible slope. The minimum dimensions for a driveway to accommodate a vehicle with a disabled driver or passenger is 20 feet long by 12 feet wide. The front area of the property was also evaluated during the site visit. This area is 20 feet long by 24 feet wide with a slope of approximately 4%. In order to accommodate a vehicle with a disabled driver or passenger, the slope must be 2% or less. These two conditions are not met since the dimensions of the driveway do not meet the minimum parking requirements for disabled persons. In addition, the maximum slope condition is not met since the slope of the front area exceeds 2%.

The City Council has adopted a policy which is used to evaluate requests for disabled persons parking spaces. The City Council Disabled Persons Parking Policy requirements for "Special Hardship" cases are as follows:

1. Applicant (or guardian) must be in possession of valid license plates or placard for "disabled persons" or "disabled veterans". *This condition is met.*
2. The proposed disabled parking space must be in front (or side if on a corner lot) of the applicant's (or guardian's) place of residence. *This condition is met.*
3. The residence must not have useable off-street parking available or an off-street space available that may be converted into disabled parking. *This condition is met.*

This item was presented to the Traffic Safety Committee on June 9, 2021. Staff sent notices to area residents inviting them to Zoom-in or call-in to the Traffic Safety Committee Meeting and/or contact staff with any questions.

Staff presented the results of the site evaluation and after discussion the Traffic Safety Committee voted to approve staff's recommendation to install a blue curb disabled persons parking space with sign, since all three conditions of the City Council Disabled Persons Parking Policy for "Special Hardship" cases are met.

The applicant for this request was informed that handicap parking spaces do not constitute "personal reserved parking" and that any person with valid "disabled persons" license plates or placards may park in handicap spaces.

Staff is working on a parking implementation plan that will make recommendations to modify Title 11 of the National City Municipal Code to manage future blue curb requests as the City is receiving an increase in the amount of requests for blue curb disabled

persons parking spaces. Please see attached Exhibit "B" for the location of existing blue curb disabled persons parking spaces within a 4-block radius from the proposed location for this request.

If approved by City Council, all work will be performed by City Public Works.

Exhibit A: Location Map with Recommended Enhancements (TSC Item: 2021-11)

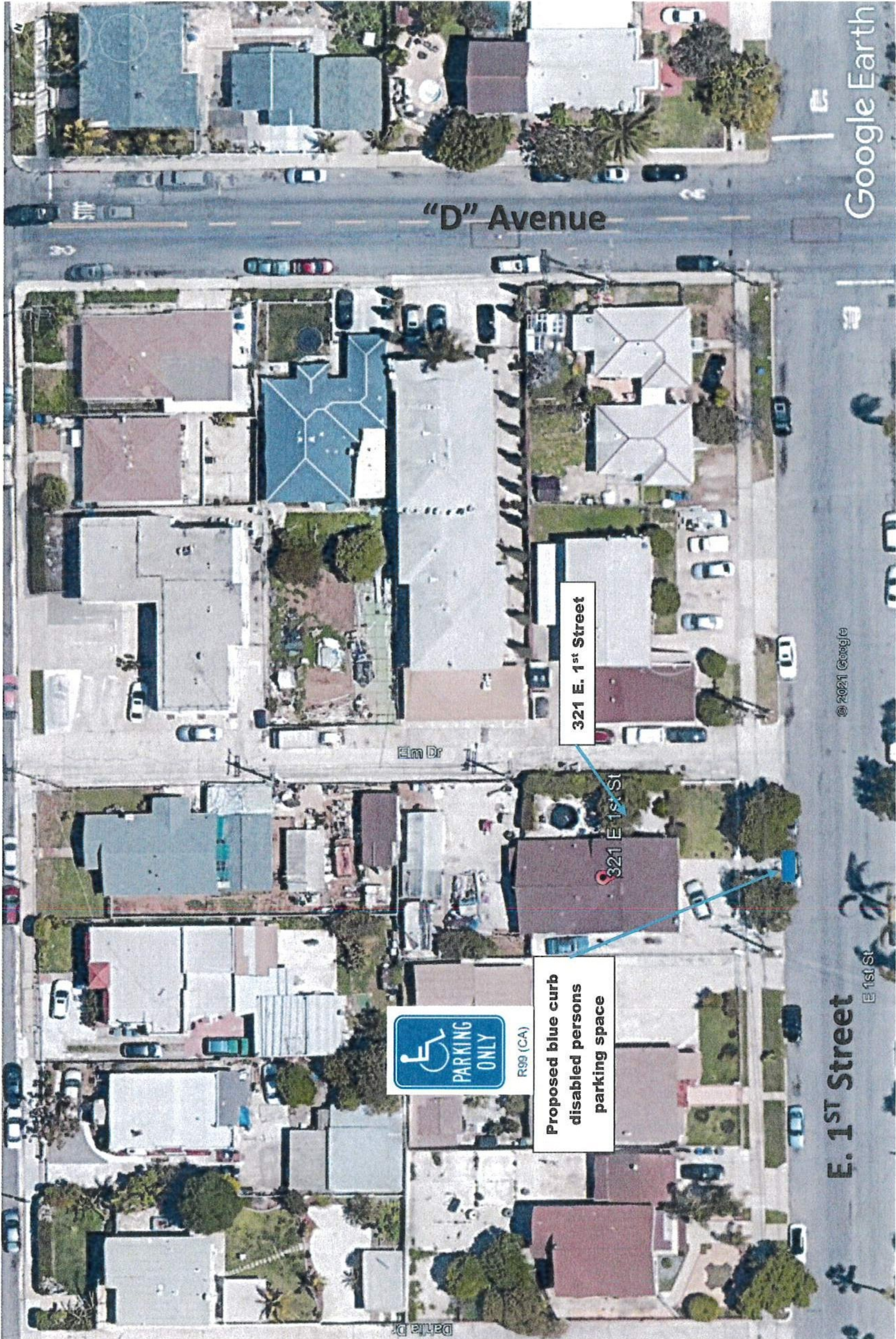


Exhibit B: Location Map showing existing blue curb parking spaces (TSC Item: 2021-11)



**NATIONAL CITY TRAFFIC SAFETY COMMITTEE
AGENDA REPORT FOR JUNE 9, 2021**

ITEM NO. 2021-11

ITEM TITLE: REQUEST FOR INSTALLATION OF A BLUE CURB DISABLED PERSONS PARKING SPACE WITH SIGNAGE IN FRONT OF THE RESIDENCE AT 321 E. 1ST STREET

PREPARED BY: Carla Hutchinson, Assistant Engineer – Civil Engineering & Public Works Department

DISCUSSION:

The resident of 321 E. 1st Street has requested a blue curb disabled persons parking space in front of her residence. The resident possesses a valid disabled persons placard from the California Department of Motor Vehicles. The resident stated that it is difficult for her to find parking in front of her property due to the high demand of parking in the area and that a disabled persons parking space in front of her house would provide easier access to the house.

Staff visited the site and observed that the residence has a driveway entrance and with no garage. With her permission and supervision, staff measured the driveway. The driveway is 70 feet long by 10 feet wide with a negligible slope. The minimum dimensions for a driveway to accommodate a vehicle with a disabled driver or passenger is 20 feet long by 12 feet wide. The front area of the property was also evaluated during the site visit. This area is 20 feet long by 24 feet wide with a slope of approximately 4%. In order to accommodate a vehicle with a disabled driver or passenger, the slope must be 2% or less. These two conditions are not met since the dimensions of the driveway do not meet the minimum parking requirements for disabled persons. In addition, the maximum slope condition is not met since the slope of the front area exceeds 2%.

The City Council has adopted a policy which is used to evaluate requests for disabled persons parking spaces. The City Council Disabled Persons Parking Policy requirements for "Special Hardship" cases are as follows:

1. Applicant (or guardian) must be in possession of valid license plates or placard for "disabled persons" or "disabled veterans". *This condition is met.*
2. The proposed disabled parking space must be in front (or side if on a corner lot) of the applicant's (or guardian's) place of residence. *This condition is met.*
3. The residence must not have useable off-street parking available or an off-street space available that may be converted into disabled parking. *This condition is met.*

It shall be noted that disabled persons parking spaces do not constitute "personal reserved parking" and that any person with valid "disabled persons" license plates or placards may park in handicap spaces.

STAFF RECOMMENDATION:

Since all three conditions of the City Council Disabled Persons Parking Policy for "Special Hardship" cases are met, staff recommends the installation of a blue curb disabled persons parking space with signage in front of the residence at 321 E. 1st Street.

EXHIBITS:

1. Public Request Form
2. Public Notice
3. Location Map
4. Photos
5. City Council Disabled Persons Parking Policy

2021-11

REQUEST FOR BLUE CURB DISABLED PERSONS PARKING SPACE

NAME OF DISABLED PERSON: _____

NAME OF REPRESENTATIVE FOR DISABLED PERSON (if different from above): _____

ADDRESS: 321 E FIRST ST NATIONAL CITY CA 91950

EMAIL: _____

PHONE NUMBER: _____

Please answer the following questions, which will assist Engineering staff, the Traffic Safety Committee, and your City Council in determining if you are qualified to have a blue curb disabled persons parking space placed in front of your residence. Please be informed that all blue curb parking spaces are considered public parking. Therefore, any registered vehicle in possession of a disabled persons placard or license plate is legally allowed to park in the blue curb space for up to 72 continuous hours.

1) Do you possess a valid disabled person's placard issued by the California Department of Motor Vehicles (DMV)? YES NO

If YES, please include a copy of the placard, which contains your name, address, placard number, and expiration date.

2) Does your residence have a garage? YES NO

If YES, is the garage large enough to park a vehicle (minimum of 20' x 12')? YES NO

3) Does your residence have a driveway? YES NO

If YES, a) is the driveway large enough to park a vehicle? YES NO
(minimum of 20' x 12')

b) Is the driveway level? YES NO

c) Is the driveway sloped/inclined? YES NO

4) Please write any additional comments here (optional).



June 9, 2021

Resident/Property Owner

Subject: TRAFFIC SAFETY COMMITTEE (TSC) ITEM NO. 2021-11

**REQUEST FOR INSTALLATION OF A BLUE CURB DISABLED PERSONS
PARKING SPACE WITH SIGNAGE IN FRONT OF THE RESIDENCE AT 321 E. 1ST
STREET.**

Dear Sir/Madame:

The City of National City would like to invite you to our next public Traffic Safety Committee Conference Call scheduled for **Wednesday, June 9, 2021, at 1:00 P.M.** via Zoom. Please use the following information to call-in to the meeting during the scheduled time:

Join Zoom Meeting from computer

<https://zoom.us/j/94358636736?pwd=cTJFUkFqOU1objA4ekRDNDN1dkU4QT09>

Join Zoom Meeting by phone

+1 669-900-9128

Meeting ID: 943 5863 6736

Passcode: 242131

If you have any questions, comments, and/or concerns, please contact the Engineering Department at 619-336-4380 and reference Traffic Safety Committee Item Number 2021-11.

Sincerely,

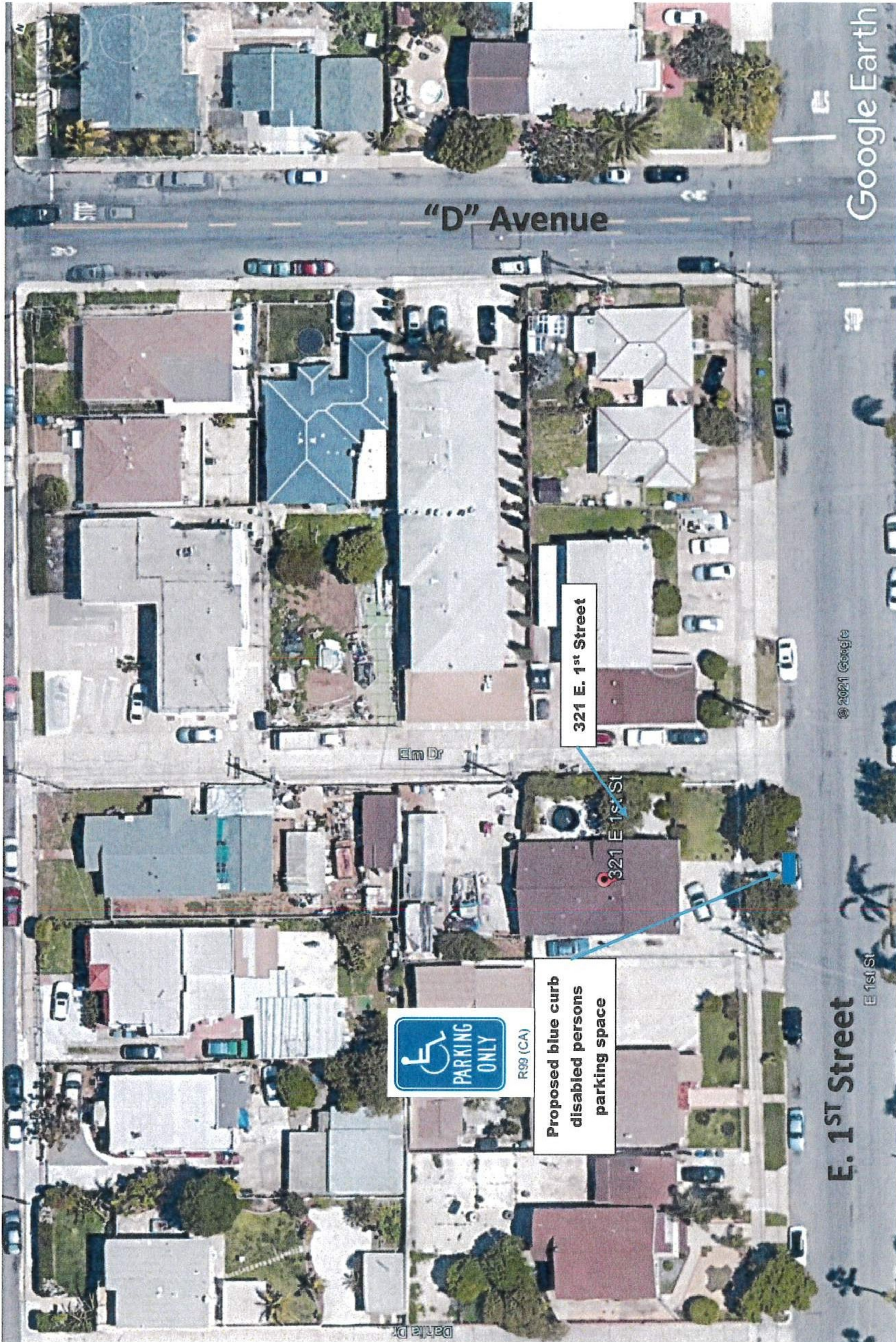
Roberto Yano, P.E.
City Engineer/Director of Public Works

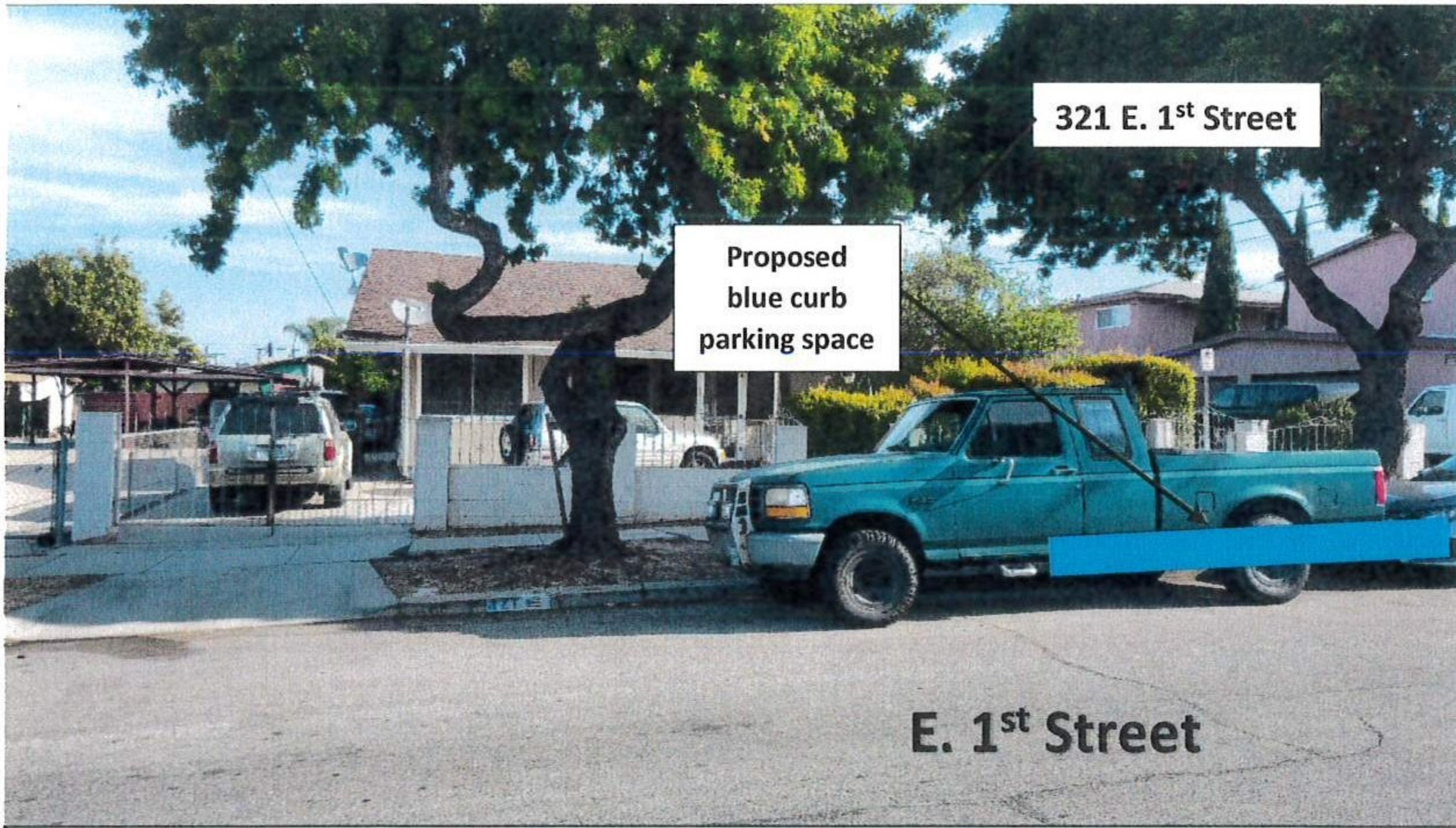
RY:ch

Enclosure: Location Map

2021-11

Location Map with Recommended Enhancements (TSC Item: 2021-11)





Location of proposed blue curb disabled persons parking space in front of 321 E. 1st Street (looking north)



Location of proposed blue curb disabled persons parking space in front of 321 E. 1st Street (looking east)

DISABLED PERSONS PARKING POLICY

The purpose of a disabled persons parking zone is to provide designated parking spaces at major points of assembly for the exclusive use of physically disabled persons whose vehicle displays a distinguishing license plate as authorized by the California Department of Motor Vehicles.

The City Council may upon recommendation of the City Engineer, designate specially marked and posted on-street parking spaces for disabled persons pursuant to California Vehicle Code 21101, et seq. at the following facilities:

1. Government buildings serving the public such as administration buildings, public employment offices, public libraries, police stations, etc.
2. Hospitals and convalescent homes with more than 75-bed capacity.
3. Medical facilities and doctors' offices staffed by a maximum of five practitioners. Zones shall be located to serve a maximum number of facilities on one block.
4. Community service facilities such as senior citizens service centers, etc.
5. Accredited vocational training and educational facilities where no off-street parking is provided for disabled persons.
6. Employment offices for major enterprises employing more than 200 persons.
7. Public recreational facilities including municipal swimming pools, recreation halls, museums, etc.
8. Public theaters, auditoriums, meeting halls, arenas, stadiums with more than 300 seating capacity.
9. Other places of assembly such as schools and churches.
10. Commercial and/or office building(s) with an aggregate of more than 50,000 square feet of usable floor space. Zone shall be located to serve a maximum number of facilities on one block.
11. Hotels catering to daily guests, maintaining a ground floor lobby and a switchboard that is operated 24 hours per day.

12. A hotel or apartment house catering to weekly or monthly guests and containing more than 30 separate living units.

In addition, disabled persons parking spaces may be provided within all publicly owned, leased or controlled off-street parking facilities as specified in the General Requirements.

General Requirements

Each disabled persons parking space shall be indicated by blue paint and a sign (white on blue) showing the international symbol of accessibility (a profile view of a wheelchair with occupant).

Where installed under the above criteria the total number of disabled persons curb parking spaces will be limited to 3% of the total number of on-street parking spaces available in the area and shall be distributed uniformly within the area.

Disabled persons parking will not be installed at locations with a full-time parking prohibition. When a disabled persons parking zone is installed where a part-time parking prohibition is in effect, the disabled persons parking zone will have the same time restrictions as the part-time parking prohibition.

The cost of installing disabled persons parking will be assumed by the City on public streets and public off-street parking facilities.

In establishing on-street parking facilities for the disabled there shall be a reasonable determination made that the need is of an on-going nature. The intent is to prevent the proliferation of special parking stalls that may be installed for a short-term purpose but later are seldom used. Unjustified installation of such parking stalls unnecessarily increases the City's maintenance and operations costs, reduce available on-street parking for the general public, and detract from the overall effectiveness of the disabled persons parking program.

Special Hardship Cases

It is not the intention of the City to provide personal reserved parking on the public right-of-way, especially in residential areas. However, exceptions may be made, in special hardship cases, provided all of the following conditions exists:

- (1) Applicant (or guardian) must be in possession of valid license plates for "disabled persons" or "disabled veterans."
- (2) The proposed disabled parking space must be in front of the applicant's (or guardian's) place of residence.

- (3) Subject residence must not have useable off-street parking available or off-street space available that may be converted into disabled parking.

NOTE:It must be emphasized that such parking spaces do not constitute "personal reserved parking" and that any person with valid "disabled persons" license plates may park in the above stalls.

Jha:p

RESOLUTION NO. 2021 -

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF NATIONAL CITY, CALIFORNIA, AUTHORIZING INSTALLING A BLUE CURB DISABLED PERSONS PARKING SPACE WITH SIGN IN FRONT OF THE RESIDENCE LOCATED AT 321 EAST 1ST STREET (TSC NO. 2021-11)

WHEREAS, the resident of 321 East 1st Street possesses a valid Disabled Person Placard from the State of California Department of Motor Vehicles and has requested the installation of a blue curb disabled persons parking space in front of the residence to provide easier and safer access to the home because the demand for parking is high making it difficult to find on-street parking; and

WHEREAS, City staff determined that the property meets all conditions to qualify for a blue curb disabled persons parking space in front of the home; and

WHEREAS, on June 9, 2021, the City of National City Traffic Safety Committee voted to approve the installation of a blue curb disabled persons parking space with signage in front of the residence located at 321 East 1st Street.

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

Section 1: Authorizes installing a blue curb disabled person's parking space with a sign in front of the residence located at 321 East 1st Street (TSC No. 2021-11).

Section 2: The City Clerk shall certify to the passage and adoption of this Resolution and enter it into the book of original Resolutions.

PASSED and ADOPTED this 3rd day of August, 2021.

Alejandra Sotelo-Solis, Mayor

ATTEST:

Luz Molina, City Clerk

APPROVED AS TO FORM:

Charles E. Bell Jr., City Attorney

The following page(s) contain the backup material for Agenda Item: [Resolution of the City Council of the City of National City authorizing the installation of two \(2\) marked parallel “30-minute” parking spaces in front of the property located at 1120-1130 E. 8th Street to increase parking turnover for customers \(TSC No. 2021-12\). \(Engineering/Public Works\)](#)
Please scroll down to view the backup material.

**CITY OF NATIONAL CITY, CALIFORNIA
COUNCIL AGENDA STATEMENT**

MEETING DATE: August 3, 2021

AGENDA ITEM NO.

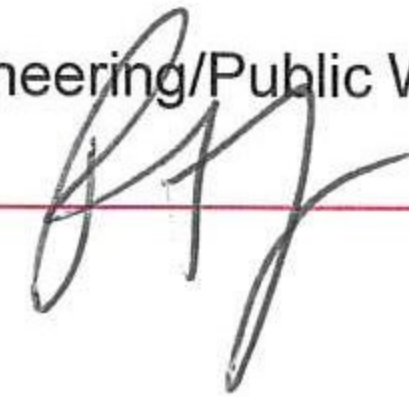
ITEM TITLE:

Resolution of the City Council of the City of National City authorizing the installation of two (2) marked parallel "30-minute" parking spaces in front of the property located at 1120-1130 E. 8th Street to increase parking turnover for customers (TSC No. 2021-12).

PREPARED BY: Carla Hutchinson, Assistant Engineer - Civil *C.H.* **DEPARTMENT:** Engineering/Public Works

PHONE: 619-336-4388

APPROVED BY: _____



EXPLANATION:

See attached.

FINANCIAL STATEMENT:

APPROVED: _____ **Finance**

ACCOUNT NO.

APPROVED: _____ **MIS**

N/A

ENVIRONMENTAL REVIEW:

N/A

ORDINANCE: INTRODUCTION: **FINAL ADOPTION:**

STAFF RECOMMENDATION:

Adopt Resolution authorizing installation of two (2) marked parallel "30-minute" parking spaces in front of the property located at 1120-1130 E. 8th Street to increase parking turnover for customers.

BOARD / COMMISSION RECOMMENDATION:

At their meeting on June 9, 2021, the Traffic Safety Committee approved staff's recommendation to install two (2) marked parallel "30-minute" parking spaces in front of the property located at 1120-1130 E. 8th Street.

ATTACHMENTS:

1. Explanation w/ Exhibit
2. Staff Report to the Traffic Safety Committee on June 9, 2021 (TSC No. 2021-12)
3. Resolution

EXPLANATION

The owner of "The Kimball" development, located at 1120-1130 E 8th Street, has requested time restricted parking on "L" Avenue in front of the retail suites in order to increase parking turnover for customers. "The Kimball" development currently has 47 residential units and 3 commercial retail offices. The property owner stated that the business is located in a residential/commercial area where the on-street parking is heavily impacted. According to the property owner, the conversion from unrestricted parking to "30-minute" parking will provide customers ample time to shop at the business and increase parking turnover for customers.

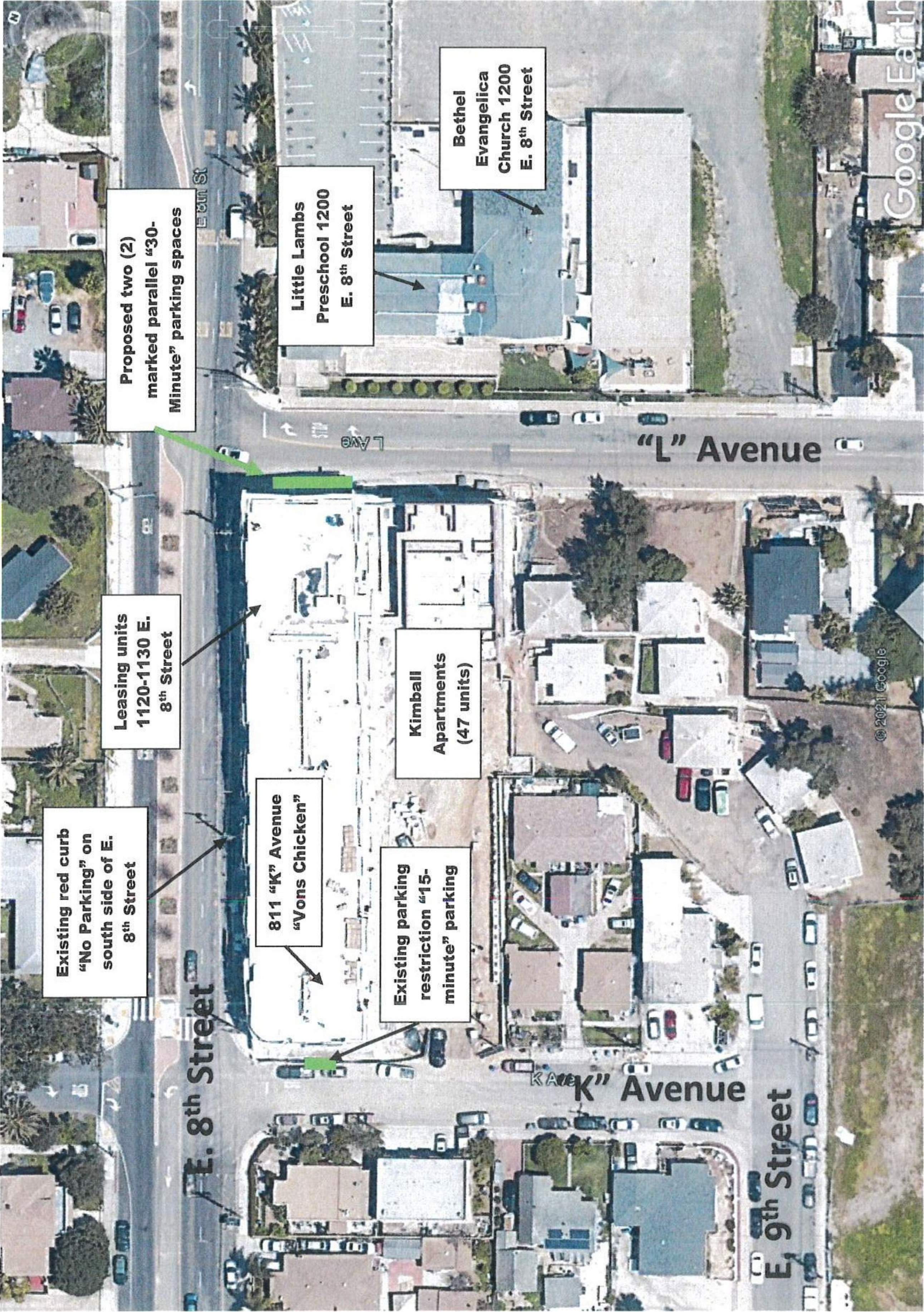
Staff visited the site and confirmed that the retail suites are located on E. 8th Street, between "K" and "L" Avenue. E. 8th Street is a 3-lane local roadway with no on-street parking available on both sides of the street, adjacent to the development. Staff confirmed that the commercial building where the business is located does not offer off-street customer parking and that the on-street parking is heavily impacted. In front of the business, on "L" Avenue, there are approximately 60 feet, equal to three (3) parking spaces of unrestricted parking available.

This item was presented to the Traffic Safety Committee on June 9, 2021. Staff sent notices to area residents inviting them to Zoom-in or call-in to the Traffic Safety Committee Meeting and/or contact staff with any questions.

Staff presented the results of the site evaluation and after discussion the Traffic Safety Committee voted to approve staff's recommendation to install two (2) marked parallel "30-minute" parking spaces in front of the property located at 1120-1130 E. 8th Street to increase parking turnover for customers.

If approved by City Council, all work will be performed by City Public Works

Location Map with Recommended Enhancements (TSC Item: 2021-12)



**NATIONAL CITY TRAFFIC SAFETY COMMITTEE
AGENDA REPORT FOR JUNE 9, 2021**

ITEM NO. 2021-12

ITEM TITLE: REQUEST TO INSTALL TWO (2) MARKED PARALLEL "30-MINUTE" PARKING SPACES IN FRONT OF THE PROPERTY LOCATED AT 1120-1130 E. 8TH STREET TO INCREASE PARKING TURNOVER FOR CUSTOMERS.

PREPARED BY: Carla Hutchinson, Assistant Engineer - Civil
Engineering & Public Works Department

DISCUSSION:

The owner of "The Kimball" development, located at 1120-1130 E 8th Street, has requested time restricted parking on "L" Avenue in front of the retail suites in order to increase parking turnover for customers. "The Kimball" development currently has 47 residential units and 3 commercial retail offices. The property owner stated that the business is located in a residential/commercial area where the on-street parking is heavily impacted. According to the property owner, the conversion from unrestricted parking to "30-minute" parking will provide customers ample time to shop at the business and increase parking turnover for customers.

Staff visited the site and confirmed that the retail suites are located on E. 8th Street, between "K" and "L" Avenue. E. 8th Street is a 3-lane local roadway with no on-street parking available on both sides of the street, adjacent to the development. Staff confirmed that the commercial building where the business is located does not offer off-street customer parking and that the on-street parking is heavily impacted. In front of the business, on "L" Avenue, there are approximately 60 feet, equal to three (3) parking spaces of unrestricted parking available.

STAFF RECOMMENDATION:

Staff recommends the installation of 40 feet of parallel "30-minute" parking spaces in front of the property located at 1120-1130 E. 8th Street to increase parking turnover for customers.

EXHIBITS:

1. Public Request
2. Public Notice
3. Location Map
4. Photos

2021-12



PUBLIC REQUEST FORM

Contact Information

Name: Property owner

Address: _____

Phone: _____ Email: _____

Request Information

Location: 1120-1130 E. 8th Street

Request: Requesting two (2) 30-minute marked parallel parking spaces on "L" Avenue since there is no available parking on the south side of E. 8th Street.

Attachments: Yes No Description: _____

Internal Use Only:

Request Received By: Carla Hutchinson Date: 2/23/2021

Received via: Counter/In-Person Telephone Email Fax Referral: _____

Assigned To: _____

Notes: _____



June 9, 2021

Resident/Property Owner

Subject: TRAFFIC SAFETY COMMITTEE (TSC) ITEM NO. 2021-12

REQUEST TO INSTALL TWO (2) MARKED PARALLEL "30-MINUTE" PARKING SPACES IN FRONT OF THE PROPERTY LOCATED AT 1120-1130 E. 8TH STREET TO INCREASE PARKING TURNOVER FOR CUSTOMERS.

Dear Sir/Madame:

The City of National City would like to invite you to our next public Traffic Safety Committee Conference Call scheduled for **Wednesday, June 9, 2021, at 1:00 P.M.** via Zoom. Please use the following information to call-in to the meeting during the scheduled time:

Join Zoom Meeting from computer

<https://zoom.us/j/94358636736?pwd=cTJFUkFqOU1objA4ekRDTDN1dkU4QT09>

Join Zoom Meeting by phone

+1 669-900-9128

Meeting ID: 943 5863 6736

Passcode: 242131

If you have any questions, comments, and/or concerns, please contact the Engineering Department at 619-336-4380 and reference Traffic Safety Committee Item Number 2021-12.

Sincerely,

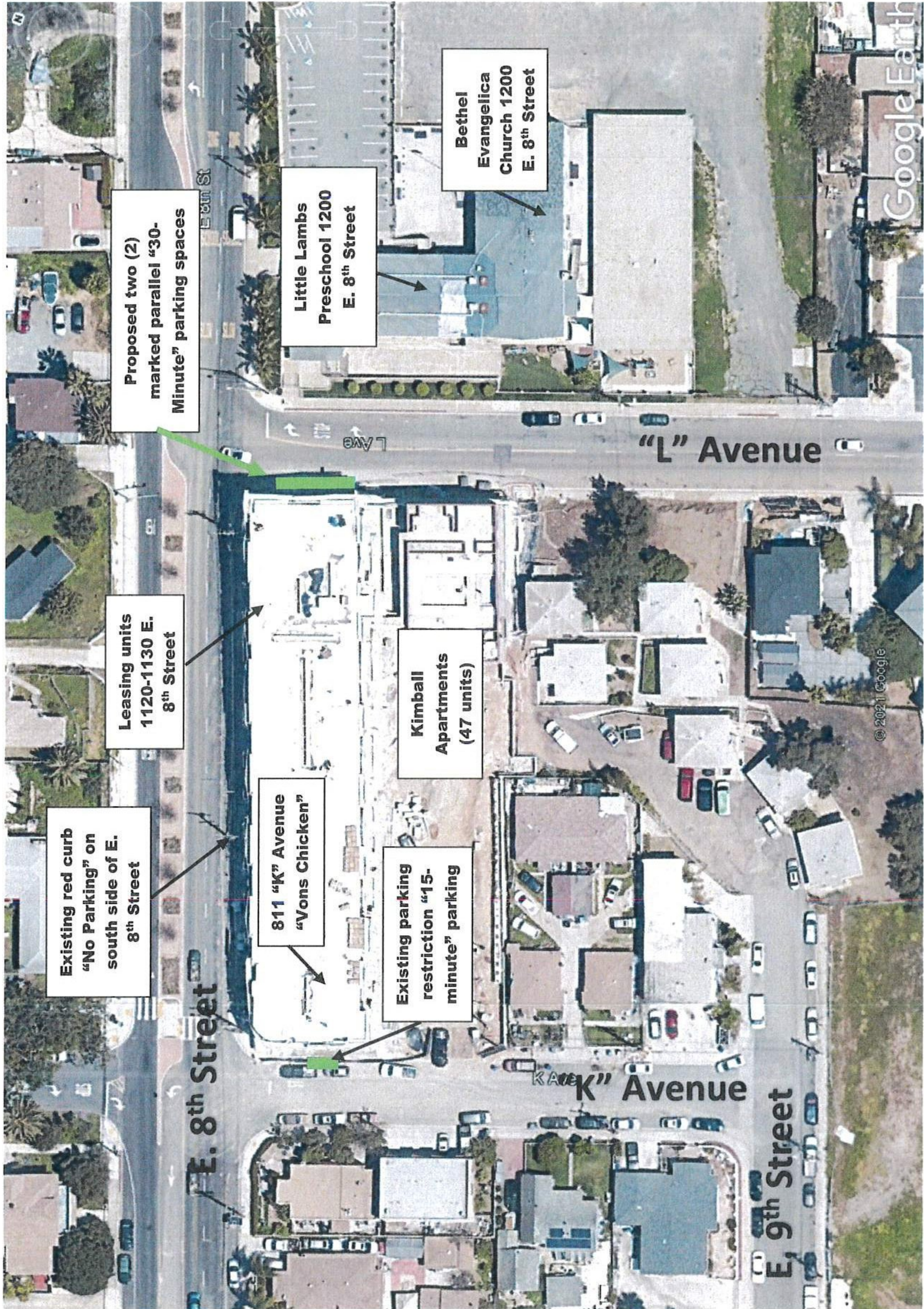
Roberto Yano, P.E.
City Engineer/Director of Public Works

RY:ch

Enclosure: Location Map

2021-12

Location Map with Recommended Enhancements (TSC Item: 2021-12)





Location of proposed installation of time restricted parking located at 1120-1130 E. 8th Street (looking west)



Location of proposed installation of time restricted parking located at 1120-1130 E. 8th Street (looking south)

RESOLUTION NO. 2021 -

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF NATIONAL CITY, CALIFORNIA, AUTHORIZING INSTALLING TWO (2) MARKED PARALLEL “30-MINUTE” PARKING SPACES IN FRONT OF THE PROPERTY LOCATED AT 1120 – 1130 EAST 8TH STREET (TSC NO. 2021-12)

WHEREAS, the owner of “The Kimball” development, located at 1120 - 1130 East 8th Street, requests time-restricted parking on “L” Avenue in front of the retail suites to increase parking turnover for customers; and

WHEREAS, “The Kimball” development currently has 47 residential units and three (3) commercial retail offices; and

WHEREAS, City staff visited the site and verified the retail suite's location on East 8th Street, between “K” and “L” Avenue, and that East 8th Street is a three (3) - lane roadway with no on-street parking available on both sides of the street, adjacent to the development; and

WHEREAS, City Staff further verified that (1) the retail suite's location does not offer off-street customer parking and (2) the on-street parking is heavily impacted; and

WHEREAS, on June 9, 2021, the Traffic Safety Committee voted to recommend installing two (2) marked parallel “30-minute” parking spaces in front of the property located at 1120 – 1130 East 8th Street.

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

Section 1: Authorizes the installation of two (2) marked parallel “30-minute” parking spaces in front of the property located at 1120 - 1130 East 8th Street to increase parking turnover for customers (TSC No. 2021-12).

Section 2: The City Clerk shall certify to the passage and adoption of this Resolution and enter it into the book of original Resolutions.

PASSED and ADOPTED this 3rd day of August, 2021.

Alejandra Sotelo-Solis, Mayor

ATTEST:

Luz Molina, City Clerk

APPROVED AS TO FORM:

Charles E. Bell Jr., City Attorney

The following page(s) contain the backup material for Agenda Item: [Resolution of the City Council of the City of National City authorizing the installation of a blue curb disabled persons parking space with sign in front of the residence located at 643 E. 28th Street \(TSC No. 2021-13\). \(Engineering/Public Works\)](#)

Please scroll down to view the backup material.

**CITY OF NATIONAL CITY, CALIFORNIA
COUNCIL AGENDA STATEMENT**

MEETING DATE: August 3, 2021

AGENDA ITEM NO.

ITEM TITLE:

Resolution of the City Council of the City of National City authorizing the installation of a blue curb disabled persons parking space with sign in front of the residence located at 643 E. 28th Street (TSC No. 2021-13).

PREPARED BY: Carla Hutchinson, Assistant Engineer - Civil *C.H.* **DEPARTMENT:** Engineering/Public Works

PHONE: 619-336-4388

APPROVED BY: 

EXPLANATION:

See attached.

FINANCIAL STATEMENT:

ACCOUNT NO.

| N/A |

APPROVED: _____ **Finance**

APPROVED: _____ **MIS**

ENVIRONMENTAL REVIEW:

N/A

ORDINANCE: INTRODUCTION: **FINAL ADOPTION:**

STAFF RECOMMENDATION:

Adopt Resolution authorizing installation of a blue curb disabled persons parking space with sign in front of the residence located at 643 E. 28th Street.

BOARD / COMMISSION RECOMMENDATION:

At their meeting on June 9, 2021, the Traffic Safety Committee approved staff's recommendation to install a blue curb disabled persons parking space with sign in front of the residence located at 643 E. 28th Street.

ATTACHMENTS:

1. Explanation w/ Exhibits A and B
2. Staff Report to the Traffic Safety Committee on June 9, 2021 (TSC No. 2021-13)
3. Resolution

EXPLANATION

The resident of 643 E. 28th Street has requested a blue curb disabled persons parking space in front of her residence. The resident possesses a valid disabled persons placard from the California Department of Motor Vehicles. The resident stated that it is difficult for her to find parking in front of her property due to the high demand of parking in the area and that a disabled persons parking space in front of her house would provide easier access to the house.

Staff visited the site and observed that the residence has no driveway and no garage. The slope on E. 28th Street is negligible. The resident also requested the removal of an existing blue curb disabled persons parking space located on "G" Avenue, adjacent to the residence and to replace with the proposed blue curb disabled persons parking space on E. 28th Street. The resident stated that the existing blue curb disabled persons parking space was installed before moving to the residence and that it does not provide easy access to the residence. The existing blue curb disabled persons parking space is illustrated in the location map and the photos as part of this report.

The City Council has adopted a policy which is used to evaluate requests for disabled persons parking spaces. The City Council Disabled Persons Parking Policy requirements for "Special Hardship" cases are as follows:

1. Applicant (or guardian) must be in possession of valid license plates or placard for "disabled persons" or "disabled veterans". *This condition is met.*
2. The proposed disabled parking space must be in front (or side if on a corner lot) of the applicant's (or guardian's) place of residence. *This condition is met.*
3. The residence must not have useable off-street parking available or an off-street space available that may be converted into disabled parking. *This condition is met.*

This item was presented to the Traffic Safety Committee on June 9, 2021. Staff sent notices to area residents inviting them to Zoom-in or call-in to the Traffic Safety Committee Meeting and/or contact staff with any questions.

Staff presented the results of the site evaluation and after discussion the Traffic Safety Committee voted to approve staff's recommendation to install a blue curb disabled persons parking space with sign, since all three conditions of the City Council Disabled Persons Parking Policy for "Special Hardship" cases are met.

The applicant was informed that handicap parking spaces do not constitute "personal reserved parking" and that any person with valid "disabled persons" license plates or placards may park in handicap spaces.

Staff is working on a parking implementation plan that will make recommendations to modify Title 11 of the National City Municipal Code to manage future blue curb requests as the City is receiving an increase in the amount of requests for blue curb disabled persons parking spaces. Please see attached Exhibit "B" for the location of existing blue

curb disabled persons parking spaces within a 4-block radius from the proposed location for this request.

If approved by City Council, all work will be performed by City Public Works.

Exhibit A: Location Map with Recommended Enhancements (TSC Item: 2021-13)

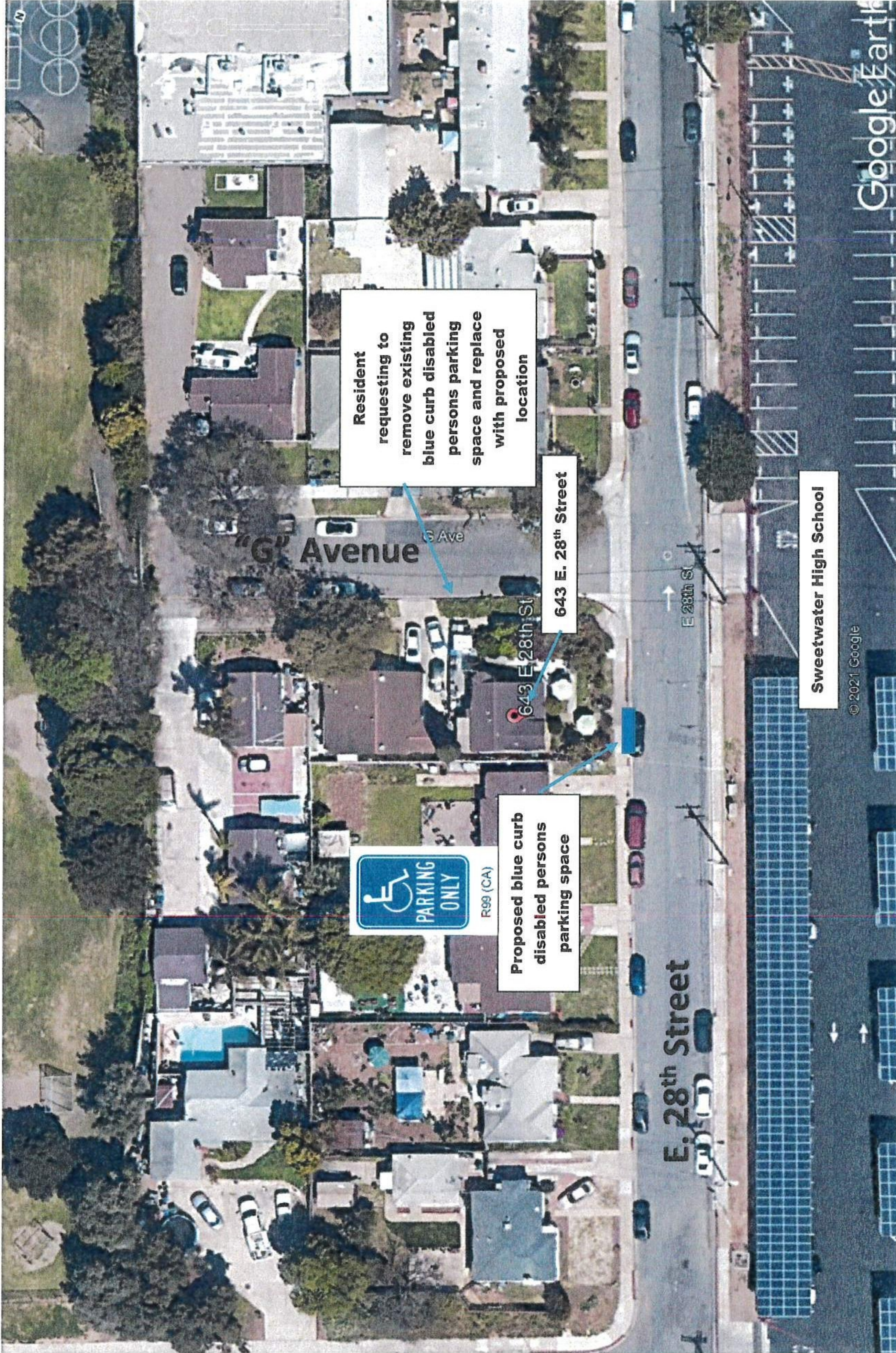


Exhibit B: Location Map showing existing blue curb parking spaces (TSC Item: 2021-13)



**NATIONAL CITY TRAFFIC SAFETY COMMITTEE
AGENDA REPORT FOR JUNE 9, 2021**

ITEM NO. 2021-13

ITEM TITLE: REQUEST FOR INSTALLATION OF A BLUE CURB DISABLED PERSONS PARKING SPACE WITH SIGNAGE IN FRONT OF THE RESIDENCE AT 643 E. 28TH STREET

PREPARED BY: Carla Hutchinson, Assistant Engineer – Civil Engineering & Public Works Department

DISCUSSION:

The resident of 643 E. 28th Street has requested a blue curb disabled persons parking space in front of her residence. The resident possesses a valid disabled persons placard from the California Department of Motor Vehicles. The resident stated that it is difficult for her to find parking in front of her property due to the high demand of parking in the area and that a disabled persons parking space in front of her house would provide easier access to the house.

Staff visited the site and observed that the residence has no driveway and no garage. The slope on E. 28th Street is negligible. The resident also requested the removal of an existing blue curb disabled persons parking space located on "G" Avenue, adjacent to the residence and to replace with the proposed blue curb disabled persons parking space on E. 28th Street. The resident stated that the existing blue curb disabled persons parking space was installed before moving to the residence and that it does not provide easy access to the residence. The existing blue curb disabled persons parking space is illustrated in the location map and the photos as part of this report.

The City Council has adopted a policy which is used to evaluate requests for disabled persons parking spaces. The City Council Disabled Persons Parking Policy requirements for "Special Hardship" cases are as follows:

1. Applicant (or guardian) must be in possession of valid license plates or placard for "disabled persons" or "disabled veterans". *This condition is met.*
2. The proposed disabled parking space must be in front (or side if on a corner lot) of the applicant's (or guardian's) place of residence. *This condition is met.*
3. The residence must not have useable off-street parking available or an off-street space available that may be converted into disabled parking. *This condition is met.*

It shall be noted that disabled persons parking spaces do not constitute "personal reserved parking" and that any person with valid "disabled persons" license plates or placards may park in handicap spaces.

STAFF RECOMMENDATION:

Since all three conditions of the City Council Disabled Persons Parking Policy for "Special Hardship" cases are met, staff recommends the installation of a blue curb disabled persons parking space with signage in front of the residence at 643 E. 28th Street.

EXHIBITS:

1. Public Request Form
2. Public Notice
3. Location Map
4. Photos
5. City Council Disabled Persons Parking Policy

2021-13

REQUEST FOR BLUE CURB DISABLED PERSONS PARKING SPACE

NAME OF DISABLED PERSON: _____

NAME OF REPRESENTATIVE FOR DISABLED PERSON (if different from above): _____

ADDRESS: 043 E 28th St National City ca 91950

EMAIL: _____

PHONE NUMBER: _____

Please answer the following questions, which will assist Engineering staff, the Traffic Safety Committee, and your City Council in determining if you are qualified to have a blue curb disabled persons parking space placed in front of your residence. Please be informed that all blue curb parking spaces are considered public parking. Therefore, any registered vehicle in possession of a disabled persons placard or license plate is legally allowed to park in the blue curb space for up to 72 continuous hours.

1) Do you possess a valid disabled person's placard issued by the California Department of Motor Vehicles (DMV)? YES NO
If YES, please include a copy of the placard, which contains your name, address, placard number, and expiration date.

2) Does your residence have a garage? YES NO
If YES, is the garage large enough to park a vehicle (minimum of 20' x 12')? YES NO

3) Does your residence have a driveway? YES NO
If YES, a) Is the driveway large enough to park a vehicle? (minimum of 20' x 12') YES NO
b) Is the driveway level? YES NO
c) Is the driveway sloped/inclined? YES NO

4) Please write any additional comments here (optional).
Thank you for giving us the opportunity to our Request we really appreciated it.
Corena Gorence.



June 9, 2021

Resident/Property Owner

Subject: TRAFFIC SAFETY COMMITTEE (TSC) ITEM NO. 2021-13

**REQUEST FOR INSTALLATION OF A BLUE CURB DISABLED PERSONS
PARKING SPACE WITH SIGNAGE IN FRONT OF THE RESIDENCE AT 643 E.
28TH STREET.**

Dear Sir/Madame:

The City of National City would like to invite you to our next public Traffic Safety Committee Conference Call scheduled for **Wednesday, June 9, 2021, at 1:00 P.M.** via Zoom. Please use the following information to call-in to the meeting during the scheduled time:

Join Zoom Meeting from computer

<https://zoom.us/j/94358636736?pwd=cTJFUkFqOU1objA4ekRDNDN1dkU4QT09>

Join Zoom Meeting by phone

+1 669-900-9128

Meeting ID: 943 5863 6736

Passcode: 242131

If you have any questions, comments, and/or concerns, please contact the Engineering Department at 619-336-4380 and reference Traffic Safety Committee Item Number 2021-13.

Sincerely,

Roberto Yano, P.E.
City Engineer/Director of Public Works

RY:ch

Enclosure: Location Map

2021-13

Location Map with Recommended Enhancements (TSC Item: 2021-13)





Location of proposed blue curb disabled persons parking space in front of 643 E. 28th Street (looking north)



Location of proposed blue curb disabled persons parking space in front of 643 E. 28th Street (looking west)



Location of proposed blue curb disabled persons parking space in front of 643 E. 28th Street (looking west)

DISABLED PERSONS PARKING POLICY

The purpose of a disabled persons parking zone is to provide designated parking spaces at major points of assembly for the exclusive use of physically disabled persons whose vehicle displays a distinguishing license plate as authorized by the California Department of Motor Vehicles.

The City Council may upon recommendation of the City Engineer, designate specially marked and posted on-street parking spaces for disabled persons pursuant to California Vehicle Code 21101, et seq. at the following facilities:

1. Government buildings serving the public such as administration buildings, public employment offices, public libraries, police stations, etc.
2. Hospitals and convalescent homes with more than 75-bed capacity.
3. Medical facilities and doctors' offices staffed by a maximum of five practitioners. Zones shall be located to serve a maximum number of facilities on one block.
4. Community service facilities such as senior citizens service centers, etc.
5. Accredited vocational training and educational facilities where no off-street parking is provided for disabled persons.
6. Employment offices for major enterprises employing more than 200 persons.
7. Public recreational facilities including municipal swimming pools, recreation halls, museums, etc.
8. Public theaters, auditoriums, meeting halls, arenas, stadiums with more than 300 seating capacity.
9. Other places of assembly such as schools and churches.
10. Commercial and/or office building(s) with an aggregate of more than 50,000 square feet of usable floor space. Zone shall be located to serve a maximum number of facilities on one block.
11. Hotels catering to daily guests, maintaining a ground floor lobby and a switchboard that is operated 24 hours per day.

12. A hotel or apartment house catering to weekly or monthly guests and containing more than 30 separate living units.

In addition, disabled persons parking spaces may be provided within all publicly owned, leased or controlled off-street parking facilities as specified in the General Requirements.

General Requirements

Each disabled persons parking space shall be indicated by blue paint and a sign (white on blue) showing the international symbol of accessibility (a profile view of a wheelchair with occupant).

Where installed under the above criteria the total number of disabled persons curb parking spaces will be limited to 3% of the total number of on-street parking spaces available in the area and shall be distributed uniformly within the area.

Disabled persons parking will not be installed at locations with a full-time parking prohibition. When a disabled persons parking zone is installed where a part-time parking prohibition is in effect, the disabled persons parking zone will have the same time restrictions as the part-time parking prohibition.

The cost of installing disabled persons parking will be assumed by the City on public streets and public off-street parking facilities.

In establishing on-street parking facilities for the disabled there shall be a reasonable determination made that the need is of an on-going nature. The intent is to prevent the proliferation of special parking stalls that may be installed for a short-term purpose but later are seldom used. Unjustified installation of such parking stalls unnecessarily increases the City's maintenance and operations costs, reduce available on-street parking for the general public, and detract from the overall effectiveness of the disabled persons parking program.

Special Hardship Cases

It is not the intention of the City to provide personal reserved parking on the public right-of-way, especially in residential areas. However, exceptions may be made, in special hardship cases, provided all of the following conditions exists:

- (1) Applicant (or guardian) must be in possession of valid license plates for "disabled persons" or "disabled veterans."
- (2) The proposed disabled parking space must be in front of the applicant's (or guardian's) place of residence.

- (3) Subject residence must not have useable off-street parking available or off-street space available that may be converted into disabled parking.

NOTE:It must be emphasized that such parking spaces do not constitute "personal reserved parking" and that any person with valid "disabled persons" license plates may park in the above stalls.

Jha:p

RESOLUTION NO. 2021 -

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF NATIONAL CITY, CALIFORNIA, AUTHORIZING INSTALLING A BLUE CURB DISABLED PERSONS PARKING SPACE WITH SIGN IN FRONT OF THE RESIDENCE LOCATED AT 643 EAST 28TH STREET (TSC NO. 2021-13)

WHEREAS, the resident of 643 East 28th Street possesses a valid Disabled Person Placard from the State of California Department of Motor Vehicles and has requested the installation of a blue curb disabled persons parking space in front of the residence to provide easier and safer access to the home because the demand for parking is high making it difficult to find on-street parking; and

WHEREAS, City staff determined that the property meets all conditions to qualify for a blue curb disabled persons parking space in front of the home; and

WHEREAS, on June 9, 2021, the City of National City Traffic Safety Committee voted to approve the installation of a blue curb disabled persons parking space with signage in front of the residence located at 643 East 28th Street.

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

Section 1: Authorizes installing a blue curb disabled person's parking space with a sign in front of the residence located at 643 East 28th Street (TSC No. 2021-13).

Section 2: The City Clerk shall certify to the passage and adoption of this Resolution and enter it into the book of original Resolutions.

PASSED and ADOPTED this 3rd day of August, 2021.

Alejandra Sotelo-Solis, Mayor

ATTEST:

Luz Molina, City Clerk

APPROVED AS TO FORM:

Charles E. Bell Jr., City Attorney

The following page(s) contain the backup material for Agenda Item: [Temporary Use Permit – Spirit Halloween retail tent store hosted by Spirit Halloween at Westfield Plaza Bonita Mall from September 4, 2021 thru November 15, 2021 with no waiver of fees. \(Community Development\)](#)

Please scroll down to view the backup material.

**CITY OF NATIONAL CITY, CALIFORNIA
COUNCIL AGENDA STATEMENT**

MEETING DATE: August 3, 2021

AGENDA ITEM NO.

ITEM TITLE:

Temporary Use Permit – Spirit Halloween retail tent store hosted by Spirit Halloween at Westfield Plaza Bonita Mall from September 4, 2021 thru November 15, 2021 with no waiver of fees.

PREPARED BY: Dionisia Trejo

DEPARTMENT: Community Development Department

PHONE: (619) 336-4255

APPROVED BY: 

EXPLANATION:

This is a request from Spirit Halloween to open a temporary outdoor Spirit Halloween retail tent store at Plaza Bonita Mall from September 4, 2021 thru November 15, 2021. Daily hours of operations will be from 9 a.m. to 11 p.m.

This 100 x 100sqft tent will be set-up on the westside parking lot of the mall adjacent to Ring Road within lot number location known as Lot #2. This outdoor tent will provide the community with a wide product selection of seasonal items such as Halloween costumes, decorations, and accessories.

If approved, this temporary structure may require additional permits and inspections from both the Building and Fire Department prior to opening for business.

FINANCIAL STATEMENT:

APPROVED: _____ **Finance**

ACCOUNT NO.

APPROVED: _____ **MIS**

City fee of \$272.00 for processing the TUP through various City departments, plus \$600.00 for Fire Department and \$154.86 for Building.

Total fees: \$1,026.86

ENVIRONMENTAL REVIEW:

N/A

ORDINANCE: INTRODUCTION:

FINAL ADOPTION:

STAFF RECOMMENDATION:

Approve the Application for a Temporary Use Permit subject to compliance with all conditions of approval with no waiver of fees or in accordance to City Council Policy 802.

BOARD / COMMISSION RECOMMENDATION:

N/A

ATTACHMENTS:

Application for a Temporary Use Permit with recommended conditions of approval.

EVENT INFORMATION

Type of Event:

- Public Concert Fair Festival Community vent
 Parade Demonstration Circus Block Party
 Motion Picture Grand Opening Other _____

Event Title: Spirit Halloween

Event Location: 3030 Plaza Bonita Road National City, CA 91950

Event Date(s): From 8/4/21 to 11/15/21

Actual Event Hours: 9:00 am/pm to 11:00 am/pm

Total Anticipated Attendance: _____ (_____ Participants _____ Spectators)

Setup/assembly/construction Date: 08/1/21 Start time: 8am

Please describe the scope of your setup/assembly work (specific details):

provided document of tent assembly.

Dismantle Date: 11/15/21 Completion Time: _____ am/pm

List any street(s) requiring closure as a result of this event. Include street name(s), day and time of closing and day and time of reopening.

RECEIVED
JUN 28 REC'D
Neighborhood Services Department
City of National City

APPLICANT AND SPONSORING ORGANIZATION INFORMATION

Sponsoring Organization: Spirit Halloween

Chief Officer of Organization (Name) Jeff Schaffer/David Laughter

Applicant (Name): Jessica Stanley

Address: 6826 Black Horse Pike Egg Harbor Township, NJ 08234

Daytime Phone: (609) 486-7787 Evening Phone: (619) 486-7787

Fax: () _____ E-Mail: spdist21308@spirit Halloween.com

Contact Person "on site" day of the event: Jessica Stanley Cellular: 619-486-7787

NOTE: THIS PERSON MUST BE IN ATTENDANCE FOR THE DURATION OF THE EVENT AND IMMEDIATELY AVAILABLE TO CITY OFFICIALS

FEES/PROCEEDS/REPORTING

Is your organization a "Tax Exempt, nonprofit" organization? YES NO

Are admission, entry, vendor or participant fees required? YES NO

If YES, please explain the purpose and provide amount(s):

\$ _____ Estimated Gross Receipts including ticket, product and sponsorship sales from this event.

\$ _____ Estimated Expenses for this event.

\$ _____ What is the projected amount of revenue that the Nonprofit Organization will receive as a result of this event?

**OVERALL EVENT DESCRIPTION
ROUTE MAP/SITE DIAGRAM/SANITATION**

Please provide a **DETAILED DESCRIPTION** of your event. Include details regarding any components of your event such as the use of vehicles, animals, rides or any other pertinent information about the event.

Spirit Halloween Superstores LLC will be selling Halloween costumes, decorations, and accessories from a tent at the Plaza Bonita Mall parking lot.

YES NO If the event involves the sale of cars, will the cars come exclusively from National City car dealers?

If NO, list any additional dealers involved in the sale:

OVERALL EVENT DESCRIPTION CONTINUED

YES NO Does the event involve the sale or use of alcoholic beverages?

YES NO Will items or services be sold at the event? If yes, please describe:

Halloween costumes, decorations, and accessories.

YES NO Does the event involve a moving route of any kind along streets, sidewalks or highways? If YES, attach a detailed map of your proposed route indicate the direction of travel, and provide a written narrative to explain your route.

YES NO Does the event involve a fixed venue site? If YES, attach a detailed site map showing all streets impacted by the event.

YES NO Does the event involve the use of tents or canopies? If YES: Number of tent/canopies 1 Sizes 100x100 feet NOTE: A separate Fire Department permit is required for tents or canopies.

YES NO Will the event involve the use of the City or your stage or PA system? SPECIFY: _____

In addition to the route map required above, please attach a **diagram** showing the overall layout and set-up locations for the following items:

Alcoholic and Nonalcoholic Concession and/or Beer Garden areas.
 Food Concession and/or Food Preparation areas Please describe how food will be served at the event: _____
 If you intend to cook food in the event area please specify the method:
 GAS ELECTRIC CHARCOAL OTHER (Specify): _____

Portable and/or Permanent Toilet Facilities
 Number of portable toilets: _____ (1 for every 250 people is required, unless the applicant can show that there are facilities in the immediate area available to the public during the event)

- Tables # _____ and Chairs # _____
- Fencing, barriers and/or barricades
- Generator locations and/or source of electricity
- Canopies or tent locations (include tent/canopy dimensions)
- Booths, exhibits, displays or enclosures
- Scaffolding, bleachers, platforms, stages, grandstands or related structures
- Vehicles and/or trailers
- Other related event components not covered above
- Trash containers and dumpsters

(Note: You must properly dispose of waste and garbage throughout the term of your event and immediately upon conclusion of the event the area must be returned to a clean condition.) Number of trash cans: 3 Trash containers with lids: 3

Describe your plan for clean-up and removal of waste and garbage during and after the event:
2 dumpsters-recycle / trash picked up 2-3 times / week

SAFETY/SECURITY/ACCESSIBILITY

Please describe your procedures for both Crowd Control and Internal Security:

YES NO Have you hired any Professional Security organization to handle security arrangements for this event? If YES, please list:

Security Organization: _____

Security Organization Address: _____

Security Director (Name): _____ Phone: _____

YES NO Is this a night event? If YES, please state how the event and surrounding area will be illuminated to ensure safety of the participants and spectators:

lights in mall parking lot.

Please indicate what arrangement you have made for providing First Aid Staffing and Equipment.

Please describe your Accessibility Plan for access at your event by individuals with disabilities:

Handicap parking is in front, 1 handicap register inside.

PARKING PLAN/MITIGATION OF IMPACT

Please provide a detailed description of your PARKING plan:

We are using spaces provided by Plaza Bonita mall. In one of their parking lots. (provided highlighted map)

Please describe your plan for DISABLED PARKING:

Disabled parking spaces are marked out in parking lot in front entrance of the tent.

Please describe your plans to notify all residents, businesses and churches impacted by the event: _____

NOTE: Neighborhood residents must be notified 72 hours in advance when events are scheduled in the City parks.

ENTERTAINMENT/ATTRACTIONS AND RELATED EVENT ACTIVITIES

YES NO Are there any musical entertainment features related to your event? If YES, please state the number of stages, number of bands and type of music. Number of Stages: _____ Number of Bands: _____

Type of Music: _____

YES NO Will sound amplification be used? If YES, please indicate: Start time: _____ am/pm Finish Time _____ am/pm

YES NO Will sound checks be conducted prior to the event? If YES, please indicate: Start time: _____ am/pm Finish Time _____ am/pm

Please describe the sound equipment that will be used for your event:

YES NO Fireworks, rockets, or other pyrotechnics? If YES, please describe:

YES NO Any signs, banners, decorations, special lighting? If YES, please describe:

City of National City

PUBLIC PROPERTY USE HOLD HARMLESS AND INDEMNIFICATION AGREEMENT

Persons requesting use of City property, facilities or personnel are required to provide a minimum of \$1,000,000 combined single limit insurance for bodily injury and property damage which includes the City, its officials, agents and employees named as additional insured and to sign the Hold Harmless Agreement. Certificate of insurance must be attached to this permit.

Organization Spirit Halloween

Person in Charge of Activity Jessica Stanley / David Laughter

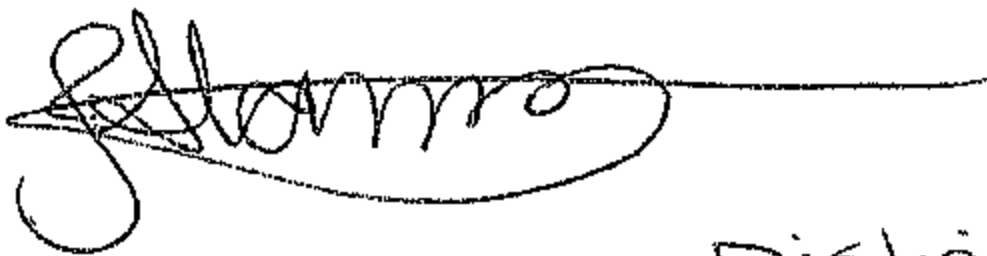
Address 6826 Black Horse Pike Egg Harbor Township, NJ. 08234

Telephone 619-486-7787 Date(s) of Use 8/4/21 - 11/15/21

HOLD HARMLESS AGREEMENT

As a condition of the issuance of a temporary use permit to conduct its activities on public or private property, the undersigned hereby agree(s) to defend, indemnify and hold harmless the City of National City and the Parking Authority and its officers, employees and agents from and against any and all claims, demands, costs, losses, liability or, for any personal injury, death or property damage, or both, or any litigation and other liability, including attorneys fees and the costs of litigation, arising out of or related to the use of public property or the activity taken under the permit by the permittee or its agents, employees or contractors.

Signature of Applicant Official Title Date



6/30/21

District Sales Manager

For Office Use Only

Certificate of Insurance Approved _____ Date _____

Search Businesses

Search By: ▾

Value:

Search

Active Businesses Closed Businesses

Account # and Status

09019446

Business Status: Active
 Start Date: 7/5/2017
 End Date:
 License Status: Pending - City
 Issue Date: 1/1/2021
 Expire Date: 12/31/2021
 Balance Due: 85
 State License #
 State License Type:
 State License Status:
 State License Exp Date:

Business Name and Information

SPIRIT HALLOWEEN SUPERSTORES, LLC

Business Address: 3030 PLAZA BONITA RD
 NATIONAL CITY, CA 91950-8009
 Location: Inside
 Location Type: Commercial
 Mailing Address: 6826 BLACK HORSE PIKE EGG
 HARBOR TOWNSHIP, NJ 08234-4132
 Ownership Type: LLC
 Phone Number: (609) 645-5585
 Fax Number:
 Email: bl@spirithalloween.com
 Website:
 Geo Areas:
 License Description: RETAIL COSTUMES
 Business Type: Retail Sales - General
 Rate Type: STD - Gross Receipts Class 2
 NAICS: 453998 - All Other
 Miscellaneous Store Retailers
 (except Tobacco Stores)
 SIC: 5999001 - Miscellaneous
 Retail Stores, Not Elsewhere
 Classified

Contact Information

Owners / Officers
 STEVE B (PRES/CEO)
 (609) 770-6418
 MTIMSON@SPENCE
 JEFF SCHAFFER (ZON
 1, (619) 244-3322
Emergency Contacts
 DAVID LAUGHTER, Z
Alarm Company

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April 21, 2021

City of National City
Attention: Vianey Rivera
Neighborhood Service Division
1243 National City Boulevard
National City, California 91950-4301

Re: Temporary Use Permit
Spirit Halloween (Spirit Halloween Superstores LLC) – Westfield Plaza Bonita

To whom it may concern:

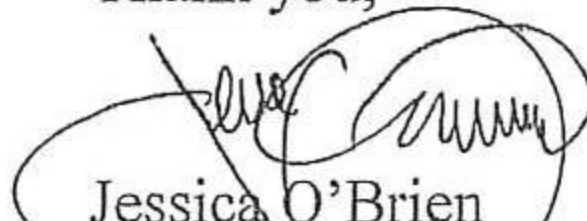
I hereby authorize Steve Brewster, acting as representative of Spirit Halloween Superstores LLC, to operate a business known as Spirit Halloween in parking lot #2 at Westfield Plaza Bonita during the dates of July 15, 2021 – November 15, 2021.

Steve Brewster has permission to install temporary power to poles in parking lot #2 to provide power during the temporary use time if adequate power is not already in place.

Steve Brewster will obtain all necessary permits from National City for occupancy at Westfield Plaza Bonita.

Please feel free to call me if you have any questions at 619.267.2850.

Thank you,


Jessica O'Brien
General Manager

Westfield PLAZA BONITA
3030 Plaza Bonita Road #2075
National City, CA 91950

SPIRIT HALLOWEEN
 3030 Plaza Bonita Rd.
 National City, CA 91950

TOTAL TENT SQFT - 10,000
 SALES FLOOR USE - 8500

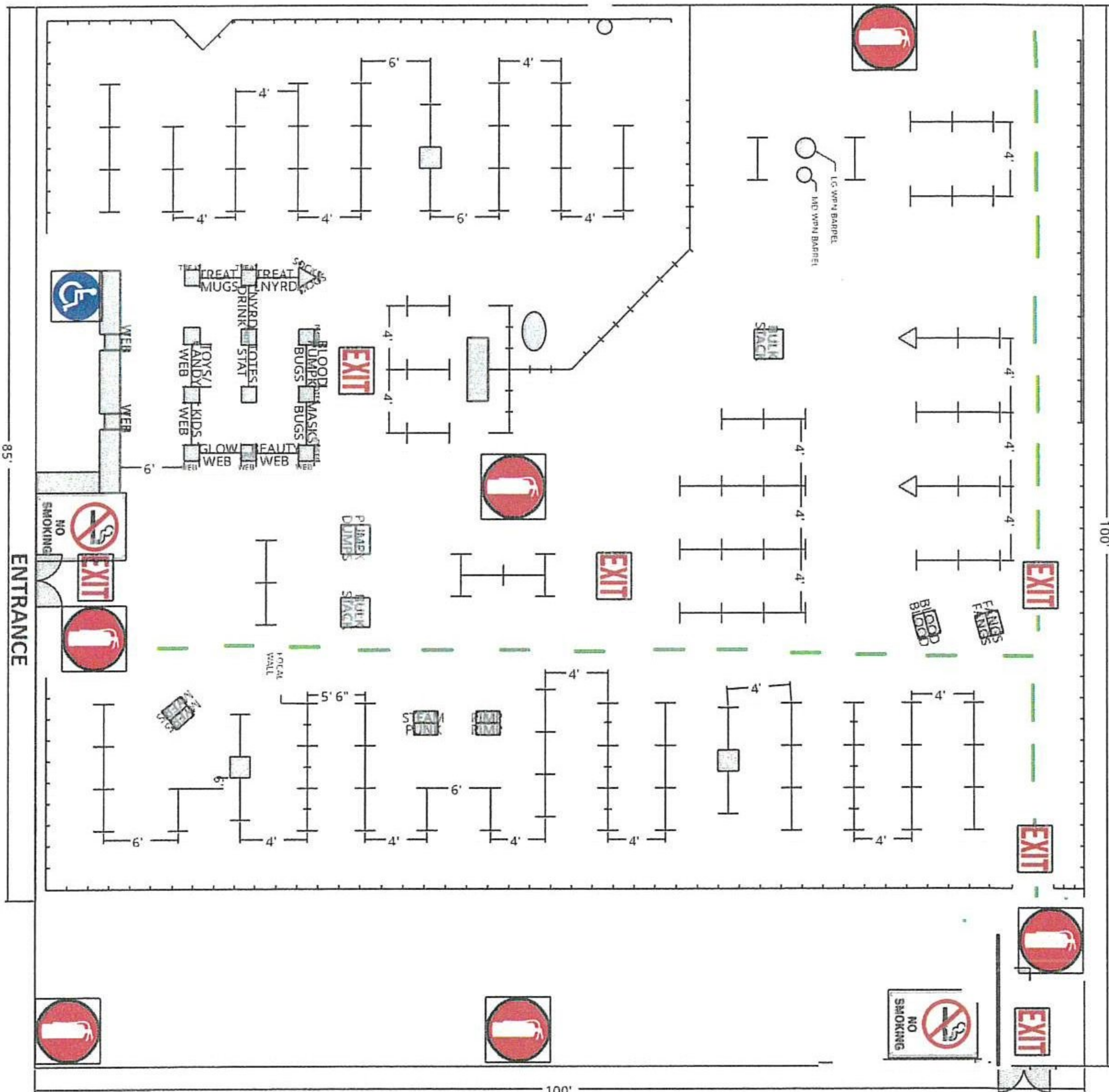
OCCUPANCY 8500/60
 CBC 1004.1
 OCCUPANCY 141

STORE HOURS 9AM-11PM
 STORE OPEN 08/15/2021
 STORE CLOSE 11/15/2021
 STORE BUILD START 08/01/2021

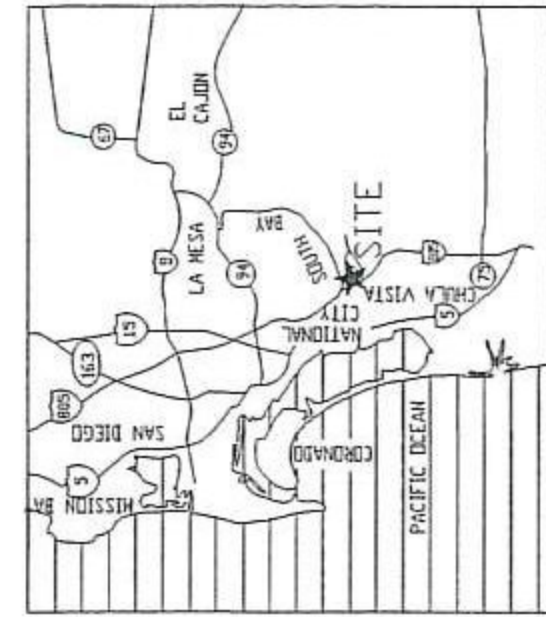
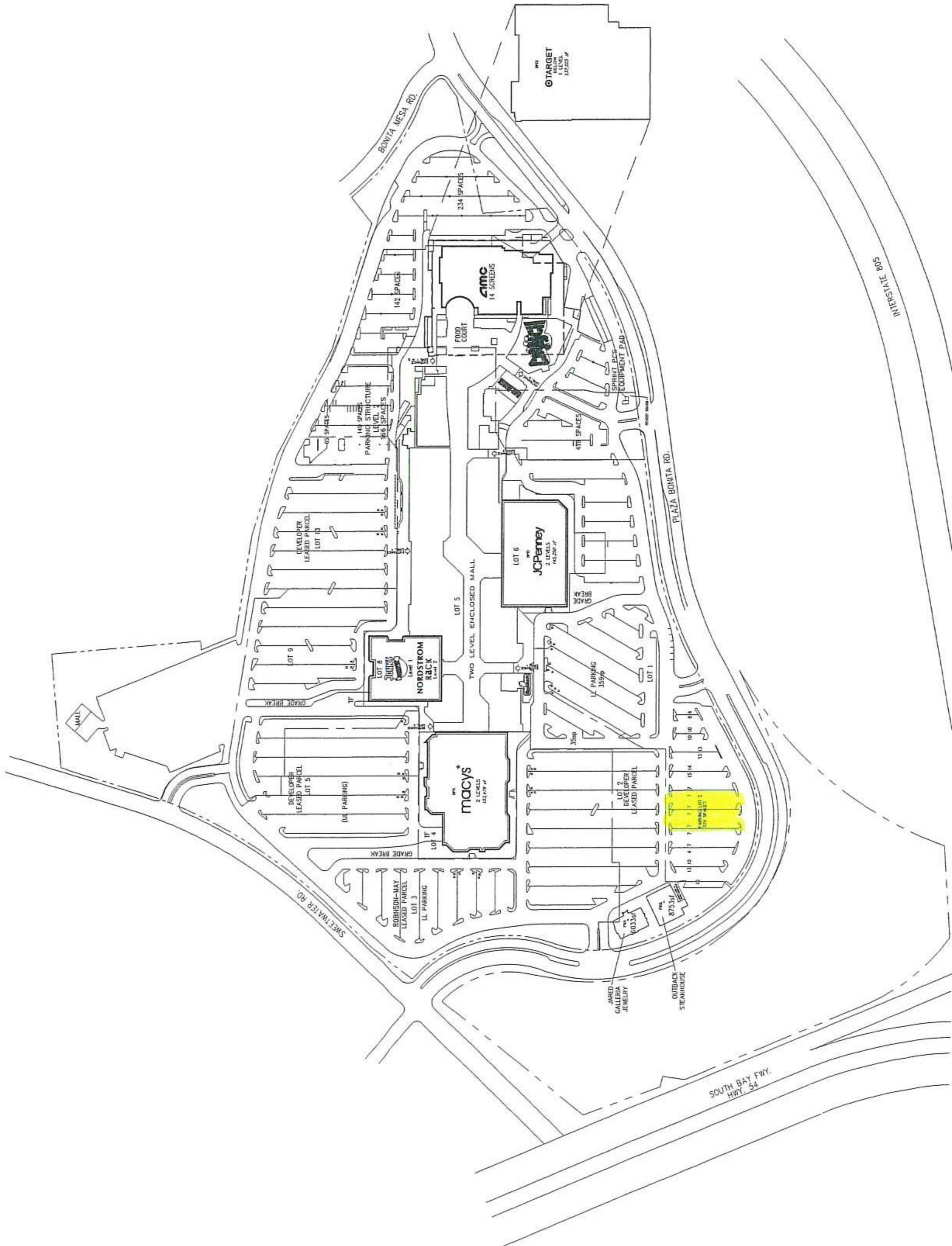
All aisle ways will have a minimum of 4' spacing for accessibility

All Exit Signs will have flood lights and are Battery Illuminated

Deluxe restroom – 2
 Wheelchair accessible restroom – 1
 Two station sink – 1



SketchUp
 BACK EXIT



VICINITY MAP

Westfield
Plaza Bonita
3030 PLAZA BONITA RD #202E
NATIONAL CITY, CA 91860

N.T.S.
NOT TO SCALE

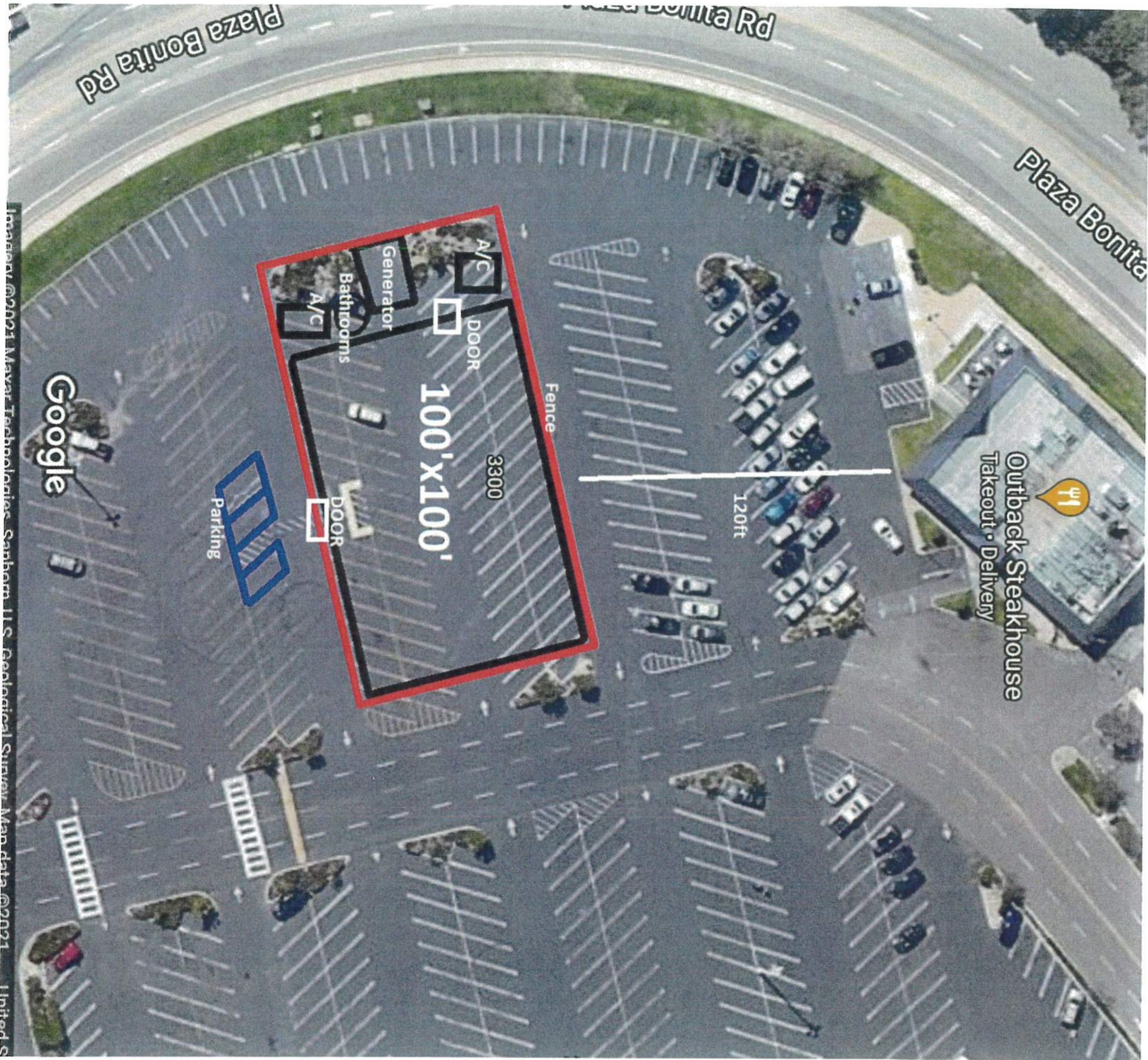
N

LAT: 32.8279
LONG: -117.0580

SITE PLAN

Apr 26, 2021

This drawing is diagrammatic and shows only approximate location, existence or identity of any structure or specific occupancy may be added, amended or modified at the sole and absolute discretion of the architect. The architect shall not be liable for the accuracy or responsibility of the Tenant.



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CITY OF LOS ANGELES
APPROVED FOR COMMISSIONER
BOARD CODE: 44888
Single Member Fee: \$2270
Please contact the City of Los Angeles
Department of Public Works for more information.
The City of Los Angeles is not responsible for the
accuracy or completeness of the information provided
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responsible for the accuracy or completeness of
the information provided on this document. The
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accuracy or completeness of the information
provided on this document.

CALIFORNIA DEPARTMENT OF FORESTRY and FIRE PROTECTION
OFFICE OF THE STATE FIRE MARSHAL

REGISTERED FLAME RESISTANT PRODUCT

Product:

PF 850 BLOCKOUT, PF 650, PF 550

Registration No.

F-13101

Product Marketed By:

ZHEJIANG XINGYIDA REINFORCED MATERIAL CO
NO. 5 LIANHONG ROAD, YUANHUA TOWN, HAINING CITY,
ZHEJIANG PROVINCE, CHINA

This product meets the minimum requirements of flame resistance established by the California State Fire Marshal for products identified in Section 13115, California Health and Safety Code.

The scope of the approved use of this product is provided in the current edition of the CALIFORNIA APPROVED LIST OF FLAME RETARDANT CHEMICALS AND FABRICS, GENERAL AND LIMITED APPLICATIONS CONCERNS published by the California State Fire Marshal.


Deputy State Fire Marshal

Expire: 6/30/2017

FR-8

Making It Happen For Our Customers!

Sunbelt Rentals offers flexible temporary cooling solutions for commercial and industrial applications.

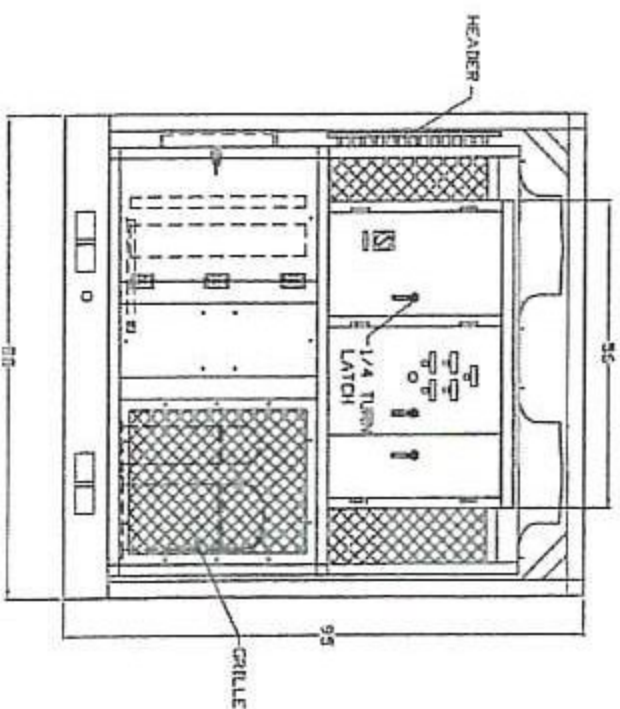
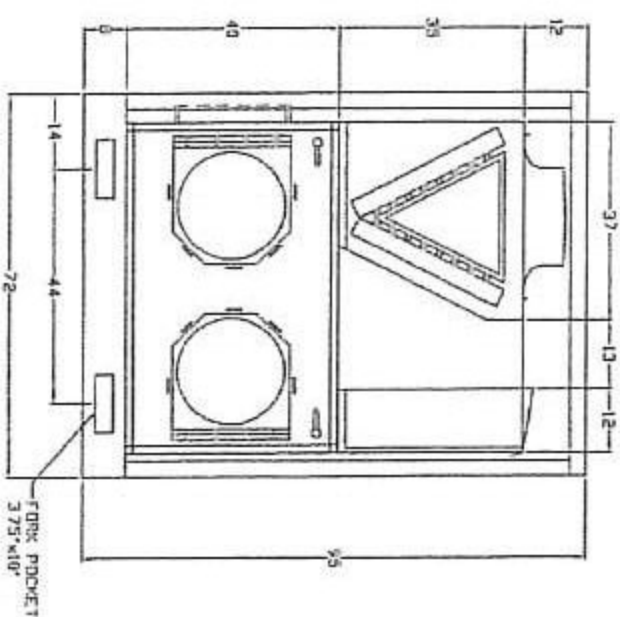


28-ton High Static Air Conditioner

- Footprint of 72" x 88"
- R410a refrigerant
- Direct drive Class III plenum blower with TEFC motor
- Less than 50 dBA
- High static blower - 8.0"
- Oversized air-cooled condenser with non-lanced "W" type fins
- Suction accumulator HX on each refrigerant circuit reduces potential compressor liquid slugging and results in fewer compressor failures
- Blower VFD with additional inline starter and speed pot control
- Certified structural cage
- Industrial design

Specifications	
Cat/Class	107-0238
Manufacturer	Smart Family of Cooling Products
Power	460/3/60
Full Load Amps	47.9 A
Weight	4,040 lbs
Compressor(s)	(1) Copeland scroll with installed suction accumulator
Evap. Fan	Direct drive plenum with TEFC motor
Rated Cooling Air Flow	4,000 CFM with 100% OA
Rated Static Pressure	8.0" WG adjustable
Condenser	Oversized non-lanced fins
Supply Ducts	(1) 20"
Return Ducts	(2) 20"
Dimensions	72" x 88" x 98"

OUTLINE DRAWING

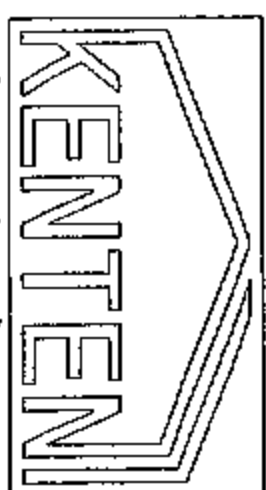


SUNBELT RENTALS
PUMP & POWER SERVICES
800-736-2504
sunbeltrentals.com

Trained Technicians
On-Site Maintenance
On-Time Deliveries
Rapid Response

CITY OF LAUREL
 AFFIDAVIT FOR CONSTRUCTION
 BULKHEAD CODE 4608.1
 Section 14, 2020
 Notarized by the City of Laurel, Maryland
 on 10/12/2020 at 10:00 AM.
 This document is a true and correct copy of the
 original document on file with the City of Laurel,
 Maryland. The City of Laurel, Maryland, is
 the official recorder of this document and
 certifies that this document is a true and
 correct copy of the original document on file
 with the City of Laurel, Maryland.
 Registered with the City of Laurel, Maryland.

广州建廷会展集团有限公司



KENTEN EXPO GROUP LTD (GUANGZHOU)
 Tel. 4000-536836
 www.kenten-tent.com
 sales@kenten.com.cn

施工说明书

Installation Manual

KT00A3004300/120-18A

CITY DE LA MESA
APPROVED FOR CONSTRUCTION
EXHIBITION CENTER
KENTEN EXPO GROUP LTD
14, 2020
KENTEN EXPO GROUP LTD IS THE ONLY COMPANY THAT
HAS APPLIED TO THE CITY OF LA MESA FOR THE
CONSTRUCTION OF THE EXHIBITION CENTER. THE
CITY OF LA MESA HAS REVIEWED THE APPLICATION
AND HAS APPROVED THE CONSTRUCTION OF THE
EXHIBITION CENTER. THE CITY OF LA MESA
RESERVED THE RIGHT TO REVOKE THE APPROVAL
AT ANY TIME IF THE EXHIBITION CENTER
DOES NOT COMPLY WITH THE CITY OF LA MESA
SPECIAL USE PERMIT.

安全提示 Announcements

(一) 施工安全:

作业期间, 工人必须佩戴安全帽、穿硬面鞋及手套, 施工高度达到两米时, 必须系上安全带。

(1) Construction safety:

During the operation, workers must wear safety helmets, hard shoes and gloves. When the construction height reaches two meters, the safety belt must be fastened.

(二) 抗风参数:

本篷房可抵抗≤8级强度的风力, 当风力>8级时, 应及时拆除篷房。

(2) Wind-resisted parameters:

This tent can resist ≤8-level-wind when the wind force >level 8, you should dismantle the tent in time.

(三) 固定方式:

①使用承盘固定基础底座, 承盘物品 (混凝土, 水袋, 沙袋等) 应≥2000 kg;

②当搭建场地为草地或沙地时, 建议使用D25*(1000-1500) 钢钎固定基础底座;

③当搭建场地为水泥地 (硬度>25HRC) 或坚固的地面时, 应使用M16*150膨胀螺栓和 D16*50垫片固定基础底座。

(3) The way of reinforcement:

①Bearing plates are used for reinforce the base plate. Bearing items (concrete, water bag, sandbags and so on) should ≥2000 kg.

②We suggest you use D25*(1000-1500) anchor to fasten the tent in grassland or sandland;

③Using Expansion Bolt M16*150 and D16*50 gasket to fasten the tent in cementland (hardness>25HRC) or solid ground.

(四) 维护与保养:

篷布应远离明火, 避免切割, 勿使用尖锐粘附物品。

篷房作为临时建筑使用一般不超过7天。

(4) Maintaining:

Keep fire away from the cover, avoid cutting and using viscose to paste other things on it.

It's better to use this tent at temporary structure not exceeding 7 days.

(五) 特别提醒:

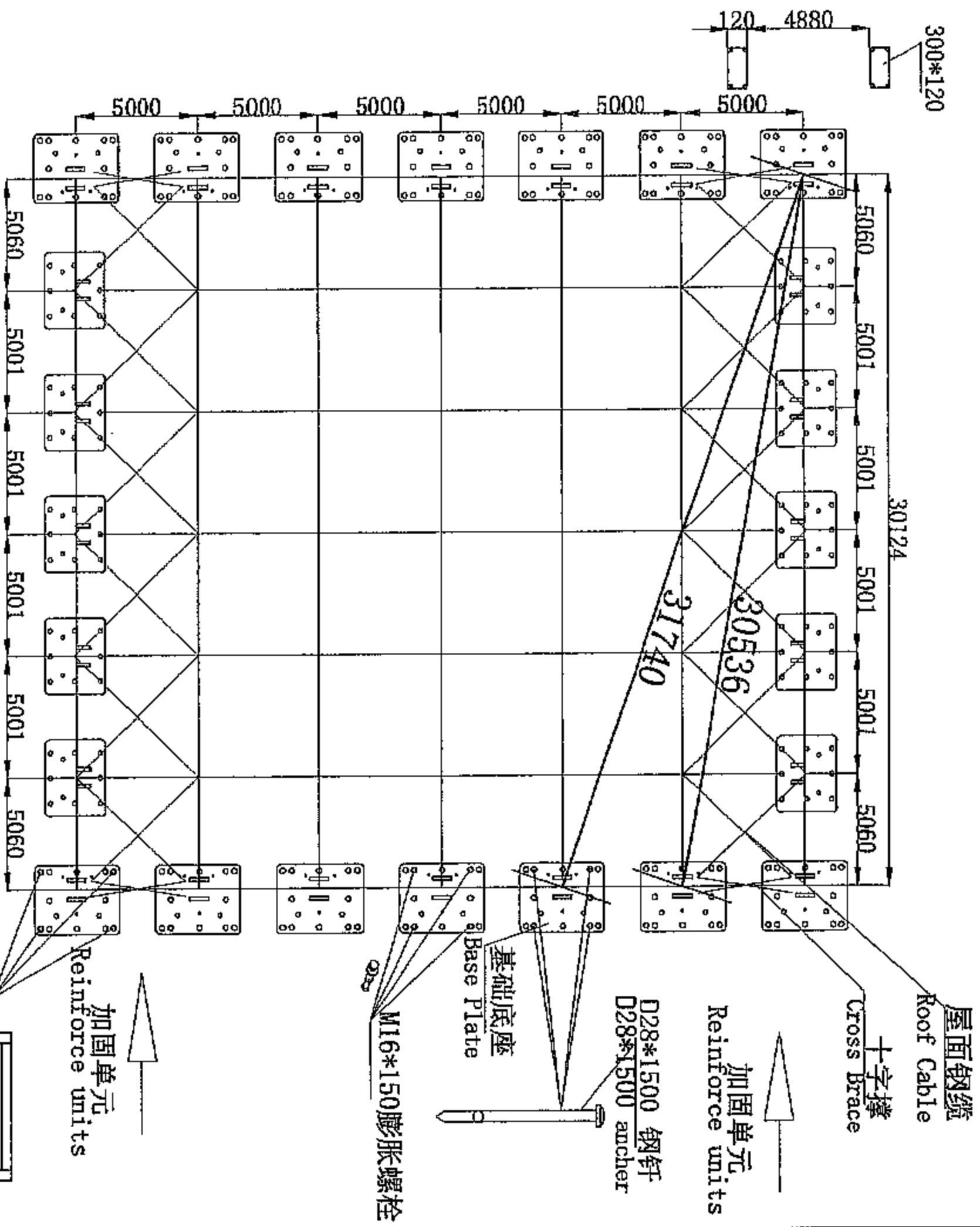
请遵循当地国家城市施工作业的相关法规, 切勿违背。

(5) Remindings:

Pls follow the local construction work regulations & laws.

(一) 定位及加固位置布置图
(1) Layout drawing of location and reinforce part

DATE: 14.8.2014
APPROVED FOR CONSTRUCTION
DRAWING: AMBRL
04/05/2014 14.8.2014
KENTEN EXPO GROUP LTD (GUANGZHOU)
KENTEN EXPO GROUP LTD (GUANGZHOU)
KENTEN EXPO GROUP LTD (GUANGZHOU)
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KENTEN EXPO GROUP LTD (GUANGZHOU)



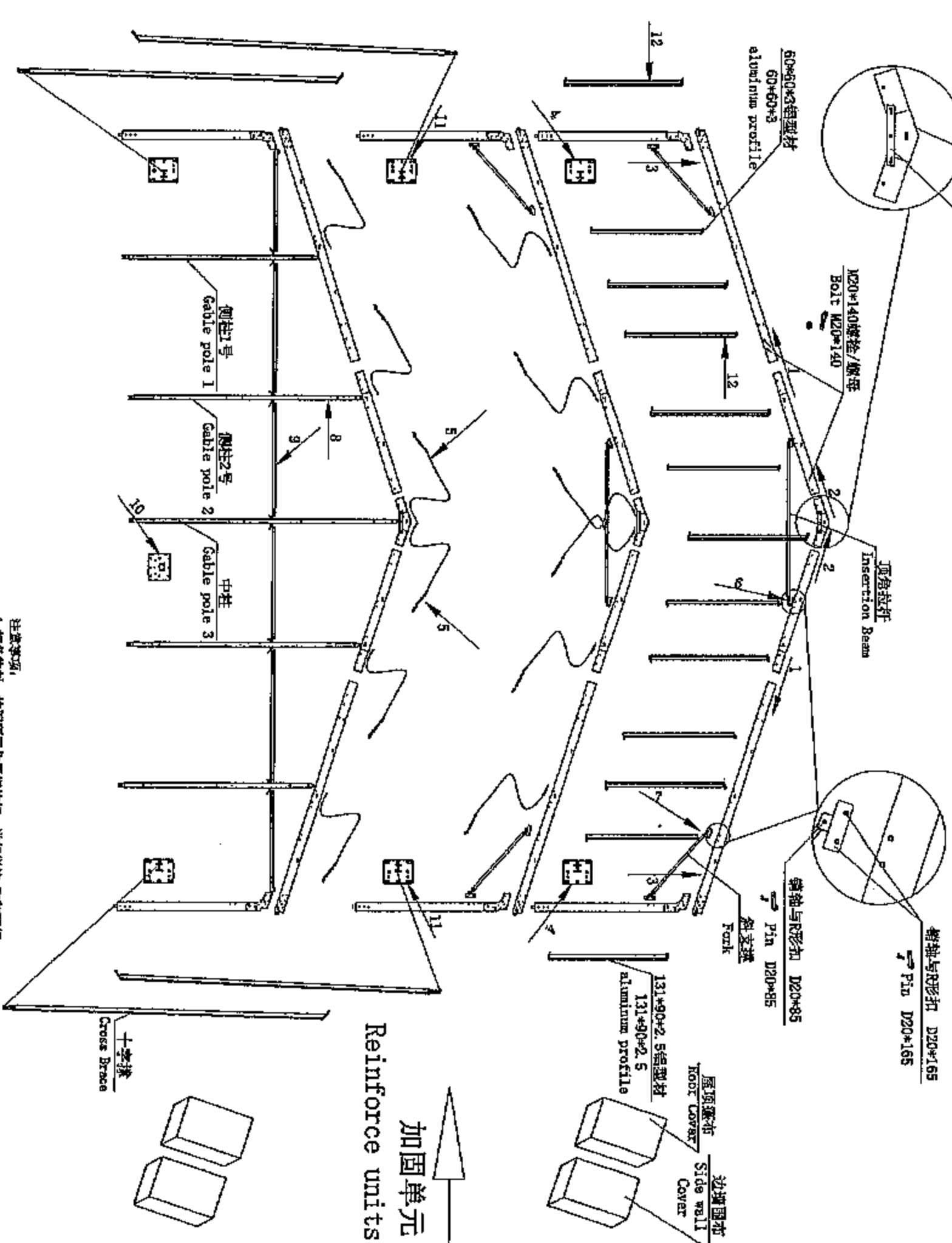
- 施工说明:
1. 在图中所示: 单元位置及加固尺寸定位和安装表的注意。
 2. 加固单元的位置及位置:
 - (1) 加固单元在图中所示: 单元位置及加固尺寸定位和安装表的注意。
 - (2) 加固单元在图中所示: 单元位置及加固尺寸定位和安装表的注意。
 - (3) 加固单元在图中所示: 单元位置及加固尺寸定位和安装表的注意。

1. 在图中所示: 单元位置及加固尺寸定位和安装表的注意。
2. 加固单元的位置及位置:
- (1) 加固单元在图中所示: 单元位置及加固尺寸定位和安装表的注意。
- (2) 加固单元在图中所示: 单元位置及加固尺寸定位和安装表的注意。
- (3) 加固单元在图中所示: 单元位置及加固尺寸定位和安装表的注意。

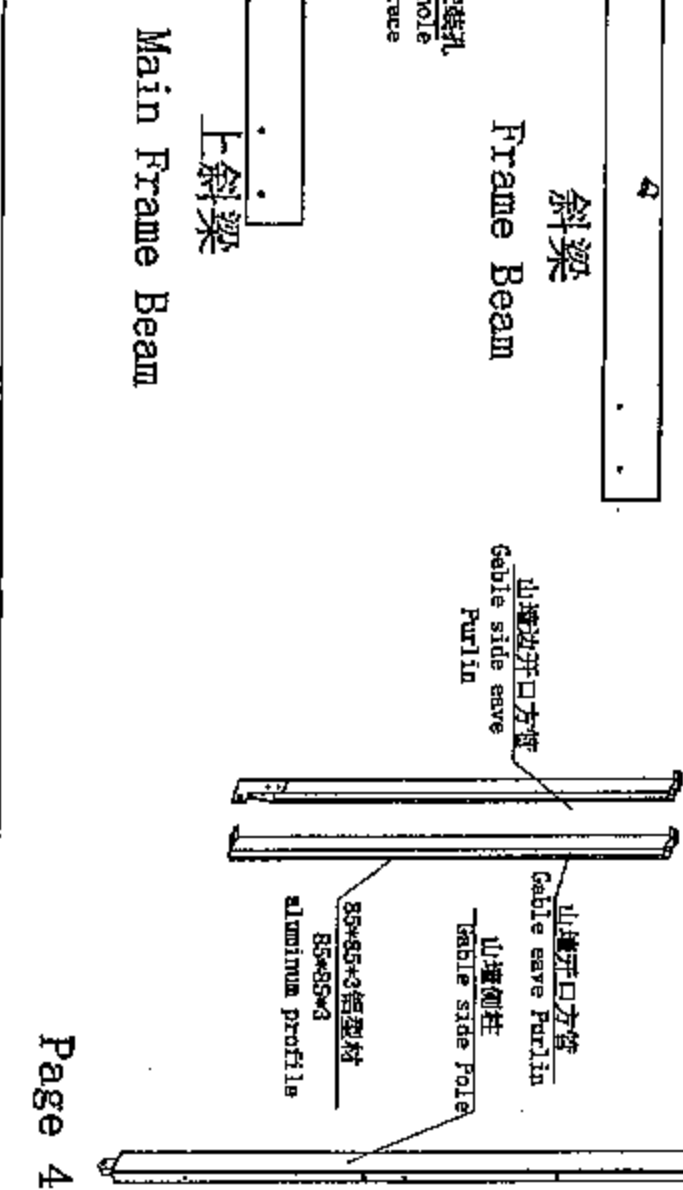
(二) 物料摆放及龙门架拼装示意图

CITY OF LAUREN
APPROVED FOR CONSTRUCTION
RESUB CODE: AMR04 1
Amendment 14, 2019
THIS APPROVAL OF THE ERECTION OF A STRUCTURE
IS FOR THE EXCLUSIVE USE OF THE APPLICANT AND
IS NOT TO BE REPRODUCED, COPIED, REPRINTED,
DISTRIBUTED OR USED IN ANY MANNER WITHOUT
THE WRITTEN PERMISSION OF THE CITY OF LAUREN.
No warranty is made by the City of Lauren, its staff,
or its agents regarding the accuracy or completeness
of this information. The City of Lauren, its staff,
and its agents are not liable for any damage or loss
of any kind, including consequential, special, or
punitive damages, arising out of or from the use or
reliance on this information.
Approved Date: 05/29/2019

屋顶连接角
Roof Insertion
Type Insertion plate
Top Insertion plate



注意事项:
1. 按各物料, 按照所示位置摆放好, 进行拼装. 拼装时请
注意: (如加强单元的位置及螺栓与角架按照图所示装配).
2. 顶角拉柱只安装在顶部屋面钢架的角上.
Remarks:
1. put the materials in accordance with the
positions shown in the drawings, splice and
assemble bolts (the location of reinforcement
units and bolts and direction of reinforcement
is installed as shown). 2. the top insertion plate
is only installed on the top corner of the roof
cable.



**CITY OF NATIONAL CITY
 NEIGHBORHOOD SERVICES DEPARTMENT
 APPLICATION FOR A TEMPORARY USE PERMIT
 CONDITIONS OF APPROVAL**

SPONSORING ORGANIZATION: Spirit Halloween
EVENT: Spirit Halloween Retail Tent
DATE OF EVENT: September 4, 2021 to November 15, 2021

APPROVALS:

COMMUNITY SERVICES	YES [x]	NO []	SEE CONDITIONS []
RISK MANAGER	YES [x]	NO []	SEE CONDITIONS [x]
PUBLIC WORKS	YES [x]	NO []	SEE CONDITIONS []
FINANCE	YES [x]	NO []	SEE CONDITIONS []
FIRE	YES [x]	NO []	SEE CONDITIONS [x]
POLICE	YES [x]	NO []	SEE CONDITIONS []
ENGINEERING	YES [x]	NO []	SEE CONDITIONS []
COMMUNITY DEVELOPMENT	YES [x]	NO []	SEE CONDITIONS [x]

CONDITIONS OF APPROVAL:

PUBLIC WORKS (619)366-4580

No involvement

POLICE DEPARTMENT

The police department does not have any recommendations for this event.

ENGINEERING

No comments

COMMUNITY SERVICES

No involvement

FINANCE

No comments

COMMUNITY DEVELOPMENT

Planning

1. Speakers face away from residential properties
2. Compliance with Table III of Title 12 (Noise)

Building

The applicant will be required to submit 3 sets of plans which comply with the 2019 California Building and Fire Codes. Section 3103.1 General state the following:

The provisions of Sections 3103.1 through 3104.4 shall apply to structures erected for a period of less than 180 days. Tents and other membrane structures erected for a period of less than 180 days shall comply with the California Fire Code. Those erected for a longer period of time shall comply with the applicable sections of this code.

Section 3103.1.1 Conformance. Temporary structures and uses shall conform to the structural strength, fire safety, means of egress, accessibility, light, ventilation and sanitary requirements of this code as necessary to ensure public health, safety and general welfare.

Sections 3103.1.2 through 3103.4 call out details as to what shall be required, such as permits, construction documents, locations of structures and means of egress. Please have the applicant submit 3 sets of plans to the Building Division for review, the plan review fee will be based on the proposed structure, plan review times are typically 30 days.

The Building Division plan review fee will be \$154.86

Neighborhood Services

Neighborhood Notifications – Events are required to notify residents and/or businesses of the surrounding impacted areas by the event. The notice shall include the name of the event, name and phone number of the company/organization producing the event, the dates and times of the event (including set-up and breakdown) and a detailed description of how the residents and/or businesses may be affected, such as by street closures, “No Parking” signs being posted, music at the event, etc.

Display of banners – Banners are allowed on site for event but must be removed immediately thereafter event completion. If you wish to place banners in any location other than on-site, you must get approval from the property/business owner where you intend to display the banner.

RISK MANAGER (619) 336-4370

Risk Management has reviewed the above-captioned application for the issuance of a Temporary Use Permit. As much as the event will be held solely on private property, there will be no additional insurance requirements necessary for the issuance of the permit.

It should be noted that the applicant properly executed the Hold Harmless and Indemnification Agreement at the time the Special Event Application was submitted.

FIRE (619) 336-4550

\$600.00 TENT FEE

Stipulations required by the Fire Department for this event are as follows:

- 1) Access to the area to be maintained at all times, entrances and emergency roadways
- 2) Fire Department access into and through event areas are to be maintained at all times. Fire apparatus access roads shall have an unobstructed width of not less than 20 feet and an unobstructed vertical clearance of not less than 14 feet
- 3) Fire Hydrants shall not be blocked or obstructed
- 4) Participants on foot are to move immediately to the sidewalk upon approach of emergency vehicle(s)
- 5) Vehicles in roadway are to move immediately to the right upon approach of emergency vehicle(s)
- 6) If tents or canopies are used, the following information shall apply:
 - Tents having an area from 0-200 square feet shall be \$300.00
 - Tents having an area more than 201 square feet shall be \$600.00
 - Canopies having an area from 0-400 square feet shall be no charge.
 - Canopies from 401-500 square feet shall be \$353.00.
 - Canopies from 501-600 square feet shall be \$394.00.
 - Canopies from 601 square feet or greater shall be \$515.00.
 - Multiple tents and or canopies placed together equaling or greater than the above stated information shall be charged accordingly.

- Tents shall be flame-retardant treated with an approved State Fire Marshal seal attached. A permit from the Fire Department must be obtained. Fees can only be waived by the City Council.

A ten feet separation distance must be maintained between tents and canopies. A permit from the Fire Department must be obtained

- 7) A tent shall not be located within 20 feet of lot lines, buildings, other tents, canopies or membrane structures, parked vehicles or internal combustion engines. For the purpose of determining required distances, support ropes and guy wires shall be considered as part of the temporary membrane structure, tent or canopy
- 8) Provide a minimum of 2A:10BC fire extinguishers inside tent area. Extinguisher to be mounted in a visible location between 3½'to 5' from the floor to the top of the extinguisher (*See Attached*). Maximum travel distance from an extinguisher shall not be more than 75 feet travel distance. A sign describing location of extinguisher (*Fire Extinguisher*) shall be placed immediately above the fire extinguisher
- 9) Exit openings from tents shall remain open and identified unless covered by a flame –resistant curtain. The curtain shall comply with the following:
 - Curtains shall be free sliding on a metal support. The support shall be a minimum of 80 inches above the floor level at the exit. Then curtains shall be so arranged that, when open, no part of the curtain obstructs the exit
 - Curtains shall be of a color, or colors, that contrast with the color of the tent
- 10) In public tent areas, smooth surfaced, unobstructed aisles having a minimum width of not less than 44 inches shall be provided from seating areas, and aisles shall be progressively increased in width to provide, at all points, not less than 1 foot of isles width for each 50 persons served by such aisles at the point
- 11) The arrangement of aisles shall be subject to approval by the fire code official and shall be maintained clear at all times during occupancy
- 12) All chairs used for seating inside tent shall be secured to one another using approved chair binding methods
- 13) Exits shall be clearly marked. Exit signs shall be installed at required exit doorways and where otherwise necessary to indicate clearly the direction of egress when the exit serves and occupant of 50 or more

- 14) Exit signs shall be **GREEN** in color and shall be of an approved self-lumination type or shall be internally or externally illuminated by luminaries supplied in the following manner:
 - Two separate circuits, one of which shall be separated from all other circuits, for occupant loads of 300 or less
- 15) Means of egress shall be illuminated with light (**Bug Eyes**) having an intensity of not less than 1 foot-candle at the floor level while the structure is occupied. Fixtures required for means of egress illumination shall be supplied from a separate circuit or source of power
- 16) Exits, aisles and passageways shall not be blocked, locked or otherwise obstructed, and shall have their minimum clear width available at all times
- 17) Any electrical power used is to be properly grounded and approved. Extension cords shall be used as "Temporary Wiring" only. Consult building official for requirements and inspection of electrical
- 18) Vehicles shall be isolated from contact with the tents or canopies, Vehicles shall be at least **20** feet away from tents or canopies
- 19) Every room or space, shall have the occupant load of the tent or space posted in a conspicuous place, near the main exit or exit access doorway from the room or space. Posted signs shall be of an approved legible permanent design and shall be maintained by the owner or authorized agent. The maximum occupant load of this space shall be based on room set-up and items placed inside tents or canopies. **The maximum occupancy load shall posted by the Building or Fire Official based on room configuration.** At no time shall the owner or agent allow the posted occupant load to be exceeded. Occupant load sign shall be clearly visible at all times, **(Looks to be 166 total Occupant load)**
- 20) Smoking shall not be permitted in tents, canopies or membrane structures. Approved "No Smoking" signs shall be conspicuously posted
- 21) Spot or effect lighting shall only be by electricity, and all combustibles construction located within 6 feet of such equipment shall be protected with approved noncombustible insulation not less than 9.25 inches thick
- 22) There shall be a minimum clearance of at least 3 feet between the fabric envelope and all contents located inside the tent structure
- 23) The floor surface inside tents and canopy structures and grounds outside and within a 30-foot perimeter shall be kept clear of combustible waste. Such waste shall be stored in approved containers until removed from the premises. Combustible waste shall be removed from the structure as necessary and daily to meet code

- 24) A fire safety inspection is to be conducted by the Fire Department prior to operations of the event
- 25) Please contact the National City Fire Department to arrange a time for inspection. Periodic inspections will be conducted by the Fire Department for this event
- 26) Required inspections taking place, after hours, holidays, and weekends will be assessed a minimum of two hundred (\$191.00) dollars.
- 27) Fire Department fees can only be waived by City Council
- 28) All Jumpers, Bounce Houses, Inflatables, Stage coverings etc. shall have a Certificate of State Fire Marshal flame resistance shall be provided to the National City Fire Department before the event. Already Provided

The following page(s) contain the backup material for Agenda Item: [Temporary Use Permit – 2nd Annual End of Summer Car Show hosted by the Lowrider Coalition at Kimball Park on Saturday, September 18, 2021 from 11 a.m. to 5 p.m. with no waiver of fees. \(Community Development\)](#)

Please scroll down to view the backup material.

**CITY OF NATIONAL CITY, CALIFORNIA
COUNCIL AGENDA STATEMENT**

MEETING DATE: August 3, 2021

AGENDA ITEM NO.

ITEM TITLE:

Temporary Use Permit – 2nd Annual End of Summer Car Show hosted by the Lowrider Coalition at Kimball Park on Saturday, September 18, 2021 from 11 a.m. to 5 p.m. with no waiver of fees.

PREPARED BY: Dionisia Trejo

DEPARTMENT: Community Development Department

PHONE: (619) 336-4255

APPROVED BY: 

EXPLANATION:

This is a request from the Lowrider Coalition to conduct the 2nd Annual End of Summer Car Show event at Kimball Park on Saturday, September 18, 2021 from 11 a.m. to 5 p.m. Set up for this event will commence at 7 a.m. and dismantling by 6 p.m.

This event will consist of lowrider vehicles & motorcycle displays, food vendors, live entertainment and vendor booths. There will be a registration fee to participate in this event as a vendor or to have a vehicle display. This event is open to the public.

Applicant is also requesting that cruising on Highland Avenue from E. 24th Street to Division Street be allowed from 4 p.m. to 6 p.m. as part of this event.

NOTE: This event was approved by Council in 2019 with no waiver of fees.

FINANCIAL STATEMENT:

APPROVED: _____ **Finance**

ACCOUNT NO.

APPROVED: _____ **MIS**

City fee of \$272.00 for processing the TUP through various City departments, plus \$191.00 for the Fire Permit, \$5,897.37 for Police Department and \$606.71 for Public Works.
Total fees: \$6,967.08

ENVIRONMENTAL REVIEW:

N/A

ORDINANCE: INTRODUCTION:

FINAL ADOPTION:

STAFF RECOMMENDATION:

Approve the Application for a Temporary Use Permit subject to compliance with all conditions of approval with no waive of fees or in accordance to City Council Policy 802.

BOARD / COMMISSION RECOMMENDATION:

N/A

ATTACHMENTS:

Application for a Temporary Use Permit with conditions of approval



City of National City ■ Neighborhood Services Department
1243 National City Boulevard ■ National City, CA 91950
(619) 336-4364 ■ fax (619) 336-4217
www.nationalcityca.gov

Special Event Application

Type of Event

- Fair/Festival
 Parade/March
 Walk or Run
 Concert/Performance
 TUP
 Sporting Event
 Other (specify) CAR SHOW

Event Name & Location

Event Title END of Summer Car Show 2ND ANNUAL
 Event Location (list all sites being requested) KIMBAC PARK

Event Times

Set-Up Starts Date SEPT 18 2021 Time 7 AM Day of Week SATURDAY
 Event Starts Date SEPT 18 2021 Time 11:00 AM Day of Week SATURDAY
 Event Ends Date SEPT 18 2021 Time 5:00 PM Day of Week SATURDAY
 Breakdown Ends Date SEPT 18 2021 Time 6:00 PM Day of Week SATURDAY



Applicant Information

Applicant (Your name) Rob RICE / Robert CASAS Sponsoring Organization LOWRIDER COALITION
 Event Coordinator (if different from applicant) SAME
 Mailing Address 1618 CASA PLACE NATIONAL CITY CA 91950
 Day Phone 619-395-7129 After Hours Phone 619-395-7129 Cell 619-919-1235 Fax _____
 Public Information Phone _____ E-mail CUTANDTRIM@COX.NET

Applicant agrees to investigate, defend, indemnify and hold harmless the City, its officers, employees and agents from and against any and all loss, damage, liability, claims, demands, detriments, costs, charges, expense (including attorney's fees) and causes of action of any character which the City, its officers, employees and agents may incur, sustain or be subjected to on account of loss or damage to property or the loss of use thereof and for bodily injury to or death of any persons (including but not limited to the employees, subcontractors, agents and invitees of each party hereto) arising out of or in any way connected to the occupancy, enjoyment and use of any City premises under this agreement to the extent permitted by law.

Applicant understands this TUP/special event may implicate fees for City services, which will have to be paid in the City's Finance Department 48 hours prior to the event set-up. The undersigned also understands and accepts the City's refund policy for application processing and facility use and that fees and charges are adjusted annually and are subject to change.

Signature of Applicant: [Signature] Date 6/29/2021

Special Event Application (continued)

Please complete the following sections with as much detail as possible since fees and requirements are based on the information you provide us.

Fees/Proceeds/Reporting

Is your organization a "Tax Exempt, nonprofit" organization? Yes No

Are admission, entry, vendor or participant fees required? Yes No

If YES, please explain the purpose and provide amount (s):

To organize neighborhood community, to give back to the community in National City and
to cover expenses

\$ Estimated Gross Receipts including ticket, product and sponsorship sales from this event.

\$ 7,000.00 Estimated Expenses for this event.

\$ 1,000.00 What is the projected amount of revenue that the Nonprofit Organization will receive as a result of this event?

Description of Event

First time event Returning Event Include site map with application

Note that this description may be published in our City Public Special Events Calendar:

Car Show at Kimball Park free for the community, family oriented, non-alcohol event,

cruising on Highland Avenue from 24th Street to Division and back for 2-3 hours

Estimated Attendance

Anticipated # of Participants: 350 - 450 Anticipated # of Spectators: 1,500

Traffic Control, Security, First Aid and Accessibility

Requesting to close street(s) to vehicular traffic? Yes No

List any streets requiring closure as a result of the event (provide map): None

Date and time of street closure: N/A Date and time of street reopening: N/A

Other (explain) _____

Requesting to post "no parking" notices? Yes No

Requested "No Parking" on city streets and/or parking lots (list streets/parking lots) (provide map):

Other (explain) _____

Security and Crowd Control

Depending on the number of participants, your event may require Police services.

Please describe your procedures for both Crowd Control and Internal Security: We will have our own
security unless we are required to get security from the City of National City

Have you hired Professional Security to handle security arrangements for this event?

Yes No If YES, name and address of Security Organization _____

Security Director (Name): _____ Phone: _____

If using the services of a professional security firm and the event will occur on City property, please provide a copy of its insurance certificate, evidencing liability with limits of at least \$1 Million dollars per occurrence/\$2 Million dollars aggregate, as well as an additional insured endorsement naming the City of National City, its officers, employees, and agents as additional insureds. Evidence of insurance must be provided by the vendor or its insurer to the Neighborhood Services Department at the time of submission.

Is this a night event? Yes No If YES, please state how the event and surrounding area will be illuminated to ensure safety of the participants and spectators: _____

First Aid

Depending on the number of participants, your event may require specific First Aid services. First aid station to be staffed by event staff? Yes No First aid/CPR certified? Yes No

First aid station to be staffed by professional company. ▶ Company _____

If using the services of a professional medical organization/company and the event will occur on City property, please provide a copy of its insurance certificate, evidencing liability with limits of at least \$1 Million dollars per occurrence/\$2 Million dollars aggregate, as well as and additional insured endorsement naming the City of National City, its officers, employees, and agents as additional insureds. Evidence of insurance must be provided by the vendor or its insurer to the Neighborhood Services Department at the time of submission.

Accessibility

Please describe your Accessibility Plan for access at your event by individuals with disabilities:

Park Accessible Access / Spaces

Elements of your Event

Setting up a stage? Yes No

Requesting City's PA system

Requesting City Stage; if yes, which size? Dimensions (13x28) Dimensions (20x28)

Applicant providing own stage ▶ _____(Dimensions)

Setting up canopies or tents?

20 # of canopies size 10 x 10

_____ # of tents size _____

No canopies/tents being set up

Setting up tables and chairs?

Furnished by Applicant or Contractor

10 # of tables No tables being set up

50 # of chairs No chairs being set up

(For City Use Only) Sponsored Events – Does not apply to co-sponsored events

 # of tables No tables being set up

 # of chairs No chairs being set up

Contractor Name _____

Contractor Contact Information _____
Address City/State Phone Number

Setting up other equipment?

Sporting Equipment (explain) _____

Other (explain) _____

Not setting up any equipment listed above at event

Having amplified sound and/or music? Yes No

PA System for announcements CD player or DJ music

Live Music ▶ Small 4-5 piece live band ▶ Large 6+ piece live band

Other (explain) _____

If using live music or a DJ. ▶ Contractor Name _____

▶ _____
Address City/State Phone Number

Using lighting equipment at your event? Yes No

Bringing in own lighting equipment

Using professional lighting company ▶ Company Name _____

Address City/State Phone Number

Using electrical power? Yes No

Using Kimball Park Bowl Lighting (from _____ to _____)

Using on-site electricity

For sound and/or lighting

For food and/or refrigeration

Bringing in generator(s)

For sound and/or lighting

For food and/or refrigeration

Vendor Information

PLEASE NOTE: You may be required to apply for a temporary health permit if food or beverages are sold or given away during your special event. Also see 'Permits and Compliance' on page 8 in the Special Event Guide. For additional information on obtaining a temporary health permit, please contact the County of San Diego Environmental Health at (619) 338-2363.

Having food and non-alcoholic beverages at your event? Yes No

Vendors preparing food on-site ▶ # _____ ▶ Business License # _____

If yes, please describe how food will be served and/or prepared: We are in the process of looking for vendors, we will make sure that all regulations are followed.

If you intend to cook food in the event area please specify the method:

GAS ELECTRIC CHARCOAL OTHER (Specify): _____

Vendors bringing pre-packaged food ▶ # _____ ▶ Business License # _____

Vendors bringing bottled, non-alcoholic beverages (i.e., bottled water, can soda, etc.) ▶ # _____

Vendors selling food # ¹⁰ _____ ▶ Business License #(s) _____

Vendors selling merchandise # ²⁰ _____ ▶ Business License #(s) _____

Food/beverages to be handled by organization; no outside vendors

Vendors selling services # _____ ▶ Business License #(s) _____

▶ Explain services _____

Vendors passing out information only (no business license needed) # _____

▶ Explain type(s) of information _____

No selling or informational vendors at event

Having children activities? Yes No

PLEASE NOTE: In the event inflatable jumps are provided at the event, The City of National City requires commercial liability insurance with limits of at least \$1 Million dollars per occurrence/\$2 Million dollars aggregate. In addition, the City of National City must be named as an Additional Insured pursuant to a separate endorsement, which shall be provided by the vendor or its insurer to the City's Risk Manager, along with the Certificate of Insurance, for approval prior to the event. The application should be filed out at least one week prior to the event. For questions or to obtain a copy of the "Facility Use Application", please contact the Engineering/Public Works Department at (619) 336-4580.

Inflatable bouncer house # _____ Rock climbing wall Height _____

Inflatable bouncer slide # _____ Arts & crafts (i.e., craft making, face painting, etc.)

Carnival Rides _____ Other _____

Having fireworks or aerial display? Yes No

Vendor name and license # _____

Dimensions _____ Duration _____

Number of shells _____ Max. size _____

PLEASE NOTE: In the event fireworks or another aerial display is planned for your event, The City of National City requires commercial liability insurance with limits of at least \$2 Million dollars per occurrence/ \$4 Million dollars aggregate. In addition, the City of National City must be named as an Additional Insured pursuant to a separate endorsement, which shall be provided by the vendor or its insurer to the City's Risk Manager, along with the Certificate of Insurance, for approval prior to the event. Depending on the size and/or nature of the fireworks display, the City reserves the right to request higher liability limits. The vendor must also obtain a fireworks permit from the National City Fire Department and the cost is \$545.00

Arranging for media coverage? Yes No

Yes, but media will not require special set-up

Yes, media will require special set-up. Describe _____

Event Signage

PLEASE NOTE: For City sponsored or co-sponsored events, banners publicizing the event may be placed on the existing poles on the 1800 block and 3100 block of National City Boulevard. The banners must be made to the City's specifications. Please refer to the City's Special Event Guidebook and Fee Schedule for additional information.

Are you planning to have signage at your event? Yes No

Yes, we will post signage # _____ Dimensions _____

Yes, having inflatable signage # _____ ▶ (complete Inflatable Signage Request form)

Yes, we will have banners # _____

What will signs/banners say? _____

How will signs/banners be anchored or mounted? _____

Location of banners/signage _____

Waste Management

PLEASE NOTE: One toilet for every 250 people is required, unless the applicant can show that there are sufficient facilities in the immediate area available to the public during the event.

Are you planning to provide portable restrooms at the event? Yes No

If yes, please identify the following:

▶ Total number of portable toilets: 5

▶ Total number of ADA accessible portable toilets: 1

Contracting with portable toilet vendor. ▶ _____
Company Phone
▶ Load-in Day & Time _____ ▶ Load-out Day & Time _____

Portable toilets to be serviced. ▶ Time _____

Set-up, Breakdown, Clean-up

Setting up the day before the event?

Yes, will set up the day before the event. ▶ # of set-up day(s) _____

No, set-up will occur on the event day

Requesting vehicle access onto the turf?

Yes, requesting access onto turf for set-up and breakdown (complete attached Vehicle Access Request form)

No, vehicles will load/unload from nearby street or parking lot.

NPDES-Litter Fence

- City to install litter fence
- Applicant to install litter fence
- N/A

Breaking down set-up the day after the event?

- Yes, breakdown will be the day after the event. ▶ # of breakdown day(s) _____
- No, breakdown will occur on the event day.

How are you handling clean-up?

- Using City crews
- Using volunteer clean-up crew during and after event.
- Using professional cleaning company during and after event.

Miscellaneous

Please list anything important about your event not already asked on this application:

**Please make a copy of this application for your records.
We do not provide copies.**



Special Events

Pre-Event Storm Water Compliance Checklist

I. Special Event Information

Name of Special Event: <u>SAN DIEGO COUNTY LOWRIDER ASSOCIATION</u>	
Event Address: <u>KIMBALL PARK</u>	Expected # of Attendees: <u>1,500</u>
Event Host/Coordinator: <u>ROBERT CASAS</u>	Phone Number: <u>619-919-1235</u>

II. Storm Water Best Management Practices (BMPs) Review

	YES	NO	N/A
Will enough trash cans provided for the event? Provide number of trash bins: <u>20</u>	<input checked="" type="checkbox"/>		
Will enough recycling bins provided for the event? Provide number of recycle bins: <u>20</u>	<input checked="" type="checkbox"/>		
Will all portable toilets have secondary containment trays? (exceptions for ADA compliant portable toilets)	<input checked="" type="checkbox"/>		
Do all storm drains have screens to temporarily protect trash and debris from entering?	<input checked="" type="checkbox"/>		
Are spill cleanup kits readily available at designated spots?	<input checked="" type="checkbox"/>		

* A Post-Event Storm Water Compliance Checklist will be completed by City Staff.

City of National City

PUBLIC PROPERTY USE HOLD HARMLESS AND INDEMNIFICATION AGREEMENT

Persons requesting use of City property, facilities or personnel are required to provide a minimum of \$1,000,000 combined single limit insurance for bodily injury and property damage which includes the City, its officials, agents and employees named as additional insured and to sign the Hold Harmless Agreement. Certificate of insurance must be attached to this permit. The insurance company issuing the insurance policy must have a A.M. Best's Guide Rating of A:VII and that the insurance company is a California admitted company; if not, then the insurance policy to the issuance of the permit for the event. The Certificate Holder must reflect:

City of National City
Risk Management Department
1243 National City Boulevard
National City, CA 91950

Organization: End of Summer Car Show SIC Productions and Lowrider Coalition

Person in Charge of Activity: Robert Casas and/or Rob Rice

Address: 1618 Casa Place National City Ca 91950

Telephone: 619-919-1235 Date(s) of Use: Sept 18, 2021

HOLD HARMLESS AGREEMENT

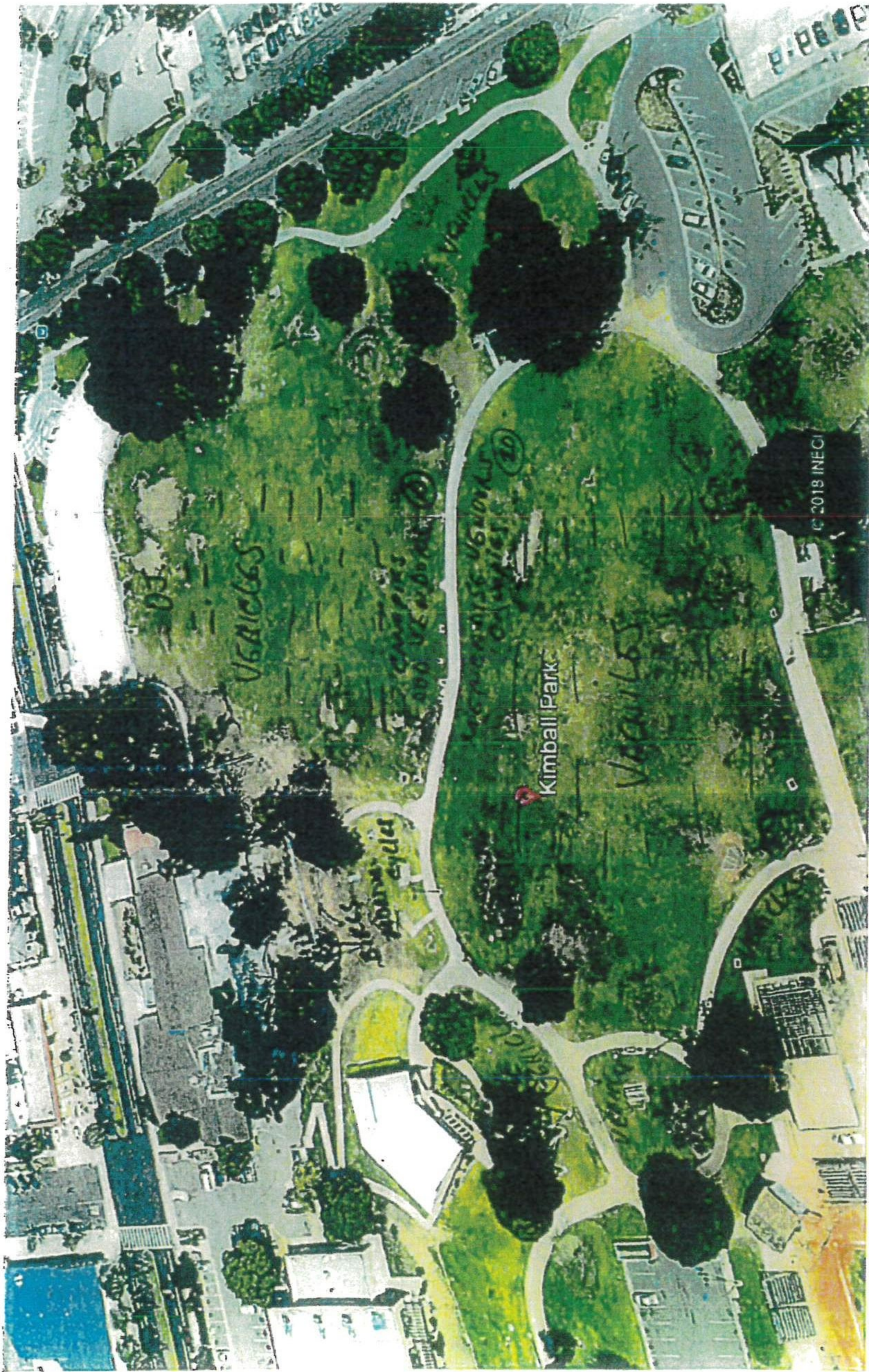
As a condition of the issuance of a temporary use permit to conduct its activities on public or private property, the undersigned hereby agree(s) to defend, indemnify and hold harmless the City of National City and the Parking Authority and its officers, employees and agents from and against any and all claims, demands, costs, losses, liability or, for any personal injury, death or property damage, or both, or any litigation and other liability, including attorney's fees and the costs of litigation, arising out of or related to the use of public property or the activity taken under the permit by the permittee or its agents, employees or contractors.

Signature of Applicant:  Rob Rice

Official Title: Promoter Date: 06/30/2021

For Office Use Only

Certificate of Insurance Approved _____ Date _____





CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
06/30/2021

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER. IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

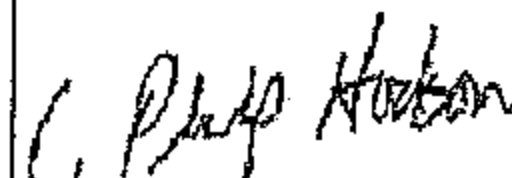
PRODUCER: OPH & Associates 711 S Dearborn St, Ste 205 Chicago, IL 60605		CONTACT NAME: C. Philip Hodson PHONE (A/C, No, Ext): 312-987-9823 FAX (A/C, No, Ext): 312-987-0902 E-MAIL ADDRESS: info@cphins.com	
INSURED: Sic Productions and Lowrider Coalition 1618 Casa Place National City, CA 91950		INSURER(S) AFFORDING COVERAGE	
		INSURER A: Philadelphia Indemnity Insurance Company	NAIC # 18058
		INSURER B:	
		INSURER C:	
		INSURER D:	
		INSURER E:	
		INSURER F:	

COVERAGES **CERTIFICATE NUMBER** **REVISION NUMBER**
THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTD	TYPE OF INSURANCE	ADDL INSD	SUBR MVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	COMMERCIAL GENERAL LIABILITY			EV74272	08/18/2021	09/19/2021	EACH OCCURENCE \$1,000,000
	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY						DAMAGE TO RENTED PREMISES (Ea occurrence) \$300,000
	<input type="checkbox"/> CLAIMS MADE <input checked="" type="checkbox"/> OCCUR						MED EXP (Any one person) \$0
	<input checked="" type="checkbox"/> Host Liquor Liability included						PERSONAL & ADV INJURY \$1,000,000
	GEN'L AGGREGATE LIMIT APPLIES PER:						GENERAL AGGREGATE \$3,000,000
	<input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PROJECT <input type="checkbox"/> LOC						PRODUCTS - COMP/OP AGG \$3,000,000
	AUTOMOBILE LIABILITY:						COMBINED SINGLE LIMIT (Ea accident)
	<input type="checkbox"/> ANY AUTO						BODILY INJURY (Per person) \$
	<input type="checkbox"/> ALL OWNED <input type="checkbox"/> SCHEDULED						PROPERTY DAMAGE (Per accident) \$
	<input type="checkbox"/> HIRED AUTOS <input type="checkbox"/> NON-OWNED AUTOS						BODILY INJURY (Per accident) \$
	<input type="checkbox"/> UMBRELLA LIAB <input type="checkbox"/> OCCUR						EACH OCCURENCE \$
	<input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE						AGGREGATE \$
	DED RETENTIONS \$						
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY						ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICE/MEMBER EXCLUDER? (Mandatory in NH) <input type="checkbox"/> Y/N
	DESCRIPTION OF OPERATIONS below			N/A			E.L. EACH ACCIDENT \$
							E.L. DISEASE - EA EMPLOYEE \$
							E.L. DISEASE - POLICY LIMIT \$

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
Event: Automobile and Motorcycle Shows Effective Date: 09/18/2021 End Date: 09/19/2021 Venue Location: Kimball Park, E. 12th STREET, National City, CA 91950

Certificate Holder is also added as Additional Insured.

CERTIFICATE HOLDER The City of National City, its officials, agents, employees and volunteers 1243 National City Blvd National City, CA 91950		CANCELLATION SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.	
		 AUTHORIZED REPRESENTATIVE	
		C. Philip Hodson	



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DATE (MM/DD/YYYY)
06/30/2021

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PRODUCER: CPH & Associates 711 S Dearborn St, Ste 205 Chicago, IL 60605	CONTACT NAME: C. Phillip Hodson PHONE (A/C, No, Ext): 312-987-9823 FAX (A/C, No, Ext): 312-987-0802 E-MAIL ADDRESS: info@cphins.com														
INSURED: Sic Productions and Lowrider Coalition 1618 Casa Place National City, CA 91950	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 80%;">INSURER(S) AFFORDING COVERAGE</th> <th>NAIC #</th> </tr> </thead> <tbody> <tr> <td>INSURER A: Philadelphia Indemnity Insurance Company</td> <td>18058</td> </tr> <tr> <td>INSURER B:</td> <td></td> </tr> <tr> <td>INSURER C:</td> <td></td> </tr> <tr> <td>INSURER D:</td> <td></td> </tr> <tr> <td>INSURER E:</td> <td></td> </tr> <tr> <td>INSURER F:</td> <td></td> </tr> </tbody> </table>	INSURER(S) AFFORDING COVERAGE	NAIC #	INSURER A: Philadelphia Indemnity Insurance Company	18058	INSURER B:		INSURER C:		INSURER D:		INSURER E:		INSURER F:	
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	AUTOMOBILE LIABILITY: <input type="checkbox"/> ANY AUTO <input type="checkbox"/> ALL OWNED <input type="checkbox"/> SCHEDULED <input type="checkbox"/> HIRED AUTOS <input type="checkbox"/> NON-OWNED AUTOS						COMBINED SINGLE LIMIT (Ea accident) BODILY INJURY (Per person) \$ PROPERTY DAMAGE (Per accident) \$ BODILY INJURY (Per accident) \$								
	<input type="checkbox"/> UMBRELLA LIAB <input type="checkbox"/> OCCUR <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE <input type="checkbox"/> DED <input type="checkbox"/> RETENTIONS \$						EACH OCCURENCE \$ AGGREGATE \$								
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICE/MEMBER EXCLUDER? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below		N/A				<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 50%;">NO STATUTORY LIMITS</th> <th style="width: 50%;">OTHER</th> </tr> </thead> <tbody> <tr> <td>E.L. EACH ACCIDENT</td> <td>\$</td> </tr> <tr> <td>E.L. DISEASE - EA EMPLOYEE</td> <td>\$</td> </tr> <tr> <td>E.L. DISEASE - POLICY LIMIT</td> <td>\$</td> </tr> </tbody> </table>	NO STATUTORY LIMITS	OTHER	E.L. EACH ACCIDENT	\$	E.L. DISEASE - EA EMPLOYEE	\$	E.L. DISEASE - POLICY LIMIT	\$
NO STATUTORY LIMITS	OTHER														
E.L. EACH ACCIDENT	\$														
E.L. DISEASE - EA EMPLOYEE	\$														
E.L. DISEASE - POLICY LIMIT	\$														

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
 Event: Automobile and Motorcycle Shows Effective Date: 09/18/2021 End Date: 09/19/2021 Venue Location: Kimball Park, E. 12th STREET, National City, CA 91950

Certificate Holder is also added as Additional Insured.

CERTIFICATE HOLDER	CANCELLATION
City of National City C/O Risk Manager 1243 National City Blvd National City, CA 91950	<p style="text-align: center;">SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.</p> <div style="text-align: center;"> AUTHORIZED REPRESENTATIVE C. Phillip Hodson </div>



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
06/30/2021

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER. IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement (s).

PRODUCER: CPH & Associates 711 S Dearborn St, Ste 205 Chicago, IL 60605	CONTACT NAME: C. Phillip Hodson	
	PHONE (A/C, No, Ext): 312-987-9823	FAX (A/C, No, Ext): 312-987-0902
E-MAIL ADDRESS: Info@cphlms.com		
INSURED: Sic Productions and Lowrider Coalition 1618 Casa Place National City, CA 91950	INSURER(S) AFFORDING COVERAGE	
	INSURER A: Philadelphia Indemnity Insurance Company	NAIC # 18058
	INSURER B:	
	INSURER C:	
	INSURER D:	
	INSURER E:	
	INSURER F:	

COVERAGES CERTIFICATE NUMBER REVISION NUMBER
THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTD	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	COMMERCIAL GENERAL LIABILITY <input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS MADE <input checked="" type="checkbox"/> OCCUR	X		EV74272	09/18/2021	09/19/2021	EACH OCCURRENCE \$1,000,000
	<input type="checkbox"/> Host Liquor Liability included						DAMAGE TO RENTED PREMISES (Ea occurrence) \$300,000
	GEN'L AGGREGATE LIMIT APPLIES PER: <input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PROJECT <input type="checkbox"/> LOC						MED EXP (Any one person) \$0
							PERSONAL & ADV INJURY \$1,000,000
	AUTOMOBILE LIABILITY: <input type="checkbox"/> ANY AUTO <input type="checkbox"/> ALL OWNED <input type="checkbox"/> SCHEDULED <input type="checkbox"/> HIRED AUTOS <input type="checkbox"/> NON-OWNED AUTOS						COMBINED SINGLE LIMIT (Ea accident) BODILY INJURY (Per person) PROPERTY DAMAGE (Per accident) BODILY INJURY (Per accident)
	UMBRELLA LIAB <input type="checkbox"/> OCCUR EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED RETENTIONS \$						EACH OCCURENCE \$ AGGREGATE \$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICE/MEMBER EXCLUDER? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below		N/A				INC STATUTORY LIABTS OTHER E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
Event: Automobile and Motorcycle Shows Effective Date: 09/18/2021 End Date: 09/19/2021 Venue Location: Kimball Park, E. 12th STREET, National City, CA 91950

CERTIFICATE HOLDER

Proof of Coverage

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

C. Phillip Hodson
 AUTHORIZED REPRESENTATIVE
 C. Phillip Hodson

**CITY OF NATIONAL CITY
NEIGHBORHOOD SERVICES DEPARTMENT
APPLICATION FOR A TEMPORARY USE PERMIT
CONDITIONS OF APPROVAL**

**SPONSORING ORGANIZATION: Lowrider Coalition
EVENT: 2nd Annual End of Summer Car Show
DATE OF EVENT: September 18, 2021**

APPROVALS:

COMMUNITY SERVICES	YES [x]	NO []	SEE CONDITIONS [x]
RISK MANAGER	YES [x]	NO []	SEE CONDITIONS [x]
PUBLIC WORKS	YES [x]	NO []	SEE CONDITIONS [x]
FINANCE	YES [x]	NO []	SEE CONDITIONS [x]
FIRE	YES [x]	NO []	SEE CONDITIONS [x]
POLICE	YES [x]	NO []	SEE CONDITIONS [x]
ENGINEERING	YES [x]	NO []	SEE CONDITIONS []
COMMUNITY DEVELOPMENT	YES [x]	NO []	SEE CONDITIONS [x]

CONDITIONS OF APPROVAL:

PUBLIC WORKS (619)366-4580

Streets Division

No parking signs with barricades: 12 @ \$1.49 each = \$17.88
 Cones on D Ave "entrance to the park": 4 @ \$.38 = \$1.52
 1 truck for 1 hr. @ \$22.76 = \$22.76
 1 staff 1 hr. @ \$75.47 = \$75.47
 TOTAL: \$117.63

Facilities Divisions

No involvement

Parks Division

1. Three hours for set up on Thursday 9/17/20 to mark off the valve boxes and irrigation and paint a fire lane at regular pay @ 32.60 (\$97.80)
2. One staff for the duration of event 8 hours from 10 am to 6 pm for litter control and service public restrooms. Overtime rate at \$48.91 total \$391.28 on September 19th
3. Event organizer did not request the City Stage and PA.
4. total expense for event \$489.08

POLICE DEPARTMENT

The applicant states that the car show will have 350 – 450 participants and approximately 1,500 spectators. This estimate puts attendance at nearly 2000 people and the event could potentially attract a larger crowd. The applicant indicates that no professional security will be hired or otherwise provided. In addition to the car show, the applicant is also requesting permission to “cruise” Highland Avenue for 2 to 3 hours after the event concludes.

The car show portion of the event will draw in an estimated 2000 attendees or more and the applicant states that they will have their own security. Because of the size of the estimated crowd and the multiple vehicles in the park, the police department requires the use of National City Police Department Officers for the event.

It is the recommendation of the police department that (1) NCPD Police Supervisor and (5) NCPD Police Officers are on site to manage the crowd. These officers will complement the security that the applicant states in their application that they will provide. Due to the popularity of this event, it should be expected that this year's event will draw a similar or larger crowd as previous years requiring this size of a deployment. The deployment ratio estimate is approximately 1 officer per 350 persons in attendance.

Because of the constant influx of people and traffic into the park, two (2) parking enforcement officers are required to handle the traffic situation as it arises.

NCPD will also provide extra patrol with on-duty personnel as available. Again, September 18, 2021 is a Saturday and NCPD will be deploying a regular shift of officers (4-6). There will not be overlapping squads to help.

The total cost for police services for (1) Police Supervisor and (5) Police Officers, 10 hours per supervisor and officer, will be \$5,144.00. The breakdown is for 9.5 hours in the park and ½ hour total for donning and doffing. That would be for a total of 40 hours of overtime, at pay rates of \$100.30 per hour and \$82.22 per hour respectively.

The total cost for police services for (2) Parking Enforcement Officers, 10 hours per officer, will be \$753.37. That would be for a total of 20 hours of overtime, at a pay rate of \$37.66 per hour.

Total for Police Services= \$ 5,897.37

If the “cruising” portion of the event is approved, the officers and Parking Enforcement Officers assigned will monitor Highland Avenue and address any traffic or safety issues that may arise.

ENGINEERING

No comments

COMMUNITY SERVICES

Community Services Department has discussed the layout and timeline of the event with the car show coordinators. Cars will stay away from the bowl area already discussed during a meeting to avoid overlapping with the movie in the park setup on Sep 18th.

FINANCE

No comments

RISK MANAGER (619) 336-4370

I have reviewed the Special Events Application and Conditions of Approval.

Based on my review, there are no changes to the insurance requirements in support of this Special Event Application

COMMUNITY DEVELOPMENT

Planning

1. All activities shall comply with the limitations contained in Table III of Title 12 of the National City Municipal Code related to noise.
2. Speakers shall face away from residential properties.

Building

No comments

Neighborhood Services

Neighborhood Notifications – Events are required to notify residents and/or businesses of the surrounding impacted areas by the event. The notice shall include the name of the event, name and phone number of the company/organization producing the event, the dates and times of the event (including set-up and breakdown) and a detailed description of how the residents and/or businesses may be affected, such as by street closures, “No Parking” signs being posted, music at the event, etc.

Display of banners -- Banners are allowed on site for event but must be removed immediately thereafter event completion. If you wish to place banners in any location other than on-site, you must get approval from the property/business owner where you intend to display the banner.

FIRE (619) 336-4550

INSPECTION REQUIRED

After hours inspection is one hundred ninety one dollars (\$191.00). Total Fees currently are (\$191.00). Other Fees may be required if changes are made or more info is provided for the event. Fees can only be waived by City Council.

MEETING REQUESTED WITH ORGINAIZER PRIOR TO THE EVENT

Stipulations required by the Fire Department for this event are as follows:

- 1) I see no street closures requested at this point, but access to all businesses along the parade route or street closures are to be maintained at all times Access to entrances and Fire Department connections for fire sprinkler systems, standpipes, etc.
- 2) Fire Department access into and through all business areas are to be maintained at all times. Fire apparatus access roads shall have an unobstructed width of not less than 20 feet and an unobstructed vertical clearance of not less than 14 feet.
- 3) Fire Hydrants shall not be blocked or obstructed.
- 4) Participants on foot are to move immediately to the sidewalk upon approach of emergency vehicle(s).
- 5) Vehicles in roadway are to move immediately to the right upon approach of emergency vehicle(s).
- 6) Provide metal cans with lids and label "HOT COALS ONLY" for used charcoal disposal if needed.
- 7) Provide a 2A:10BC fire extinguisher at stage (if having one). Extinguisher to be mounted in a visible location between 3½' to 5' from the floor to the top of the extinguisher. Maximum travel distance from an extinguisher shall not be more than 75 feet travel distance.
- 8) All cooking booths or areas to have one 2A:10BC. If grease or oil is used for cooking, a 40:BC or class "K" fire extinguisher will be required. **All fire extinguishers to have a current State Fire Marshal Tag attached. Please see attached example.**
- 9) If tents or canopies are used, tents will require a permit and canopies in excess of 400 square feet or multiple tents and or canopies placed together equaling or

greater than the above stated areas, are to be used, they shall be flame-retardant treated with an approved State Fire Marshal seal attached. A ten feet separation distance must be maintained between tents and canopies.

- 10) A permit from the Fire Department must be obtained. **Cooking shall not be permitted under tents or canopies unless the tents or canopies meet "State Fire Marshal approval for cooking. Additionally cooking of anything producing grease laden vapor shall not be allowed under the tents or canopies unless venting is provided. Please see Fire Department for direction.** Certificate of State Fire Marshal flame resistancy shall be provided to the National City Fire Department if applicable. Fees can only be waived by City Council.

Canopies:

0 – 400 sf -	\$0
401 – 500 sf -	\$353.00
501 – 600 sf -	\$394.00
601 – 700 sf -	\$515.00

Tents:

0 –200 sf -	\$300.00
201 – (+) sf -	\$600.00

- 11) Fire Department access into and through the booth areas are to be maintained at all times.
- 12) Internal combustion power sources that may be used for inflatable rides, cooking booths, etc. shall be of adequate capacity to permit uninterrupted operation during normal operating hours. Refueling shall be conducted only when the ride is not in use.
- 13) Internal combustion power sources shall be isolated from contact with the public by either physical guards, fencing or an enclosure. Internal combustion power shall be at least 20 feet away from the ride.
- 14) **Automobiles and other internal combustion engines shall be a minimum distance of twenty feet (20) from tents and canopies.**
- 15) Any electrical power used is to be properly grounded and approved. Extension cords shall be used as "Temporary Wiring Only".
- 16) A fire safety inspection is to be conducted by the Fire Department prior to operations of the event to include all cooking areas etc.
- 17) Required inspections taking place, after hours, holidays, and weekends will be assessed a minimum of one hundred and ninety one (\$191.00)

dollars.

- 18) The Lowrider Association will need to hire (1) one (AMR) American Medical Response Unit to be available on-site to provide First Aid for the 1500 attendees.
- 19) Every vehicle in attendance will need to have on hand a minimum of one 2A:10BC fire extinguisher tagged with the current certification for their vehicle. Option for the event to provide, see #20
- 20) The car show may provide event fire extinguishers. This can be accomplished by placing them at a 75 feet layout around car show. Contact the fire department for additional information requirements.
- 21) **No Parking, tents or canopies in the Fire Lane marked by Public Works through the Bowl. Additional no parking posted at the four D Ave. parking stalls.**
- 22) **Internal combustion power sources that may be used for emergency power shall be of adequate capacity to permit uninterrupted operation during normal operating hours. Refueling shall be conducted prior to start of the event.**
- 23) **Internal combustion power sources shall be isolated from contact with the public by either physical guards, fencing or an enclosure. Internal combustion power shall be at least 20 feet away from the tent.**
- 24) Any electrical power used is to be properly grounded and approved. Extension cords shall be used as "Temporary Wiring" only. Consult building official for requirements.
- 25) **If there are food vendors in booths more fees and/or stipulations may apply there is not enough information on the TUP please provide.**
- 26) **You have listed (20) 10'x10' Canopies with a total of 30 food and general vendors, the layout should be more descriptive of these services. More fees and/or stipulations may apply as there is not enough information on the TUP please provide.**

The event will require an after hours/weekend (\$191.00) inspection prior to the start of the event

The following page(s) contain the backup material for Agenda Item: [Investment transactions for the month ended May 31, 2021. \(Finance\)](#)

Please scroll down to view the backup material.

**CITY OF NATIONAL CITY, CALIFORNIA
COUNCIL AGENDA STATEMENT**

MEETING DATE: August 3, 2021

AGENDA ITEM NO.:

ITEM TITLE:

Investment transactions for the month ended May 31, 2021.

PREPARED BY: *Ron Gutlay*

PHONE: 619-336-4346

DEPARTMENT: Finance

APPROVED BY: *Molly Bon*

EXPLANATION:

In accordance with California Government Code Section 53646 and Section XIIA of the City of National City's investment policy, a monthly report shall be submitted to the legislative body accounting for transactions made during the reporting period.

The attached listing reflects investment transactions of the City of National City's investment portfolio for the month ending May 31, 2021.

FINANCIAL STATEMENT:

ACCOUNT NO.
NA

APPROVED: *P. [Signature]* **FINANCE**

APPROVED: _____ **MIS**

ENVIRONMENTAL REVIEW:

This is not a project and, therefore, not subject to environmental review.

ORDINANCE: INTRODUCTION FINAL ADOPTION

STAFF RECOMMENDATION:

Accept and file the Investment Transaction Ledger for the month ended May 31, 2021.

BOARD / COMMISSION RECOMMENDATION:

NA

ATTACHMENTS:

Investment Transaction Ledger



Transaction Type	Settlement Date	CUSIP	Quantity	Security Description	Price	Acq/Disp Yield	Amount	Interest Pur/Sold	Total Amount	Gain/Loss
ACQUISITIONS										
Purchase	05/03/2021	60934N807	8,400.00	Federated Investors Govt Oblig Fund Inst.	1.000	0.01%	8,400.00	0.00	8,400.00	0.00
Purchase	05/04/2021	60934N807	15.23	Federated Investors Govt Oblig Fund Inst.	1.000	0.01%	15.23	0.00	15.23	0.00
Purchase	05/05/2021	60934N807	1,125.00	Federated Investors Govt Oblig Fund Inst.	1.000	0.01%	1,125.00	0.00	1,125.00	0.00
Purchase	05/06/2021	60934N807	817.01	Federated Investors Govt Oblig Fund Inst.	1.000	0.01%	817.01	0.00	817.01	0.00
Purchase	05/11/2021	60934N807	400,000.00	Federated Investors Govt Oblig Fund Inst.	1.000	0.01%	400,000.00	0.00	400,000.00	0.00
Purchase	05/11/2021	60934N807	6,000.00	Federated Investors Govt Oblig Fund Inst.	1.000	0.01%	6,000.00	0.00	6,000.00	0.00
Purchase	05/12/2021	023135BW5	255,000.00	Amazon.com Inc Callable Note Cont 11/12/2021 0.45% Due 5/12/2024	99.854	0.50%	254,627.70	0.00	254,627.70	0.00
Purchase	05/15/2021	60934N807	13,125.00	Federated Investors Govt Oblig Fund Inst.	1.000	0.01%	13,125.00	0.00	13,125.00	0.00
Purchase	05/17/2021	14913R2L0	405,000.00	Caterpillar Financial Service Note 0.45% Due 5/17/2024	99.866	0.50%	404,457.30	0.00	404,457.30	0.00
Purchase	05/17/2021	60934N807	148.33	Federated Investors Govt Oblig Fund Inst.	1.000	0.01%	148.33	0.00	148.33	0.00
Purchase	05/17/2021	60934N807	31.88	Federated Investors Govt Oblig Fund Inst.	1.000	0.01%	31.88	0.00	31.88	0.00
Purchase	05/17/2021	60934N807	33.71	Federated Investors Govt Oblig Fund Inst.	1.000	0.01%	33.71	0.00	33.71	0.00
Purchase	05/17/2021	60934N807	155.83	Federated Investors Govt Oblig Fund Inst.	1.000	0.01%	155.83	0.00	155.83	0.00
Purchase	05/17/2021	60934N807	579.00	Federated Investors Govt Oblig Fund Inst.	1.000	0.01%	579.00	0.00	579.00	0.00
Purchase	05/17/2021	60934N807	332.00	Federated Investors Govt Oblig Fund Inst.	1.000	0.01%	332.00	0.00	332.00	0.00
Purchase	05/17/2021	60934N807	29.17	Federated Investors Govt Oblig Fund Inst.	1.000	0.01%	29.17	0.00	29.17	0.00



Transaction Type	Settlement Date	CUSIP	Quantity	Security Description	Price	Acq/Disp Yield	Amount	Interest Pur/Sold	Total Amount	Gain/Loss
ACQUISITIONS										
Purchase	05/17/2021	60934N807	56.83	Federated Investors Govt Oblig Fund Inst.	1.000	0.01%	56.83	0.00	56.83	0.00
Purchase	05/17/2021	60934N807	62.83	Federated Investors Govt Oblig Fund Inst.	1.000	0.01%	62.83	0.00	62.83	0.00
Purchase	05/17/2021	60934N807	11,248.03	Federated Investors Govt Oblig Fund Inst.	1.000	0.01%	11,248.03	0.00	11,248.03	0.00
Purchase	05/18/2021	60934N807	77.08	Federated Investors Govt Oblig Fund Inst.	1.000	0.01%	77.08	0.00	77.08	0.00
Purchase	05/18/2021	60934N807	8,588.35	Federated Investors Govt Oblig Fund Inst.	1.000	0.01%	8,588.35	0.00	8,588.35	0.00
Purchase	05/19/2021	60934N807	400,000.00	Federated Investors Govt Oblig Fund Inst.	1.000	0.01%	400,000.00	0.00	400,000.00	0.00
Purchase	05/19/2021	60934N807	3,900.00	Federated Investors Govt Oblig Fund Inst.	1.000	0.01%	3,900.00	0.00	3,900.00	0.00
Purchase	05/21/2021	60934N807	18.00	Federated Investors Govt Oblig Fund Inst.	1.000	0.01%	18.00	0.00	18.00	0.00
Purchase	05/21/2021	60934N807	93.92	Federated Investors Govt Oblig Fund Inst.	1.000	0.01%	93.92	0.00	93.92	0.00
Purchase	05/21/2021	60934N807	11,460.88	Federated Investors Govt Oblig Fund Inst.	1.000	0.01%	11,460.88	0.00	11,460.88	0.00
Purchase	05/22/2021	60934N807	806.25	Federated Investors Govt Oblig Fund Inst.	1.000	0.01%	806.25	0.00	806.25	0.00
Purchase	05/24/2021	60934N807	400.00	Federated Investors Govt Oblig Fund Inst.	1.000	0.01%	400.00	0.00	400.00	0.00
Purchase	05/27/2021	60934N807	733.06	Federated Investors Govt Oblig Fund Inst.	1.000	0.01%	733.06	0.00	733.06	0.00
Purchase	05/27/2021	808513BN4	300,000.00	Charles Schwab Corp Callable Note Cont 2/18/2024 0.75% Due 3/18/2024	100.763	0.47%	302,289.00	431.25	302,720.25	0.00
Purchase	05/29/2021	60934N807	5,296.88	Federated Investors Govt Oblig Fund Inst.	1.000	0.01%	5,296.88	0.00	5,296.88	0.00
Purchase	05/31/2021	60934N807	13,468.75	Federated Investors Govt Oblig Fund Inst.	1.000	0.01%	13,468.75	0.00	13,468.75	0.00

Transaction Ledger

As of May 31, 2021



Transaction Type	Settlement Date	CUSIP	Quantity	Security Description	Price	Acq/Disp Yield	Amount	Interest Pur/Sold	Total Amount	Gain/Loss
ACQUISITIONS										
Purchase	05/31/2021	60934N807	100,000.00	Federated Investors Govt Oblig Fund Inst.	1.000	0.01%	100,000.00	0.00	100,000.00	0.00
Subtotal			1,947,003.02				1,948,377.02	431.25	1,948,808.27	0.00
Security Contribution	05/18/2021	90LAIF\$00	5,000,000.00	Local Agency Investment Fund State Pool	1.000		5,000,000.00	0.00	5,000,000.00	0.00
Subtotal			5,000,000.00				5,000,000.00	0.00	5,000,000.00	0.00
Short Sale	05/17/2021	60934N807	-404,457.30	Federated Investors Govt Oblig Fund Inst.	1.000		-404,457.30	0.00	-404,457.30	0.00
Subtotal			-404,457.30				-404,457.30	0.00	-404,457.30	0.00
TOTAL ACQUISITIONS			6,542,545.72				6,543,919.72	431.25	6,544,350.97	0.00
DISPOSITIONS										
Closing Purchase	05/17/2021	60934N807	-404,457.30	Federated Investors Govt Oblig Fund Inst.	1.000		-404,457.30	0.00	-404,457.30	0.00
Subtotal			-404,457.30				-404,457.30	0.00	-404,457.30	0.00
Sale	05/12/2021	60934N807	254,627.70	Federated Investors Govt Oblig Fund Inst.	1.000	0.01%	254,627.70	0.00	254,627.70	0.00
Sale	05/17/2021	60934N807	404,457.30	Federated Investors Govt Oblig Fund Inst.	1.000	0.01%	404,457.30	0.00	404,457.30	0.00
Sale	05/27/2021	60934N807	302,720.25	Federated Investors Govt Oblig Fund Inst.	1.000	0.01%	302,720.25	0.00	302,720.25	0.00
Subtotal			961,805.25				961,805.25	0.00	961,805.25	0.00
Paydown	05/17/2021	43815NAC8	0.00	Honda Auto Receivables Trust 2019-3 A3 1.78% Due 8/15/2023	100.000		0.00	148.33	148.33	0.00
Paydown	05/17/2021	477870AC3	11,069.16	John Deere Owner Trust 2019-B A3 2.21% Due 12/15/2023	100.000		11,069.16	178.87	11,248.03	2.35
Paydown	05/17/2021	47787NAC3	0.00	John Deere Owner Trust 2020-B A3 0.51% Due 11/15/2024	100.000		0.00	31.88	31.88	0.00



Transaction Type	Settlement Date	CUSIP	Quantity	Security Description	Price	Acq/Disp Yield	Amount	Interest Pur/Sold	Total Amount	Gain/Loss
DISPOSITIONS										
Paydown	05/17/2021	47788UAC6	0.00	John Deere Owner Trust 2021-A A3 0.36% Due 9/15/2025	100.000		0.00	33.71	33.71	0.00
Paydown	05/17/2021	47789KAC7	0.00	John Deere Owner Trust 2020-A A3 1.1% Due 8/15/2024	100.000		0.00	155.83	155.83	0.00
Paydown	05/17/2021	65479JAD5	0.00	Nissan Auto Receivables Owner 2019-C A3 1.93% Due 7/15/2024	100.000		0.00	579.00	579.00	0.00
Paydown	05/17/2021	89232HAC9	0.00	Toyota Auto Receivable Own 2020-A A3 1.66% Due 5/15/2024	100.000		0.00	332.00	332.00	0.00
Paydown	05/17/2021	89236XAC0	0.00	Toyota Auto Receivables 2020-D A3 0.35% Due 1/15/2025	100.000		0.00	29.17	29.17	0.00
Paydown	05/17/2021	89237VAB5	0.00	Toyota Auto Receivables Trust 2020-C A3 0.44% Due 10/15/2024	100.000		0.00	56.83	56.83	0.00
Paydown	05/17/2021	89240BAC2	0.00	Toyota Auto Receivables Owners 2021- A A3 0.26% Due 5/15/2025	100.000		0.00	62.83	62.83	0.00
Paydown	05/18/2021	43813KAC6	0.00	Honda Auto Receivables Trust 2020-3 A3 0.37% Due 10/18/2024	100.000		0.00	77.08	77.08	0.00
Paydown	05/18/2021	43814UAG4	8,522.20	Honda Auto Receivables Trust 2018-2 A3 3.01% Due 5/18/2022	100.000		8,522.20	66.15	8,588.35	0.18
Paydown	05/21/2021	43813GAC5	0.00	Honda Auto Receivables Trust 2021-1 A3 0.27% Due 4/21/2025	100.000		0.00	18.00	18.00	0.00
Paydown	05/21/2021	43813RAC1	0.00	Honda Auto Receivables 2020-1 A3 1.61% Due 4/22/2024	100.000		0.00	93.92	93.92	0.00
Paydown	05/21/2021	43815HAC1	11,303.07	Honda Auto Receivables Trust 2018-3 A3 2.95% Due 8/22/2022	100.000		11,303.07	157.81	11,460.88	1.55
Subtotal			30,894.43				30,894.43	2,021.41	32,915.84	4.08



Transaction Type	Settlement Date	CUSIP	Quantity	Security Description	Price	Acq/Disp Yield	Amount	Interest Pur/Sold	Total Amount	Gain/Loss
DISPOSITIONS										
Maturity	05/11/2021	369550BE7	400,000.00	General Dynamics Corp Note 3% Due 5/11/2021	100.000		400,000.00	0.00	400,000.00	2,783.70
Maturity	05/19/2021	857477AV5	400,000.00	State Street Bank Note 1.95% Due 5/19/2021	100.000		400,000.00	0.00	400,000.00	3,944.00
Maturity	05/31/2021	912828WN6	100,000.00	US Treasury Note 2% Due 5/31/2021	100.000		100,000.00	0.00	100,000.00	589.84
Subtotal			900,000.00				900,000.00	0.00	900,000.00	7,317.54
Security Withdrawal	05/05/2021	60934N807	4,647.01	Federated Investors Govt Oblig Fund Inst.	1.000		4,647.01	0.00	4,647.01	0.00
Security Withdrawal	05/31/2021	90SDCP\$00	133,000.00	County of San Diego Pooled Investment Pool	1.000		133,000.00	0.00	133,000.00	0.00
Subtotal			137,647.01				137,647.01	0.00	137,647.01	0.00
TOTAL DISPOSITIONS			1,625,889.39				1,625,889.39	2,021.41	1,627,910.80	7,321.62

OTHER TRANSACTIONS										
Interest	05/03/2021	037833AK6	700,000.00	Apple Inc Note 2.4% Due 5/3/2023	0.000		8,400.00	0.00	8,400.00	0.00
Interest	05/05/2021	3137EAER6	600,000.00	FHLMC Note 0.375% Due 5/5/2023	0.000		1,125.00	0.00	1,125.00	0.00
Interest	05/06/2021	3137EAEZ8	650,000.00	FHLMC Note 0.25% Due 11/6/2023	0.000		817.01	0.00	817.01	0.00
Interest	05/11/2021	369550BE7	400,000.00	General Dynamics Corp Note 3% Due 5/11/2021	0.000		6,000.00	0.00	6,000.00	0.00
Interest	05/15/2021	912828TY6	600,000.00	US Treasury Note 1.625% Due 11/15/2022	0.000		4,875.00	0.00	4,875.00	0.00
Interest	05/15/2021	912828WE6	600,000.00	US Treasury Note 2.75% Due 11/15/2023	0.000		8,250.00	0.00	8,250.00	0.00
Interest	05/19/2021	857477AV5	400,000.00	State Street Bank Note 1.95% Due 5/19/2021	0.000		3,900.00	0.00	3,900.00	0.00
Interest	05/22/2021	3135G04Q3	645,000.00	FNMA Note 0.25% Due 5/22/2023	0.000		806.25	0.00	806.25	0.00

Transaction Ledger

As of May 31, 2021



Transaction Type	Settlement Date	CUSIP	Quantity	Security Description	Price	Acq/Disp Yield	Amount	Interest Pur/Sold	Total Amount	Gain/Loss
OTHER TRANSACTIONS										
Interest	05/24/2021	459058JM6	320,000.00	Intl. Bank Recon & Development Note 0.25% Due 11/24/2023	0.000		400.00	0.00	400.00	0.00
Interest	05/27/2021	3135G06H1	580,000.00	FNMA Note 0.25% Due 11/27/2023	0.000		733.06	0.00	733.06	0.00
Interest	05/29/2021	3130AABG2	565,000.00	FHLB Note 1.875% Due 11/29/2021	0.000		5,296.88	0.00	5,296.88	0.00
Interest	05/31/2021	912828G53	600,000.00	US Treasury Note 1.875% Due 11/30/2021	0.000		5,625.00	0.00	5,625.00	0.00
Interest	05/31/2021	912828M80	600,000.00	US Treasury Note 2% Due 11/30/2022	0.000		6,000.00	0.00	6,000.00	0.00
Interest	05/31/2021	912828WN6	100,000.00	US Treasury Note 2% Due 5/31/2021	0.000		1,000.00	0.00	1,000.00	0.00
Interest	05/31/2021	912828ZT0	675,000.00	US Treasury Note 0.25% Due 5/31/2025	0.000		843.75	0.00	843.75	0.00
Subtotal			8,035,000.00				54,071.95	0.00	54,071.95	0.00
Dividend	05/04/2021	60934N807	491,387.04	Federated Investors Govt Oblig Fund Inst.	0.000		15.23	0.00	15.23	0.00
Subtotal			491,387.04				15.23	0.00	15.23	0.00
TOTAL OTHER TRANSACTIONS			8,526,387.04				54,087.18	0.00	54,087.18	0.00

The following page(s) contain the backup material for Agenda Item: [Warrant Register #47 for the period of 5/19/21 through 5/25/21 in the amount of \\$212,952.03. \(Finance\)](#)
Please scroll down to view the backup material.

**CITY OF NATIONAL CITY, CALIFORNIA
COUNCIL AGENDA STATEMENT**

MEETING DATE: August 3, 2021

AGENDA ITEM NO.:

ITEM TITLE:

Warrant Register #47 for the period of 5/19/21 through 5/25/21 in the amount of \$212,952.03. (Finance)

PREPARED BY: Karla Apalategui, Senior Accounting Assistant

DEPARTMENT: Finance

PHONE: 619-336-4572

APPROVED BY: _____



EXPLANATION:

Per Government Section Code 37208, below are the payments issued for period 5/19/21 - 5/25/21. Consistent with Department of Finance's practice, listed below are all payments above \$50,000.

<u>Vendor</u>	<u>Check/Wire</u>	<u>Amount</u>	<u>Explanation</u>
Dell Marketing LP	352888	56,452.77	Chromebooks CDBG-CV Grant

FINANCIAL STATEMENT:

APPROVED: _____



FINANCE

ACCOUNT NO.

APPROVED: _____

MIS

Warrant total \$212,952.03.

ENVIRONMENTAL REVIEW:

This is not a project and, therefore, not subject to environmental review.

ORDINANCE: INTRODUCTION FINAL ADOPTION

STAFF RECOMMENDATION:

Ratify warrants totaling \$212,952.03.

BOARD / COMMISSION RECOMMENDATION:

ATTACHMENTS:

Warrant Register # 47



**WARRANT REGISTER # 47
5/25/2021**

<u>PAYEE</u>	<u>DESCRIPTION</u>	<u>CHK NO</u>	<u>DATE</u>	<u>AMOUNT</u>
A/G COLLISION CENTER	PARKING CITATION REFUND - JAN 2020	352724	5/25/21	10.00
ACUNA	PARKING CITATION REFUND - JAN 2020	352725	5/25/21	10.00
AGUILAR	PARKING CITATION REFUND - JAN 2020	352726	5/25/21	10.00
AGUILAR	PARKING CITATION REFUND - JAN 2020	352727	5/25/21	10.00
AGUINAGA	PARKING CITATION REFUND - JAN 2020	352728	5/25/21	10.00
AHUMADA	PARKING CITATION REFUND - JAN 2020	352729	5/25/21	10.00
ALVAREZ	PARKING CITATION REFUND - JAN 2020	352730	5/25/21	10.00
AMADOR	PARKING CITATION REFUND - JAN 2020	352731	5/25/21	10.00
AQUININGOC	PARKING CITATION REFUND - JAN 2020	352732	5/25/21	10.00
ARANDA	PARKING CITATION REFUND - JAN 2020	352733	5/25/21	10.00
ARANZASUE	PARKING CITATION REFUND - JAN 2020	352734	5/25/21	10.00
AVALOS	PARKING CITATION REFUND - JAN 2020	352735	5/25/21	10.00
BADDERS	PARKING CITATION REFUND - JAN 2020	352736	5/25/21	10.00
BADILLO	PARKING CITATION REFUND - JAN 2020	352737	5/25/21	10.00
BAKRY	PARKING CITATION REFUND - JAN 2020	352738	5/25/21	10.00
BARBOSA	PARKING CITATION REFUND - JAN 2020	352739	5/25/21	10.00
BARCENAS YANEZ	PARKING CITATION REFUND - JAN 2020	352740	5/25/21	10.00
BARRAGAN	PARKING CITATION REFUND - JAN 2020	352741	5/25/21	10.00
BARROSO	PARKING CITATION REFUND - JAN 2020	352742	5/25/21	10.00
BELTRAN MORENO	PARKING CITATION REFUND - JAN 2020	352743	5/25/21	10.00
BRENT	PARKING CITATION REFUND - JAN 2020	352744	5/25/21	10.00
BRONSON	PARKING CITATION REFUND - JAN 2020	352745	5/25/21	10.00
BUTISTA	PARKING CITATION REFUND - JAN 2020	352746	5/25/21	10.00
CACAYURAN	PARKING CITATION REFUND - JAN 2020	352747	5/25/21	10.00
CARDENAS OROJEL	PARKING CITATION REFUND - JAN 2020	352748	5/25/21	10.00
CARRANZA	PARKING CITATION REFUND - JAN 2020	352749	5/25/21	10.00
CARRANZA	PARKING CITATION REFUND - JAN 2020	352750	5/25/21	10.00
CARRASQUILLO	PARKING CITATION REFUND - JAN 2020	352751	5/25/21	10.00
CASTANEDA	PARKING CITATION REFUND - JAN 2020	352752	5/25/21	10.00
CECE	PARKING CITATION REFUND - JAN 2020	352753	5/25/21	10.00
CECENA	PARKING CITATION REFUND - JAN 2020	352754	5/25/21	35.00
CHARLES	PARKING CITATION REFUND - JAN 2020	352755	5/25/21	10.00
CHAVEZ	PARKING CITATION REFUND - JAN 2020	352756	5/25/21	10.00
COARTESON	PARKING CITATION REFUND - JAN 2020	352757	5/25/21	10.00
CUPINO	PARKING CITATION REFUND - JAN 2020	352758	5/25/21	10.00
DAGATAN JR	PARKING CITATION REFUND - JAN 2020	352759	5/25/21	10.00
DE LA ROSA	PARKING CITATION REFUND - JAN 2020	352760	5/25/21	10.00
DEFORGE	PARKING CITATION REFUND - JAN 2020	352761	5/25/21	10.00
DEL ANGEL	PARKING CITATION REFUND - JAN 2020	352762	5/25/21	10.00
DIAZ	PARKING CITATION REFUND - JAN 2020	352763	5/25/21	10.00
DIAZ	PARKING CITATION REFUND - JAN 2020	352764	5/25/21	10.00
ERIC	PARKING CITATION REFUND - JAN 2020	352765	5/25/21	10.00
ESPINOZA	PARKING CITATION REFUND - JAN 2020	352766	5/25/21	10.00
ESPINOZA	PARKING CITATION REFUND - JAN 2020	352767	5/25/21	10.00
EXTREME TRANSPORTATION INC	PARKING CITATION REFUND - JAN 2020	352768	5/25/21	10.00
EZH INC	PARKING CITATION REFUND - JAN 2020	352769	5/25/21	10.00
FALCON AVILA	PARKING CITATION REFUND - JAN 2020	352770	5/25/21	10.00
FAMANIA	PARKING CITATION REFUND - JAN 2020	352771	5/25/21	10.00



**WARRANT REGISTER # 47
5/25/2021**

<u>PAYEE</u>	<u>DESCRIPTION</u>	<u>CHK NO</u>	<u>DATE</u>	<u>AMOUNT</u>
FRANCO	PARKING CITATION REFUND - JAN 2020	352772	5/25/21	10.00
FREEMAN	PARKING CITATION REFUND - JAN 2020	352773	5/25/21	10.00
GALLARDO	PARKING CITATION REFUND - JAN 2020	352774	5/25/21	10.00
GARCIA DURAN	PARKING CITATION REFUND - JAN 2020	352775	5/25/21	10.00
GONZALEZ	PARKING CITATION REFUND - JAN 2020	352776	5/25/21	10.00
GRANADOS CASTILLO	PARKING CITATION REFUND - JAN 2020	352777	5/25/21	10.00
GUBER	PARKING CITATION REFUND - JAN 2020	352778	5/25/21	10.00
GUTIERREZ	PARKING CITATION REFUND - JAN 2020	352779	5/25/21	10.00
GUTIERREZ	PARKING CITATION REFUND - JAN 2020	352780	5/25/21	10.00
HERNANDEZ BARRAGAN	PARKING CITATION REFUND - JAN 2020	352781	5/25/21	10.00
HERNANDEZ	PARKING CITATION REFUND - JAN 2020	352782	5/25/21	10.00
HERNANDEZ	PARKING CITATION REFUND - JAN 2020	352783	5/25/21	10.00
HERNANDEZ	PARKING CITATION REFUND - JAN 2020	352784	5/25/21	10.00
HONDA LEASE TRUST	PARKING CITATION REFUND - JAN 2020	352785	5/25/21	10.00
HUNTSMAN	PARKING CITATION REFUND - JAN 2020	352786	5/25/21	10.00
JOHNSTON	PARKING CITATION REFUND - JAN 2020	352787	5/25/21	10.00
JUAREZ JR	PARKING CITATION REFUND - JAN 2020	352788	5/25/21	10.00
KATS	PARKING CITATION REFUND - JAN 2020	352789	5/25/21	30.00
KIRCHER	PARKING CITATION REFUND - JAN 2020	352790	5/25/21	10.00
LA FUENTE	PARKING CITATION REFUND - JAN 2020	352791	5/25/21	20.00
LEATHERS	PARKING CITATION REFUND - JAN 2020	352792	5/25/21	10.00
LOPEZ FRIAS	PARKING CITATION REFUND - JAN 2020	352793	5/25/21	20.00
LOPEZ FRITAS	PARKING CITATION REFUND - JAN 2020	352794	5/25/21	10.00
LOPEZ RAMIREZ	PARKING CITATION REFUND - JAN 2020	352795	5/25/21	10.00
LOPEZ SANCHEZ	PARKING CITATION REFUND - JAN 2020	352796	5/25/21	10.00
LOPEZ	PARKING CITATION REFUND - JAN 2020	352797	5/25/21	10.00
LORGE	PARKING CITATION REFUND - JAN 2020	352798	5/25/21	10.00
MAJAM	PARKING CITATION REFUND - JAN 2020	352799	5/25/21	10.00
MARIN	PARKING CITATION REFUND - JAN 2020	352800	5/25/21	10.00
MARQUEZ	PARKING CITATION REFUND - JAN 2020	352801	5/25/21	35.00
MARTINEZ	PARKING CITATION REFUND - JAN 2020	352802	5/25/21	10.00
MASON	PARKING CITATION REFUND - JAN 2020	352803	5/25/21	10.00
MEDINA	PARKING CITATION REFUND - JAN 2020	352804	5/25/21	10.00
MENDEZ	PARKING CITATION REFUND - JAN 2020	352805	5/25/21	20.00
MENDOZA	PARKING CITATION REFUND - JAN 2020	352806	5/25/21	10.00
MIRELES PEREZ	PARKING CITATION REFUND - JAN 2020	352807	5/25/21	35.00
MONCADA CERVANTES	PARKING CITATION REFUND - JAN 2020	352808	5/25/21	10.00
MORRIS	PARKING CITATION REFUND - JAN 2020	352809	5/25/21	10.00
MOYA	PARKING CITATION REFUND - JAN 2020	352810	5/25/21	10.00
NAVARRO SAAVEDRA	PARKING CITATION REFUND - JAN 2020	352811	5/25/21	10.00
NGUYEN	PARKING CITATION REFUND - JAN 2020	352812	5/25/21	10.00
NISSAN INFINITY LT	PARKING CITATION REFUND - JAN 2020	352813	5/25/21	20.00
NOLASCO	PARKING CITATION REFUND - JAN 2020	352814	5/25/21	10.00
OCAMPO	PARKING CITATION REFUND - JAN 2020	352815	5/25/21	10.00
OHLY	PARKING CITATION REFUND - JAN 2020	352816	5/25/21	10.00
ORDONEZ	PARKING CITATION REFUND - JAN 2020	352817	5/25/21	10.00
PAREDES CORONA	PARKING CITATION REFUND - JAN 2020	352818	5/25/21	10.00
PAREDES	PARKING CITATION REFUND - JAN 2020	352819	5/25/21	10.00



**WARRANT REGISTER # 47
5/25/2021**

<u>PAYEE</u>	<u>DESCRIPTION</u>	<u>CHK NO</u>	<u>DATE</u>	<u>AMOUNT</u>
PENA	PARKING CITATION REFUND - JAN 2020	352820	5/25/21	10.00
PENDRAK	PARKING CITATION REFUND - JAN 2020	352821	5/25/21	10.00
PEREZ	PARKING CITATION REFUND - JAN 2020	352822	5/25/21	10.00
PIMENTEL	PARKING CITATION REFUND - JAN 2020	352823	5/25/21	10.00
POWELL PENRITH	PARKING CITATION REFUND - JAN 2020	352824	5/25/21	10.00
QUIRINO	PARKING CITATION REFUND - JAN 2020	352825	5/25/21	10.00
RAMOS	PARKING CITATION REFUND - JAN 2020	352826	5/25/21	10.00
RANDOLPH	PARKING CITATION REFUND - JAN 2020	352827	5/25/21	10.00
REGALADO LOPEZ	PARKING CITATION REFUND - JAN 2020	352828	5/25/21	10.00
RESMA	PARKING CITATION REFUND - JAN 2020	352829	5/25/21	10.00
RIOS	PARKING CITATION REFUND - JAN 2020	352830	5/25/21	10.00
RITAS CATERING	PARKING CITATION REFUND - JAN 2020	352831	5/25/21	10.00
RIVAS RIVERA	PARKING CITATION REFUND - JAN 2020	352832	5/25/21	10.00
ROBLE	PARKING CITATION REFUND - JAN 2020	352833	5/25/21	10.00
RODRIGUEZ	PARKING CITATION REFUND - JAN 2020	352834	5/25/21	10.00
ROJAS	PARKING CITATION REFUND - JAN 2020	352835	5/25/21	10.00
ROJAS	PARKING CITATION REFUND - JAN 2020	352836	5/25/21	10.00
ROLAND HERNANDEZ	PARKING CITATION REFUND - JAN 2020	352837	5/25/21	10.00
ROSARIO	PARKING CITATION REFUND - JAN 2020	352838	5/25/21	10.00
RUIZ LOPEZ	PARKING CITATION REFUND - JAN 2020	352839	5/25/21	10.00
RYDBERG	PARKING CITATION REFUND - JAN 2020	352840	5/25/21	10.00
SALCEDO	PARKING CITATION REFUND - JAN 2020	352841	5/25/21	10.00
SANCHEZ	PARKING CITATION REFUND - JAN 2020	352842	5/25/21	10.00
SANDOVAL	PARKING CITATION REFUND - JAN 2020	352843	5/25/21	10.00
SHEPPARD	PARKING CITATION REFUND - JAN 2020	352844	5/25/21	10.00
SPREWELL	PARKING CITATION REFUND - JAN 2020	352845	5/25/21	10.00
STARKEY	PARKING CITATION REFUND - JAN 2020	352846	5/25/21	10.00
STERN	PARKING CITATION REFUND - JAN 2020	352847	5/25/21	10.00
TELLERS	PARKING CITATION REFUND - JAN 2020	352848	5/25/21	10.00
THASSEUS HUTCHERSON	PARKING CITATION REFUND - JAN 2020	352849	5/25/21	10.00
TIANGCO	PARKING CITATION REFUND - JAN 2020	352850	5/25/21	10.00
TIZNADO DE JAQUEZ	PARKING CITATION REFUND - JAN 2020	352851	5/25/21	10.00
TMELEH	PARKING CITATION REFUND - JAN 2020	352852	5/25/21	10.00
TREHERN	PARKING CITATION REFUND - JAN 2020	352853	5/25/21	10.00
URBINA	PARKING CITATION REFUND - JAN 2020	352854	5/25/21	10.00
VALDEZ	PARKING CITATION REFUND - JAN 2020	352855	5/25/21	10.00
VELASCO	PARKING CITATION REFUND - JAN 2020	352856	5/25/21	10.00
VICTOR	PARKING CITATION REFUND - JAN 2020	352857	5/25/21	10.00
VILLANEVA	PARKING CITATION REFUND - JAN 2020	352858	5/25/21	10.00
VILLASENOR	PARKING CITATION REFUND - JAN 2020	352859	5/25/21	10.00
VILLEGAS ECHEVERRIA	PARKING CITATION REFUND - JAN 2020	352860	5/25/21	10.00
VIZCARRA	PARKING CITATION REFUND - JAN 2020	352861	5/25/21	10.00
VW CREDIT LSG LTD	PARKING CITATION REFUND - JAN 2020	352862	5/25/21	10.00
WILLIAMS	PARKING CITATION REFUND - JAN 2020	352863	5/25/21	30.00
ZARAGOZA	PARKING CITATION REFUND - JAN 2020	352864	5/25/21	10.00
ACE UNIFORMS & ACCESSORIES INC	CORRECT MN NAVY PANTS FY21/FIRE	352865	5/25/21	5,483.36
ADMINSURE INC	AGREEMENT TO PROVIDE MONTHLY SERVICES	352866	5/25/21	7,872.50
AGUIRRE	REIMBURSEMENT STATE OF CA EMT LICENSE	352867	5/25/21	208.50



**WARRANT REGISTER # 47
5/25/2021**

<u>PAYEE</u>	<u>DESCRIPTION</u>	<u>CHK NO</u>	<u>DATE</u>	<u>AMOUNT</u>
AIRGAS USA LLC	MOP 45715 SAFETY APPAREL - PW	352868	5/25/21	234.90
ALDEMCO	FOOD / NUTRITION	352869	5/25/21	3,573.31
ALL FRESH PRODUCTS	COVID 19 CONSUMABLES	352870	5/25/21	1,452.16
AMERICAN BACKFLOW SPECIALTIES	PURCHASE OF BACKFLOW, GUAGES, VALVES / PW	352871	5/25/21	636.35
BROWN	CITATION REFUNDS - APRIL 2021	352872	5/25/21	10.00
CHARLES PALUMBO	TRAINING REIM ICI HUMAN TRAFFICKING / PW	352873	5/25/21	302.37
CLEAR WATER TECHNOLOGIES LLC	CITY WIDE ON-SITE ENERGY EFFICIENT TREATMENT	352874	5/25/21	475.00
COMMERCIAL AQUATIC SERVICE INC	CHEMICALS – CHLORINE, ACID TABLETS / PW	352875	5/25/21	582.20
COUNTY OF SAN DIEGO	MAIL SERVICES FOR FEB 2021	352876	5/25/21	4,611.03
COUNTYWIDE MECHANICAL SYSTEMS	JETTING & GREASE PUMPING	352877	5/25/21	2,990.18
CPCA	TRAINING TUITION CHIEF'S EXCU TRN / PD	352878	5/25/21	1,300.00
DEAN GAZZO ROISTACHER LLP	LIABILITY CLAIM COST	352879	5/25/21	3,120.00
DEAN GAZZO ROISTACHER LLP	LIABILITY CLAIM COST	352880	5/25/21	2,790.48
DEAN GAZZO ROISTACHER LLP	LIABILITY CLAIM COST	352881	5/25/21	980.00
DEAN GAZZO ROISTACHER LLP	LIABILITY CLAIM COST	352882	5/25/21	960.00
DEAN GAZZO ROISTACHER LLP	LIABILITY CLAIM COST	352883	5/25/21	388.77
DEAN GAZZO ROISTACHER LLP	LIABILITY CLAIM COST	352884	5/25/21	360.00
DEAN GAZZO ROISTACHER LLP	LIABILITY CLAIM COST	352885	5/25/21	303.73
DEAN GAZZO ROISTACHER LLP	LIABILITY CLAIM COST	352886	5/25/21	300.00
DEAN GAZZO ROISTACHER LLP	LIABILITY CLAIM COST	352887	5/25/21	7.99
DELL MARKETING L P	CHROMEBOOKS CDBG-CV GRANT	352888	5/25/21	56,452.77
DEPARTMENT OF JUSTICE	NEW EMPLOYEE FINGERPRINT TEST RESULTS	352889	5/25/21	64.00
FERGUSON ENTERPRISES 1350	MOP 45723 GENERAL SUPPLIES - PW	352890	5/25/21	493.26
FERNANDO	PERKINS OP/CONFIDENTIAL INFORMANT FUND	352891	5/25/21	2,610.00
GRAINGER	BUILDING SUPPLIES AND EQUIPMENT FY 21	352892	5/25/21	3,039.02
GUERRERO	INSTRUCTOR PAYMENT EL TOYON REC CLASS	352893	5/25/21	2,452.80
HANDY METAL MART	PS ANGLE 1 X 1 3/16 / FIRE	352894	5/25/21	151.39
HERNANDEZ	TRAINING POST ADV SUB PRINC PLCNG / PD	352895	5/25/21	384.00
HINDERLITER DE LLAMAS &	HDL APRIL SERVICES FOR CANNABIS MANAGEME	352896	5/25/21	2,400.00
INNOVATIVE CONSTRUCTION	CIP 18-14 SWEETWATER BIKE PATCH - ENG/PW	352897	5/25/21	13,825.50
JANI-KING OF CALIFORNIA INC	COVID-19 JANITORIAL CLEANING SERIVCES	352898	5/25/21	8,150.77
JERAULDS CAR CARE CENTER	MOP 65179 GENERAL SUPPLIES - PW	352899	5/25/21	167.25
JUAREZ	CITATION REFUNDS - APRIL 2021	352900	5/25/21	50.00
KREPPS	EDUCATION REIMBURSEMENT	352901	5/25/21	877.50
LASER SAVER INC	MOP 04840 TONER PD	352902	5/25/21	260.89
LYNN PEAVEY COMPANY	PE SUPPLIES / PD	352903	5/25/21	499.84
MAINTEX INC	CITYWIDE JANITORIAL SUPPLIES / PD	352904	5/25/21	222.74
METEAU JR	TRAINING REIMBURSEMENT	352905	5/25/21	809.00
MOTOROLA SOLUTIONS INC	MOTOROLA APX 6000 RADIOS / FIRE	352906	5/25/21	30,627.05
MUNICIPAL CODE CORPORATION	MUNICIPAL CODE UPDATES - SUPPLEMENT 57	352907	5/25/21	333.63
NATIONAL CITY ELECTRIC	CITYWIDE ON-SITE ELECTRICAL	352908	5/25/21	10,190.00
NATIONAL CITY MOTORCYCLES	SERVICE AND REPAIR FOR EMERGENCY	352909	5/25/21	613.48
NEGRON MENDOZA	PARKING CITATION REFUND	352910	5/25/21	35.00
OCCAM VIDEO SOLUTIONS	INVESTIGATIONS SERVICE	352911	5/25/21	995.00
OFFICE SOLUTIONS BUSINESS	MOP 83778 OFFICE SUPPLIES - CITY CLERK'S	352912	5/25/21	236.86
PACIFIC AUTO REPAIR	SMOG CERTIFICATION / REPAIRS FOR CITY	352913	5/25/21	55.00
PADRE JANITORIAL SUPPLIES	JANITORIAL SUPPLIES	352914	5/25/21	565.28
PARTS AUTHORITY METRO LLC	MOP 75943 AUTO SUPPLIES - PW	352915	5/25/21	155.20



**WARRANT REGISTER # 47
5/25/2021**

<u>PAYEE</u>	<u>DESCRIPTION</u>	<u>CHK NO</u>	<u>DATE</u>	<u>AMOUNT</u>
PIERSON	TRAINING REIM POST SUPERVSRY / PD	352916	5/25/21	459.26
POWERSTRIDE BATTERY CO INC	MOP 67839 GENERAL SUPPLIES - PW	352917	5/25/21	366.81
PRO BUILD COMPANY	MOP 45707 - 1/2 SOUND BOARD / PW	352918	5/25/21	1,117.87
PROFESSIONAL SEARCH GROUP LLC	TEMPORARY EMPLOYEE - ADMIN ASSIST - CCO	352919	5/25/21	6,080.00
PRUDENTIAL OVERALL SUPPLY	MOP 45742 LAUNDRY SERVICES - PW	352920	5/25/21	327.46
RAMIREZ	CITATION REFUNDS - APRIL 2021	352921	5/25/21	113.32
RONCES	CITATION REFUNDS - APRIL 2021	352922	5/25/21	10.00
SAKAMOTO	TRAINING POST ADV SUB PRIN POLC	352923	5/25/21	384.00
SEAPORT MEAT COMPANY	FOOD / NUTRITION	352924	5/25/21	1,360.81
SHARP REES STEALY MED GROUP	PRE-EMPLOYMENT PHYSICAL	352925	5/25/21	127.00
SHRED IT USA	DOCUMENT DESTRUCTION	352926	5/25/21	122.44
SIRCHIE FINGER PRINT	PE SUPPLIES / PD	352927	5/25/21	1,813.11
SMART SOURCE OF CALIFORNIA LLC	MOP 63845 BUSINESS CARDS - CITY CLERK	352928	5/25/21	108.70
SOIORIO	CITATION REFUNDS - APRIL 2021	352929	5/25/21	10.00
SOUTHERN CALIF TRUCK STOP	MOP 45758 GENERAL AUTO SUPPLIES - PW	352930	5/25/21	168.84
STAPLES BUSINESS ADVANTAGE	MOP 45704 OFFICE SUPPLIES - PW	352931	5/25/21	1,710.76
STAPLES BUSINESS ADVANTAGE	M.O.P. 45704 - OFFICE SUPPLIES - CITY CLERK	352932	5/25/21	68.48
STILES	REIMBURSEMENT PARAMEDIC LICENSE /FIRE	352933	5/25/21	225.00
SULLIVAN	TRAINING POST AVD SUBS PRINCIPLED POLICIES	352934	5/25/21	384.00
SUPERIOR READY MIX	ASPHALT, TACK 3/8 SHEET FOR FY 2021	352935	5/25/21	1,525.69
SYSCO SAN DIEGO INC	FOOD / NUTRITION	352936	5/25/21	1,999.06
T MAN TRAFFIC SUPPLY	MOP 76666 TRAFFIC SUPPLIES - PW	352937	5/25/21	479.91
TECHNOLOGY INTEGRATION GROUP	MIS SUPPLIES	352938	5/25/21	54.38
TERMINIX INTERNATIONAL	ON-SITE PEST CONTROL SERVICES AS NEEDED	352939	5/25/21	2,270.00
THE COUNSELING TEAM	TRAINING TUITION PEER SUPPORT CAMARGO	352940	5/25/21	299.00
THE STAR NEWS	LEGAL NOTICING - TDIF AMENDED FEE AND PR	352941	5/25/21	1,327.37
TIER-1 CONCEPTS	TRAINING TUITION FOR RLOPZ SHTGN BRCHNG	352942	5/25/21	450.00
TRANS-LANG	TRANSLATION SERVICES CITY COUNCIL MEETING	352943	5/25/21	3,064.25
TUBON	CITATION REFUNDS - APRIL 2021	352944	5/25/21	110.00
U S BANK	MONTHLY CREDIT CARD STATEMENT - APRIL	352945	5/25/21	744.72
UNDERGROUND SERVICE ALERT	UNDERGROUND SERVICE ALERT FY 2021	352946	5/25/21	477.28
VISTA PAINT	MOP 68834 GENERAL SUPPLIES - PW	352947	5/25/21	1,009.74
WEST PAYMENT CENTER	INVESTIGATIONS DATABASE	352948	5/25/21	633.22
WETMORES	MOP 80333 AUTO SUPPLIES - PW	352949	5/25/21	46.01
WILLY'S ELECTRONIC SUPPLY	MOP 45763 ELECTRIC SUPPLIES - PW	352950	5/25/21	72.07
WSP USA INC	WSP USA NTP FOR THE NATIONAL CITY	352951	5/25/21	6,206.41

A/P Total 212,952.03

GRAND TOTAL

\$ 212,952.03

Certification

IN ACCORDANCE WITH SECTION 37202, 37208, 372059 OF THE GOVERNMENT CODE, WE HEREBY CERTIFY TO THE ACCURACY OF THE DEMANDS LISTED ABOVE AND TO THE AVAILABILITY OF FUNDS FOR THE PAYMENT THEREOF AND FURTHER THAT THE ABOVE CLAIMS AND DEMANDS HAVE BEEN AUDITED AS REQUIRED BY LAW.



MOLLY BRENNAN, FINANCE

BRAD RAULSTON, CITY MANAGER

FINANCE COMMITTEE

ALEJANDRA SOTELO-SOLIS, MAYOR-CHAIRWOMAN

JOSE RODRIGUEZ, VICE-MAYOR

MARCUS BUSH, COUNCIL MEMBER

RONALD J. MORRISON, COUNCIL MEMBER

MONA RIOS, COUNCIL MEMBER

I HEREBY CERTIFY THAT THE FOREGOING CLAIMS AND DEMANDS WERE APPROVED AND THE CITY TREASURER IS AUTHORIZED TO ISSUE SAID WARRANTS IN PAYMENT THEREOF BY THE CITY COUNCIL ON THE 3rd OF AUGUST, 2021.

AYES _____

NAYS _____

ABSENT _____

The following page(s) contain the backup material for Agenda Item: [Warrant Register #48 for the period of 5/26/21 through 6/01/21 in the amount of \\$3,591,735.08. \(Finance\)](#)

Please scroll down to view the backup material.

**CITY OF NATIONAL CITY, CALIFORNIA
COUNCIL AGENDA STATEMENT**

MEETING DATE: August 3, 2021

AGENDA ITEM NO.:

ITEM TITLE:

Warrant Register #48 for the period of 5/26/21 through 6/01/21 in the amount of \$3,591,735.08.
(Finance)

PREPARED BY: Karla Apalategui, Senior Accounting Assistant

DEPARTMENT: Finance

PHONE: 619-336-4572

APPROVED BY: _____



EXPLANATION:

Per Government Section Code 37208, below are the payments issued for period 5/26/21 - 6/01/21. Consistent with Department of Finance's practice, listed below are all payments above \$50,000.

<u>Vendor</u>	<u>Check/Wire</u>	<u>Amount</u>	<u>Explanation</u>
Baker Electric Inc	353039	209,782.07	CIP 19-43 Sewer Upsize - Eng/PW
Dick Miller Inc	353059	60,350.95	CIP 18-11 Paradise Creek WQ&C
Kimley Horn	353076	88,532.95	CIP 19-44 8 th & Roosevelt ATP
Lekos Electric Inc	353078	70,590.07	CIP 19-14 4 th St. Protec Left Turn
Project Professionals Corp	353090	125,045.37	CIP 19-12 Sweetwater Rd Safety
SDG&E	353096	147,393.12	Gas and Electric Utilities
STC Traffic	353105	117,693.08	HSIP City Protec Left Turn
TRI-Group	353112	166,739.55	CIP 19-19 Roosevelt Smart Growth

FINANCIAL STATEMENT:

APPROVED: _____



FINANCE

ACCOUNT NO.

APPROVED: _____

MIS

Warrant total \$3,591,735.08.

ENVIRONMENTAL REVIEW:

This is not a project and, therefore, not subject to environmental review.

ORDINANCE: INTRODUCTION FINAL ADOPTION

STAFF RECOMMENDATION:

Ratify warrants totaling \$3,591,735.08.

BOARD / COMMISSION RECOMMENDATION:

ATTACHMENTS:

Warrant Register # 48



**WARRANT REGISTER # 48
6/1/2021**

<u>PAYEE</u>	<u>DESCRIPTION</u>	<u>CHK NO</u>	<u>DATE</u>	<u>AMOUNT</u>
ANDERSON	RETIREE HEALTH BENEFITS - JUNE 2021	352952	6/1/21	110.00
BEARD	RETIREE HEALTH BENEFITS - JUNE 2021	352953	6/1/21	70.00
BECK	RETIREE HEALTH BENEFITS - JUNE 2021	352954	6/1/21	140.00
BISHOP	RETIREE HEALTH BENEFITS - JUNE 2021	352955	6/1/21	110.00
BOEGLER	RETIREE HEALTH BENEFITS - JUNE 2021	352956	6/1/21	260.00
BULL	RETIREE HEALTH BENEFITS - JUNE 2021	352957	6/1/21	580.00
CAMEON	RETIREE HEALTH BENEFITS - JUNE 2021	352958	6/1/21	400.00
CARRILLO	RETIREE HEALTH BENEFITS - JUNE 2021	352959	6/1/21	290.00
COLE	RETIREE HEALTH BENEFITS - JUNE 2021	352960	6/1/21	165.00
COLLINSON	RETIREE HEALTH BENEFITS - JUNE 2021	352961	6/1/21	420.00
CONDON	RETIREE HEALTH BENEFITS - JUNE 2021	352962	6/1/21	280.00
CORDERO	RETIREE HEALTH BENEFITS - JUNE 2021	352963	6/1/21	520.00
DALLA	RETIREE HEALTH BENEFITS - JUNE 2021	352964	6/1/21	900.00
DANESHFAR	RETIREE HEALTH BENEFITS - JUNE 2021	352965	6/1/21	250.00
DEESE	RETIREE HEALTH BENEFITS - JUNE 2021	352966	6/1/21	660.00
DESROCHERS	RETIREE HEALTH BENEFITS - JUNE 2021	352967	6/1/21	110.00
DIAZ	RETIREE HEALTH BENEFITS - JUNE 2021	352968	6/1/21	680.00
DILLARD	RETIREE HEALTH BENEFITS - JUNE 2021	352969	6/1/21	480.00
DREDGE	RETIREE HEALTH BENEFITS - JUNE 2021	352970	6/1/21	250.00
EISER III	RETIREE HEALTH BENEFITS - JUNE 2021	352971	6/1/21	250.00
ESPIRITU	RETIREE HEALTH BENEFITS - JUNE 2021	352972	6/1/21	620.00
ETZLER	RETIREE HEALTH BENEFITS - JUNE 2021	352973	6/1/21	460.00
FABINSKI	RETIREE HEALTH BENEFITS - JUNE 2021	352974	6/1/21	220.00
FERNANDEZ	RETIREE HEALTH BENEFITS - JUNE 2021	352975	6/1/21	270.00
FIFIELD	RETIREE HEALTH BENEFITS - JUNE 2021	352976	6/1/21	540.00
GAUT	RETIREE HEALTH BENEFITS - JUNE 2021	352977	6/1/21	700.00
GELSKEY	RETIREE HEALTH BENEFITS - JUNE 2021	352978	6/1/21	115.00
GIBBS JR	RETIREE HEALTH BENEFITS - JUNE 2021	352979	6/1/21	120.00
GONZALES	RETIREE HEALTH BENEFITS - JUNE 2021	352980	6/1/21	480.00
HANSON	RETIREE HEALTH BENEFITS - JUNE 2021	352981	6/1/21	135.00
HARLAN	RETIREE HEALTH BENEFITS - JUNE 2021	352982	6/1/21	500.00
HAUG	RETIREE HEALTH BENEFITS - JUNE 2021	352983	6/1/21	120.00
HERNANDEZ	RETIREE HEALTH BENEFITS - JUNE 2021	352984	6/1/21	500.00
HERNANDEZ	RETIREE HEALTH BENEFITS - JUNE 2021	352985	6/1/21	600.00
HERNANDEZ	RETIREE HEALTH BENEFITS - JUNE 2021	352986	6/1/21	400.00
HODGES	RETIREE HEALTH BENEFITS - JUNE 2021	352987	6/1/21	200.00
IBARRA	RETIREE HEALTH BENEFITS - JUNE 2021	352988	6/1/21	780.00
JONES	RETIREE HEALTH BENEFITS - JUNE 2021	352989	6/1/21	60.00
JONES	RETIREE HEALTH BENEFITS - JUNE 2021	352990	6/1/21	480.00
JUNIEL	RETIREE HEALTH BENEFITS - JUNE 2021	352991	6/1/21	50.00
KIMBLE	RETIREE HEALTH BENEFITS - JUNE 2021	352992	6/1/21	300.00
KLOS	RETIREE HEALTH BENEFITS - JUNE 2021	352993	6/1/21	480.00
LAFRENIERE	RETIREE HEALTH BENEFITS - JUNE 2021	352994	6/1/21	660.00
LEACH	RETIREE HEALTH BENEFITS - JUNE 2021	352995	6/1/21	600.00
LIMFUECO	RETIREE HEALTH BENEFITS - JUNE 2021	352996	6/1/21	160.00
MATIENZO	RETIREE HEALTH BENEFITS - JUNE 2021	352997	6/1/21	100.00
MCCABE	RETIREE HEALTH BENEFITS - JUNE 2021	352998	6/1/21	280.00
MCDANIEL	RETIREE HEALTH BENEFITS - JUNE 2021	352999	6/1/21	290.00



**WARRANT REGISTER # 48
6/1/2021**

<u>PAYEE</u>	<u>DESCRIPTION</u>	<u>CHK NO</u>	<u>DATE</u>	<u>AMOUNT</u>
MEDINA	RETIREE HEALTH BENEFITS - JUNE 2021	353000	6/1/21	105.00
MEEKS	RETIREE HEALTH BENEFITS - JUNE 2021	353001	6/1/21	460.00
MENDOZA	RETIREE HEALTH BENEFITS - JUNE 2021	353002	6/1/21	290.00
MINER	RETIREE HEALTH BENEFITS - JUNE 2021	353003	6/1/21	580.00
MORRISON	RETIREE HEALTH BENEFITS - JUNE 2021	353004	6/1/21	520.00
NAGLE	RETIREE HEALTH BENEFITS - JUNE 2021	353005	6/1/21	460.00
NOTEWARE	RETIREE HEALTH BENEFITS - JUNE 2021	353006	6/1/21	120.00
OLIVARES	RETIREE HEALTH BENEFITS - JUNE 2021	353007	6/1/21	280.00
OLIVERIA	RETIREE HEALTH BENEFITS - JUNE 2021	353008	6/1/21	360.00
PAUU JR	RETIREE HEALTH BENEFITS - JUNE 2021	353009	6/1/21	340.00
PE	RETIREE HEALTH BENEFITS - JUNE 2021	353010	6/1/21	300.00
PEASE JR	RETIREE HEALTH BENEFITS - JUNE 2021	353011	6/1/21	140.00
PETERS	RETIREE HEALTH BENEFITS - JUNE 2021	353012	6/1/21	290.00
POST	RETIREE HEALTH BENEFITS - JUNE 2021	353013	6/1/21	280.00
RAY	RETIREE HEALTH BENEFITS - JUNE 2021	353014	6/1/21	190.00
ROARK	RETIREE HEALTH BENEFITS - JUNE 2021	353015	6/1/21	135.00
RODRIGUEZ	RETIREE HEALTH BENEFITS - JUNE 2021	353016	6/1/21	260.00
RUIZ	RETIREE HEALTH BENEFITS - JUNE 2021	353017	6/1/21	310.00
SANCHEZ	RETIREE HEALTH BENEFITS - JUNE 2021	353018	6/1/21	330.00
SERVATIUS	RETIREE HEALTH BENEFITS - JUNE 2021	353019	6/1/21	340.00
SHOEMAKER	RETIREE HEALTH BENEFITS - JUNE 2021	353020	6/1/21	480.00
SILVA	RETIREE HEALTH BENEFITS - JUNE 2021	353021	6/1/21	580.00
SMITH	RETIREE HEALTH BENEFITS - JUNE 2021	353022	6/1/21	320.00
SMITH	RETIREE HEALTH BENEFITS - JUNE 2021	353023	6/1/21	560.00
STEWART	RETIREE HEALTH BENEFITS - JUNE 2021	353024	6/1/21	200.00
STRASEN	RETIREE HEALTH BENEFITS - JUNE 2021	353025	6/1/21	135.00
TIPTON	RETIREE HEALTH BENEFITS - JUNE 2021	353026	6/1/21	250.00
VERRY	RETIREE HEALTH BENEFITS - JUNE 2021	353027	6/1/21	280.00
VILLAGOMEZ	RETIREE HEALTH BENEFITS - JUNE 2021	353028	6/1/21	480.00
WHITE	RETIREE HEALTH BENEFITS - JUNE 2021	353029	6/1/21	230.00
YBARRA	RETIREE HEALTH BENEFITS - JUNE 2021	353030	6/1/21	220.00
	RETIREE HEALTH BENEFITS:			26,970.00
ACE UNIFORMS & ACCESSORIES INC	FP62MN CORRECT MN NAVY PANTS FY21/FIRE	353031	6/1/21	713.82
ADVANCED AUTO BODY GROUP	PAINT DOORS AND ROOF	353032	6/1/21	1,300.00
ALLSTAR FIRE EQUIPMENT INC	LION CVBN-K7 6.0 OZ NATURAL PBI MAX/FIRE	353033	6/1/21	21,401.35
AT&T	AT&T SBC ANNUAL PHONE SERVICE FOR FY21	353034	6/1/21	2,969.62
AT&T	AT&T SBC ANNUAL PHONE SERVICE FOR FY21	353035	6/1/21	783.30
ATLAS TECHNICAL CONSULTANTS	PED ADA IMPROVEMENTS - ENG/PW	353036	6/1/21	798.50
AZTECA SYSTEMS LLC	WEB BASED PROGRAM TO CREATE AND MANAGER	353037	6/1/21	850.00
BAKER ELECTRIC INC	CIP 19-15 CITYWIDE SAFETY LIGHTING ENHAN	353038	6/1/21	37,718.80
BASILE CONSTRUCTION INC	CIP 19-43 P1 SEWER UPSIZE - ENG/PW	353039	6/1/21	209,782.07
BAUER COMPRESSORS	G1 REGULATOR KEEPER / PW	353040	6/1/21	131.59
BCL TECHNOLOGIES	EASYPDF SDK RENEWAL	353041	6/1/21	899.40
BELL	TRAVEL REIMBURSEMENT / PW	353042	6/1/21	26.00
BLACK	REIMB STATE OF CA PARAMEDIC LICENSE	353043	6/1/21	225.00
BUREAU VERITAS N AMERICA INC	INSPECTION SERVICES - BUREAU VERITAS	353044	6/1/21	37,819.82
CALIFORNIA ELECTRIC SUPPLY	MOP 45698 ELECTRIC SUPPLIES - PW	353045	6/1/21	47.50
CHARLES PALUMBO	TRAINING ADV SUB BASIC CPTED	353046	6/1/21	631.30



**WARRANT REGISTER # 48
6/1/2021**

<u>PAYEE</u>	<u>DESCRIPTION</u>	<u>CHK NO</u>	<u>DATE</u>	<u>AMOUNT</u>
CHEN RYAN ASSOCIATES INC	CIP 19-20 SWEETWATER RD - ENG/PW	353047	6/1/21	11,017.50
CLAIMS MANAGEMENT ASSOCIATES	PROFESSIONAL SERVICES	353048	6/1/21	6,400.00
CLF WAREHOUSE INC	MOP 80331 AUTO SUPPLIES - PW	353049	6/1/21	148.44
COMMERCIAL AQUATIC SERVICE INC	CHEMICALS – CHLORINE & ACID TABLETS	353050	6/1/21	1,892.89
COUNTY OF SAN DIEGO	NATIONAL CITY DUCK POND, DEH2020-CAMD-00	353051	6/1/21	153.00
COX COMMUNICATIONS	COX DATA VIDEO SERVICES FOR FY21	353052	6/1/21	2,163.33
CSA SAN DIEGO COUNTY	CDBG AGREEMENT WITH CSA SAN DIEGO	353053	6/1/21	2,184.52
CUMMING CHEVROLET	MOP 45751 AUTO SUPPLIES - PW	353054	6/1/21	74.27
DAY WIRELESS SYSTEMS	MAINTENANCE AND SERVICE TO BASE / FIRE	353055	6/1/21	549.00
DE LAGE LANDEN	LEASE 20 SHARP COPIERS FOR FY21	353056	6/1/21	2,939.63
DEAN GAZZO ROISTACHER LLP	LIABILITY CLAIM COST	353057	6/1/21	40.00
DELGADO	SUPREME TEEN CDBG SUPPLIES FOR SUMMER AC	353058	6/1/21	245.44
DICK MILLER INC	CIP 18-11 PARADISE CREEK WQ&C ENHANCE	353059	6/1/21	60,350.95
D-MAX ENGINEERING INC	CIP 18-11 NC PARADISE CREEK BIOFILTRATION	353060	6/1/21	37,587.84
EAGLE PAVING COMPANY INC	CIP 19-12 SWEETWATER RD SAFETY ENHANCEMENT	353061	6/1/21	12,012.84
ENTERPRISE FLEET MANAGEMENT	ENTERPRISE FLEET LEASES - ENG/PW	353062	6/1/21	15,595.10
ESGIL CORPORATION	PLAN REVIEW SERVICES - ESGIL	353063	6/1/21	30,668.72
FEDEX	FEDEX EXPRESS SERVICES FOR LEAP GRANT	353064	6/1/21	21.24
GEOSYNTEC CONSULTANTS INC	CNC COMPLIANCE WORK - ENG/PW	353065	6/1/21	2,786.00
GRAINGER	FIRE INVESTIGATION WORK LIGHTS	353066	6/1/21	4,649.69
HAAKER EQUIPMENT COMPANY	PM10 MBRM COVER / PW	353067	6/1/21	1,250.63
HDR ENGINEERING, INC.	EX-P1 SEWER LINE UPSIZING PROF SERVICES	353068	6/1/21	2,362.04
HMS CONSTRUCTION INC	CIP 19-09 PED ADA ENHANCE -ENG/PW	353069	6/1/21	46,875.37
HOME DEPOT CREDIT SERVICES	COMM SRVCS MONTH GIFT CARDS	353070	6/1/21	437.76
HUNTER'S NURSERY INC	MOP 45719 LANDSCAPE SUPPLIES - PW	353071	6/1/21	286.50
INNOVATIVE CONSTRUCTION	CIP 18-14 SW BIKE PATH - ENG/PW	353072	6/1/21	7,676.50
IPS GROUP INC	PARKING MANAGEMENT AND ENFORCEMENT SVCS	353073	6/1/21	21,088.61
JANI-KING OF CALIFORNIA INC	COVID-19 JANITORIAL CLEANING SERVICES	353074	6/1/21	4,500.00
JJJ ENTERPRISES	FIRE AND SECURITY ALARM MONITORING	353075	6/1/21	708.36
KIMLEY HORN	CIP 19-44 8TH AND ROOSEVELT ATP- ENG/PW	353076	6/1/21	88,532.95
LASER SAVER INC	MOP 45725 - SHARP TONER CARTRIDGES/ FIRE	353077	6/1/21	536.95
LEKOS ELECTRIC INC.	CIP 19-14 E. 4TH ST PROT LEFT TURN ENHANCEMENT	353078	6/1/21	70,590.07
MAINTEX INC	CITYWIDE JANITORIAL SUPPLIES & PARTS	353079	6/1/21	194.99
MES CALIFORNIA	FIREMANS RADIO STRAP - PLAIN LEATHER/FIRE	353081	6/1/21	754.96
NEGOV	SUBSCRIPTION FEE FOR GOVERNMENTJOBS.COM	353082	6/1/21	14,373.93
NV5 INC	2021 SEWER USER SURVEY AND TAX ROLL	353083	6/1/21	15,496.20
OFFICE SOLUTIONS BUSINESS	MLK COMMUNITY SERVICES DEPT FURNITURE	353084	6/1/21	7,089.70
O'REILLY AUTO PARTS	MOP 75877 AUTO SUPPLIES - PW	353085	6/1/21	76.78
PARTS AUTHORITY METRO LLC	MOP 75943 AUTO SUPPLIES - PW	353086	6/1/21	220.69
PENSKE FORD	R&M CITY VEHICLES FY 2021	353087	6/1/21	629.66
PRO BUILD COMPANY	MOP 45707 GENERAL SUPPLIES - PW	353088	6/1/21	1,449.97
PROFESSIONAL SEARCH GROUP LLC	TEMPORARY PLACEMENT POSITION, SOA /FIRE	353089	6/1/21	2,256.00
PROJECT PROFESSIONALS CORP	CIP 19-12 SWEETWATER RD SAFETY ENHANCE	353090	6/1/21	125,045.37
PRUDENTIAL OVERALL SUPPLY	MOP 45742 LAUNDRY SERVICES - PW	353091	6/1/21	214.74
RANDALL LAMB ASSOCIATES INC	CIP 20-07 CAMACHO REC CENTER HVAC	353092	6/1/21	625.00
SAINZ	RETIREE HEALTH BENEFITS - JUNE 2021	353093	6/1/21	300.00
SAM'S ALIGNMENT	WHEEL ALIGNMENT SERVICE FOR CITY	353094	6/1/21	60.00
SANTOS	TRAVEL REIMBURSEMENT / PW	353095	6/1/21	69.53



**WARRANT REGISTER # 48
6/1/2021**

<u>PAYEE</u>	<u>DESCRIPTION</u>	<u>CHK NO</u>	<u>DATE</u>	<u>AMOUNT</u>
SDG&E	GAS AND ELECTRIC UTILITIES	353096	6/1/21	147,393.12
SEELCLICKFIX INC	CONNECT ANNUAL LICENSE-ARCGIS	353097	6/1/21	2,624.96
SILVER & WRIGHT LLP	PROFESSIONAL SERVICES / CAO	353098	6/1/21	4,989.80
SITEONE LANDSCAPE SUPPLY LLC	MOP 69277 LANDSCAPE SUPPLIES - PW	353099	6/1/21	483.61
SMART SOURCE OF CALIFORNIA LLC	BUSINESS CARDS - SMART SOURCE MOP 63845	353100	6/1/21	61.85
SMITH	REIMB STATE OF CA EMT LICENSE /FIRE	353101	6/1/21	125.50
SOUTH COAST EMERGENCY	SEAT BELT 3POINT W 14	353102	6/1/21	536.74
SOUTHERN CALIF TRUCK STOP	MOP 45758 GENERAL AUTO SUPPLIES - PW	353103	6/1/21	532.65
STAPLES BUSINESS ADVANTAGE	COMM SERVS OFFICE SUPPLIES FOR SENIOR	353104	6/1/21	838.77
STC TRAFFIC	HSIP CITY PROTEC LEFT TURN - ENG/PW	353105	6/1/21	117,693.08
SUPERIOR READY MIX	ASPHALT, TACK 3/8 SHEET FOR FY 2021	353106	6/1/21	187.49
SWANK MOTION PICTURES INC	NATIONAL CITY MOVIE NIGHTS JUNE LICENSE	353107	6/1/21	395.00
SWEETWATER AUTHORITY	WATER BILL FOR PARKS DIVISION FY 2021	353108	6/1/21	6,242.90
SWRCB	ANNUAL PERMIT FEE FOR HARDING AVENUE	353109	6/1/21	641.00
THE STAR NEWS	AD/NOTICE TO BIDDERS/RFP GS2021-1 TOWING	353110	6/1/21	71.75
TODD PIPE & SUPPLY LLC	CITYWIDE PLUMBING MATERIALS & PARTS	353111	6/1/21	3,215.71
TRI-GROUP CONSTRUCTION AND DEV	CIP 19-19 ROOSEVELT SMART GROWTH - ENG/PW	353112	6/1/21	166,739.55
VALLEY INDUSTRIAL SPECIALTIES	MOP 46453 BUILDING SUPPLIES - PW	353113	6/1/21	111.01
VERIZON WIRELESS	VERIZON CELLULAR SERVICES FOR FY21	353114	6/1/21	3,023.67
VORTEX INDUSTRIES INC	CITYWIDE ON-SITE SERVICE & REPAIRS	353115	6/1/21	12,868.37
VULCAN MATERIALS COMPANY	ASPHALT, TACK, 3/8 SHEET FY 21	353116	6/1/21	200.31
WAXIE SANITARY SUPPLY	MISCELLANEOUS JANITORIAL SUPPLIES	353117	6/1/21	1,950.86
WSP USA INC	NAT CITY BIKE MASTER PLAN - ENG/PW	353118	6/1/21	30,252.36

A/P Total 1,449,431.79

SECTION 8 HAPS

<u>Start Date</u>	<u>End Date</u>	
5/26/2021	6/1/2021	1,034,885.00

PAYROLL

<u>Pay period</u>	<u>Start Date</u>	<u>End Date</u>	<u>Check Date</u>	
11	5/4/2021	5/17/2021	5/26/2021	1,107,418.29

GRAND TOTAL \$ 3,591,735.08

Certification

IN ACCORDANCE WITH SECTION 37202, 37208, 372059 OF THE GOVERNMENT CODE, WE HEREBY CERTIFY TO THE ACCURACY OF THE DEMANDS LISTED ABOVE AND TO THE AVAILABILITY OF FUNDS FOR THE PAYMENT THEREOF AND FURTHER THAT THE ABOVE CLAIMS AND DEMANDS HAVE BEEN AUDITED AS REQUIRED BY LAW.



MOLLY BRENNAN, FINANCE

BRAD RAULSTON, CITY MANAGER

FINANCE COMMITTEE

ALEJANDRA SOTELO-SOLIS, MAYOR-CHAIRWOMAN

JOSE RODRIGUEZ, VICE-MAYOR

MARCUS BUSH, COUNCIL MEMBER

RONALD J. MORRISON, COUNCIL MEMBER

MONA RIOS, COUNCIL MEMBER

I HEREBY CERTIFY THAT THE FOREGOING CLAIMS AND DEMANDS WERE APPROVED AND THE CITY TREASURER IS AUTHORIZED TO ISSUE SAID WARRANTS IN PAYMENT THEREOF BY THE CITY COUNCIL ON THE 3rd OF AUGUST, 2021.

AYES _____

NAYS _____

ABSENT _____

The following page(s) contain the backup material for Agenda Item: [Warrant Register #49 for the period of 6/02/21 through 6/08/21 in the amount of \\$1,121,053.21. \(Finance\)](#)
Please scroll down to view the backup material.

**CITY OF NATIONAL CITY, CALIFORNIA
COUNCIL AGENDA STATEMENT**

MEETING DATE: August 3, 2021

AGENDA ITEM NO.:

ITEM TITLE:

Warrant Register #49 for the period of 6/02/21 through 6/08/21 in the amount of \$1,121,053.21.
(Finance)

PREPARED BY: Karla Apalategui, Senior Accounting Assistant

DEPARTMENT: Finance

PHONE: 619-336-4572

APPROVED BY: _____



EXPLANATION:

Per Government Section Code 37208, below are the payments issued for period 6/02/21 - 6/08/21. Consistent with Department of Finance's practice, listed below are all payments above \$50,000.

<u>Vendor</u>	<u>Check/Wire</u>	<u>Amount</u>	<u>Explanation</u>
County of SD RCS	353136	147,379.98	Nextgen Shared Backbone / PD-FR
Kaiser Foundation HP	353149	196,019.88	Group No. 104220-0002 April 2021
Kaiser Foundation HP	353150	196,398.84	Group No. 104220-002 May 2021
Mile of Cars Association	353163	102,221.05	FY21 Apportionments #4-#9

FINANCIAL STATEMENT:

APPROVED: _____



FINANCE

ACCOUNT NO.

APPROVED: _____

MIS

Warrant total \$1,121,053.21.

ENVIRONMENTAL REVIEW:

This is not a project and, therefore, not subject to environmental review.

ORDINANCE: INTRODUCTION FINAL ADOPTION

STAFF RECOMMENDATION:

Ratify warrants totaling \$1,121,053.21.

BOARD / COMMISSION RECOMMENDATION:

ATTACHMENTS:

Warrant Register # 49



**WARRANT REGISTER # 49
6/8/2021**

<u>PAYEE</u>	<u>DESCRIPTION</u>	<u>CHK NO</u>	<u>DATE</u>	<u>AMOUNT</u>
ACE UNIFORMS & ACCESSORIES INC	ACE UNIFORMS / NSD	353119	6/8/21	359.81
ALDEMCO	FOOD NUTRITION	353120	6/8/21	3,106.12
ALL FRESH PRODUCTS	COVID 19 CONSUMABLES	353121	6/8/21	1,522.22
AMAZON	DISPLAYS2 GO 49.3 FLOOR STANDING SIGN	353122	6/8/21	317.27
ARJIS	ARJIS PHONE QUARTERLY FEE	353123	6/8/21	10,408.41
AT&T	AT&T SBC ANNUAL PHONE SERVICE FOR FY21	353124	6/8/21	7,895.67
AZTECA SYSTEMS LLC	WEB BASED PROGRAM TO CREATE AND MANAGE	353125	6/8/21	14,000.00
BAKER & TAYLOR	BOOKS FOR FY21	353126	6/8/21	7,103.17
BAKER & TAYLOR	BOOKS FOR FY21	353127	6/8/21	188.17
BARNES	CLIENT 003204 PAID TWICE FOR INVOICE 006	353128	6/8/21	825.00
BELL	TRAINING REIMBURSEMENT - FLEET / ENGINEERING	353129	6/8/21	630.00
BIT PROS INC	LABOR~ FIRE APPARATUS	353130	6/8/21	1,935.61
BRINK'S INCORPORATED	ARMORED CAR SERVICE 06/01/2021 - 06/30/2	353131	6/8/21	302.00
BUCKNAM INFRASTRUCTURE	NC PAVEMENT MANAGEMENT PLAN - ENG/PW	353132	6/8/21	48,050.17
CDCE INCORPORATED	33-LE-02VM, PUBLIC SECTOR SPECIF-STD3,	353133	6/8/21	7,436.77
CHEN RYAN ASSOCIATES INC	24TH ST TODO PROJECT - ENG/PW	353134	6/8/21	15,219.50
CHRISTENSEN & SPATH LLP	PROFESSIONAL LEGAL SERVICES	353135	6/8/21	6,206.25
COUNTY OF SAN DIEGO RCS	NEXTGEN RCS SHARED BACKBONE / FIRE-PD	353136	6/8/21	147,379.98
COX COMMUNICATIONS	COX DATA VIDEO SERVICES FOR FY21	353137	6/8/21	408.37
DELGADO	SUPREME TEEN CDBG SUPPLIES / CSD	353138	6/8/21	1,054.96
DEPARTMENT OF TOXIC SUBSTANCES	NC PUBLIC WORKS YARD PROJECT CODE 401294	353139	6/8/21	89.13
FASTSIGNS	LIBRARY DOOR POSTER	353140	6/8/21	46.15
FEDEX	FEDEX COURIER SERVICE - LHR PHOTOS TO CA	353141	6/8/21	49.95
FIRE ETC	SERIES 875-A ROOF LADDER 16FT / FIRE	353142	6/8/21	696.96
GEOSYNTEC CONSULTANTS INC	PD INDOOR FIRING RANGE ASSESSMENT- ENG/P	353143	6/8/21	1,397.00
HEALTH NET INC	GRP#57135A - MAY 2021 HEALTH NET INSURAN	353144	6/8/21	3,756.45
HINDERLITER DE LLAMAS	MARCH SERVICES CANNABIS MANAGEMENT PROGR	353145	6/8/21	675.00
INNOVATIVE CONSTRUCTION	CIP 19-05 PALM AVE REHAB - ENG/PW	353146	6/8/21	1,062.00
INTERNATIONAL INSTITUTE	PROFESSIONAL MEMBERSHIP - MMC	353147	6/8/21	215.00
JANI-KING OF CALIFORNIA INC	JANITORIAL SERVICES NUTRITION	353148	6/8/21	7,301.54
KAISER FOUNDATION HEALTH PLANS	GROUP NO. 104220-0002-APRIL 2021 KAISER	353149	6/8/21	196,019.88
KAISER FOUNDATION HEALTH PLANS	GROUP NO. 104220-0002-MAY 2021 KAISER INS	353150	6/8/21	195,398.84
KAISER FOUNDATION HEALTH PLANS	GRP# 104220-01,06,07 RETIREES INS CALPER	353151	6/8/21	19,464.88
KAISER FOUNDATION HEALTH PLANS	GRP#104220-01,06,07-APRIL 2021 RETIREE	353152	6/8/21	19,464.88
KAISER FOUNDATION HEALTH PLANS	GROUP NO. 104220-0005-APRIL 2021 KAISER	353153	6/8/21	8,457.76
KAISER FOUNDATION HEALTH PLANS	GROUP NO. 104220-0005-MAY 2021 KAISER HD	353154	6/8/21	8,457.76
KAISER FOUNDATION HEALTH PLANS	GRP#104220-03, 09 APRIL 2021 KAISER RETIREE	353155	6/8/21	6,433.84
KAISER FOUNDATION HEALTH PLANS	GRP#104220-03,09 - MAY 2021 KAISER RETIREE	353156	6/8/21	6,433.84
KAISER FOUNDATION HEALTH PLANS	GRP. NO. 104220-7002-APRIL 2021 KAISER RETIREE	353157	6/8/21	621.04
KAISER FOUNDATION HEALTH PLANS	GRP. NO. 104220-7002-MAY 2021 KAISER RETIREE	353158	6/8/21	621.04
KREISBERG LAW FIRM	MONTHLY FEE	353159	6/8/21	4,000.00
LASER SAVER INC	MOP 04840 TONER PD	353160	6/8/21	239.14
MAN K9 INC	MONTHLY TRAINING	353161	6/8/21	1,120.00
MIDWEST TAPE	AUDIOVISUAL MATERIALS FOR FY21	353162	6/8/21	3,758.45
MILE OF CARS ASSOCIATION	FY21 APPORTIONMENTS #4 THRU 9 MILES OF CARS	353163	6/8/21	102,221.05
MOTOROLA SOLUTIONS INC	H98UCH9PW7BN, APX6000 7/800 MHZ MODEL	353164	6/8/21	5,381.24
MTS	MTS FLAGGING / NSD	353165	6/8/21	315.69
MUNICIPAL CODE CORPORATION	MUNICIPAL CODE ANNUAL ADMINISTRATIVE FEE	353166	6/8/21	475.00



**WARRANT REGISTER # 49
6/8/2021**

<u>PAYEE</u>	<u>DESCRIPTION</u>	<u>CHK NO</u>	<u>DATE</u>	<u>AMOUNT</u>
NEW READERS PRESS	LITERACY BOOKS FOR FY21	353167	6/8/21	5,417.58
OFFICE SOLUTIONS BUSINESS	MOP 83778/FINANCE	353168	6/8/21	878.76
OPTUM	MONTHLY WAIVER SVC FEES JAN-MAR 2021	353169	6/8/21	78.00
PACIFIC REFRIGERATION INC	SERVICE CALL FOR EMEGENCY GAS LEAK	353170	6/8/21	574.00
PADRE JANITORIAL SUPPLIES	CONSUMABLES NUTRITION	353171	6/8/21	542.49
PARDUE	REIMBURSE OVERPAYMENT	353172	6/8/21	565.20
PROFESSIONAL SEARCH GROUP LLC	TEMP PLACEMENT POSITION - ACCT ASST. ALO	353173	6/8/21	7,385.00
PROFORCE LAW ENFORCEMENT	9MM PURCHASE AND TRADE IN	353174	6/8/21	27,056.50
PROJECT PROFESSIONALS CORP	CIP 19-43 P1 SEWER UPSIZING - ENG/PW	353175	6/8/21	6,732.49
PRUDENTIAL OVERALL SUPPLY	MOP 45742 LAUNDRY SVC / NSD	353176	6/8/21	53.14
RADY CHILDREN'S HOSPITAL SAN DIEGO	VICTIM SEXUAL FORENSIC INTERVIEWS	353177	6/8/21	800.00
RMG COMMUNICATIONS	RMG COMMUNITCATIONS INVOICE 1210	353178	6/8/21	19,614.45
RMG COMMUNICATIONS	RMG COMMUNITCATIONS MARCH	353179	6/8/21	6,340.50
RODRIGUEZ	REFUND FOR E.RODRIGUEZ GRUPO FOLKLORICO	353180	6/8/21	60.00
SAN DIEGO GAS & ELECTRIC	SAN DIEGO GAS & ELECTRIC	353181	6/8/21	2,250.72
SAN DIEGO POLICE EQUIPMENT	FEDERAL AMMO	353182	6/8/21	11,129.26
SANCHEZ	REFUND GRUPO FOLKLORICO	353183	6/8/21	120.00
SANTOS	TRAINING REIMBURSEMENT - FLEET / ENGINEERING	353184	6/8/21	770.00
SASI	DEBIT CARD CHGS/MONTHLY TRUST ACCTING	353185	6/8/21	283.00
SASI	DEBIT CARD CHGS/MONTLY TRUST ACCTING	353186	6/8/21	40.00
SEAPORT MEAT COMPANY	FOOD NUTRITION	353187	6/8/21	4,126.61
SHARP ELECTRONICS CORPORATION	MAINTENANCE 20 SHARP COPIERS FOR FY21	353188	6/8/21	2,425.53
SILVERGATE RAYA BROADWAY	T&A 90185 1640 E PLAZA BLVD REFUND	353189	6/8/21	1,400.20
SPECIAL SERVICES GROUP LLC	TRACKING DEVISE	353190	6/8/21	600.00
SPRINGER	TRAINING #1 ADV SUB SLI	353191	6/8/21	396.68
STAPLES BUSINESS ADVANTAGE	MOP 20468 SUPPLIES PD	353192	6/8/21	581.43
STC TRAFFIC	PARADISE CREEK PARK - CAMERAS- ENG/PW	353193	6/8/21	21,933.88
SWAGIT PRODUCTION LLC	SWAGIT WEBCASTING FOR FY21	353194	6/8/21	1,920.83
SYSCO SAN DIEGO INC	FOOD NUTRITION	353195	6/8/21	1,187.11
TACTICAL TECH, LLC	TANKS FOR PEPPERBALL	353196	6/8/21	1,744.30
THE COUNSELING TEAM	CRISIS INTERVENTION	353197	6/8/21	1,762.50
THE STAR NEWS	LEGAL ADVERTISING - PUBLIC NOTICES - CCO	353198	6/8/21	269.07
TRANS-LANG	TRANSLATION SERVICES - INTERPRETER CC MT	353199	6/8/21	2,082.50
U S BANK	CREDIT CARD EXPENSES - CMO	353200	6/8/21	5,017.99
U S POSTMASTER	POSTAGE FOR MAILERS	353201	6/8/21	1,100.00
VCA MAIN ST ANIMAL HOSPITAL	K9 CARE LOKI	353202	6/8/21	74.36
VERIZON WIRELESS	VERIZON CELLULAR SERVICES FOR FY21	353203	6/8/21	6,843.31
VISTA PAINT	MOP 68834 PAINT SUPPLIES / NSD	353204	6/8/21	195.97
WESTERN AUDIO VISUAL	POLICE TRAINING EOC ROOM	353205	6/8/21	46,039.25
WESTERN EXTRICATION	SERVICE LARGE POWER UNIT / FIRE	353206	6/8/21	1,747.40
WILLY'S ELECTRONIC SUPPLY	COMPUTER ACCESSORIES	353207	6/8/21	29.43
WSP USA INC	1057007	353208	6/8/21	31,507.37
EDD	UNEMPLOYEMENT INS BEN CHARGE 3RD QTR	940854	6/2/21	14,426.72
			A/P Total	1,106,626.49
WIRED PAYMENTS				
EDD	UNEMPLOYEMENT INS BEN CHARGE 3RD QTR	940854	6/2/21	14,426.72

Certification

IN ACCORDANCE WITH SECTION 37202, 37208, 372059 OF THE GOVERNMENT CODE, WE HEREBY CERTIFY TO THE ACCURACY OF THE DEMANDS LISTED ABOVE AND TO THE AVAILABILITY OF FUNDS FOR THE PAYMENT THEREOF AND FURTHER THAT THE ABOVE CLAIMS AND DEMANDS HAVE BEEN AUDITED AS REQUIRED BY LAW.



MOLLY BRENNAN, FINANCE

BRAD RAULSTON, CITY MANAGER

FINANCE COMMITTEE

ALEJANDRA SOTELO-SOLIS, MAYOR-CHAIRWOMAN

JOSE RODRIGUEZ, VICE-MAYOR

MARCUS BUSH, COUNCIL MEMBER

RONALD J. MORRISON, COUNCIL MEMBER

MONA RIOS, COUNCIL MEMBER

I HEREBY CERTIFY THAT THE FOREGOING CLAIMS AND DEMANDS WERE APPROVED AND THE CITY TREASURER IS AUTHORIZED TO ISSUE SAID WARRANTS IN PAYMENT THEREOF BY THE CITY COUNCIL ON THE 3rd OF AUGUST, 2021.

AYES _____

NAYS _____

ABSENT _____

The following page(s) contain the backup material for Agenda Item: [Warrant Register #50 for the period of 6/09/21 through 6/15/21 in the amount of \\$1,663,462.84. \(Finance\)](#)
Please scroll down to view the backup material.

**CITY OF NATIONAL CITY, CALIFORNIA
COUNCIL AGENDA STATEMENT**

MEETING DATE: August 3, 2021

AGENDA ITEM NO.:

ITEM TITLE:

Warrant Register #50 for the period of 6/09/21 through 6/15/21 in the amount of \$1,663,462.84.
(Finance)

PREPARED BY: Karla Apalategui, Senior Accounting Assistant

DEPARTMENT: Finance

PHONE: 619-336-4572

APPROVED BY: _____



EXPLANATION:

Per Government Section Code 37208, below are the payments issued for period 6/09/21 - 6/15/21. Consistent with Department of Finance's practice, listed below are all payments above \$50,000.

<u>Vendor</u>	<u>Check/Wire</u>	<u>Amount</u>	<u>Explanation</u>
Blue Pacific Engineering	353215	68,570.95	CIP 18-14 Sweetwater Bikeway
Public Emp Ret System	61021	269,427.34	Svcs Period 5/18/21 – 5/31/21

FINANCIAL STATEMENT:

APPROVED: _____



FINANCE

ACCOUNT NO.

APPROVED: _____

MIS

Warrant total \$1,663,462.84.

ENVIRONMENTAL REVIEW:

This is not a project and, therefore, not subject to environmental review.

ORDINANCE: INTRODUCTION FINAL ADOPTION

STAFF RECOMMENDATION:

Ratify warrants totaling \$1,663,462.84.

BOARD / COMMISSION RECOMMENDATION:

ATTACHMENTS:

Warrant Register # 50



**WARRANT REGISTER # 50
6/15/2021**

<u>PAYEE</u>	<u>DESCRIPTION</u>	<u>CHK NO</u>	<u>DATE</u>	<u>AMOUNT</u>
ACE RADIATOR	CORE PART	353209	6/15/21	2,801.13
ACE UNIFORMS & ACCESSORIES INC	FP62MN CORRECT MN NAVY PANTS FOR FY21/FIRE	353210	6/15/21	919.95
ACME SAFETY & SUPPLY CORP	CONES 28 / PW	353211	6/15/21	1,980.53
AMAZON	6 PENS: PILOT PRECISE V5 RETRACTABLE	353212	6/15/21	112.19
ARGUELLO	PARKING CITATION REFUND - MAY 2021	353213	6/15/21	70.00
ARIAS	PARKING CITATION REFUND	353214	6/15/21	50.00
BLUE PACIFIC ENGINEERING	CIP 18-14 SWEETWATER BIKEWAY CONNECTION	353215	6/15/21	68,570.95
BOOT WORLD	MOP 64096 SAFETY WEARING APPAREL - PW	353216	6/15/21	1,000.00
BROADWAY AUTO GLASS	WINDSHIELD TINT	353217	6/15/21	320.00
CALIFORNIA ASSOCIATION	CACEO SEMINAR / NSD	353218	6/15/21	700.00
CALIFORNIA ELECTRIC SUPPLY	MOP 45698 ELECTRIC SUPPLIES - PW	353219	6/15/21	425.76
CIRCULATE SAN DIEGO	CIRCULATE SAN DIEGO WILL ESTABLISH	353220	6/15/21	5,715.00
CLF WAREHOUSE INC	MOP 80331 AUTO SUPPLIES - PW	353221	6/15/21	384.02
COLANTUONO HIGHSMITH	LIABILITY CLAIM COST	353222	6/15/21	3,264.02
CSA SAN DIEGO COUNTY	CARES ACT CDBG-CV AGREEMENT WITH CSA	353223	6/15/21	17,906.13
CUSTOM TRUCK BODY & EQUIPMENT	FABRICATE SWING OUT REAR BARN DOORS	353224	6/15/21	8,568.97
DANIELS TIRE SERVICE	TIRES FOR CITY FLEET FOR FY 2021	353225	6/15/21	10,451.18
DAY WIRELESS SYSTEMS	MAINTENANCE AND SERVICE TO BASE /FIRE	353226	6/15/21	549.00
DIAMOND ENVIRONMENTAL SVCS	NATIONAL CITY MOVIE NIGHT RESTROOM RENTAL	353227	6/15/21	776.05
D-MAX ENGINEERING INC	CIP 21-14 NC STORM WATER SERVICES	353228	6/15/21	18,215.59
DONG	PARKING CITATION REFUND - MAY 2021	353229	6/15/21	10.00
DPREP INC	CPTED BASIC TRAINING FOR CHARLES	353230	6/15/21	595.00
DUNNIGAN	T&A 90512 DEPOSIT REFUND 640 RACHAEL AVE	353231	6/15/21	913.44
ENTERPRISE FLEET MANAGEMENT	ENTERPRISE FLEET MANAGEMENT - ENG/PW	353232	6/15/21	15,617.10
FERGUSON ENTERPRISES 1350	MOP 45723 GENERAL SUPPLIES - PW	353233	6/15/21	706.79
FIT TO WORK INC	ERGONOMIC WORKSTATION EVALUATION- TONY W	353234	6/15/21	360.00
FORDYCE CONSTRUCTION INC	CASA DE SALUD RECREATION CENTER CLIMBING	353235	6/15/21	3,700.00
GALARZA	PARKING CITATION REFUND - MAY 2021	353236	6/15/21	80.00
GRAINGER	MOP 65179, BATTERY ALKALINE AA, PK 24 /	353237	6/15/21	303.07
GUTIERREZ	PARKING CITATION REFUND - MAY 2021	353238	6/15/21	10.00
INLAND KENWORTH INC	GASKET / PW	353239	6/15/21	60.16
KEARNS	PARKING CITATION REFUND - MAY 2021	353240	6/15/21	35.00
KIMLEY HORN	CIP 19-33 PARADISE CREEK PARK EXT -ENG/PW	353241	6/15/21	6,285.00
LADCO	LIABILITY CLAIM COST	353242	6/15/21	130.00
LIEBERT CASSIDY WHITMORE	LCW WEBINAR TRAINING	353243	6/15/21	100.00
LIFECOM, INC.	RKI-OS-BM2 O2 SENSOR / FIRE	353244	6/15/21	398.40
MAZZARELLA & MAZZARELLA LLP	LIABILITY CLAIM COST	353245	6/15/21	206.15
MAZZARELLA & MAZZARELLA LLP	LIABILITY CLAIM COST	353246	6/15/21	50.00
MEGA OUTDOOR ENTERTAINMENT	NATIONAL CITY MOVIE NIGHTS SCREEN	353247	6/15/21	2,600.00
MEGLA MANUFACTURING INC	WELD REPAIR / PW	353248	6/15/21	900.00
METEAU JR	GFOA MANAGING THE BUDGET PROCESS	353249	6/15/21	420.00
MOSSY NISSAN	MOP 80703 AUTO SUPPLIES - PW	353250	6/15/21	36.15
MUNICIPAL MAINTENANCE EQUIP	CONTRA STRIP FOR STREET SWEEPER	353251	6/15/21	102.27
NV5 INC	T&A 90518 - W 16TH ST PARCEL MAP - ENG/PW	353252	6/15/21	3,824.60
OFFICE SOLUTIONS BUSINESS	MOP OFFICE SUPPLIES FOR SECTION 8	353253	6/15/21	299.41
PACIFIC PRODUCTS & SERVICES	20D12P-10-PG, 2 INCH PERFORATED TELSPAR	353254	6/15/21	1,856.37
PACIFIC STATES PETROLEUM INC	HYDRAULIC OIL, ENGINE OIL, AND VEHICLE	353255	6/15/21	1,100.04
PARTS AUTHORITY METRO LLC	MOP 75943 AUTO SUPPLIES - PW	353256	6/15/21	186.46



**WARRANT REGISTER # 50
6/15/2021**

<u>PAYEE</u>	<u>DESCRIPTION</u>	<u>CHK NO</u>	<u>DATE</u>	<u>AMOUNT</u>
PENSKE FORD	R&M CITY VEHICLES FY 2021	353257	6/15/21	215.40
PETER BARRON STARK	CITY MANAGER'S LEADERSHIP DEVELOPMENT	353258	6/15/21	4,850.00
POWERSTRIDE BATTERY CO INC	PC1200 ODYSSEY BATTERIES	353259	6/15/21	2,256.73
PRO BUILD COMPANY	MOP 45707 GENERAL SUPPLIES - PW	353260	6/15/21	1,827.13
PROFESSIONAL SEARCH GROUP LLC	TEMPORARY EMPLOYEE - ADMIN ASSIST - CCO	353261	6/15/21	3,421.00
PROJECT PROFESSIONALS CORP	CIP 18-16 PARADISE CREEK PARK EXPANSION	353262	6/15/21	6,523.10
PRUDENTIAL OVERALL SUPPLY	MOP 45742 LAUNDRY SERVICES - PW	353263	6/15/21	912.16
RED WING BUSINESS	SAFETY BOOTS FOR DON JASMUND	353264	6/15/21	125.00
SHER EDLING LLP	LIABILITY CLAIM COST	353265	6/15/21	3,303.70
SITEONE LANDSCAPE SUPPLY LLC	FERTILIZER AND HERBICIDE FOR PARKS	353266	6/15/21	2,418.66
SMART & FINAL	CDBG TEEN SNACK	353267	6/15/21	159.74
SOUTH BAY COMMUNITY SERVICES	CARES ACT CDBG-CV AGREEMENT WITH SOUTH	353268	6/15/21	3,217.00
SOUTH COAST EMERGENCY	ROLL UP DOOR ON FIRE ENGINE	353269	6/15/21	1,554.51
SOUTHWEST BOULDER & STONE INC	AMENDED TOPSOIL 60/25/10/5 SANDY LOAM/FIRE	353270	6/15/21	796.23
STAPLES BUSINESS ADVANTAGE	MOP 45704 OFFICE SUPPLIES - PW	353271	6/15/21	69.28
SUPERIOR READY MIX	ASPHALT, TACK 3/8 SHEET FOR FY 2021	353272	6/15/21	1,005.09
SUPERIOR READY MIX CONCRETE LP	DECOMPOSED GRANITE	353273	6/15/21	148.70
SWEETWATER AUTHORITY	WATER BILL FOR FACILITIES FY 2021	353274	6/15/21	24,650.92
T MAN TRAFFIC SUPPLY	MOP 76666 TRAFFIC SUPPLIES - PW	353275	6/15/21	495.25
THE COUNSELING TEAM	TCTI EMPLOYEE SUPPORT SERVICES / FIRE	353276	6/15/21	450.00
THE STAR NEWS	THE STAR NEWS 106849 PUBLIC NOTICE	353277	6/15/21	338.25
U S BANK	CREDIT CARD EXPENSES/FIRE DEPARTMENT	353278	6/15/21	2,953.13
UNITED ROTARY BRUSH CORP	STREET SWEEPER REPAIRS AND MAINTENANCE	353279	6/15/21	2,019.54
VISTA PAINT	MOP 68834 GENERAL SUPPLIES - PW	353280	6/15/21	930.04
VULCAN MATERIALS COMPANY	CLASS II BASE	353281	6/15/21	529.57
WAXIE SANITARY SUPPLY	JANITORIAL SUPPLIES FOR ALL FIRE	353282	6/15/21	283.45
WITMER PUBLIC SAFETY GROUP INC	THOROGOOD QR14 14" STRUCTURAL / FIRE	353283	6/15/21	1,075.27
			A/P Total	250,194.73
WIRED PAYMENTS				
PUBLIC EMP RETIREMENT SYSTEM	SVC PERIOD 05/18/21 - 05/31/21	61021	6/10/21	269,427.34
PAYCHEX BENEFIT TECH INC	BENETRAC ESR SERVICES BASE FEE - JUNE	397500	6/11/21	545.10

PAYROLL				
Pay period	Start Date	End Date	Check Date	
12	5/18/2021	5/31/2021	6/9/2021	1,143,295.67

GRAND TOTAL **\$ 1,663,462.84**

Certification

IN ACCORDANCE WITH SECTION 37202, 37208, 372059 OF THE GOVERNMENT CODE, WE HEREBY CERTIFY TO THE ACCURACY OF THE DEMANDS LISTED ABOVE AND TO THE AVAILABILITY OF FUNDS FOR THE PAYMENT THEREOF AND FURTHER THAT THE ABOVE CLAIMS AND DEMANDS HAVE BEEN AUDITED AS REQUIRED BY LAW.



MOLLY BRENNAN, FINANCE

BRAD RAULSTON, CITY MANAGER

FINANCE COMMITTEE

ALEJANDRA SOTELO-SOLIS, MAYOR-CHAIRWOMAN

JOSE RODRIGUEZ, VICE-MAYOR

MARCUS BUSH, COUNCIL MEMBER

RONALD J. MORRISON, COUNCIL MEMBER

MONA RIOS, COUNCIL MEMBER

I HEREBY CERTIFY THAT THE FOREGOING CLAIMS AND DEMANDS WERE APPROVED AND THE CITY TREASURER IS AUTHORIZED TO ISSUE SAID WARRANTS IN PAYMENT THEREOF BY THE CITY COUNCIL ON THE 3rd OF AUGUST, 2021.

AYES _____

NAYS _____

ABSENT _____

The following page(s) contain the backup material for Agenda Item: [Warrant Register #51 for the period of 6/16/21 through 6/22/21 in the amount of \\$1,151,164.26. \(Finance\)](#)
Please scroll down to view the backup material.

**CITY OF NATIONAL CITY, CALIFORNIA
COUNCIL AGENDA STATEMENT**

MEETING DATE: August 3, 2021

AGENDA ITEM NO.:

ITEM TITLE:

Warrant Register #51 for the period of 6/16/21 through 6/22/21 in the amount of \$1,151,164.26.
(Finance)

PREPARED BY: Karla Apalategui, Senior Accounting Assistant

DEPARTMENT: Finance

PHONE: 619-336-4572

APPROVED BY: _____



EXPLANATION:

Per Government Section Code 37208, below are the payments issued for period 6/16/21 - 6/22/21. Consistent with Department of Finance's practice, listed below are all payments above \$50,000.

<u>Vendor</u>	<u>Check/Wire</u>	<u>Amount</u>	<u>Explanation</u>
Chen Ryan Associates Inc	353322	95,135.51	24 th St TODO – Eng/PW
Select Electric Inc	353473	209,992.54	CIP 19-08 Fiber Optic Traffic Signal
Tri-Group Construction	353502	385,333.80	CIP 19-19 Roosevelt Smart Growth

FINANCIAL STATEMENT:

APPROVED: _____



FINANCE

ACCOUNT NO.

APPROVED: _____

MIS

Warrant total \$1,151,164.26.

ENVIRONMENTAL REVIEW:

This is not a project and, therefore, not subject to environmental review.

ORDINANCE: INTRODUCTION FINAL ADOPTION

STAFF RECOMMENDATION:

Ratify warrants totaling \$1,151,164.26.

BOARD / COMMISSION RECOMMENDATION:

ATTACHMENTS:

Warrant Register # 51



**WARRANT REGISTER # 51
6/22/2021**

<u>PAYEE</u>	<u>DESCRIPTION</u>	<u>CHK NO</u>	<u>DATE</u>	<u>AMOUNT</u>
SANDAG	FY 2022 MEMBER SANDAG	353284	6/22/21	24,930.00
ABACOR INC	TOMMYGATE, ALUMINUM PLATFORM GATE	353285	6/22/21	5,196.00
ACME SAFETY & SUPPLY CORP	CONES	353286	6/22/21	482.85
AETNA BEHAVIORAL HEALTH	CONTRACT SERVICES	353287	6/22/21	991.66
AGLOCO	PARKING CITATION REFUND - FEB 2020	353288	6/22/21	10.00
AJERO	PARKING CITATION REFUND - FEB 2020	353289	6/22/21	50.00
ALBANEZ	PARKING CITATION REFUND - FEB 2020	353290	6/22/21	20.00
ALDEMCO	FOOD NUTRITONA	353291	6/22/21	1,829.13
ALL FRESH PRODUCTS	COVID 19 CONSUMABLES	353292	6/22/21	743.32
ALVARADO	PARKING CITATION REFUND - FEB 2020	353293	6/22/21	10.00
ALVAREZ	PARKING CITATION REFUND - FEB 2020	353294	6/22/21	10.00
ARELLANO CARDENAS	PARKING CITATION REFUND - FEB 2020	353295	6/22/21	10.00
AT&T	AT&T SBC ANNUAL PHONE SERVICE FOR FY21	353296	6/22/21	12,998.37
AT&T	AT&T SBC ANNUAL PHONE SERVICE FOR FY21	353297	6/22/21	91.17
BAKER ELECTRIC INC	CIP 19-15 CITYWIDE SAFETY LIGHTING ENHAN	353298	6/22/21	2,634.73
BAKRY	PARKING CITATION REFUND - FEB 2020	353299	6/22/21	80.00
BARAJAS	PARKING CITATION REFUND - FEB 2020	353300	6/22/21	10.00
BARRERA	PARKING CITATION REFUND - FEB 2020	353301	6/22/21	10.00
BAUTISTA	PARKING CITATION REFUND - FEB 2020	353302	6/22/21	10.00
BAZAN	PARKING CITATION REFUND - FEB 2020	353303	6/22/21	10.00
BERNACHE	PARKING CITATION REFUND - FEB 2020	353304	6/22/21	30.00
BIRD	PARKING CITATION REFUND - FEB 2020	353305	6/22/21	10.00
BOB MURRAY & ASSOCIATES	EXECUTIVE SEARCH/ ADMINISTRATIVE SERVICE	353306	6/22/21	17,901.77
BOOT WORLD	MOP 64096 BOOTS / NSD	353307	6/22/21	315.81
BRIONES DE JESUS	PARKING CITATION REFUND - FEB 2020	353308	6/22/21	50.00
BSN SPORTS, LLC	0795~ NAT CITY MOVIE NIGHT FILED STRIPER	353309	6/22/21	252.17
BUENA FLOR	PARKING CITATION REFUND - FEB 2020	353310	6/22/21	10.00
CAL FIRE	FSTEP-FS-CSRT0278 CSRT TRAINING / FIRE	353311	6/22/21	825.00
CALIFORNIA ELECTRIC SUPPLY	MOP 45698 ELECTRIC SUPPLIES - PW	353312	6/22/21	469.80
CAMPOS	PARKING CITATION REFUND - FEB 2020	353313	6/22/21	40.00
CARRANZA	PARKING CITATION REFUND - FEB 2020	353314	6/22/21	10.00
CARRIZALEZ	PARKING CITATION REFUND - FEB 2020	353315	6/22/21	10.00
CASTELLANOS	PARKING CITATION REFUND - FEB 2020	353316	6/22/21	10.00
CAZARES	PARKING CITATION REFUND - FEB 2020	353317	6/22/21	10.00
CDWG	HPE NIMBLE FLASH FIELD UPGRADE SOLID	353318	6/22/21	49,716.28
CDWG	OUT OF STATE TAXES	353319	6/22/21	4,006.32
CHASE	PARKING CITATION REFUND - FEB 2020	353320	6/22/21	10.00
CHAVIRA	PARKING CITATION REFUND - FEB 2020	353321	6/22/21	10.00
CHEN RYAN ASSOCIATES INC	24 TH ST TODO - ENG/PW	353322	6/22/21	95,135.51
CITY OF NATIONAL CITY	PETTY CASH PERIOD FEBURARY 2021 THRU MAY	353323	6/22/21	337.57
CLAIMS MANAGEMENT ASSOCIATES	PROFESSIONAL SERVICES	353324	6/22/21	6,400.00
COCINO	PARKING CITATION REFUND - FEB 2020	353325	6/22/21	20.00
COLEMAN	PARKING CITATION REFUND - FEB 2020	353326	6/22/21	10.00
COUNTY OF SAN DIEGO	CO OF SD PC REV GC76000-761000 OR 76101	353327	6/22/21	17,322.00
COX COMMUNICATIONS	COX DATA VIDEO SERVICES FOR FY21	353328	6/22/21	2,466.74
DEAN GAZZO ROISTACHER LLP	LIABILITY CLAIM COST	353329	6/22/21	4,824.79
DEAN GAZZO ROISTACHER LLP	PORTILLO, CECILIA VS. CITY OF NATIONAL	353330	6/22/21	3,200.00
DEAN GAZZO ROISTACHER LLP	LIABILITY CLAIM COST	353331	6/22/21	1,593.73



**WARRANT REGISTER # 51
6/22/2021**

<u>PAYEE</u>	<u>DESCRIPTION</u>	<u>CHK NO</u>	<u>DATE</u>	<u>AMOUNT</u>
DEAN GAZZO ROISTACHER LLP	LIABILITY CLAIM COST	353332	6/22/21	1,043.73
DEAN GAZZO ROISTACHER LLP	LIABILITY CLAIM COST	353333	6/22/21	1,020.00
DEAN GAZZO ROISTACHER LLP	LIABILITY CLAIM COST	353334	6/22/21	987.99
DEAN GAZZO ROISTACHER LLP	LIABILITY CLAIM COST	353335	6/22/21	190.00
DELGADO LEON	PARKING CITATION REFUND - FEB 2020	353336	6/22/21	10.00
DELGADO	CASA DE SALUD CDBG TEEN BIRTHDAY CELEBRATION	353337	6/22/21	192.57
DEPT OF INDUSTRIAL RELATIONS	ANNUAL INSPECTION OF WHEELCHAIR LIFT - 9	353338	6/22/21	125.00
DIAZ	REIMBURSEMENT EMT LICENSE RENEWAL / FIRE	353339	6/22/21	123.00
DICK MILLER INC	CIP 18-16 PARADISE CREEK PARK EXPANSION	353340	6/22/21	35,225.81
DOMINGUEZ	PARKING CITATION REFUND - FEB 2020	353341	6/22/21	10.00
EBSCO INFORMATION SERVICES	LEARNING EXPRESS DATABASE SUBSCRIPTION	353342	6/22/21	4,485.00
ELIAS OJEDA	PARKING CITATION REFUND - FEB 2020	353343	6/22/21	20.00
ESGIL CORPORATION	ESGIL PLAN REVIEW SVCS / FIRE	353344	6/22/21	1,367.10
ESGUERRA CUEVAS	PARKING CITATION REFUND - FEB 2020	353345	6/22/21	35.00
ESPINO	PARKING CITATION REFUND - FEB 2020	353346	6/22/21	10.00
ESPLITIA	PARKING CITATION REFUND - FEB 2020	353347	6/22/21	10.00
EXOS COMMUNITY SERVICES LLC	MANAGEMENT FEES~ DECEMBER 20	353348	6/22/21	36,152.26
EXOS COMMUNITY SERVICES LLC	MANAGEMENT FEES~ JANUARY 2121	353349	6/22/21	28,549.19
EXOS COMMUNITY SERVICES LLC	MANAGEMENT FEES FOR MARCH 21	353350	6/22/21	25,903.83
EXOS COMMUNITY SERVICES LLC	MANAGEMENT FEES~ FEBRUARY 2021	353351	6/22/21	20,478.10
FERGUSON ENTERPRISES 1350	MOP 45723 GENERAL SUPPLIES - PW	353352	6/22/21	141.90
FIRE ETC	14764, ESS MODEL 740-0284 STRIKETEAM/ FI	353353	6/22/21	761.62
FLORESVILLA	PARKING CITATION REFUND - FEB 2020	353354	6/22/21	10.00
FRANCO	PARKING CITATION REFUND - FEB 2020	353355	6/22/21	10.00
GAITAN	PARKING CITATION REFUND - FEB 2020	353356	6/22/21	10.00
GALLARDO	PARKING CITATION REFUND - FEB 2020	353357	6/22/21	10.00
GALLO	PARKING CITATION REFUND - FEB 2020	353358	6/22/21	20.00
GARAYZAR	PARKING CITATION REFUND - FEB 2020	353359	6/22/21	10.00
GARCIA	PARKING CITATION REFUND - FEB 2020	353360	6/22/21	10.00
GARCIA	PARKING CITATION REFUND - FEB 2020	353361	6/22/21	10.00
GASKIN	PARKING CITATION REFUND - FEB 2020	353362	6/22/21	10.00
GATES PLANNING STRATEGIES	GATES PLANNING STRATEGIES CONSULTING SRVCS	353363	6/22/21	1,800.00
GODOY RODRIGUEZ	PARKING CITATION REFUND - FEB 2020	353364	6/22/21	10.00
GONZALEZ RAMIREZ	PARKING CITATION REFUND - FEB 2020	353365	6/22/21	10.00
GONZALEZ SANCHEZ SR.	PARKING CITATION REFUND - FEB 2020	353366	6/22/21	10.00
GONZALEZ	PARKING CITATION REFUND - FEB 2020	353367	6/22/21	10.00
GONZALEZ	PARKING CITATION REFUND - FEB 2020	353368	6/22/21	20.00
GRAINGER	MOP 65179 - BATTERY CHARGER,LI-ION /FIRE	353369	6/22/21	1,549.12
GRIER	PARKING CITATION REFUND - FEB 2020	353370	6/22/21	10.00
GUERRERO	PARKING CITATION REFUND - FEB 2020	353371	6/22/21	10.00
GUIDO	PARKING CITATION REFUND - FEB 2020	353372	6/22/21	10.00
GUTIERREZ GALVAN	PARKING CITATION REFUND - FEB 2020	353373	6/22/21	10.00
GUTIERREZ	PARKING CITATION REFUND - FEB 2020	353374	6/22/21	10.00
HANDY METAL MART	2X2 X 120 SQ TUBE	353375	6/22/21	129.42
HERNANDEZ	PARKING CITATION REFUND - FEB 2020	353376	6/22/21	10.00
HERNANDEZ	PARKING CITATION REFUND - FEB 2020	353377	6/22/21	10.00
HERNANDEZ	PARKING CITATION REFUND - FEB 2020	353378	6/22/21	10.00
HERTZ VEHICLES LLC	PARKING CITATION REFUND - FEB 2020	353379	6/22/21	80.00



**WARRANT REGISTER # 51
6/22/2021**

<u>PAYEE</u>	<u>DESCRIPTION</u>	<u>CHK NO</u>	<u>DATE</u>	<u>AMOUNT</u>
HG FENTON CO	PARKING CITATION REFUND - FEB 2020	353380	6/22/21	10.00
HINDERLITER DE LLAMAS &	CONTRACT/AUDIT SVCS SALES TAX/ INV PERIOD	353381	6/22/21	10,176.65
HONDA LEASE TST LSR	PARKING CITATION REFUND - FEB 2020	353382	6/22/21	10.00
IPS GROUP INC	PARKING MANAGEMENT - MAY - ENG/PW	353383	6/22/21	3,165.47
JIMENEZ	PARKING CITATION REFUND - FEB 2020	353384	6/22/21	10.00
JUAREZ	PARKING CITATION REFUND - FEB 2020	353385	6/22/21	10.00
KIJUAN	PARKING CITATION REFUND - FEB 2020	353386	6/22/21	10.00
KRONOS INC	KRONOS ANNUAL MAINTENANCE AND LICENSING	353387	6/22/21	196.03
LEKOS ELECTRIC INC.	CIP 19-14 E.4TH ST PROTECTED LEFT TURN	353388	6/22/21	11,175.04
LEON	PARKING CITATION REFUND - FEB 2020	353389	6/22/21	10.00
LINN	PARKING CITATION REFUND - FEB 2020	353390	6/22/21	20.00
LIRA	PARKING CITATION REFUND - FEB 2020	353391	6/22/21	10.00
LLAMAS	LIABILITY CLAIM COST	353392	6/22/21	2,434.37
LOPEZ SANCHEZ	PARKING CITATION REFUND - FEB 2020	353393	6/22/21	10.00
LOPEZ	PARKING CITATION REFUND - FEB 2020	353394	6/22/21	21.66
LOPEZ	PARKING CITATION REFUND - FEB 2020	353395	6/22/21	10.00
LOPEZ	PARKING CITATION REFUND - FEB 2020	353396	6/22/21	10.00
LOYA	PARKING CITATION REFUND - FEB 2020	353397	6/22/21	10.00
LUCAS	REIMBURSEMENT, RECERT PARAMEDIC LICENSE	353398	6/22/21	225.00
LUEVANO TRINIDAD	PARKING CITATION REFUND - FEB 2020	353399	6/22/21	10.00
LUNA JR	PARKING CITATION REFUND - FEB 2020	353400	6/22/21	70.00
LUNA	PARKING CITATION REFUND - FEB 2020	353401	6/22/21	10.00
LYNCH	PARKING CITATION REFUND - FEB 2020	353402	6/22/21	400.00
MAJAS	PARKING CITATION REFUND - FEB 2020	353403	6/22/21	10.00
MALDONADO	PARKING CITATION REFUND - FEB 2020	353404	6/22/21	10.00
MANANSALA	PARKING CITATION REFUND - FEB 2020	353405	6/22/21	50.00
MANGO LANGUAGES	LANGUAGES DATABASE SUBSCRIPTION / LIBRARY	353406	6/22/21	4,018.00
MARTINEZ AVALOS	PARKING CITATION REFUND - FEB 2020	353407	6/22/21	10.00
MASON'S SAW &	MOP 45729 EQUIPMENT SUPPLIES AND REPAIR	353408	6/22/21	243.81
MATRIX DEVELOPMENT LLC	DATABASE MAINTENANCE SERVICE / LIBRARY	353409	6/22/21	1,025.00
MAYORGA MOLINA	PARKING CITATION REFUND - FEB 2020	353410	6/22/21	20.00
MEDINA	PARKING CITATION REFUND - FEB 2020	353411	6/22/21	10.00
MES CALIFORNIA	ITEM #434467, SILV-EX PLUS FOAM / FIRE	353412	6/22/21	1,631.25
MMNA TRKG LLC	PARKING CITATION REFUND - FEB 2020	353413	6/22/21	10.00
MOJICA	PARKING CITATION REFUND - FEB 2020	353414	6/22/21	10.00
MORA	PARKING CITATION REFUND - FEB 2020	353415	6/22/21	10.00
MORALES	PARKING CITATION REFUND - FEB 2020	353416	6/22/21	10.00
MORENO	PARKING CITATION REFUND - FEB 2020	353417	6/22/21	10.00
MOSSY NISSAN	PARKING CITATION REFUND - FEB 2020	353418	6/22/21	10.00
MOYEDA	PARKING CITATION REFUND - FEB 2020	353419	6/22/21	10.00
MURO	PARKING CITATION REFUND - FEB 2020	353420	6/22/21	10.00
NAGLE	TRAINING REIM PARKING EXECTV ASST TRN	353421	6/22/21	30.00
NATIONAL CITY AUTO TRIM	R&M CITY VEHICLES AS NEEDED FY 2021	353422	6/22/21	489.75
NELSON	PARKING CITATION REFUND - FEB 2020	353423	6/22/21	20.00
OCAMPO	PARKING CITATION REFUND - FEB 2020	353424	6/22/21	10.00
OFFICE SOLUTIONS BUSINESS	OFFICE SUPPLIES / LIBRARY	353425	6/22/21	2,269.51
OLVERA	PARKING CITATION REFUND - FEB 2020	353426	6/22/21	130.00
OSUNA	PARKING CITATION REFUND - FEB 2020	353427	6/22/21	10.00



**WARRANT REGISTER # 51
6/22/2021**

<u>PAYEE</u>	<u>DESCRIPTION</u>	<u>CHK NO</u>	<u>DATE</u>	<u>AMOUNT</u>
PADILLA	PARKING CITATION REFUND - FEB 2020	353428	6/22/21	10.00
PADRE JANITORIAL SUPPLIES	CONSUMABLES NUTRITION	353429	6/22/21	219.44
PATHMAN	PARKING CITATION REFUND - MAR 2020	353430	6/22/21	10.00
PEREZ	PARKING CITATION REFUND - FEB 2020	353431	6/22/21	10.00
PRO BUILD COMPANY	MOP 45707 GENERAL SUPPLIES - PW	353432	6/22/21	695.83
PROFESSIONAL SEARCH GROUP LLC	TEMP SVC / NSD	353433	6/22/21	5,556.00
PROGRESSIVE SOLUTIONS INC	SOFTWARE MAINTENANCE PAYMENT CENTRAL	353434	6/22/21	12,810.88
PRUDENTIAL OVERALL SUPPLY	MOP 45742 LAUNDRY SERVICES - PW	353435	6/22/21	519.66
QUEZADA	PARKING CITATION REFUND - FEB 2020	353436	6/22/21	5.00
QUINTERO	PARKING CITATION REFUND - FEB 2020	353437	6/22/21	10.00
RADA	PARKING CITATION REFUND - FEB 2020	353438	6/22/21	10.00
RAMIREZ	PARKING CITATION REFUND - FEB 2020	353439	6/22/21	10.00
RAMIREZ	PARKING CITATION REFUND - FEB 2020	353440	6/22/21	10.00
RAMOS	PARKING CITATION REFUND - FEB 2020	353441	6/22/21	10.00
REICHARD	PARKING CITATION REFUND - FEB 2020	353442	6/22/21	35.00
RETAGIUSTI	PARKING CITATION REFUND - FEB 2020	353443	6/22/21	10.00
REYES	PARKING CITATION REFUND - FEB 2020	353444	6/22/21	10.00
RICKELS	PARKING CITATION REFUND - FEB 2020	353445	6/22/21	10.00
ROADONE	MOP 75948 TOWING SERVICES - PW	353446	6/22/21	2,056.00
ROBLES BLONDEL	PARKING CITATION REFUND - FEB 2020	353447	6/22/21	10.00
ROBLES	PARKING CITATION REFUND - FEB 2020	353448	6/22/21	2.00
RODRIGUEZ DIAZ	PARKING CITATION REFUND - FEB 2020	353449	6/22/21	35.00
RODRIGUEZ	PARKING CITATION REFUND - FEB 2020	353450	6/22/21	10.00
RODRIGUEZ	PARKING CITATION REFUND - FEB 2020	353451	6/22/21	10.00
ROSALES	PARKING CITATION REFUND - FEB 2020	353452	6/22/21	10.00
RUAN	PARKING CITATION REFUND - FEB 2020	353453	6/22/21	10.00
SALAZAR	PARKING CITATION REFUND - FEB 2020	353454	6/22/21	10.00
SAN DIEGO MIRAMAR COLLEGE	TRAINING TUITION TC INV BASTIDA	353455	6/22/21	46.00
SAN DIEGO MIRAMAR COLLEGE	TRAINING TUITION ROT MCCLUR PALUMBO	353456	6/22/21	46.00
SAN DIEGO MIRAMAR COLLEGE	TRAINING ROT CORNEJO AND DAVIS	353457	6/22/21	46.00
SAN DIEGO MIRAMAR COLLEGE	TRAINING TUITION ROT	353458	6/22/21	46.00
SAN DIEGO MIRAMAR COLLEGE	TRAINING TUITION	353459	6/22/21	23.00
SAN DIEGO MIRAMAR COLLEGE	TRAINING ROT PALMA	353460	6/22/21	23.00
SAN DIEGO MIRAMAR COLLEGE	TRAINING TUITION ROT	353461	6/22/21	23.00
SAN DIEGO PET SUPPLY	MOP 02975 CANINE FOOD PD	353462	6/22/21	443.16
SAN DIEGO UNION TRIBUNE	TOWING & IMPOUND CONTRACT GS2021-1	353463	6/22/21	303.90
SANDOVAL	PARKING CITATION REFUND - FEB 2020	353464	6/22/21	10.00
SANTILLA	PARKING CITATION REFUND - FEB 2020	353465	6/22/21	10.00
SANTOS	PARKING CITATION REFUND - FEB 2020	353466	6/22/21	25.00
SARABIA	PARKING CITATION REFUND - FEB 2020	353467	6/22/21	10.00
SAUCEDO	PARKING CITATION REFUND - FEB 2020	353468	6/22/21	90.00
SCHOOL OUTFITTERS LLC	EL TOYON REC CENTER BALLET FOLKLORICO ST	353469	6/22/21	1,964.85
SDG&E	GAS AND ELECTRIC UTILITIES FOR	353470	6/22/21	2,214.61
SEAPORT MEAT COMPANY	FOOD NUTRITION	353471	6/22/21	1,666.46
SECURE FREIGHT SOLUTIONS	PARKING CITATION REFUND - FEB 2020	353472	6/22/21	10.00
SELECT ELECTRIC INC	CIP 19-08 FIBER OPTIC TRAFFIC SIGNAL INT	353473	6/22/21	209,992.54
SERRA COOPERATIVE LIBRARY	SERRA COOPERATIVE MEMBERSHIP / LIBRARY	353474	6/22/21	3,364.00
SIFUENTES	PARKING CITATION REFUND - FEB 2020	353475	6/22/21	10.00



**WARRANT REGISTER # 51
6/22/2021**

<u>PAYEE</u>	<u>DESCRIPTION</u>	<u>CHK NO</u>	<u>DATE</u>	<u>AMOUNT</u>
SITEONE LANDSCAPE SUPPLY LLC	MOP 69277 LANDSCAPE SUPPLIES - PW	353476	6/22/21	224.43
SMART & FINAL	MOP 45756 SMART & FINAL FOR SUPPLIES/FIRE	353477	6/22/21	617.17
SNAP-ON INDUSTRIAL	TOOLS / PW	353478	6/22/21	3,319.50
SOUTHERN CALIF TRUCK STOP	MOP 45758 GENERAL AUTO SUPPLIES - PW	353479	6/22/21	280.56
SOUTHWEST CONSTRUCTION SERVICE	CIP 19-52 CIVIC CENTER BOILER REPLACEMENT	353480	6/22/21	4,267.03
SOUTHWEST SIGNAL SERVICE	INTERSECTION MAINTENANCE- MAY 2021	353481	6/22/21	22,676.42
SOUTHWEST SIGNAL SERVICE	INTERSECTION MAINTENANCE - APRIL 2021	353482	6/22/21	16,044.42
STAPLES BUSINESS ADVANTAGE	MOP 45704 OFFICE SUPPLIES - PW	353483	6/22/21	139.67
STC TRAFFIC	T&A 90473 - TRAFFIC SIGNAL ON DIVISION/O	353484	6/22/21	1,200.00
STEVENS	PARKING CITATION REFUND - FEB 2020	353485	6/22/21	140.00
SUPERIOR READY MIX	ASPHALT, TACK 3/8 SHEET FOR FY 2021	353486	6/22/21	406.22
SWAGIT PRODUCTION LLC	SWAGIT WEBCASTING FOR FY21	353487	6/22/21	1,920.83
SWEETWATER AUTHORITY	WATER BILL – WASTEWATER FY 2021	353488	6/22/21	200.44
SYSCO SAN DIEGO INC	FOOD NUTRITION	353489	6/22/21	3,289.66
TAPIA	PARKING CITATION REFUND - FEB 2020	353490	6/22/21	10.00
TAYLOR	PARKING CITATION REFUND - FEB 2020	353491	6/22/21	10.00
TAYLOR	PARKING CITATION REFUND - FEB 2020	353492	6/22/21	10.00
TECHNOLOGY INTEGRATION GROUP	MISC MIS EQUIP	353493	6/22/21	1,923.79
TERMINIX INTERNATIONAL	ON-SITE PEST CONTROL SERVICES AS NEEDED	353494	6/22/21	1,060.00
THE COUNSELING TEAM	PEER SUPPORT	353495	6/22/21	800.00
TIBURCIO GAMBOA	PARKING CITATION REFUND - FEB 2020	353496	6/22/21	45.00
TINSLEY	PARKING CITATION REFUND - FEB 2020	353497	6/22/21	10.00
TOONG	PARKING CITATION REFUND - FEB 2020	353498	6/22/21	10.00
TORRES BERNAL	PARKING CITATION REFUND - MAR 2020	353499	6/22/21	70.00
TORRES	PARKING CITATION REFUND - FEB 2020	353500	6/22/21	10.00
TRIANA	PARKING CITATION REFUND - FEB 2020	353501	6/22/21	20.00
TRI-GROUP CONSTRUCTION AND DEV	CIP 19-19 ROOSEVELT SMART GROWTH - ENG/PW	353502	6/22/21	385,333.80
TRILLO	PARKING CITATION REFUND - FEB 2020	353503	6/22/21	10.00
TSING	PARKING CITATION REFUND - FEB 2020	353504	6/22/21	60.00
TUMBLEWEED PRESS INC	PREMIUM DATABASE SUBSCRIPTION / LIBRARY	353505	6/22/21	799.00
U S BANK	MOP 19657 PD SUPPLIES	353506	6/22/21	4,066.17
UNDERGROUND SERVICE ALERT	UNDERGROUND SERVICE ALERT FY 2021	353507	6/22/21	472.33
VALDEZ	PARKING CITATION REFUND - FEB 2020	353508	6/22/21	35.00
VERA	PARKING CITATION REFUND - FEB 2020	353509	6/22/21	10.00
VERIZON WIRELESS	VERIZON CELLULAR SERVICES FOR FY21	353510	6/22/21	126.25
VILLALVASO	PARKING CITATION REFUND - FEB 2020	353511	6/22/21	10.00
VOTA GEORGE	PARKING CITATION REFUND - FEB 2020	353512	6/22/21	30.00
VULCAN MATERIALS COMPANY	CLASS II BASE MATERIAL	353513	6/22/21	107.91
WAFER	PARKING CITATION REFUND - FEB 2020	353514	6/22/21	10.00
WALTERS	LIABILITY CLAIM COST	353515	6/22/21	1,980.47
WELLS	PARKING CITATION REFUND - FEB 2020	353516	6/22/21	10.00
WESTBROOK	PARKING CITATION REFUND - FEB 2020	353517	6/22/21	10.00
WILLY'S ELECTRONIC SUPPLY	COMPUTER ACCESSORIES	353518	6/22/21	171.05
WORLD OIL ENVIRONMENTAL	USED OIL PICK UP	353519	6/22/21	160.00
Z A P MANUFACTURING INC	18X42 SIGN BLANKS	353520	6/22/21	493.66
ZAVALA	PARKING CITATION REFUND - FEB 2020	353521	6/22/21	10.00
ZEBALLOS	PARKING CITATION REFUND - FEB 2020	353522	6/22/21	10.00
ZEPEDA	PARKING CITATION REFUND - FEB 2020	353523	6/22/21	10.00



**WARRANT REGISTER # 51
6/22/2021**

<u>PAYEE</u>	<u>DESCRIPTION</u>	<u>CHK NO</u>	<u>DATE</u>	<u>AMOUNT</u>
ZOLL MEDICAL CORP	ANNUAL PREVENTATIVE MAINTENANCE/ FIRE	353524	6/22/21	2,204.25
ZUNIGA	PARKING CITATION REFUND - MAR 2020	353525	6/22/21	10.00
			A/P Total	1,151,164.26
	GRAND TOTAL			<u>\$ 1,151,164.26</u>

Certification

IN ACCORDANCE WITH SECTION 37202, 37208, 372059 OF THE GOVERNMENT CODE, WE HEREBY CERTIFY TO THE ACCURACY OF THE DEMANDS LISTED ABOVE AND TO THE AVAILABILITY OF FUNDS FOR THE PAYMENT THEREOF AND FURTHER THAT THE ABOVE CLAIMS AND DEMANDS HAVE BEEN AUDITED AS REQUIRED BY LAW.



MOLLY BRENNAN, FINANCE

BRAD RAULSTON, CITY MANAGER

FINANCE COMMITTEE

ALEJANDRA SOTELO-SOLIS, MAYOR-CHAIRWOMAN

JOSE RODRIGUEZ, VICE-MAYOR

MARCUS BUSH, COUNCIL MEMBER

RONALD J. MORRISON, COUNCIL MEMBER

MONA RIOS, COUNCIL MEMBER

I HEREBY CERTIFY THAT THE FOREGOING CLAIMS AND DEMANDS WERE APPROVED AND THE CITY TREASURER IS AUTHORIZED TO ISSUE SAID WARRANTS IN PAYMENT THEREOF BY THE CITY COUNCIL ON THE 3rd OF AUGUST, 2021.

AYES _____

NAYS _____

ABSENT _____

The following page(s) contain the backup material for Agenda Item: [Warrant Register #52 for the period of 6/23/21 through 6/29/21 in the amount of \\$1,629,000.27. \(Finance\)](#)
Please scroll down to view the backup material.

**CITY OF NATIONAL CITY, CALIFORNIA
COUNCIL AGENDA STATEMENT**

MEETING DATE: August 3, 2021

AGENDA ITEM NO.:

ITEM TITLE:

Warrant Register #52 for the period of 6/23/21 through 6/29/21 in the amount of \$1,629,000.27.
(Finance)

PREPARED BY: Karla Apalategui, Senior Accounting Assistant

DEPARTMENT: Finance

PHONE: 619-336-4572

APPROVED BY: _____



EXPLANATION:

Per Government Section Code 37208, below are the payments issued for period 6/23/21 - 6/29/21. Consistent with Department of Finance's practice, listed below are all payments above \$50,000.

<u>Vendor</u>	<u>Check/Wire</u>	<u>Amount</u>	<u>Explanation</u>
Health Net Inc	353559	83,013.93	June 2021 Grp#R1192A Health Net
National Auto Fleet Grp	353569	85,543.67	2020 Ford Super Duty F250 SRW
Public Emp Ret System	62421	255,183.64	Svc Period 06/01/21 – 06/14/21

FINANCIAL STATEMENT:

APPROVED: _____ **FINANCE**

ACCOUNT NO.

APPROVED: _____ **MIS**

Warrant total \$1,629,000.27.

ENVIRONMENTAL REVIEW:

This is not a project and, therefore, not subject to environmental review.

ORDINANCE: INTRODUCTION FINAL ADOPTION

STAFF RECOMMENDATION:

Ratify warrants totaling \$1,629,000.27.

BOARD / COMMISSION RECOMMENDATION:

ATTACHMENTS:

Warrant Register # 52



**WARRANT REGISTER # 52
6/29/2021**

<u>PAYEE</u>	<u>DESCRIPTION</u>	<u>CHK NO</u>	<u>DATE</u>	<u>AMOUNT</u>
ACE UNIFORMS & ACCESSORIES INC	FP62MN CORRECT MN NAVY PANTS FOR FY21/FIRE	353526	6/29/21	555.85
AETNA BEHAVIORAL HEALTH	EMPLOYEE ASSISTANCE PROGRAM - JUNE	353527	6/29/21	1,013.14
AGUIRRE	REIMBURSEMENT TO CARLOS FOR ONE IPAD KEY	353528	6/29/21	166.38
ALDEMCO	COVID 19 CONSUMABLES	353529	6/29/21	212.02
ALL FRESH PRODUCTS	COVID19 CONSUMABLES	353530	6/29/21	1,389.70
ASSI SECURITY INC	PROVIDE SECURITY SERVICES AND REPAIRS	353531	6/29/21	2,160.00
C A P F	JUNE 2021 - FIRE LTD	353532	6/29/21	1,150.50
CALIFORNIA LAW ENFORCEMENT	JUNE 2021 - PD LTD	353533	6/29/21	2,082.50
CDWG	SAMSUNG UN65TU7000F 7 SERIES - 65" / FIRE	353534	6/29/21	2,014.89
CLEAN HARBORS ENVIRONMENTAL	FOR HOUSEHOLD HAZARDOUS WASTE FOR MAY 20	353535	6/29/21	963.57
CLEAR WATER TECHNOLOGIES LLC	CITY WIDE ON-SITE ENERGY EFFICIENT	353536	6/29/21	475.00
CODDINGTON LOCK AND SECURITY	CITYWIDE ON-SITE ELECTRONIC DOOR, LOCK	353537	6/29/21	173.75
COMMERCIAL AQUATIC SERVICE INC	CHEMICALS – CHLORINE, ACID TABLETS / PW	353538	6/29/21	964.18
COUNTY OF SAN DIEGO	NATIONAL CITY DUCK POND, DEH2020-CAMD-00	353539	6/29/21	229.50
CSA SAN DIEGO COUNTY	CDBG AGREEMENT WITH CSA SAN DIEGO	353540	6/29/21	2,158.45
CWEA MEMBERSHIP	ANNUAL MEMBERSHIP RENEWAL	353541	6/29/21	283.00
DELTA DENTAL	JUNE 2021 GRP#05-0908600000	353542	6/29/21	15,131.44
DELTA DENTAL	JUNE 2021 GRP#0908601002	353543	6/29/21	134.71
DELTA DENTAL INSURANCE CO	JUNE 2021 GRP#05-7029600000	353544	6/29/21	2,420.22
DELTA DENTAL INSURANCE CO	JUNE 2021 GRP#05-7029600002	353545	6/29/21	155.76
DEPARTMENT OF JUSTICE	NEW EMPLOYEE FINGERPRINT RESULTS - DOJ	353546	6/29/21	224.00
DIAZ	EDUCATION REIMBURSEMENT	353547	6/29/21	1,085.12
D-MAX ENGINEERING INC	CIP 18-07 NC PC REMEDIATION - ENG/PW	353548	6/29/21	4,699.88
FEDEX	POLICE RECRUIT TESTING MATERIALS	353549	6/29/21	66.22
GEOSYNTEC CONSULTANTS INC	PROFESSIONAL SERVICES -PD INDOOR FIRING	353550	6/29/21	852.00
GONZALEZ	ANNUAL MEMBERSHIP RENEWAL - CALIFORNIA W	353551	6/29/21	192.00
GRAINGER	BUILDING SUPPLIES AND EQUIPMENT FY 21~	353552	6/29/21	12,176.38
HAAKER EQUIPMENT COMPANY	REPLACE VACUUM CYLINDER ON SEWER VACTOR	353553	6/29/21	16,274.64
HD SUPPLY CONSTRUCTION AND	SAFETY VESTS - XL , L	353554	6/29/21	53.88
HDR ENGINEERING, INC.	P-1 SEWER LINE UPSIZING - ENG/PW	353555	6/29/21	4,668.50
HEALTH NET	JUNE 2021 GRP#R1192Q HEALTH NET	353556	6/29/21	1,969.92
HEALTH NET	JUNE 2021 GRP#N7176F HEALTH NET INS	353557	6/29/21	2,838.70
HEALTH NET	JUNE 2021 GRP#R1192R HEALTH NET - D JONE	353558	6/29/21	832.36
HEALTH NET INC	JUNE 2021 GRP#R1192A HEALTH NET INS	353559	6/29/21	83,013.93
HEALTH NET INC	JUNE 2021 - GRP#57135A HEALTH NET INS	353560	6/29/21	5,008.61
HEALTH NET INC	JUNE 2021 GRP#LB439A HEALTH NET INS	353561	6/29/21	2,469.88
HEALTH NET INC	JUNE 2021 GRP#LB439F HEALTH NET INS	353562	6/29/21	714.18
HOME DEPOT CREDIT SERVICES	GENERAL SUPPLIES FOR FY 2021	353563	6/29/21	347.80
IDEMIA IDENTITY & SECURITY USA	NEW EMPLOYEE FINGERPRINT TEST SUBMISSION	353564	6/29/21	2.00
INGA JR	LICENSE REIMBURSEMENT	353565	6/29/21	75.00
INNOVATIVE CONSTRUCTION	CIP 18-14 SWEETWATER BIKE PATH - ENG/PW	353566	6/29/21	3,251.00
LAFRENIERE	EDUCATION REIMBURSEMENT	353567	6/29/21	224.00
MAZZARELLA & MAZZARELLA LLP	LIABILITY CLAIM COST	353568	6/29/21	887.50
NATIONAL AUTO FLEET GROUP	2020 FORD SUPER DUTY F250 SRW (W2A) XL	353569	6/29/21	85,543.67
NATIONAL CITY CAR WASH	MOP 72454 GENERAL SERVICES - PW	353570	6/29/21	442.50
NGUYEN	REIMB: NGUYEN,L CITE DAY	353571	6/29/21	399.11
NV5 INC	LAS PALMAS POOL ELECTRICAL SYSTEMS ENG/PW	353572	6/29/21	3,934.80
PADRE JANITORIAL SUPPLIES	CONSUMABLES NUTRITON	353573	6/29/21	681.87



**WARRANT REGISTER # 52
6/29/2021**

<u>PAYEE</u>	<u>DESCRIPTION</u>	<u>CHK NO</u>	<u>DATE</u>	<u>AMOUNT</u>
POWERSTRIDE BATTERY CO INC	MOP 67839 GENERAL SUPPLIES - PW	353574	6/29/21	289.19
PRO BUILD COMPANY	MOP 45707 GENERAL SUPPLIES - PW	353575	6/29/21	943.78
PROFESSIONAL SEARCH GROUP LLC	TEMPORARY PLACEMENT POSITION, SOA	353576	6/29/21	1,088.00
PRUDENTIAL OVERALL SUPPLY	MOP 45742 LAUNDRY SERVICES - PW	353577	6/29/21	349.98
RELIANCE STANDARD	MAY02021 - GRP VAI826233, VCI801146 & VG	353578	6/29/21	1,468.36
SAMUDIO	DEPOSIT REFUND FOR 1323 WILSON AVENUE	353579	6/29/21	353.36
SAN DIEGO GAS & ELECTRIC	SAN DIEGO GAS & ELECTRIC	353580	6/29/21	2,008.33
SANTOS	TRAINING REIMBURSEMENT - FLEET / ENGINEERING	353581	6/29/21	337.32
SEAPORT MEAT COMPANY	FOOD NUTRITION	353582	6/29/21	3,162.57
SERRANO	DEPOSIT REFUND FOR 2706 E. 3RD STREET	353583	6/29/21	630.04
SHARP REES STEALY MED GROUP	PRE-EMPLOYMENT PHYSICAL & DMV EXAM	353584	6/29/21	243.00
SITEONE LANDSCAPE SUPPLY LLC	IRRIGATION, SUPPLIES AND PARTS	353585	6/29/21	608.75
SMART & FINAL	CASA SNACKS AND KIMBALL PARK REC ACTIVITY	353586	6/29/21	53.72
STAPLES BUSINESS ADVANTAGE	OFFICE SUPPLIES	353587	6/29/21	356.08
SWEETWATER AUTHORITY	WATER BILL FOR PARKS DIVISION FY 2021	353588	6/29/21	1,808.24
THE LINCOLN NATIONAL LIFE INS	GRP #415491 - JUNE 2021 FY 2020-2021	353589	6/29/21	9,487.07
U S BANK	MONTHLY CREDIT CARD STATEMENT - MAY	353590	6/29/21	667.16
UNITED ROTARY BRUSH CORP	BRROMS FOR STREET SWEEPER	353591	6/29/21	706.59
VELOCITY TRUCK CENTERS	A/C COOLANT SUPPLY LINE	353592	6/29/21	57.18
VISION SERVICE PLAN	JUNE 2021 - VISION SERVICE PLAN	353593	6/29/21	908.06
VISTA PAINT	MOP 68834 PAINT SUPPLIES / NSD	353594	6/29/21	560.62
WILSON	REIMBURSEMENT PARAMEDIC LICENSE / FIRE	353595	6/29/21	225.00
WSP USA INC	PROF SERVICES - PARKING POLICY - ENG/PW	353596	6/29/21	1,448.97
			A/P Total	294,525.38
WIRED PAYMENTS				
PUBLIC EMP RETIREMENT SYSTEM	SVC PERIOD 06/01/21-06/14/21	62421	6/24/21	255,183.64
STEWART TITLE OF CALIFORNIA	ESCROW NO. 19000481398 - WIRE FOR 140 W.	316443	6/24/21	28,886.00
PAYROLL				
Pay period	Start Date	End Date	Check Date	
13	6/1/2021	6/14/2021	6/23/2021	1,050,405.25
			GRAND TOTAL	<u>\$ 1,629,000.27</u>

Certification

IN ACCORDANCE WITH SECTION 37202, 37208, 372059 OF THE GOVERNMENT CODE, WE HEREBY CERTIFY TO THE ACCURACY OF THE DEMANDS LISTED ABOVE AND TO THE AVAILABILITY OF FUNDS FOR THE PAYMENT THEREOF AND FURTHER THAT THE ABOVE CLAIMS AND DEMANDS HAVE BEEN AUDITED AS REQUIRED BY LAW.



MOLLY BRENNAN, FINANCE

BRAD RAULSTON, CITY MANAGER

FINANCE COMMITTEE

ALEJANDRA SOTELO-SOLIS, MAYOR-CHAIRWOMAN

JOSE RODRIGUEZ, VICE-MAYOR

MARCUS BUSH, COUNCIL MEMBER

RONALD J. MORRISON, COUNCIL MEMBER

MONA RIOS, COUNCIL MEMBER

I HEREBY CERTIFY THAT THE FOREGOING CLAIMS AND DEMANDS WERE APPROVED AND THE CITY TREASURER IS AUTHORIZED TO ISSUE SAID WARRANTS IN PAYMENT THEREOF BY THE CITY COUNCIL ON THE 3rd OF AUGUST, 2021.

AYES _____

NAYS _____

ABSENT _____

The following page(s) contain the backup material for Agenda Item: [Public Hearing and Resolution of the City Council of the City of National City approving an amendment to the General Plan to adopt the 2021-2029 Housing Element \(Case No. 2021 – 14GP\), pursuant to Article 10.6 of the Government Code \(Sections 65880 et al\), which provides a comprehensive strategy for promoting the production, preservation, and maintenance of housing to meet current and future community housing needs in the City of National City; and adopting the Negative Declaration for the 2021-2029 Housing Element. \(Housing Authority\)](#)

Please scroll down to view the backup material.

CITY OF NATIONAL CITY, CALIFORNIA COUNCIL AGENDA STATEMENT

MEETING DATE: August 03, 2021

AGENDA ITEM NO. |

ITEM TITLE:

Public Hearing and Resolution of the City Council of the City of National City approving an amendment to the General Plan to adopt the 2021-2029 Housing Element (Case No. 2021 – 14GP), pursuant to Article 10.6 of the Government Code (Sections 65880 et al), which provides a comprehensive strategy for promoting the production, preservation, and maintenance of housing to meet current and future community housing needs in the City of National City; and adopting the Negative Declaration for the 2021-2029 Housing Element.

PREPARED BY: Carlos Aguirre, Director

DEPARTMENT: Housing Authority

PHONE: (619) 336-4301

APPROVED BY: 

EXPLANATION:

The Housing Element of the General Plan is a state-mandated comprehensive strategy for promoting the production, preservation, and maintenance of affordable housing to meet current and future community housing needs. The Housing Element was last updated in 2013 and covered a five-year planning period from 2013 through 2020. The current proposed update is required by state housing law to be adopted by August 13, 2021.

The Housing Element assesses current and future housing needs and constraints, and it establishes goals, policies, and programs to address these housing needs for the eight-year planning period. The City faces the challenges of high regional housing costs, relatively low household incomes, and the limited availability of undeveloped, vacant land in a highly developed urban setting.

Further explanation is included as Attachment No. 1 to this staff report.

FINANCIAL STATEMENT:

APPROVED: _____ **Finance**

N/A

APPROVED: _____ **MIS**

ACCOUNT NO.

ENVIRONMENTAL REVIEW:

In compliance with Section 15070 of the California Environmental Quality Act (CEQA) Guidelines, a draft Negative Declaration (ND) was prepared and advertised for public review from February 17, 2021 to March 19, 2021 in accordance with CEQA and the draft ND was routed for state agency review through the Clearinghouse (SCH# 2021020241) from February 17, 2021 to March 19, 2021.

ORDINANCE:

INTRODUCTION:

FINAL ADOPTION:

STAFF RECOMMENDATION:

Conduct the Public Hearing and Adopt the Resolution. The Housing Element is a mandatory element to the General Plan that requires a General Plan Amendment.

BOARD / COMMISSION RECOMMENDATION:

On July, 19, 2021, the Planning Commission adopted a Resolution recommending that the City Council adopt the Housing Element Update General Plan Amendment.

ATTACHMENTS:

1. Explanation
2. 2021-2021 Housing Element
3. Negative Declaration for the 2021-2029 Housing Element
4. April 16, 2021 Comment Letter from HCD
5. Resolution

City of National City
August 3, 2021
Staff Report Explanation

Public Hearing and Resolution of the City Council of the City of National City approving an amendment to the General Plan to adopt the 2021-2029 Housing Element (Case No. 2021 – 14GP), pursuant to Article 10.6 of the Government Code (Sections 65880 et al), which provides a comprehensive strategy for promoting the production, preservation, and maintenance of housing to meet current and future community housing needs in the City of National City; and adopting the Negative Declaration for the 2021-2029 Housing Element.

Background

General Plans are required by State law (Government Code Section 65302(a)) to include a Housing Element. Since 1969, California has required that all local governments (cities and counties) adequately plan to meet the housing needs of everyone in the community. The law mandating that housing be included as an element of each jurisdiction's general plan is known as "housing-element law." California's housing-element law acknowledges that, in order for the private market to adequately address the housing needs and demand of Californians, local governments must adopt plans and regulatory systems that provide opportunities for (and do not unduly constrain), housing development¹. A Housing Element is adopted as part of a city's General Plan and is updated on a five to eight-year basis.

Housing Element Update

The City's prior (5th Cycle) 2013-2020 Housing Element was adopted in 2013. The 2021-2029 Housing Element represents the City of National City's effort in fulfilling the latest requirements under State Housing Element law. Prepared for the 6th Cycle, this Housing Element serves as National City's blueprint for housing policy and programs from April 2021 through April 2029. The updated Housing Element incorporates the latest guidance from California Department of Housing and Community Development (HCD), recent State legislation, and the updated Regional Housing Needs Assessment (RHNA) allocation for the planning period. The RHNA, mandated by state law, quantifies the need for housing and informs land use planning in identifying existing and future housing needs resulting from anticipated population, employment, and household growth. The Housing Element is divided into the following chapters:

- **Chapter 1: Introduction** – Introduction to the purpose of the Housing Element.
- **Chapter 2: Community Profile** – An updated profile on the City's demographics using the latest available data from the U.S. Census and other relevant sources. Provides an estimate of housing needs and an assessment of housing constraints.
- **Chapter 3: Public Participation** – A summary of the community, stakeholder, and developer outreach completed to inform the development of the Housing Element.
- **Chapter 4: Housing Resources** – Summarizes available financial and administrative resources to produce housing. Identifies at-risk affordable units. Also outlines the methodology for the Adequate Sites Inventory to demonstrate National City's capacity to fulfill its RHNA.

¹ U.S. Department of Housing and Community Development. <https://www.hcd.ca.gov/community-development/housing-element/index.shtml>

- **Chapter 5: Last Cycle Program Accomplishments** – A brief analysis of the quantified objectives and programs identified in the prior Housing Element (i.e., 5th Cycle).
- **Chapter 6: Housing Plan 2021-2029** – Details the goals, policies, and programs to implement the 6th Cycle Housing Element and accompanying quantified objectives.
- **Appendices:** Includes supporting information, including a site inventory map, list of sites, case studies, and capacity analysis scenarios for the Downtown Specific Plan area.

Public Participation

Webinars and a survey were conducted during the summer and fall of 2020 to gather input for the 2021-2029 Housing Element. Materials were provided in both English and Spanish. The webinars were held during the weekday, weekday evening, and during the day on the weekend. All the webinars had Spanish interpretation and an additional webinar was held completely in Spanish. Sixty-three (63) individuals participated in the webinar series. Two-hundred (200) individuals participated in the survey. Stakeholder interviews with community organizations and developers were also conducted to gather detailed feedback to reduce barriers to housing development and improve the existing housing stock.

A joint meeting with the City Council/Community Development Commission of the City of National City and the Housing Advisory Committee of the Planning Commission of National City were held on January 26, 2021, to solicit feedback on the draft Housing Element. The draft Housing Element was posted for a 30-day public review as part of the Negative Declaration process from February 17, 2021 to March 19, 2021. Additional webinars inviting public feedback were also held in the spring of 2021. Thirty-two (32) individuals participated in the subsequent webinar series.

Adequate Sites Inventory to Fulfill RHNA

SANDAG is responsible for adopting a methodology and RHNA Plan for the projection period beginning June 2020 and ending April 2029. The SANDAG Board of Directors approved the RHNA plan with the final housing unit allocation on July 10, 2020². The City was assigned a RHNA allocation of 5,437 housing units.

Table 1: 6th Cycle RNHA Allocation

Extremely Low (0-30% AMI)	Very Low (31-50% AMI)	Low (51-80% AMI)	Moderate (81-120% AMI)	Above Moderate (Over 120% AMI)	Total
387*	258	506	711	3,575	5,437
SANDAG, https://www.sandag.org/uploads/projectid/projectid_189_27782.pdf					
*Note: National City's very low-income RHNA is 645 units. Pursuant to State law, National City must project the number of extremely low-income housing needs. AB 2634 allows for this target to be determined based on Census data related to income distribution or the City may assume 50 percent of the very low-income units are extremely low-income. Income distribution data has been used to project that 60.0% (or 387 units) should be reserved for extremely low-income households and 40.0% (or 258) for very low-income households.					

Government Code Section 65583(a)(3) requires local governments to prepare an inventory of land suitable for residential development, including vacant sites and sites having the potential for

² SANDAG, Regional Housing Needs Assessment 6th Housing Cycle 2021-2019 <https://www.sandag.org/index.asp?projectid=189&fuseaction=projects.detail>

redevelopment, and an analysis of the relationship of zoning and public facilities and services to these sites. That inventory must identify specific sites or parcels that are available for residential development. Pursuant to Senate Bill (SB) 6 (Chapter 667, Statutes of 2019), for a housing element or amendment adopted on or after January 1, 2021. The inventory has been prepared pursuant to this bill and has concluded adequate sites to be available for the provision of housing per the RHNA allocation for National City.

Implementation: Goals, Policies, and Programs

Based on analysis, community feedback, best practices, and State guidance, goals, policies, and quantified objectives regarding the production, conservation, maintenance, preservation, and improvement of housing were developed. The updated goals and policies identified for the 6th Cycle Housing Element follow:

- **Goal 1: Encourage the development of a diverse housing stock that can meet the needs of National City residents of all ages, abilities, and incomes.**
 - Policy 1.1: Provide an adequate supply of land zoned for residential development to meet the projected housing need.
 - Policy 1.2: Promote the development of inclusionary, mixed-income housing throughout National City.
 - Policy 1.3: Encourage micro-unit housing and other residential housing models that create economies of scale, shared facilities, and supportive services to help meet the needs of specialized groups, such as the elderly, students, and lower-income individuals.
 - Policy 1.4: Promote the development of accessory dwelling units (ADUs) throughout National City to meet residential housing needs.
- **Goal 2: Encourage and facilitate the construction of new housing consistent with the City's RHNA allocation.**
 - Policy 2.1: Promote residential development on underutilized land and remove barriers to infill development.
 - Policy 2.2: Encourage affordable housing on publicly-owned sites suitable for development and not needed for public use.
 - Policy 2.3: Allow additional floor area ratio (FAR)/density through mechanisms such as overlay zones for projects that provide smart growth benefits and/or are located in proximity to transit.
 - Policy 2.4: Support development standards to facilitate the development of quality housing and improve the character of neighborhoods.
- **Goal 3: Conserve the affordability of the existing housing stock and pursue strategies to address displacement.**
 - Policy 3.1: Preserve "at-risk" affordable units through monitoring and partnering, working with nonprofits, and exploring available funding sources to preserve affordability.
 - Policy 3.2: Promote the practice of effective management in all rental housing projects in order to maintain and improve the quality of National City's rental housing.
 - Policy 3.3: Require no net loss of residential units during the construction of new housing or rehabilitation of existing housing.

- Policy 3.4: Require the replacement of existing affordable units to the same or lower income level as a condition of development.
- Policy 3.5: Unless otherwise required, provide initial preference to National City residents for any project assisted with Housing Authority funds unless otherwise prohibited by the funding source.
- **Goal 4: Enhance the quality of National City's existing neighborhoods.**
 - Policy 4.1: Facilitate property conservation and community enhancement through the implementation of objective design standards, land use regulations and programs, and State housing law.
 - Policy 4.2: Prevent building deterioration and promote the maintenance and repair of existing renter- and owner-occupied housing through education and training programs.
 - Policy 4.3: Encourage incorporating accessibility improvements and universal design features into rehabilitation projects to increase access for seniors and people with disabilities.
 - Policy 4.4: Promote the replacement of substandard units that cannot be feasibly rehabilitated.
- **Goal 5: Promote and implement fair housing practices and equal access to housing opportunities for all income levels.**
 - Policy 5.1: Affirmatively further fair housing choice in National City.
 - Policy 5.2: Support fair housing programs and provide residents fair housing information for low-income properties.
 - Policy 5.3: Foster an integrated development pattern that encourages housing, especially affordable housing, within proximity to transit, schools, employment centers, parks, and other resources.
 - Policy 5.4: Support increased homeownership across all income levels for National City residents.
- **Goal 6: Support programs for housing vulnerable and special needs populations.**
 - Policy 6.1: Encourage the development of housing that is accessible to special needs residents, including seniors, disabled veterans, the homeless, and transitional foster youth, through measures such as transitional supportive housing, ensuring reasonable accommodation, and the provision of emergency shelters.
 - Policy 6.2: Encourage the development of supportive services and facilities that are linked with and in close proximity to affordable housing for vulnerable populations.
 - Policy 6.3: Support a continuum of accessible housing options for homeless individuals and families, including rapid re-housing, emergency shelters, transitional housing, and permanent supportive housing. Strive for sufficient short- and long-term housing for vulnerable populations.
- **Goal 7: Promote an economically viable, environmentally conscious, and socially equitable land use and development pattern.**
 - Policy 7.1: Provide incentives for housing and mixed-use development at major transit nodes, along transit corridors, and in other locations suitable for high-intensity housing development, as appropriate.

- Policy 7.2: Improve infrastructure to support infill development and promote new affordable housing near transit stations, major transit stops, and along transit corridors.
- Policy 7.3: Support new financing tools and methods that provide the infrastructure needed to support transit-oriented and mixed-use infill development.
- Policy 7.4: Encourage measures that supplement Title 24 and support progress towards National City's sustainability and Climate Action Plan (CAP) goals.

Updated goals and policies guided the development of the programs and strategies to implement the housing element and result in housing development to affirmatively further fair housing and satisfy RHNA. Programs proposed for the 6th Cycle Housing Element follow:

- Program 1: Housing Production Monitoring Program
- Program 2: Housing Choice Voucher (Section 8) Rental Assistance Program
- Program 3: First-Time Homebuyer Program
- Program 4: Fair Housing Program
- Program 5: Community Housing Development Organizations (CHDO) Program
- Program 6: Community Land Trust (CLT) Program
- Program 7: Housing Education and Resource Outreach
- Program 8: Focused General Plan and Climate Action Plan (CAP) Updated – Infill and Transit-Oriented Development Opportunities
- Program 9: Complete Communities Incentive Program
- Program 10: Development Impact Fee (DIF) Unit of Measurement Change
- Program 11: Accessory Dwelling Unit (ADU) Ordinance
- Program 12: Parking Study
- Program 13: Objective Design Standards
- Program 14: Municipal Code Update
- Program 15: Development Streamlining and Processing Revisions
- Program 16: Housing Unit Replacement Program
- Program 17: Developer Information Program
- Program 18: Housing Strategic Plan
- Program 19: Home Repair Loan Program
- Program 20: At-Risk Inventory and Monitoring Program
- Program 21: Affordable Housing Priority Production

For each program included in the Housing Element, a timeframe for implementation, specific objectives, funding sources, and responsible agencies have been identified.

California Department of Housing and Community Development Review

The city submitted the 2021-2029 Housing Element document to HCD for initial review as required by state law on February 15, 2021. In response, HCD sent an April 16, 2021, letter to the city identifying necessary revisions; the city submitted the needed revisions to the state on May 25, 2021. The city continues to work with the agency to ensure any further changes to meet the statutory requirements of State housing element law and are made to the satisfaction of the City Attorney. Should HCD require substantial changes to the Housing Element adopted herein, staff shall bring such changes back to Planning Commission for review and adoption recommendation.

CEQA Analysis

An Initial Study/Environmental Checklist and Negative Declaration has been prepared pursuant to the California Environmental Quality Act (CEQA) [Public Resources Code [Section 21000, et seq.] and the 2020 State CEQA Guidelines [California Code of Regulations Section 15000, et. Seq.].

California Department of Housing and Community Development (HCD) Review and Feedback

Government Code Section 65585 requires local jurisdictions to submit their housing elements to the California Department of Housing and Community Development (HCD) for review prior to adoption. The City submitted the draft 6th Cycle Housing Element to HCD on February 15, 2021 for a 60-day review by HCD staff. On April 16, 2021, HCD provided comments to ensure that recent changes in State law are reflected in the Housing Element. Throughout the spring of 2021, the City and HCD have been proactively engaged in conversations to ensure that all comments from HCD have been adequately addressed. The most significant change to the Housing Element resulting from HCD's review includes an Affirmatively Further Fair Housing (AFFH) Assessment (included as Appendix A to the Housing Element), for which HCD released statewide guidance on April 27, 2021. Additional analyses and programs have also been incorporated based on HCD's guidance. HCD has indicated through recent correspondence that the draft 6th Cycle Housing Element is in substantial compliance with State law and the agency anticipates providing a letter of compliance prior to City Council adoption.

HOUSING ELEMENT FOCUSED GENERAL PLAN UPDATE



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CITY OF NATIONAL CITY
6TH CYCLE HOUSING ELEMENT
2021-2029



1. INTRODUCTION

1.1. PURPOSE AND CONTEXT OF HOUSING ELEMENT

The Housing Element assesses current and future housing needs and constraints and establishes goals, policies, and programs to address these housing needs for the eight-year planning period (April 2021 through April 2029). National City faces the challenges of high regional housing costs, relatively low household incomes, and accommodating its share of the regional housing need given the limited availability of undeveloped, vacant land in a highly developed urban setting. Challenges such as a global pandemic (COVID-19) and economic instability are compounding many cities' inability to address ongoing difficulties of providing adequate housing due to losses in government funding and downslope market trends; this Housing Element takes into consideration the many policy changes that the City has the ability to use to provide a strong foundation for the its path forward in providing adequate, affordable housing.

Prepared for the 6th Cycle, this Housing Element serves as National City's blueprint for housing policy and regulation from April 15, 2021 through April 15, 2029. It takes into account the California Department of Housing and Community Development (HCD)'s guidance on the 6th cycle update, including recent legislation regarding housing; community, stakeholder and developer interviews for city-specific context on challenges and proposed solutions; and the San Diego Association of Government (SANDAG)'s Regional Housing Needs Assessment (RHNA) allocation for the planning period. The Housing Element makes recommendations for how the City will improve its housing development process and increase its share of equitable, affordable and accessible housing options for all communities. Furthermore, the Housing Element presents an up to date inventory of sites available for residential development in an effort to increase housing opportunities within the City in the next 8 years.

1.2. RELATIONSHIP TO STATE LAW

General Plans are required by State law (Government Code Section 65302(a)) to include a Housing Element. Since 1969, California has required that all local governments (cities and counties) adequately plan to meet the housing needs of everyone in the community.¹ The Housing Element is adopted as part of a city's General Plan which is updated on an eight-year basis. Each jurisdiction (city council or board of supervisors) must prepare an annual progress report on its status and progress in implementing its Housing Element (Government Code Section 65400).

Government Code (GC) Section 65583(a)(3) requires local governments to prepare an inventory of land suitable for residential development - including vacant sites and those with a potential for redevelopment - and an analysis of the relationship of zoning and public facilities and services to these sites. That inventory must identify specific sites or parcels that are available for residential development. Pursuant to SB 6 (Chapter 667, Statutes of 2019), for a Housing Element or amendment adopted on or after January 1, 2021, the planning agency shall submit to HCD an electronic copy of its inventory of these parcels using standards, forms, and definitions adopted by HCD.

1.3. RELATIONSHIP TO OTHER GENERAL PLAN ELEMENTS

According to state planning law, the Housing Element must be consistent with the other General Plan elements. While each of the elements is independent, they are also interrelated. The Housing Element is most closely tied to the Land Use Element, as residential

development capacities established in the Land Use Element are incorporated into the Housing Element. This Housing Element builds upon other General Plan elements and is entirely consistent with the policies and proposals set forth in the General Plan. When an element in the General Plan is amended, the Housing Element will be reviewed and modified if necessary to ensure continued consistency among the various elements.

1.4. RELATIONSHIP TO STRATEGIC PLAN

In 2007, National City adopted a Five-Year Strategic Plan to address community and economic development. The Strategic Plan provides guidance to promote collaboration, improve public communication, and align city departments. The Strategic Plan has undergone subsequent updates, with the most recent being in 2019.

It is recommended that a Housing Strategic Plan be developed after the adoption of this Housing Element to guide the implementation of the policies and programs of the Housing Element efficiently and to develop a plan to fund and implement programs in a timely manner during the 6th Cycle.

1.5. ORGANIZATION OF THE 6TH CYCLE HOUSING ELEMENT

The 6th Cycle Housing Element has been organized in the following manner:

Chapter 1. Introduction – Introduction to the purpose of the Housing Element; organization of the Housing Element; a brief summary of the legislation that guided the development of the Housing Element in 2020 for the 6th Cycle.

¹. California Department of Housing and Community Development, June 2020

Chapter 2. Community Profile – An updated profile on the demographics of the City using the latest data; a primer on the communities being served by this Housing Element using data sourced through the U.S. Census. Also provides an estimate of housing needs and assessment of housing constraints.

Chapter 3. Public Participation – A summary of the community, stakeholder, and developer outreach completed to gather input on recommendations, challenges, and potential solutions to barriers to housing affordability and production. Includes a summary of the feedback received from these activities.

Chapter 4. Housing Resources – A summary of the existing affordable housing resources currently available in the City, including an analysis of units at-risk of losing their affordability within the next 10 years; a summary of the Section 8 Housing Choice Vouchers (HCV) Program and the updated income limits for qualifying for these vouchers; a list of administrative and financial resources available to the City to pursue housing-related opportunities. Also outlines the methodology used to determine potential sites for housing within the City for the 6th Cycle. Appendices C and D summarize the Site Inventory and provide a map and list of potential sites for this analysis.

Chapter 5. Last Cycle Program Accomplishments – A brief analysis of the quantified objectives set by the 5th Cycle Housing Element (i.e. the previous Housing Element) and an evaluation of the success of the programs of the 5th Cycle.

Chapter 6. Housing Plan 2021-2029 – Details the goals and policies that guide the development and implementation of the 6th Cycle Housing Element; the housing programs to be implemented during the 6th Cycle; and the quantified objectives the City commits to meeting during the planning cycle.

Appendices – Includes supporting information, including a site inventory map, list of adequate sites, case studies, and capacity analysis scenarios for the Downtown Specific Plan area.





2. COMMUNITY PROFILE

2.1. COMMUNITY CONTEXT

National City is a centrally located, 9.2 square mile San Diego South Bay community that is home to an estimated 61,121 residents as of 2019.² The city is bordered by San Diego to the north and east, Chula Vista to the south, the unincorporated areas of Lincoln Acres and Bonita to the south and southeast, and San Diego Bay to the west. Figure HE-1 shows where National City lies in the context of the San Diego region, and Figure HE-2 shows its planning boundaries. National City is nearly entirely developed with a mix of residential neighborhoods and industrial and commercial uses. Adopted specific plans guide the development of the downtown district and the westside “Old Town” areas. These specific plans envision supporting the existing community to establish growing, vibrant neighborhoods that encourage a mix of housing, retail services, and employment centers to support the economy and character of National City.

2. American Community Survey (ACS), Table DP05: ACS Demographic and Housing Estimates, 2019 5-Year Estimate (2015-2019)

2.2. AFFIRMATIVELY FURTHERING FAIR HOUSING: ASSESSMENT OF FAIR HOUSING

In 2017, the California legislature passed Assembly Bill 686 (AB 686). The bill aims to ensure California cities are taking active steps to affirmatively further fair housing in their communities through the implementation of their Housing Elements. AB 686 requires all cities to include a robust analysis of local conditions that lead to barriers to access of fair housing for community members, especially those belonging to protected classes. This analysis entails an assessment of fair housing within the city, accomplished through critically examining integration and segregation, racially and ethnically concentrated areas of poverty, access to opportunities, disproportionate housing needs, and other relevant factors. The assessment also includes a roadmap of goals and actions the city will take to affirmatively further fair housing in their jurisdiction. An assessment of fair housing issues to inform the goals, policies, and programs recommended in this 6th Cycle Housing Element is included as Appendix A.

Figure HE-2: National City Planning Boundaries

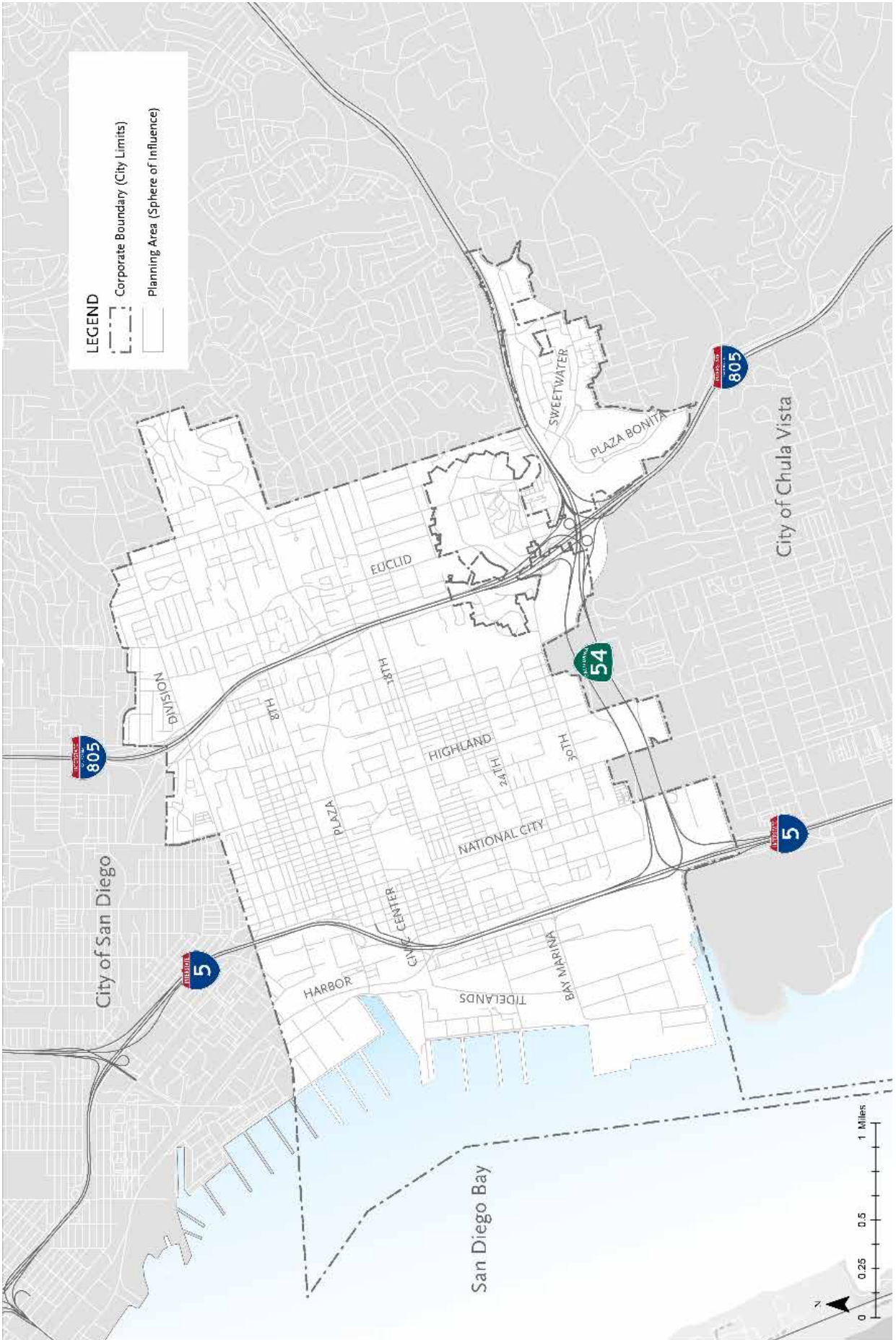


Table HE-1: Population Growth Trends 2015-2019

Year	Population	Growth Rate/Year	Total Percent Change
2015	60,043	215.6 persons/year	+1.8%
2019	61,121		

SOURCE: ACS, TABLE DP05: ACS DEMOGRAPHIC AND HOUSING ESTIMATES, 2019 5-YEAR ESTIMATE (2015-2019), TABLE DP05: ACS DEMOGRAPHIC AND HOUSING ESTIMATES, 5-YEAR ESTIMATE (2011-2015), 2015

EMPLOYMENT INDUSTRIES

The industries in which National City residents are employed are represented in Table HE-3 and Figure HE-3. In addition, approximately 7,446 residents serve as part of the armed forces.⁶ National City has an approximately 64.8 percent labor force participation rate, with a 50.6 percent employment/population ratio and 6.6 percent unemployment rate. Of the population aged 25 to 64 years old, which represents approximately 52.1 percent of the total population, there is a relatively high (8.1 percent) unemployment rate among persons with less than high school graduate educational attainment, who represent approximately 21.2 percent of the total population.⁷ An understanding of the local service sectors and educational attainment can assist the City in determining the income levels, travel patterns from work and home, and key constraints to housing affordability for its residents.

INCOME

Household incomes are grouped into the following categories based on the Area Median Income (AMI) for a metropolitan area:

- » Extremely Low: 0-30% of AMI
- » Very Low: 31-50% of AMI
- » Low: 51-80% of AMI
- » Moderate: 81-120% AMI
- » Above Moderate: Over 120% AMI

The term “lower income” is generally used to collectively refer to extremely low, very low, and low income households. As shown in Table HE-4, approximately 67.5 percent of National City households fall into the lower income category while 32.5 percent fall into the

Table HE-2: Population Age Trends 2015-2019

Age Group	Percentage of Population		Change
	2015	2019	
0-9 years	12.7	10.8	-0.15
10-19 years	14.3	13.5	-0.06
20-24 years	11.5	10.3	-0.10
25-34 years	15.1	17.0	+0.13
35-44 years	13.5	11.5	-0.15
45-54 years	11.8	11.4	-0.03
55-59 years	5.9	6.7	+0.14
60-64 years	4.4	5.4	+0.23
65-74 years	5.5	6.4	+0.16
75-84 years	3.5	4	+0.14
85+ years	1.8	2.9	+0.61
Median Age	32.2	34.2	

SOURCE: ACS, TABLE S0101, AGE AND SEX, 5-YEAR ESTIMATE, 2015; ACS, TABLE S0101, AGE AND SEX, 5-YEAR ESTIMATE, 2019

6. ACS, Table K20301 Employment Status for the Population 16 Years and Over, 2019: Supplemental Estimates Detailed Tables

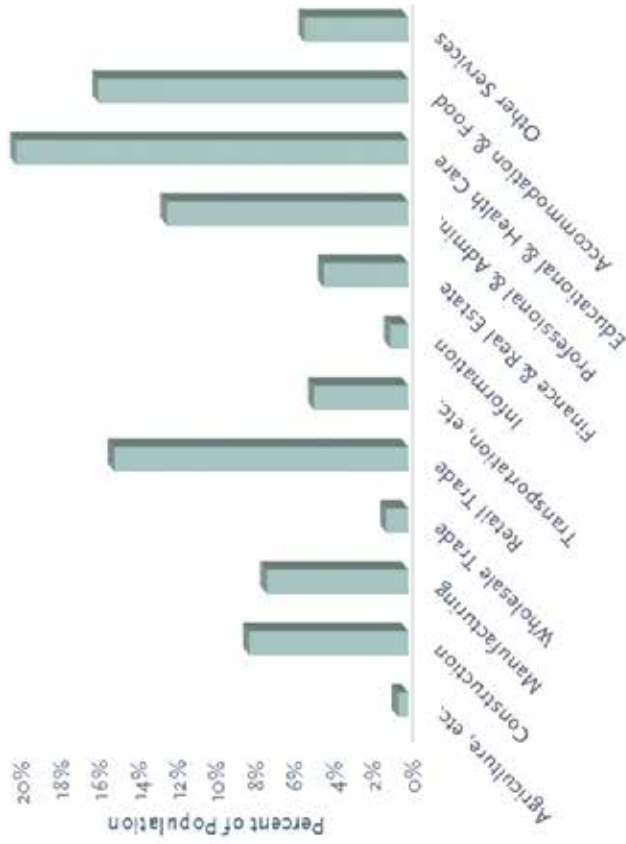
7. ACS, Table S2301 Employment Status, 5-Year Estimate 2015-2019, 2019

Table HE-3: Resident Employment Industries

Service Sector	Estimated Number of Persons	Percent of Population
Civilians Employed	25,221	100%
Agriculture, forestry, fishing and hunting, and mining:	130	0.5%
Construction	2,036	8.1%
Manufacturing	1,807	7.2%
Wholesale Trade	269	1.1%
Retail Trade	3,784	15.0%
Transportation and warehousing, and utilities:	1,202	4.8%
Information	217	0.9%
Finance and insurance, and real estate and rental and leasing	1,073	4.3%
Professional, scientific, and management, and administrative and waste management services	3,094	12.3%
Educational services, and health care and social assistance	5,023	20.0%
Arts, entertainment, and recreation, and accommodation and food services	3,994	15.8%
Other services, except public administration	1,346	5.3%
Public administration	1,246	4.9%

SOURCE: ACS, TABLE S2403 INDUSTRY BY SEX FOR THE CIVILIAN EMPLOYED POPULATION 16 YEARS AND OVER 5-YEAR ESTIMATE (2015-2019), 2019

Figure HE-3: Comparison of Employment Industries



SOURCE: ACS, TABLE S2403 INDUSTRY BY SEX FOR THE CIVILIAN EMPLOYED POPULATION 16 YEARS AND OVER 5-YEAR ESTIMATE (2014-2018)

Table HE-4: Households by Income Category

Income Category	% of County AMI	Income Range (1)		National City (2)		San Diego County (2)	
				Households	Percent	Households	Percent
Extremely Low	30% AMI or less	\$19,959 or less		4,365	27.0%	155,060	13.9%
Very Low	31-50% AMI	\$19,560 - \$33,259		2,905	17.9%	136,890	12.3%
Low	51-80% of AMI	\$33,260 - \$53,219		3,660	22.6%	186,170	16.7%
Moderate or Above	Over 80% of AMI	\$53,220 or more		5,270	32.5%	633,615	57.0%
Totals				16,200	100.0%	1,111,735	100.0%

SOURCE: (1) THE AREA MEDIAN INCOME FOR A FAMILY OF FOUR IN THE SAN DIEGO REGION IS \$66,529. SOURCE: SANDAG, FINAL RHINA HCD DETERMINATION LETTER FOR THE SAN DIEGO REGION, ATTACHMENT 1: TABLE 4.3 – INCOME CATEGORIES, 2020; HCD DETERMINATION LETTER

(2) SOURCE: DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT (HUD) AND COMPREHENSIVE HOUSING AFFORDABILITY STRATEGY (CHAS) (2013-2017).

moderate or above moderate category. Compared to the County's overall percentage of lower income households (43.0 percent), National City has a significantly higher lower income population.

Additionally, National City household incomes are typically less than the rest of the County. The median household income in National City is \$47,119. The median household income for the County, however, is \$66,529. National City's median income is approximately 29.2 percent lower than that of the County. The low- median income is an indicator that it is necessary to maintain affordable housing programs and objectives throughout this cycle of the Housing Element to prevent the displacement of these communities and to appropriately support the residents of the City. The 6th Cycle RHNA allocation from SANDAG seeks to reduce the historical patterns of income segregation and burden on the jurisdiction's resources to serve a certain demographic. For example, SANDAG has allocated a higher number of moderate and above moderate income housing goals to National City and a higher number of lower income housing

goals to jurisdictions that have historically been more affluent to create a more diversified housing market throughout the region to allow for residents to be able to access housing opportunities in jurisdictions they otherwise would have been priced out of.

2.2.2. HOUSEHOLD CHARACTERISTICS
AVERAGE HOUSEHOLD SIZE AND OVERCROWDING

The demographics of households within National City are presented in Table HE-5 through Table HE-7. Of the total number of households (16,658 as of the 2019 ACS 5-Year Census), approximately 16.9 percent are limited-English speaking compared to just 6.3 percent in the County.⁸ These households can face challenges securing higher paying jobs and accessing affordable and adequate housing needs. Programs and objectives for this Housing Element Cycle should strive to provide accessibility to households that require assistance

8. ACS, Table S1602, LIMITED ENGLISH SPEAKING HOUSEHOLDS, 5-Year Estimates, (2015-2019), 2019

in using resources to meet their needs. The tables below represent demographics that the City has programmed its housing goals and objectives to serve. It is noted that demographics such as cultural background and age play a role in the perception of overcrowding and space needs. For instance, in many cultural backgrounds, families with children living with extended family members in a shared space are commonplace. Age and cultural beliefs can also impact family size increases, such as after a couple becomes married or when parents age. These beliefs impact the needs and preferences of residents as they seek housing options.

The average household size in National City is approximately 3.33 persons. Overcrowding refers to a housing situation in which there is more than one person per room (including any rooms that are not bedrooms, hallways, kitchens, or bathrooms). This style of occupancy is typical in large families living in smaller homes that cannot accommodate only one person per bedroom; these families instead often repurpose rooms such as a living room into a bedroom space. The rate of overcrowding can indicate that a community does not have an adequate supply of affordable housing, thus forcing individuals with larger families and lower incomes to share a housing unit to meet housing costs as well as other living costs. As seen in Table HE-6, 14.6 percent of the estimated number of occupied housing units in the City are overcrowded (over 1 persons per room) compared to 7 percent in the County.⁹

Of the current occupied housing units, a large majority of residents represent a wide range of ages, from under 35 years of age though 64 years of age. The age characteristics of residents are summarized in Table HE-7. An indicator of affordability and the adequacy of the stock of appropriately sized units in the city can be gleaned from the number of units occupied by age groups and their income, as well

9. ACS, Table S2501 Occupancy Characteristics, 5-Year Estimates (2015-2019), 2019

Table HE-5: Estimated Households by Type

Types of Households	ACS 2015-2019	
	Estimate	Percent
Total Households	16,658	100%
Families		
Married Couple Family	7,489	45%
with Children under the age of 18	3,117	18.7%
Cohabiting couple	963	5.8%
with Children under the age of 18	498	3%
Male-Led Household (No spouse/partner present)	2,763	16.6%
with Children under the age of 18	232	1.4%
Female-Led Household (No spouse/partner present)	5,443	32.7%
with Children under the age of 18	1,263	7.6%
Grandparents		
Number of grandparents living with own grandchildren under 18 years old	2,854	17.1%
Grandparents responsible for grandchildren	597	3.6%
Householder Living Alone	3,654	22%
65+ Seniors Living Alone	1,725	10.4%
Households with one or more people under 18 years old	6,373	38.3%
Households with one or more people over 65 years and over	5,359	32.2%
Average Household Size	3.33	
Average Family Size	3.9	

SOURCE: AMERICAN COMMUNITY SURVEY (ACS), TABLE DP02 SELECTED SOCIAL CHARACTERISTICS IN THE UNITED STATES 5-YEAR ESTIMATE (2015-2019), 2019

Table HE-6: Household Size and Average Number of Occupants per Room for National City

Type	Estimate of Occupied Housing Units	Percent Occupied Housing Units
Total	16,658	--
1-person household	3,654	21.9%
2-person household	3,927	23.6%
3-person household	3,236	19.4%
4-or-more-person household	5,841	35.1%
Average Number of Occupants per Room		
1.00 or less occupants per room	14,222	85.4%
1.01 to 1.50 occupants per room	1,533	9.2%
1.51 or more occupants per room	903	5.4%

SOURCE: ACS, TABLE S2501 OCCUPANCY CHARACTERISTICS, 5-YEAR ESTIMATES (2015-2019), 2019

Table HE-7: Age Characteristics of Residents

Age	Estimate of Occupied Housing Units	%	Owner Occupied	%	Renter Occupied	%
Total	16,658	100	5,987	36	10,761	64.6
Under 35 years	3,141	18.9	516	8.8	2,626	24.4
35 to 44 years	2,673	16.0	800	13.6	1,873	17.4
45 to 54 years	3,192	19.2	1,202	20.4	1,990	18.5
55 to 64 years	3,316	19.9	1,458	24.7	1,858	17.3
65 to 74 years	2,046	12.3	958	16.2	1,088	10.1
75 to 84 years	1,350	8.1	553	9.4	797	7.4
85 years and over	939	5.6	410	7.0	529	4.9

SOURCE: ACS, TABLE S2502 DEMOGRAPHIC CHARACTERISTICS FOR OCCUPIED HOUSING UNIT, 5-YEAR ESTIMATE, (2015-2019), 2019

as from the percentage of occupied units by renter and owner. Age groups of residents can also be an indicator of what types of housing stock are needed, since as people age, the sizes and types of homes, as well as income amount put forth into housing, changes with their needs.

2.3. CITY HOUSING CHARACTERISTICS

2.3.1. CURRENT RESIDENTIAL LAND USE

The City's current land use composition, presented in Figure HE-4, shows that a majority of the geographic area of the City allows for residential land uses.

As seen in Figure HE-5, most employed residents in National City live east of the Interstate 5 (I-5) freeway and along the length of the Interstate 805 (I-805). The majority of homes in National City are centered away from the Port and San Diego Bay, clustered in single-family home neighborhoods with multifamily housing interspersed. The concentration of housing along the coast seen in Figure HE-5 is on-base military housing which does not count towards the City's residential population. This analysis can assist with determining where new housing stock can potentially be placed and where housing is currently occupied. A sense of community also tends to be strengthened in residential neighborhoods where resources such as places of worship, school facilities, and community parks are located, which can also play a role in assessing where new housing would be most well received.

2.3.2. CURRENT HOUSING STOCK CHARACTERISTICS HOUSING AGE AND CONDITION

A factor used to determine if housing stock in the city is adequate and contributes positively to the community is the age and state of the home. As seen in Table HE-8, the majority of homes in National City were built approximately 40 to 60 years ago. This age distribution is an indicator that programs and objectives should seek to assist homeowners in rehabilitating homes to maintain livability and neighborhood character in order to continue making communities inviting places to live and develop. The age of homes in the community can also help the City determine which sites may be more useful to redevelop into new housing stock to reduce the impacts of blight, as well as to adequately provide for modern housing needs in the community. The current distribution of the age of homes in National City also indicates that a majority of homes in the City were built prior to the 1990 Americans with Disabilities Act (ADA), which results in a lack of accessible homes for those residents experiencing a disability. The City's older housing stock also reflects a rapidly gaining need to rehabilitate housing to meet minimum livability and quality requirements, which is a barrier to many homeowners and residents in National City who likely have a lower income or a fixed income, such as seniors.

In general, rehabilitation needs may range from minor to substantial issues. During the 5th Cycle, over 1,728 housing units were inspected. Approximately 1,362 housing-related code violations were abated during the planning cycle, as well, which represents approximately 8.2 percent of National City's housing stock. The most common issues witnessed by housing and code inspectors include deferred maintenance of roofing and structural members, flooring, plumbing,

Figure HE-4: Residential Land Uses and Zoning

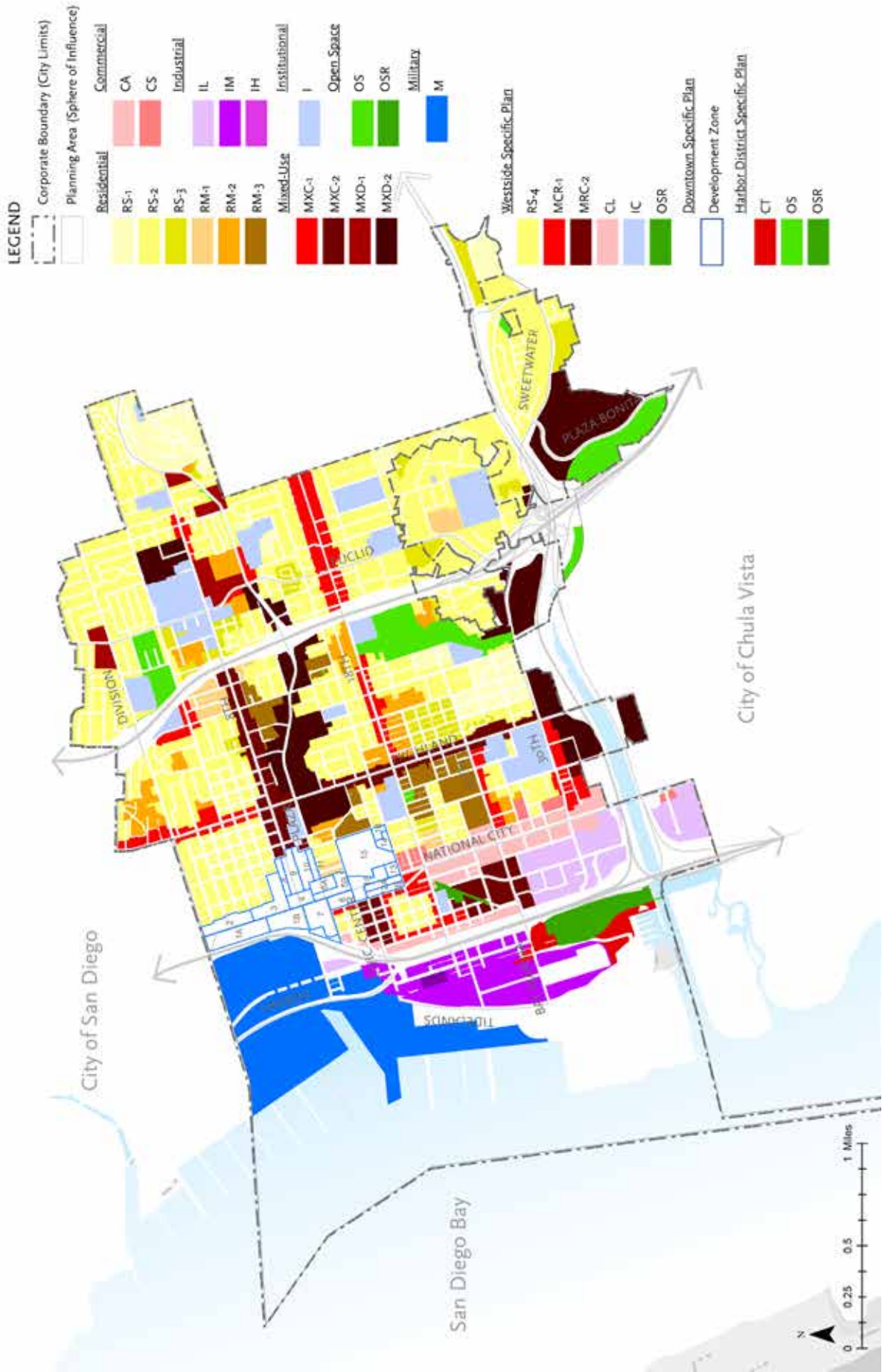
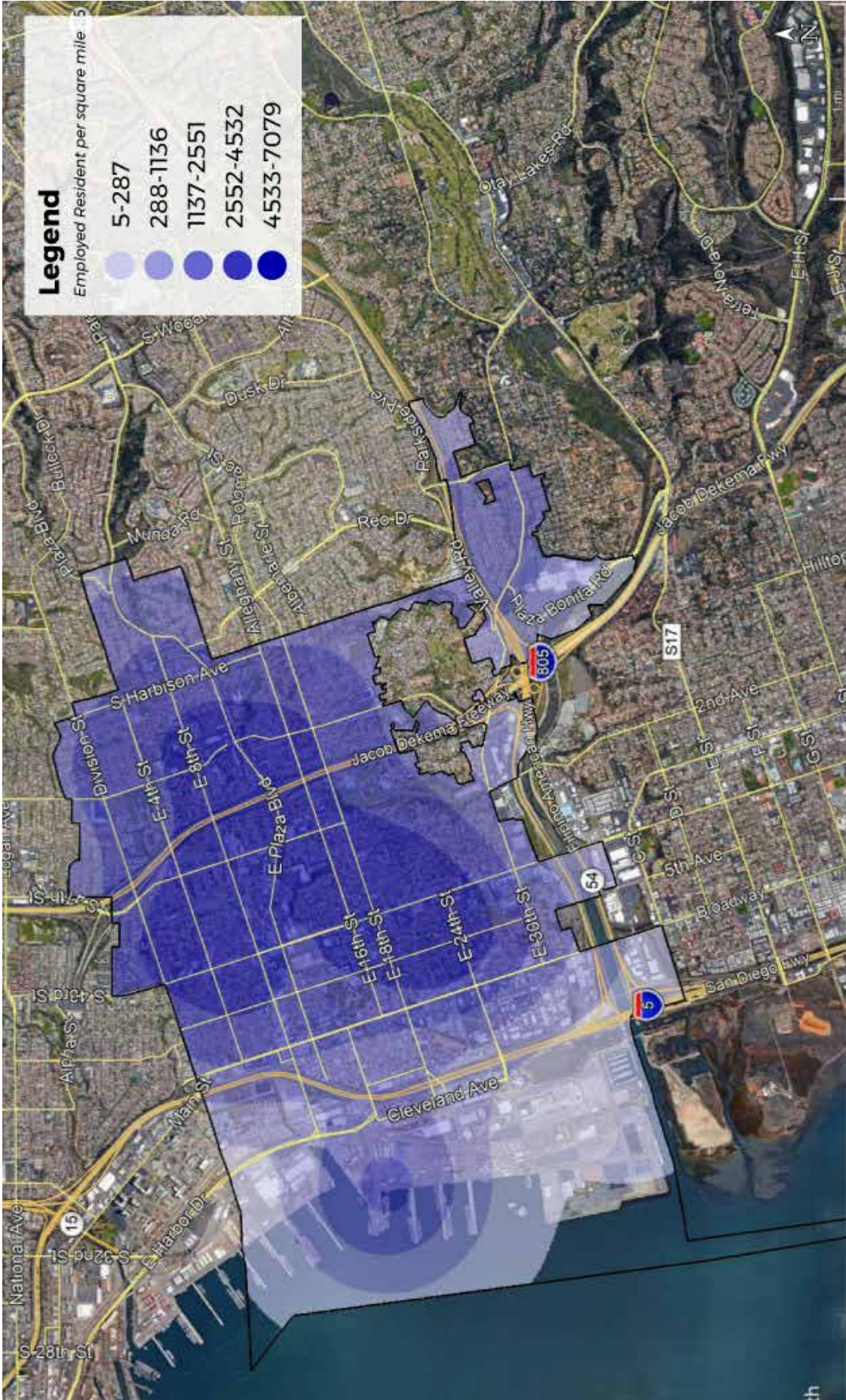


Figure HE-5: Patterns of Where Working Residents Live in National City



SOURCE: U.S. CENSUS BUREAU, ON THE MAP, 2017

Table HE-8: Age of Homes in National City

Year Built	Number of Occupied Housing Units	Percent
Built 2014 or later	138	0.8
2010-2013	246	1.5
2000-2009	811	4.9
1980-1999	3,366	20.2
1960-1979	6,236	37.4
1940-1959	4,590	27.6
1939 or older	1,271	7.6
Total	16,658	100

SOURCE: ACS, TABLE S2504. PHYSICAL HOUSING CHARACTERISTICS FOR OCCUPIED HOUSING UNITS, 5-YEAR ESTIMATES (2015-2019), 2019

AFFORDABILITY & COST BURDEN

According to the U.S. Department of Housing and Urban Development (HUD), “affordable” housing is housing that costs no more than 30 percent of a household’s monthly income. This housing cost, which includes rent and utilities, should be less than 30 percent of a household’s monthly income to be considered affordable.¹²

The median home value in National City is \$459,377, with a median list price of \$429,900 and a median selling price of \$453,000.¹³ The median rental price for National City single-family homes is \$2,407 per month and \$2,058 per month for condos. Median apartment rental prices range from \$1,305 for a one-bedroom apartment to \$1,750 for a three-or-more bedroom apartment, according to the San Diego County Apartment Association’s 2019 rental property survey. The average rental prices for apartments in National City are shown in Table HE-9.

and outdated electrical systems that cannot handle the load of modern appliances.¹⁰

Substandard units are those in need of repair or replacement. Based on 2019 ACS data, 1.3 percent of housing units in National City display substandard conditions. Approximately 0.3 percent of housing units lack complete plumbing facilities and 1.0 percent lack complete kitchen facilities. This data indicates that at a minimum 202 units within National City are substandard and in need of rehabilitation.¹¹ Taking into consideration housing age and observed code enforcement violations, however, the need for rehabilitation is likely much higher. With 72.6 percent of homes constructed 40 to 60 years ago, as many as 12,097 units could be in need of repair or replacement if they have not been well maintained.

In Table HE-10, a comparison of the estimated monthly housing costs and average home prices show that housing in the City is unaffordable in relation to the AMI of National City. As shown in Table HE-11, a large percentage of owners and renters currently have a high cost burden, or in other words, are overpaying for their housing. Furthermore, Table HE-11 also shows that a large number of lower income households are overpaying for their housing; 10,930 National City households at or below 80% of the HUD Area Median Family Income (HAMFI) spend up to 50% of their income on housing. Within all lower income and housing payment brackets, the highest number of households overpaying for their housing are those with an HAMFI of 30% or less and who spend between 30% and 50% of their

12. County of San Diego Housing and Community Development Services, Rental Assistance and Affordable Housing Directory 2020

13. U.S. Census Bureau, Highlights of Annual 2019 Characteristics of New Housing, 2019, <https://www.census.gov/construction/charts/highlights.html>, Accessed August 2020

10. April 5, 2021 Correspondence with Manager of Neighborhood Services.
 11. ACS, Table DP04, SELECTED CHARACTERISTICS, 5-Year Estimates, (2015-2019), 2019.

Table HE-9: Average Monthly Rent by Unit Type

Unit Type	Fall 2019 Units/Properties Surveyed	Fall 2019 Monthly Rent		Fall 2019 Rent/Sq. Foot		Prior Spring 2019 Monthly Rent	Prior Fall 2018 Monthly Rent
		Owners	Renters	Owners	Renters		
1 Bedroom	30/5	\$1,305		\$2.26		\$1,005	---
2 Bedrooms	21/7	\$1,429		\$1.74		\$1,567	\$1,075
3+ Bedrooms	1/1	\$1,750		\$1.76		\$1,750	\$1,900

SOURCE: SAN DIEGO COUNTY APARTMENT ASSOCIATION 2019 RENTAL PROPERTY SURVEY.

Table HE-10: Average Affordability of Rent and Home Prices

Household Size	Annual Income Limits (2019)	Affordable Costs		Utilities		Affordable Rent		Affordable Home Price
		Renters	Owners	Renters	Owners	Renters	Owners	
Extremely-Low Income (0-30% AMI)								
1-Person	\$22,500	\$563	\$140	\$140	\$197	\$423		\$52,511
2-Person	\$25,700	\$643	\$180	\$180	\$225	\$463		\$55,304
3-Person	\$28,900	\$723	\$219	\$219	\$253	\$504		\$58,329
4-Person	\$32,100	\$803	\$260	\$260	\$281	\$543		\$60,889
5-Person	\$34,700	\$868	\$321	\$321	\$304	\$547		\$56,525
Very-Low Income (31-50% AMI)								
1-Person	\$37,450	\$936	\$140	\$140	\$328	\$796		\$109,051
2-Person	\$42,800	\$1,070	\$180	\$180	\$375	\$890		\$119,975
3-Person	\$48,150	\$1,204	\$1,204	\$219	\$421	\$985		\$131,131
4-Person	\$53,500	\$1,338	\$1,338	\$260	\$468	\$1,078		\$141,823
5-Person	\$57,800	\$1,445	\$1,445	\$321	\$506	\$1,124		\$143,888
Low Income (51-80% AMI)								
1-Person	\$59,950	\$906	\$1,057	\$140	\$370	\$766		\$127,344
2-Person	\$68,500	\$1,036	\$1,208	\$180	\$423	\$856		\$140,881
3-Person	\$77,050	\$1,165	\$1,359	\$219	\$476	\$946		\$154,651
4-Person	\$85,600	\$1,295	\$1,510	\$260	\$529	\$1,035		\$167,956
5-Person	\$92,450	\$1,398	\$1,631	\$321	\$571	\$1,077		\$172,036

Figure HE-9: Average Affordability of Rent and Home Prices (Cont.)

Household Size	Annual Income Limits (2019)	Affordable Costs		Utilities		Affordable Rent	Affordable Home Price
		Renters	Owners	Renters	Owners		
Moderate Income (81-120% AMI)							
1-Person	\$72,500	\$1,661	\$1,938	\$140	\$678	\$1,521	\$260,616
2-Person	\$82,850	\$1,899	\$2,215	\$180	\$775	\$1,719	\$293,193
3-Person	\$93,200	\$2,136	\$2,492	\$219	\$872	\$1,917	\$326,002
4-Person	\$103,550	\$2,373	\$2,769	\$260	\$969	\$2,113	\$358,345
5-Person	\$111,850	\$2,563	\$2,990	\$321	\$1,047	\$2,242	\$377,657
<p>Note: The table provides estimates on affordable rents and purchase prices by income category based on the 2019 HCD income limits for San Diego County. General cost assumptions for utilities, taxes, and property insurance are also shown. Affordable purchase price assumes a four-percent interest rate with a 30-year fixed-rate mortgage loan and a five percent down payment.</p> <p>Assumptions:</p> <ol style="list-style-type: none"> 1. California Department of Housing and Community Development (HCD) income limits, San Diego County, 2019. 2. Health and Safety code definitions of affordable housing costs (between 30 and 35 percent of household income depending on tenure and income level). 3. Housing Authority Of The City Of National City Housing Choice Voucher Program Monthly Utility Allowances (gas), 2018. 4. 35 percent of the monthly affordable cost for taxes and insurance. 5. Five percent down payment. 6. Four percent interest rate for a 30-year fixed-rate mortgage loan. 7. Taxes and insurance apply to owner costs only; renters do not usually pay taxes or insurance. <p>Sources:</p> <ol style="list-style-type: none"> 1. HCD Income Limits, 2019. 2. Veronica Tam and Associates, 2020. 							

Table HE-11: Cost Burden of National City Households

Housing Cost Burden Overview				
	Owner %	Renter %	Total Households	
Cost Burden ≤30%	3,530	4,560	8,090	
Cost Burden >30% to ≤50%	840	3,025	3,865	
Cost Burden >50%	750	3,260	4,010	
Cost Burden not available	85	145	230	
Total	5,205	10,990	16,195	
Income by Cost Burden Overview				
	Cost Burden >30%	Cost Burden >50%	Total Households	
Household income ≤30% HAMFI	3,425	2,760	4,365	
Household income >30% to ≤50% HAMFI	2,150	930	2,905	
Household income >50% to ≤80% HAMFI	1,580	225	3,660	
<p>Notes: Cost burden is the ratio of housing costs to household income. For renters, housing cost is gross rent (contract rent plus utilities). For owners, housing cost is "select monthly owner costs", which includes mortgage payment, utilities, association fees, insurance, and real estate taxes.</p> <p>Source: HUD, Consolidated Planning/CHAS Data, National City, 2013-2017 ACS, Accessed December 30, 2020</p>				

income on housing (3,425). Thus, the most overpayment for housing currently occurs among those with the lowest incomes.

NUMBER OF TYPES/UNITS

National City has a variety of housing types, with the highest number of single-family detached homes and units in developments with 5 or more units. Table HE-12 shows the breakdown of types of housing units within the city.

Based on the physical characteristics of the existing housing stock and the high number of families with four or more persons, National City's existing housing stock does not adequately meet the space needs of a high percentage of its residents without overcrowding. The high number of two or three bedroom owner-occupied and rental units indicates that these may be the most affordable options that meet the minimum size needs of residents, including through overcrowding. The high percentage of owner-occupied, four-or-more bedroom housing units, coupled with the relatively low percentage of large families, indicates that a majority of large families are unable to own an adequately size home. Table HE-13 shows the breakdown of number of bedrooms and tenure type.

Table HE-12: Number of Housing Units by Type

Housing Type	Number of Units
Single Detached	7,472
Two to Four Units	1,619
Five or More Units	6,174
Mobile Homes	439

SOURCE: E-5 CITY/COUNTY POPULATION AND HOUSING ESTIMATES. CALIFORNIA DEPARTMENT OF FINANCE, 2020.

Table HE-13: Physical Housing Characteristics and Tenure Type

Unit Size	Owner-Occupied		Renter-Occupied		Total Occupied Housing Units	
	Units	%	Units	%	Units	%
No bedroom (Studio)	51	0.9	680	6.3	731	4.4
1 bedroom	206	3.5	3,746	34.8	3,952	23.7
2 or 3 bedrooms	4,081	69.2	5,860	54.5	9,941	59.7
4 or more bedrooms	1,559	26.4	475	4.4	2,034	12.2

SOURCE: ACS, TABLE S2504 PHYSICAL HOUSING CHARACTERISTICS FOR OCCUPIED HOUSING UNITS, 5-YEAR ESTIMATES (2015-2019), 2019

2.4. ESTIMATE OF HOUSING NEEDS

2.4.1. RHNA ALLOCATION OF HOUSING UNITS

Based on the HCD Regional Housing Need Determination for the 6th Cycle RHNA, SANDAG has determined through their methodology that the housing unit allocation for National City for the period between June 30, 2020 through April 15, 2029 is as stated in Table HE-13. Compared to the 5th Cycle, which had allocated approximately 1,863 units to National City for the period between 2013 and 2020,¹⁴ the 6th Cycle has allocated 5,437 units to National City. SANDAG used factors such as the equity assessment, jurisdictions with access to transit, and the number of employment opportunities to calculate the allocation for National City.¹⁵ This allocation is an approximate two percent increase in new housing that is expected to be provided within this jurisdiction over the next eight years, as compared to the 5th Cycle allocation.

According to SANDAG, the following factors are meant to comply with requirements of State law and further the objectives of the County in achieving goals such as fair housing, transit accessibility, and climate resiliency. When housing development is promoted near transit and jobs in areas that are already more densely populated and developed than other areas of a jurisdiction, it allows the jurisdiction to focus on infill development that can occur without reliance on the availability of additional land, but instead on underutilized land that

can be converted to uses that allow for increased residential density.¹⁶ The factors are as follows:¹⁷

- » **Equity Assessment** – The adjustment seeks to increase the jurisdiction’s mix of housing for each income category and reduce historical patterns of segregation and burden on a jurisdiction’s resources to serve a certain demographic.
- » **Transit Access** – Allocates housing units based on each jurisdiction’s share of regional rail and Rapid bus stations as well as major transit stops. Rail and Rapid bus stations are located in the region’s more developed areas where land uses generate enough ridership to support the investment to the transit infrastructure. Major transit stops are also located in the region’s urbanized areas and surrounded by land uses that support higher service frequencies. By prioritizing transit connectivity, the methodology encourages infill development in urban areas that are likely to have existing capacity for sewer or water service.
- » **Jobs** – The jobs factor seeks to encourage development of housing near job centers so that jurisdictions can achieve greater jobs-housing balance. The analysis showed that the number of low-wage jobs far exceeds the number of existing housing units affordable to low-wage workers in each jurisdiction. Jurisdictions can provide opportunities for more residents to live near their place of employment, promoting infill development, and improving the intraregional relationship between jobs and housing.
- » **Climate Resiliency** – Improved access to transit can also lower the vehicle miles traveled in a car and reduce greenhouse gas emissions. Higher density development can also assist a jurisdiction in reducing impacts associated with sprawl.

14. National City, Final Housing Element of the General Plan 2013-2020, April 2013

15. SANDAG, A Resolution Adopting the Final Regional Housing Needs Assessment Methodology for the Sixth Housing Element Cycle (2021-2029) for the San Diego Region, Resolution No. 2020-13, November 2019

16. SANDAG, Final 6th Cycle Regional Housing Needs Assessment Methodology, November 2019
17. SANDAG, A Resolution Adopting the Final Regional Housing Needs Assessment Methodology for the Sixth Housing Element Cycle (2021-2029) for the San Diego Region, Resolution No. 2020-13, November 2019

As shown in Table HE-14, SANDAG used a scaling factor to determine the percentage of housing to be allocated per the RHNA based on the number of existing households in each income category. Compared to the County, National City has been allocated a comparable number of very low, low, and moderate income households in their RHNA, and has been allocated approximately double the number of above moderate households. SANDAG’s intention in allocating this distribution of housing is to increase the distribution of housing opportunities for all income levels across the region.

Pursuant to State law, National City must project the number of extremely low income housing needs. However, this is not a specified income group in the RHNA. AB 2634 allows for this target to be determined based on Census data related to income distribution

or the City may assume 50 percent of the very-low income units as extremely low-income. Income distribution data has been used to determine the projected number of extremely low income housing needs as described below.

Based on 2013-2017 Comprehensive Housing Affordability Strategy (2017 CHAS) data prepared by the Census Bureau for the U.S. Department of Housing and Urban Development (HUD), a total of 7,270 households are identified as either extremely or very low income in National City. Of these households, approximately 60.0% are extremely low-income and 40.0% are very low-income. Applying these percentages to National City’s 645 very low income RHNA units, approximately 387 should be reserved for extremely low-income households and 258 for very low-income households.

Table HE-14: SANDAG 2020 RHNA Equity Allocations Type

RHNA Determination	Very-Low		Low		15.5%		Moderate		17.3%		Above Moderate		42.5%	
	Households (%)	Scaling Factor	Households (%)	Scaling Factor	Allocation (%)	Households (%)	Scaling Factor	Allocation (%)	Households (%)	Scaling Factor	Households (%)	Scaling Factor	Allocation (%)	Households (%)
National City	40.6	0.61	20.6	0.75	11.7	17.9	0.96	16.7	20.9	2.04	86.5			

SOURCE: SANDAG, FINAL 6TH CYCLE REGIONAL HOUSING NEEDS ASSESSMENT PLAN, TABLE 4.5: EQUITY ADJUSTMENT CALCULATION, JULY 2020

Table HE-15: HCD Regional Housing Allocation for National City

Needs Assessment for 2021-2029 for National City (in Units)					
Extremely Low	Very Low		Low		Total Allocation
	Households	Scaling Factor	Households	Scaling Factor	
387	258	0.61	506	0.75	5,437

SOURCE: SANDAG, REGIONAL HOUSING NEEDS ASSESSMENT: RESPONSE TO BOARD REQUESTS – AUGUST 23, 2019; SANDAG, DRAFT 6TH CYCLE RHNA ALLOCATION (NOVEMBER 2019); HCD, FINAL REGIONAL HOUSING NEED DETERMINATION, ATTACHMENT 1, JULY 2018

NOTE: NATIONAL CITY’S VERY-LOW RHNA IS 645 UNITS. PURSUANT TO STATE LAW, NATIONAL CITY MUST PROJECT THE NUMBER OF EXTREMELY LOW INCOME HOUSING NEEDS. HOWEVER, THIS IS NOT A SPECIFIED INCOME GROUP IN THE RHNA. AB 2634 ALLOWS FOR THIS TARGET TO BE DETERMINED BASED ON CENSUS DATA RELATED TO INCOME DISTRIBUTION OR THE CITY MAY ASSUME 50 PERCENT OF THE VERY-LOW INCOME UNITS AS EXTREMELY LOW-INCOME. INCOME DISTRIBUTION DATA HAS BEEN USED TO PROJECT THAT 60.0% (OR 387 UNITS) SHOULD BE RESERVED FOR EXTREMELY LOW-INCOME HOUSEHOLDS AND 40.0% (OR 258) FOR VERY LOW-INCOME HOUSEHOLDS.

Chapter 5 details the RHNA housing goal that was not met in the 5th housing cycle (2013-2020). For the 6th Cycle, the City's RHNA goal is as detailed in Table HE-15. Appendices C and D contain a map and inventory of sites to meet the RHNA allocation.

2.4.2. HOUSING NEEDS IN NATIONAL CITY

The Comprehensive Housing Affordability Strategy (CHAS) developed by the Census for HUD provides detailed information on housing needs by income level and housing problems for different types of households.

As shown in Table HE-16, a majority of renters and a large number of owners are experiencing a housing problem that may impact their options for quality housing. The Housing Element should implement programs to assist with rehabilitation, renovations, and funding assistance to facilitate improving the quality of the existing housing stock. New housing stock should strive to be affordable to the various income groups present in the City and to provide quality housing options throughout the City. Development standards and the available sites for housing can assist in constructing affordable, quality housing to meet the needs of residents.

With the costs of housing, both current and new, steadily rising due to the housing constraints identified in Section 2.5 below, the City has prioritized considering the integration of inclusionary housing practices, the allocation of funds to programs meant to support fair and affordable housing, and reducing barriers to housing development through reducing constraints in permitting by adopting by-right development for a variety of housing types.

The City has worked to increase resources and opportunities for its residents under the context of the City housing a population with one of the lowest AMI's in the County. One of the supportive resources

the City has offered is an on-going fair housing program that provides counseling on fair housing issues. A translation feature on the City's website allows for the Housing Authority to share information on its programs in Spanish as one of its outreach strategies. In addition, the City is prioritizing new development in areas that have historically experienced fair housing issues from prior land use decisions. For example, the City has been continually investing in the area around the 8th Street and 24th Street Transit Stations to provide additional housing opportunities that can transition industrial land uses to more productive ones for the City and help meet the projected housing need. In addition, this development would increase access to opportunities such as transit and mixed-use corridors. Several affordable housing development projects (Roosevelt Tower, Coachella Affordable Housing Investors Project, etc.) and market rate projects are also moving forward in this area to increase access to fair housing opportunities.

2.4.3. NEEDS OF SPECIAL HOUSEHOLDS

Government Code Section 65583(a)(7)) requires "An analysis of any special housing needs, such as those of the elderly, persons with disabilities, including a developmental disability, as defined in Section 4512 of the Welfare and Institutions Code; large families, farmworkers, families with female heads of households, and families and persons in need of emergency shelter..."¹⁸

NEEDS OF SENIORS

Senior households often have special needs due to relatively low income levels, disabilities, chronic illnesses, mobility limitations, and/or dependency on caretakers or community services as they

¹⁸. Government Code Title 7. Planning and Land Use [65000-66499.58] Division 1. Planning and Zoning [65000 - 66301]. Chapter 3. Local Planning [65100 - 65763], Article 10.6. Housing Elements [65580 - 65589.17]. 65583.

Table HE-16: Housing Needs based on Housing Problems

	Owner	Renter	Total Households
Housing Problems Overview 1 (1)			
Household has at least 1 of 4 Housing Problems	1,960	7,360	9,320
Household has none of 4 Housing Problems	3,165	3,505	6,670
Cost burden not available - no other problems	80	125	205
Total	5,205	10,990	16,195
Severe Housing Problems Overview 2 (2)			
Household has at least 1 of 4 Severe Housing Problems	1,210	4,740	5,950
Household has none of 4 Severe Housing Problems	3,915	6,125	10,040
Cost burden not available - no other problems	80	125	205
Total	5,205	10,990	16,195
NOTES: (1) THE FOUR HOUSING PROBLEMS ARE: INCOMPLETE KITCHEN FACILITIES, INCOMPLETE PLUMBING FACILITIES, MORE THAN 1 PERSON PER ROOM, AND COST BURDEN GREATER THAN 30%.			
(2) THE FOUR SEVERE HOUSING PROBLEMS ARE: INCOMPLETE KITCHEN FACILITIES, INCOMPLETE PLUMBING FACILITIES, MORE THAN 1.5 PERSONS PER ROOM, AND COST BURDEN GREATER THAN 50%.			
SOURCE: HUD, CONSOLIDATED PLANNING/CHAS DATA, NATIONAL CITY, 2013-2017 ACS, NATIONAL CITY, 2013-2017 ACS, ACCESSED DECEMBER 30, 2020 HTTPS://WWW.HUDUSER.GOV/PORTAL/DATASETS/CP.HTML			

continue to age. According to the HUD, by 2050 the population of individuals who are 65 and older in the United States is projected to double.¹⁹ This significant increase pulls the needs of seniors closer to the forefront in planning for new housing stock and for rehabilitating existing homes in the next decade. In National City, approximately 13.4% of the total population was 65 years or older as of 2019, and approximately 12.1% of the population will reach the age of 65 or older

within the next decade.²⁰ In addition, approximately 1,725 seniors (2.8% of the total population) in National City live alone.²¹ Of the 16,658 housing units in National City, 4,335 (26%) are occupied by individuals who are 65 and older. There is a relatively even distribution of elderly renters and owners in National City, with a slightly higher percentage of elderly residents owning their housing units; 1,921

20. ACS, Table DP05; ACS Demographic and Housing Estimates - American Community Survey 5-Year Estimates 2015-2019, 2019

21. ACS, Table DP02: Selected Social Characteristics in the United States - American Community Survey 5-Year Estimates 2015-2019, 2019

19. U.S. Department of Housing and Urban Development (HUD), Meeting Future Housing Needs of Seniors, Accessed April 14, 2020

(12%) of National City's housing units are owned by elderly residents and 2,414 (15%) of the units are rented by elderly residents.

To assist seniors in continuing to be able to live in their homes, often independently, and within their known communities for as long as possible (i.e. aging in place), improving physical home accessibility includes assessing the ability of existing housing stock to be modified and renovated to include such features as ramps, doorways and hallways that can accommodate wheelchairs or walkers, and single-floor living. Often, homes built before the Fair Housing Act's design and construction requirements (prior to March 1991) do not include these features. It is also noted that detached single-family homes, however, are not subject to the design and construction requirements of the Fair Housing Act. Assisted living communities are also becoming increasingly more unaffordable and can limit the options that a senior resident can have for housing options. Often, seniors will need to be able to easily access transit to care for their personal needs and be able to find affordable, and adequately sized housing options by resources such as medical centers and grocery stores. Seniors often reside with families in single-family detached housing (i.e. intergenerational housing) and can also require that these homes be able to be renovated to provide easier access and safety for their mobility.

NEEDS OF PERSONS WITH DISABILITIES

The Americans with Disabilities Act (ADA) defines a disabled person as having a physical or mental impairment that substantially limits one or more major life activities. Thus, disabled persons often have special housing needs related to limited earning capacity, a lack of accessible and affordable housing, and higher health costs associated with a disability. Of National City's approximately 55,546 non-institutionalized person population, roughly 7,078 persons identify as

having a disability (12.7% of the total population).²² These disabilities are varied: approximately 2,065 residents identify as having a hearing disability, 1,318 have a vision disability, 2,647 have a cognitive disability, and 4,235 have an ambulatory disability. Roughly 2,110 residents have a disability that impacts their self-care capability and 3,952 have a disability that limits their ability to live independently.²³ Residents with an ambulatory disability or another disability that impacts their capability to care for themselves or live independently often benefit from or require group living opportunities or the availability and provision of in-home assistance. Some residents suffer from disabilities that require living in a supportive or institutional setting. There are a number of housing types appropriate for people living with a developmental disability: rent subsidized homes, licensed and unlicensed single-family homes, inclusionary housing, Section 8 vouchers, special programs for home purchase, HUD housing, and SB 962 homes. The design of housing-accessibility modifications, the proximity to services and transit, and the availability of group living opportunities represent some of the types of considerations that are important in serving this need group, as well as those with a hearing, vision, and/or ambulatory disability. Special consideration should also be given to the affordability of housing, as people with disabilities may be living on a fixed income.

NEEDS OF LARGE HOUSEHOLDS

Large households are defined as those homes consisting of five or more members residing together. There is often a lack of adequately sized and affordable housing options for these households. According to the San Diego Regional Analysis of Impediments to Fair Housing Choice, there are 3,073 households in National City with

22. ACS, Table S1810: Disability Characteristics - American Community Survey 5-Year Estimates 2015-2019, 2019

23. ACS, Table S1810: Disability Characteristics - American Community Survey 5-Year Estimates 2015-2019, 2019

five or more people. Of those, 1,183 are owner-occupied and 1,890 are renter-occupied.²⁴ As of 2019, approximately 17,652 total housing units exist within the City, with only 1,608 of those units at minimum adequately sized for a five-person household (five rooms) (i.e. 9.1% of total households).²⁵

Recognizing that household overcrowding is not only measured by the number of people per household, persons per room is also used as a metric. Households which have an average of between one and 1.5 occupants per room are considered overcrowded, while households with greater than 1.5 occupants per room are considered severely overcrowded. Using these measures of overcrowding, in 2019 National City had 1,533 overcrowded units and 903 severely overcrowded units. Furthermore, 349 of the overcrowded units were owner-occupied and 1,184 were renter-occupied. 162 severely overcrowded units were owner-occupied and 741 were renter-occupied.²⁶

Lower-income persons and families often times reside together in smaller sized units to be able to afford basic necessities such as housing costs, food, clothing, medical care, and education. Lower and low to moderate income households could benefit from affordable housing programs designed to lower the cost of rent or the cost of purchasing a home, and programs that assist in educating persons on navigating the housing market. This category also includes intergenerational housing, an important cultural living pattern typically practiced by the City's residents, who face the challenges of large households as well as households with seniors, single parents, and those with disabilities.

24. San Diego Regional Analysis of Impediments to Fair Housing Choice, 2020.

25. ACS, Table DPO4: Selected Housing Characteristics - American Community Survey 5-Year Estimates 2015-2019, 2019

26. ACS, Table S2501: Occupancy Characteristics - American Community Survey 5-Year Estimates 2015-2019, 2019

NEEDS OF FARM WORKERS

Farm workers (i.e. agricultural workers) are defined as persons whose primary incomes are earned through permanent or seasonal agricultural labor, which often results in persons who depend on affordable housing options. National City does not have an accurate count of how many of these workers reside in the City due to its relatively small size, and therefore, Census data is referenced for the size of this demographic present in the City. As of 2019, approximately 130 persons work within the agriculture, forestry, fishing and hunting, and mining industry in National City and roughly 12,184 San Diego County residents work within the industry.²⁷ Based on this Census data, very few individuals employed in the agricultural industry either live in National City and commute to farms elsewhere or live and work in National City. Because a negligible portion of community residents are employed in this industry, the needs of farmworker households can be accommodated through housing programs and policies that assist lower-income households in general rather than specific programs targeting this special needs group.

NEEDS OF SINGLE PARENT HOUSEHOLDS (FEMALE-HEADED)

Single parent households, in particular female-headed families, often require special assistance such as accessible day care, health care, and other supportive services. Of the total households in National City, approximately 5,443 identify as having a female householder, with no spouse or partner present (32.7%).²⁸ Because of their low income and higher family expenses, many single parent households live in poverty. Programs that assist in acquiring housing or rent reductions

27. ACS, Table C24070: Industry by Class of Worker for the Civilian Employed Population 16 Years and Older - American Community Survey 5-Year Estimates 2015-2019, 2019

28. ACS, Table DP02: Selected Social Characteristics in the United States - American Community Survey 5-Year Estimates 2015-2019, 2019

can assist single parent households in accessing affordable housing options.

NEEDS OF THE HOMELESS

Factors contributing to the increase of homelessness include a lack of housing affordable to low- and moderate-income persons, increases in the number of persons whose incomes fall below the poverty level, reductions in public subsidies to the poor, and the de-institutionalization of the mentally ill. Homeless shelter facilities are limited in National City. Only one such facility, a domestic violence shelter for women and children, is physically located in the City. Most of the homeless shelters and services in the Southern San Diego County region are in Chula Vista. According to the Regional Task Force (RTF) on the Homeless WeAllCount (PITC) annual estimates, as of 2020, the total point in time count of those persons “living on the street” or staying in homeless shelters is estimated at 128 persons.²⁹ With the rise of homelessness in the City due to the COVID-19 pandemic and rising regional housing costs, transitional shelters, homeless shelters and services, and programs committed to assisting people with basic necessities and with gaining financial independence is more necessary than ever.

NEEDS OF MILITARY PERSONNEL

Military personnel are often constrained by lower incomes and an uncertain length of residency. Although a large percentage of National City’s work force is employed by the military, no military housing is provided in the City, and many military families live off-base due to the lack of base housing and the close proximity to the military base. As seen in Figure HE-5. Residential Centers of Working Residents in

National City, the darker, larger dot on the map centered over the coast represents the on-base housing for military personnel.

The housing needs of most military personnel based at Naval Base San Diego are met by the United States Navy. For military personnel that are not accommodated in base housing, the federal Service-Members Civil Relief Act (SCRA), signed into law in 2003, offers protections and benefits if they are relocated or activated for military duty. The SCRA affords military personnel and their families an early lease termination option, eviction protection, mortgage relief, interest rate caps, and the ability to reopen default judgments under certain circumstances. The Navy projects that by 2023 an additional roughly 10,000 military personnel will be working within National City as more personnel are stationed at Naval Base San Diego under the Pivot to the Pacific initiative.³⁰ With this population growth will be a need for housing options that are not only affordable, but provide sizing (such as ADUs) and leasing terms fitting to this demographic.

NEEDS OF COLLEGE STUDENTS

It is noted that a lack of affordable housing can impact the retention of the skilled labor of college graduates in the area which is vital to the growing economy. In National City, approximately 4,474 persons are enrolled in college or graduate school (29.6% of the total population), while approximately 22.2% of the total population holds an Associate’s degree or higher.³¹ The multitude of colleges in the San Diego region serve many students throughout all of San Diego’s jurisdictions, but cannot provide adequate on-campus housing for a majority of them. This population is often low-income and would be better served by an affordable housing stock.

³⁰. Port of San Diego, Harbor Drive Multimodal Corridor Study, Appendix F Land Use Growth Assumptions & Volume Forecasting, January 2020

³¹. ACS, Table DP02: Selected Social Characteristics in the United States - American Community Survey 5-Year Estimates 2015-2019, 2019

²⁹. Regional Task Force on the Homeless, 2020 WeAllCount Annual Report for San Diego County, <https://www.rtfhsd.org/wp-content/uploads/2020-WeAllCount-Report-8.pdf>

2.5. HOUSING CONSTRAINTS

2.5.1. NON-GOVERNMENTAL CONSTRAINTS

Market constraints refer to factors that can impact the ability of a city to maintain and improve the state of existing housing stock, limit the construction of affordable housing, and impede the preservation of affordable housing. This includes the availability of land for residential development, land and construction costs, construction financing, and mortgage and rehabilitation financing.

VACANT LAND

National City is fully developed and has very little vacant land remaining for development. According to the SanGIS 2019 parcels layer, only 1.6 percent of National City's planning area is comprised of vacant and undeveloped land.

The cost of raw land typically accounts for a large share of total housing production costs as well as the necessary improvements that must be made to a particular site. This scarcity of land presents a constraint to fair housing because the cost of demand is passed onto the homeowner or renter. This cost places unfair burden upon lower income communities, especially in National City which is known for its low AMI compared to the County. These communities are priced out of existing and new opportunities when provisions ensuring the affordability of housing are not implemented.

CONSTRUCTION MATERIALS AND LABOR COSTS

Construction materials and labor costs directly impact the price of housing. According to the Turner Center, these hard construction costs account for more than 60 percent of the total cost for residential development. For multi-family development, construction costs have increased over 25 percent (an increase of approximately \$44 per s.f.) during the past decade.

The cost of building materials can vary significantly based on the quality, size, and type of building product being used; costs can also fluctuate based on their supply and demand. Costs for wood, plastics, and composites, which are common building materials, increased by 110 percent. The Turner Center also found that Type I construction, which includes high-rise buildings that require concrete and steel, is significantly more expensive than other construction types.

Construction labor costs are also a factor in achieving affordable housing. In the case of affordable housing projects, prevailing wage requirements for labor costs of construction could effectively reduce the number of affordable units that can be achieved with public subsidies. According to the Turner Center, prevailing wage requirements can add an average of \$30 more per square foot that those without such requirements. Programs that assist in partnering with non-profits that can reduce the labor costs associated with constructing housing can potentially improve affordability of new homes.

While the cost of housing can vary based on the size and scale of the proposed development project, Table HE-15 details the average cost of new construction for a single-family home in 2019, based on nationally collected data from the National Association of Home Builder's 2019 Construction Cost Survey. The median size of a new single-family home sold in 2019 was 2,322 square feet, with the

median contract price to build was \$281,700.³² This table generally illustrates the significance of construction materials and labor in the price of housing, which are passed on to the occupant through the sale or rental price of the unit.

To mitigate increasing construction costs, this Housing Element includes programs for the City to consider additional incentives (such as increased density beyond State Density Bonus law) to promote economies of scale.

OTHER DEVELOPMENT CONSIDERATIONS

In addition to the supply of land and construction costs, developers who participated in the outreach process indicated that lender-imposed requirements and/or other requirements based on funding sources act as constraints to development. For example, developers indicated that in addition to parking standards prescribed per the local zoning code, lenders impose parking requirements, as well. Thus, while a city may reduce parking standards and anticipate higher density development as a result, developers may still be required to build parking to satisfy lender requirements. Additionally, developers expressed difficulty identifying funding sources to support mixed-income housing. Typical project financing favors market rate units or lower-income units but not always a combination of both. Developers highlighted the need for flexible development regulations and incentives to mitigate these constraints.

After project approval is granted, other factors can delay requests to obtain building permits. Market conditions and higher than anticipated construction costs can create challenges for developers to secure project financing. As a result, such issues can delay construction activities and the timely provision of housing units.

32. U.S. Census Bureau, Highlights of Annual 2019 Characteristics of New Housing, 2019, <https://www.census.gov/construction/chars/highlights.html>. Accessed August 2020

According to the Planning Division, however, projects that exhibit such delays are infrequent.

Requests to develop at densities below the density identified in the site inventory are analyzed in greater in Chapter 4: Housing Resources. During the 5th Housing Element Cycle, 10 multi-family residential/mixed-use projects were developed, summarized in Appendix E. These projects were developed between 46% to 176% of the maximum allowable densities. The site inventory assumes a general development yield of 60-65% of the maximum allowable density based on these trends. Of the 10 multi-family residential/mixed-use projects permitted during the 5th Cycle, 4 developed below the 60-65% threshold, 1 developed within the 60-56% threshold, and the remaining 5 developed above the 60-65% threshold. In general, the 60-65% threshold is consistent with the average yield seen in National City.

To the best of its ability, National City has taken into consideration non-governmental constraints, including market constraints, into the site inventory in Chapter 4: Housing Resources by selecting sites with similar characteristics to those that have been developed recently (such as parcel size, location, existing use, and zone). In addition, this Housing Element proposes a Complete Communities Incentives Program to encourage development flexibility and incentivize housing at (or above) maximum allowable densities and supplement the State Density Bonus. Density bonuses for affordable housing, together with incentives and/or concessions, can potentially lower the average cost per dwelling unit and increase the feasibility of affordable units.

HOME LOANS AND FINANCING

The availability of financing affects a person's ability to purchase or improve a home. In 2017, National City residents had applied

Table HE-17: New Construction Costs for a Single-Family Home (2019)

Single Family Price and Cost Breakdown		
	Average Lot Size:	22,094
	Average Finished Area:	2,594
I. Sale Price Breakdown	Average	Share of Price
A. Finished Lot Cost (including financing cost)	\$89,540	18.5%
B. Total Construction Cost	\$296,6652	61.1%
C. Financing Cost	\$8,160	1.7%
D. Overhead and General Expenses	\$23,683	4.9%
E. Marketing Cost	\$4,895	1.0%
F. Sales Commission	\$18,105	3.7%
G. Profit	\$44,092	9.1%
Total Sales Price	\$485,128	100.0%
II. Construction Cost Breakdown	Average	Share of Construction Cost
I. Site Work (sum of A to E)	\$18,323	6.2%
A. Building Permit Fees	\$5,086	1.7%
B. Impact Fee	\$3,865	1.3%
C. Water & Sewer Fees Inspections	\$4,319	1.5%
D. Architecture, Engineering	\$4,335	1.5%
E. Other	\$729	0.2%
II. Foundations (sum of F to G)	\$34,850	11.8%
F. Excavation, Foundation, Concrete, Retaining Walls, and Backfill	\$33,511	11.3%
G. Other	\$1,338	0.5%
III. Framing (sum of H to L)	\$51,589	17.4%

for approximately 360 conventional home purchase loans and 314 Government-Backed home purchase loans. Per the 2020 San Diego Regional Analysis of Impediments to Fair Housing Choice, one of the highest rates of withdrawn/closed applications was seen in National City, which is also one of the cities with the lowest approval rates. Withdrawn or closed applications can be indicative of a lack of knowledge about the home buying and lending process.³³ Historically, low numbers of loans have been approved for National City households that have applied for conventional, government backed, refinance, and home improvement loans. The ability to maintain housing can often depend on the ability of households to obtain home improvement loans for repairs and upgrades. The median sale price of new single-family homes sold in 2019 across the U.S. was \$321,500, while the average sale price was \$383,900.³⁴ Programs that assist residents in being granted these types of loans may assist in maintaining the quality of current housing stock and in helping residents purchase affordable housing, especially those who have historically been denied loans due to previous financial or socioeconomic history. Recommendations to address barriers to loans and financing are identified in Appendix A.

2.5.2. GOVERNMENTAL CONSTRAINTS

Government Code Section 65583(a)(6) requires “An analysis of potential and actual nongovernmental constraints upon the maintenance, improvement, or development of housing for all income levels, including the availability of financing, the price of land, and the cost of construction.”³⁵

33. SANDAG, San Diego Regional Analysis of Impediments to Fair Housing Choice, July 2020

34. U.S. Census Bureau, Highlights of Annual 2019 Characteristics of New Housing, 2019, <https://www.census.gov/construction/charts/highlights.html?> Accessed August 2020

35. Government Code Title 7. Planning and Land Use [65000-66499:58] Division 1. Planning and Zoning [65000 - 66301], Chapter 3. Local Planning [65100 - 65763], Article 10.6. Housing Elements [65580 - 65589:11]. 65583.

Table HE-15: New Construction Costs for a Single-Family Home (2019) (Cont.)

Single Family Price and Cost Breakdown		
II. Construction Cost Breakdown (Cont.)	Average	Share of Construction Cost
H. Framing (including Roof)	\$40,612	13.7%
I. Trusses (if not included above)	\$6,276	2.1%
J. Sheathing (if not included above)	\$3,216	1.1%
K. General Metal, Steel	\$954	0.3%
L. Other	\$530	0.2%
IV. Exterior Finishes (sum of M to P)	\$41,690	14.1%
M. Exterior Wall Finish	\$19,319	6.5%
N. Roofing	\$9,954	3.4%
O. Windows and Doors (including garage door)	\$11,747	4.0%
P. Other	\$671	0.2%
V. Major Systems Rough-ins (sum of Q to T)	\$43,668	14.7%
Q. Plumbing (except features)	\$14,745	5.0%
R. Electrical (except features)	\$13,798	4.7%
S. HVAC	\$14,111	4.8%
T. Other	\$1,013	0.3%
VI. Interior Finishes (sum of U to AE)	\$75,259	25.4%
U. Insulation	\$5,184	1.7%
V. Drywall	\$10,634	3.6%
W. Interior Trims, Doors, and Mirrors	\$10,605	3.6%

Table HE-15: New Construction Costs for a Single-Family Home (2019) (Cont.)

Single Family Price and Cost Breakdown		
II. Construction Cost Breakdown (Cont.)	Average	Share of Construction Cost
X. Painting	\$8,254	2.8%
Y. Lighting	\$3,437	1.2%
Z. Cabinets, Countertops	\$13,540	4.6%
AA. Appliances	\$4,710	1.6%
AB. Flooring	\$11,998	4.0%
AC. Plumbing Fixtures	\$4,108	1.4%
AD. Fireplace	\$1,867	0.6%
AE. Other	\$923	0.3%
VII. Final Steps (sum of AF to AJ)	\$20,116	6.8%
AF. Landscaping	\$6,506	2.2%
AG. Outdoor Structures (deck, patio, porches)	\$3,547	1.2%
AH. Driveway	\$6,674	2.2%
AI. Clean-Up	\$2,988	1.0%
AJ. Other	\$402	0.1%
VIII. Other	\$11,156	3.8%
Total	\$296,652	100.0%

Source: National Association of Home Builders (NAHB), Cost of Constructing a Home: Special Studies - 2019 Construction Cost Survey, (February 3, 2020), [https://www.nahbclassic.org/generic.aspx?genericContentID=260013#":text=Construction%20Cost%20survey-, Construction%20Costs,is%20%24237%2C760%20\(Table%203\).](https://www.nahbclassic.org/generic.aspx?genericContentID=260013#)

*Note: These results are national averages; the survey sample is not large enough for a geographic breakdown. Building practices, the cost of labor, the cost of land, and to some extent the cost of materials can vary from place to place and depend on the nature of the particular home being built. Although the survey can provide a broad idea of construction costs for the average new single-family home, it is not a perfect tool for estimating costs for a particular house.

Actions the City can take to impact the pricing, adequacy, and availability of housing include reducing costs and constraints associated with land use controls, site improvement requirements, building codes, fees, and other programs.

LAND USE CONTROLS

The City of National City controls the type, location, density, scale, and character of residential development in land use and zoning codes found in the municipal code, General Plan, and specific plans. These materials, including the officially adopted zoning map illustrating the applicable zoning district for each parcel within the City, are publicly accessible via National City's website <https://www.nationalcityca.gov>.

The Land Use Element of the General Plan and corresponding specific plans and zoning districts provide for a full range of residential and mixed-use types and densities throughout the city. The specific plans have significantly increased the potential residential capacity beyond that of the previous plans and have effectively reduced governmental constraints to housing development in the area of land use controls.

National City's lack of vacant land is the primary constraint to accommodating future growth; however, under-developed sites (especially in the specific plan areas, mixed-use zones, and higher density residential zones) offer opportunities for redevelopment at higher densities to increase the supply of housing.

RESIDENTIAL DEVELOPMENT STANDARDS & ZONING

Existing development standards in National City allow for higher density development, but vacant land available for new multifamily developments is uncommon due to the developed state of the City. A majority of the city is composed of single-family residences, and existing development standards no longer provide opportunities

for these types of buildings to be built in large quantities due to a decrease in land availability.

The City's residential standards impact housing costs and affordability through lot coverage requirements, building height limitation, densities, and other requirements. Over the last decade, development standards have been changed to increase accessibility to higher density development to attract development of residential units.

The zoning districts that allow single and multi-family residential development in the City of National City include:³⁶

- » **Large Lot Residential (RS-1).** The purpose of the RS-1 zone is to provide for areas of single-family detached residences on large lots (ten thousand square feet minimum and a density of up to five dwelling units per acre).
- » **Small Lot Residential (RS-2).** The purpose of the RS-2 zone is to provide for areas of single-family detached residences on small lots (five thousand square feet minimum and a density of six to nine dwelling units per acre).
- » **Medium-Low Density Residential (RS-3).** The purpose of the RS-3 zone is to provide for low-rise, medium-low density (10 to 15 units per acre) single-family attached and multiple family residential areas. The RS-3 zone is intended to retain characteristics found in the single-family zones, such as private yards and patios and privately maintained open space.
- » **Residential Single-Family (RS-4).** The purposes of the RS-4 zone are to provide for areas of single-family attached and detached homes on minimum lot sizes of two thousand five hundred square feet; and to provide for small lot single-family development within the Westside Specific Plan area. The RS-4 zone permits one attached or detached single-family dwelling for each full two

36. National City, Municipal Code, Chapter 18.21 Residential Zones, Section 18.21.010 Purpose

thousand five hundred square feet of lot area provided there is no more than one single-family residence for each two thousand five hundred square feet of lot area. It also allows for the continuation of the existing mixture of housing types and encourages infill with single-family zones on vacant properties and where existing parcels may be further subdivided as provided herein.

» **Medium Density Multi-Unit Residential (RM-1).** The purpose of the RM-1 zone is to provide for low-rise, medium density (sixteen to twenty-three dwelling units per acre) multiple family residential areas. The RM-1 zone is a transitional zone between higher density residential uses and lesser intensity single-family areas.

» **High Density Multi-Unit Residential (RM-2).** The purpose of the RM-2 zone is to provide for low- to mid-rise, high density (twenty-four to forty-eight dwelling units per acre) multiple family residential.

» **Very High Density Multi-Unit Residential (RM-3).** The purpose of the RM-3 zone is to provide for mid- to high-rise, very high density (forty-nine to seventy-five dwelling units per acre) multiple family residential.

Zoning regulations and development standards for these and other districts are detailed in Title 18 - Zoning of the City's Municipal Code, which is publicly accessible via National City's official website <https://www.nationalcityca.gov/>. Key development standards that affect residential development are summarized in Table HE-17 and Table HE-18.

Heights are relative to the existing land uses and developments within National City, and there are currently no open space requirements for single-family residential zones. Open space shall be provided for the exclusive use of the occupants of a multi-unit residential building of three or more units based on the standards within Section 18.41.040, where common usable open space shall be required in a minimum amount of three hundred square feet per dwelling unit; private open

space substitution development standards are also included in Section 18.41.040. Unit sizes are dictated on the minimum lot sizes and maximum density requirements for each of the zones and the 75% minimum lot coverage requirement.

These development standards may necessitate the addition of housing programs that will assist in developing homes on lots that are smaller than the required development standards listed above, assist in easing the process of developing accessory dwelling structures, and assist in lot consolidation to improve the number of sites that can be developed in housing.

OFF-STREET PARKING REQUIREMENTS

Parking requirements can impact the affordability of developing residential units through the use of expensive land for an off-site parking spot, the cost of which is rolled into the overall costs of the residential development. Parking requirements also decrease the amount of space that would otherwise be available for development into a habitable space.

The City's off-street parking requirements are based on land use and zoning requirements. A list of parking requirements in the Municipal Code are shown in Table HE-17. Section 18.45.080 of the Municipal Code includes options for development projects to satisfy the off-street parking requirements, including:

- » The Planning Commission has the quasi-judicial authority to approve a reduction in the amount of off-street parking spaces that would otherwise be required by National City zoning laws, subject to the following considerations:
 - » Project applicants must demonstrate to the Planning Commission that a reduction in spaces would not negatively affect the surrounding areas, and that the parking spaces are

Table HE-18: Residential Development Standards

Development	Requirement by Zoning District						
	RS-1	RS-2	RS-3	RS-4	RM-1	RM-2	RM-3
Minimum setbacks, Primary structure							
Front	20'	20'	15'	10'/15'(a)	15'	10'	10'
Side—Interior	5'	5'	5'	3/0(b)	5'	5'	5'
Side—Exterior	10'	10'	5'	10'(a)	5'	5'	10'
Rear	25'	25'	10'	15'	5'	5'	5'
Minimum setbacks, Accessory structure							
Front	20'	20'	15'	10'/15'(c)	15'	10'	10'
Side—Interior	5'	5'	5'	3'	5'	5'	5'
Side—Corner	5'	5'	5'	10'	5'	5'	5'
Rear	5'	5'	5'	3'	5'	5'	5'
Detached building separation	5'	5'	5'	6'	5'	5'	5'
Number of detached buildings	3 per full 5,000 ft ² of lot area	3 per full 5,000 ft ² of lot area	3 per full 5,000 ft ² of lot area	3			
Minimum lot area	10,000 SF	5,000 SF	5,000 SF	2,500 SF	5,000 SF	5,000 SF	5,000 SF
Minimum street frontage (Standard)	60'	50'	50'	25'	50'	50'	50'
Minimum street frontage (lots on the bulb of a cul-de-sac)	36'	36'	36'	15'	36'	36'	36'
Maximum density	One du per lot	One du per lot	One du per 2,900 SF of lot area	One du for each 2,500 SF of lot area	One du per 1,900 SF of lot area	One du per 900 SF of lot area	One du per 580 SF of lot area
Minimum usable open space	N/A	N/A	N/A	N/A	See Section 18.41.040		
Maximum lot coverage	75%	75%	75%	N/A	75%	75%	75%

Table HE-16: Residential Development Standards (Cont.)

Development	Requirement by Zoning District						
	RS-1	RS-2	RS-3	RS-4	RM-1	RM-2	RM-3
Maximum height, primary structure	35'	35'	35'	35'	45'	65'	95'
Maximum stories, primary structure	2	2	3	3	4	6	9
Maximum height, accessory structure	35'	35'	35'	35'	45'	65'	95'
	Shall not exceed the number of stories or height of the primary structure.				Shall not exceed the allowed maximum height of accessory structures in adjacent zone within 100-feet of the adjacent zone.		
Maximum area (total), accessory structures—Excluding up to 400 SF of covered parking	10% of lot size (d)	10% of lot size (d)	10% of lot size (d)	None	None	None	None

Source: National City, Municipal Code, Section 18.21.040 Development Standards, Table 18.21.040 Development Standards Residential Zones, Access May 2020

not necessary to the development.

- » One factor the Planning Commission considers in requests for reducing off-street parking requirements is proximity to transit. Project applicants must demonstrate that a reduced number of parking spaces is feasible based on projected parking demand around transit hubs. A quarter-mile radius defines acceptable proximity in order to ensure that transit hubs are within a reasonable walking distance from the development. The transit hubs must already exist or will exist by the completion of the proposed project.

Parking requirements in Downtown National City are guided by the Downtown Specific Plan, which recommends such requirements as reducing parking ratios through a bonus system that assures the implementation of parking demand management programs that will result in a lower demand for parking and the ability to negotiate off-street shared parking agreements for developments in the specific plan area.

COASTAL ZONE

The Coastal Zone is generally bounded by San Diego Bay to the west, U.S. Navy facilities to the north, the marine terminal and San Diego Unified Port District to the south, and the Interstate 5 freeway on the east with a small portion east of I-5, south of 30th Street, and bordering Sweetwater River. The total area of the coastal zone in National City is 2,389 acres.³⁷ The area contains warehouses and industrial uses related to the marine terminal, as well as railroad and trolley lines, commercial uses, and wetlands. There is almost no residentially zoned land within the Coastal Zone, except for a small portion along Bay Marina Drive, due to the proximity of both port and military activities. However, there are a few remaining residential structures constructed years ago.

³⁷. SanGIS 2018 Coastal Zones Layer.

Pursuant to State law, a jurisdiction must maintain records of affordable housing in the Coastal Zone. Government Code Section 65588(d) requires the review of the housing element for jurisdictions located within a coastal zone to provide an additional analysis of units constructed, demolished and replaced within three miles of a coastal zone to ensure the affordable housing stock with the coastal zone is being protected and provided as required by Government Code Section 65590. Specifically, demolition of housing units previously occupied by low- and moderate-income households must be replaced. However, several exceptions apply:

- » The conversion or demolition of a residential structure that contains fewer than three dwelling units, or, in the event that a proposed conversion or demolition involves more than one residential structure, the conversion or demolition of 10 or fewer dwelling units.



Table HE-19: Off-Street Parking Requirements for Residential Uses – City Wide

Residential Uses	Minimum Parking Spaces Required
Dwelling, single detached (RS-1 zone)	2 covered spaces, plus one additional uncovered space per bedroom greater than four bedrooms or one additional uncovered space for dwellings greater than 2,500 SF, whichever is greater.
Dwelling, single detached (all other RS and RM zones, except within the Westside Specific Plan area)	One covered space and one uncovered space, plus one additional uncovered space per bedroom greater than four bedrooms or one additional uncovered space for dwellings greater than 2,500 SF, whichever is greater.
Dwelling, single attached	1.5 spaces per dwelling unit in a garage or carport
Dwelling, multiple	1.3 spaces per 1-bedroom dwelling unit plus 1.5 spaces per 2-bedroom or more unit, and conveniently located guest parking of 1/2 space per unit for 20 units or less, plus 1/4 space for each unit over 20. Half of the required guest parking spaces may include parking spaces on dedicated public streets along the sides of the streets that are adjacent to the site.
Mobile home parks	2 spaces per unit
Senior housing	1 space per unit plus 1 guest space for each 10 units
RS-4 (Westside Specific Plan): Units greater than 1,200 square feet	2 spaces per unit
RS-4 (Westside Specific Plan): Units less than 1,200 square feet	1.7 spaces per unit
Mixed-Uses in the MXD and MXC Zones	
Residential - studio, 1 bedroom, and 2 bedroom units	Minimum: 1 space per unit
Residential - 3 or more bedroom units	Minimum: 1.5 spaces per unit
MCR Zones in the Westside Specific Plan	
Residential units greater than 1200 square feet	1.5 spaces per unit
Residential units less than 1200 square feet	1 space per unit
SOURCE: NATIONAL CITY, MUNICIPAL CODE, 18.45.050 - OFF-STREET PARKING REQUIREMENTS BY LAND USE.	

- » The conversion or demolition of a residential structure for purposes of a nonresidential use which is either “coastal dependent” or “coastal related” uses such as visitor-serving commercial or recreational facilities, coastal-dependent industry, or boating or harbor facilities.
 - » The conversion or demolition of a residential structure located within the jurisdiction that has less than 50 acres of vacant, privately owned land available for residential use within the coastal zone or three miles from the coastal zone.
 - » The conversion or demolition of a residential structure located within the jurisdiction, where a procedure has been established to allow an applicant for conversion or demolition to pay an in-lieu fee for affordable housing development.
- State law also designates jurisdictions as exempt from coastal zone affordable housing development requirements if the total coastal zone area has less than 50 acres of land, in aggregate, available for residential use. National City has approximately 12.9 acres of vacant land potentially suitable for housing development and is thus exempt from this requirement.³⁸

BUILDING CODE

The City has adopted the 2019 Edition of the California Building Code which governs the erection, construction, enlargement, alteration, repair, moving, removal, demolition, conversion, occupancy, use, height, area, fire resistance and maintenance of all buildings and/or structures. The code is considered to be the minimum necessary to protect public health, safety, and welfare and mandated by the State of California.

The City has adopted the 2019 California Building Code mainly as the state has published it. Minor amendments have been added

³⁸. SanGIS 2021 Current Land Use Layer.

to provide additional clarification ton some of the regarding code requirements, such as:

- » Defining “existing building” as a building erected prior to the adoption of the 2019 California Building Code, or one for which a legal building permit has been issued. If more than fifty-percent of all exterior walls are removed as part of a project, the building is not an existing building.
- » Clarifying right of entry when necessary to make an inspection to enforce any of the provisions of the code, or when the Authority Having Jurisdiction has reasonable cause to believe that there exists a condition that makes such building or premises unsafe, dangerous, or hazardous.



- » Exemptions from building permits, such as playground, gymnastic and similar equipment related to Group R (residential) structures.
- » Clarifications regarding repairs exempt from permit requirements that only involve the replacement of component parts or existing work completed with similar materials only for the purpose of maintenance and do not affect any structural components or plumbing, mechanical or electrical installations. Specific exemptions include painting and decorating, installation of floor coverings, cabinet work, and outside paving on private property not within the public right-of-way.
- » Clarification that every permit issued by the Authority Having Jurisdiction shall expire by limitation and become null and void if the building or work authorized by such permit is not commenced within prescribed time frames and the process for renewal if a permit expires.

These amendments do not impose new construction standards that increase the cost of housing³⁹ beyond what is required by the 2019 California Building Code. Amendments are clerical in nature and necessary for the local administration of the building code. They do not impose a constraint to housing development.

This Housing Element contains a program for the City to amend the Municipal and Building Codes to be consistent with all the housing legislations that has passed during the 5th Housing Element Cycle. This will help to expedite a variety of housing types, incentivize affordable housing, and ease the process to approve housing.

The National City Building Department reviews building permit applications for conformance with the applicable regulations. The process for submitting and application is outlined in the City's Municipal Code and summarized on National City's official website

39. April 8, 2021 Correspondence with National City Building Official.



<https://www.nationalcityca.gov/>. Review timelines can vary based on the scale and complexity of the project, but typically the first round of plan review is completed within 30 days and includes plan reviews by the Building, Fire, Planning and the Engineering Departments. Subsequent plan submittals (plan corrections) are typically completed within turned 15 days.⁴⁰

REASONABLE ACCOMMODATIONS FOR PERSONS WITH DISABILITIES

As a part of prior Housing Element cycles, National City has adopted revisions to its Zoning Code to remove constraints for housing and housing-related improvements for persons with disabilities:

- » The Zoning Code was amended in 2011 to remove the definition of “family.” The City does not have any adopted definitions or standards that limit the number of and differentiates between related and unrelated individuals living together.
- » Wheelchair ramps and other accessory structures are permitted within all residential zones as incidental structures related to a residence.

Building procedures within the City are also required to conform to the 2019 California Building Code as adopted in Title 15 of the National City Municipal Code. Standards within the Code include provisions to ensure accessibility for persons with physical and sensory disabilities and are designed to comply with the requirements of the Americans with Disabilities Act (ADA) and State statutes.

Zoning and building codes, and the City's approach to code enforcement, allow for special features that meet the needs of persons with disabilities without the need for zoning variances. City staff is available to provide assistance regarding the procedures for special

accommodations under the City's Land Use Code. The Building Department staff is familiar with ADA requirements and accessibility standards and is available to review request for accommodation for persons with disabilities and special housing needs.

HOUSING INSPECTION AND CODE ENFORCEMENT

National City has adopted a Property Conservation and Community Appearance Code to provide for the systematic and orderly regulation of activities affecting the usefulness, quality appearance, and living environment of the community. The Property Conservation and Community Appearance Code serves to preserve and enhance residential neighborhoods and establishes procedures to minimize or eliminate blight and adverse threats to the public health, safety, and welfare caused by improper maintenance of abandoned or vacant structures, and to establish penalties and enforcement mechanisms to bring such properties into compliance.

The City has an active Housing Inspection Program which handles approximately 120 housing inspection cases a year. The Program addresses, through a public complaint response process which includes a publicly accessible web-based application called National City Connect, housing quality issues related to violations of the Housing and Safety Code which threaten occupant safety, structural integrity and sustainability of the housing stock, and environmental and economic viability of surrounding parcels and neighborhoods. The focus of the Program is to provide a timely response to public complaints from tenants and/or other impacted parties. Housing inspectors also proactively respond to outward visual signs of Health and Safety Code violations that are recognized while they are in the field. Follow-up inspections, as per existing ordinance guidance, will insure that the code violations are remedied. A wide majority of the housing cases are at properties over 40 years old, with many much older. Due to the overall age of the housing stock in National City,

⁴⁰. April 8, 2021 Correspondence with National City Building Official.

the housing and code inspectors witness deferred maintenance of roofing and structural members, flooring, plumbing, and outdated electrical systems that cannot handle the load of modern appliances.

The City is also actively monitoring the availability of grants provided periodically by the Lead Hazard Control and Healthy Homes Program



under the U.S. Department of Housing and Urban Development. Partnering non-profit organizations that work in National City have communicated interest in applying for the grants in collaboration with the City. The grants would provide substantial funding for physical inspections, assessments of housing unit conditions, repair recommendations, funding for imminent repairs, installation of updated appliances and weatherization components, and clinical assessments of household members when their health is impacted by lead-based paint and other health hazards.⁴¹

Housing inspection and code enforcement activities are necessary for the public health, safety, and welfare of National City residents and are important tools to maintain the quality of the city's housing stock. These activities do not unduly constrain housing development.

DEVELOPMENT AND PLANNING FEES

The City charges permit processing fees (i.e. service fees) and development impact fees (DIF) for the development of roads, parks, etc., while the school district charges school fees.

National City conducted a recent update to its fee schedule, and revised fees have been effective as of July 2019. The revised schedule is publicly accessible via National City's official website <https://www.nationalcityca.gov>. Table HE-20 summarizes the City's planning fees, which are charged based on the type of planning or zoning activity taking place (General Plan Amendment, Specific Plan, etc.). Table HE-21 summarizes the City's building permit fees, which are charged for residential projects based on housing type and square footage.

Impact fees are also charged to provide infrastructure and services to support new development. The Transportation Development Impact

41. May 5, 2021 Correspondence with National City Housing Authority and Neighborhood Services Department.

Fee (TDIF) is \$2,584 per residential unit. Other impact fees charged by National City for parks and recreation, library, fire/EMS, and police services total between \$1,475 to \$1,190 per residential unit. In addition to National City's fees, school fees are charged by the Sweetwater Union High School District and National School District that total approximately \$5.28 per s.f. of development. Table HE-22 provides a summary of impact fees.

While impact fees provide an importance resource to mitigate the impacts of development on infrastructure and services, The cumulative amount of the fees (planning, building, and transportation development impact) may constrain housing development and rehabilitation and limit market rate affordability due to the cost increase for each housing unit. As shown in Table HE-23, National City's fees are among the lowest in the San Diego region. They are substantially lower than neighboring jurisdictions such as the cities of San Diego and Chula Vista.

Development impact and permit processing fees are necessary for the City to continue to administer programs and support providing development services and ensure the health, safety, and welfare of its residents. In addition, fees are subject to the procedural and nexus requirements of State law. The City's fee schedule is based on a relatively recent fee study that was completed in 2018 and comprehensively reviewed over 300 city fees. Overall, fees charged by National City do not constrain housing development.

ON- AND OFF-SITE IMPROVEMENTS

National City is predominantly built out and served by existing infrastructure. Requirements for on- and off-site improvements can vary based on the design and context of the proposed development project.

For projects that undergo ministerial review and approval, site improvements are determined as a part of the development review process and building permit issuance. Site improvements must be provided by the developer in accordance with the applicable sections of the Land Use Code, General Plan, and any specific plans adopted by the City. Typical on-site improvements include:

- » Grading, drainage, and stormwater improvements in accordance with the City's Grading Ordinance;
- » Connections for wet and dry utilities in accordance with Title 14 of the Municipal Code;
- » Common usable open space of 300 s.f. per unit (for projects of three units or more units) in accordance with Title 18 of the Municipal Code; and
- » Landscaping location and plant material requirements (except for lots with zero setback requirements) in accordance with Title 18 of the Municipal Code.

Off-site improvements are generally addressed through the impact fees discussed in the previous section.

A residential development that includes a major subdivision (five or more lots) is a discretionary action that requires a recommendation of the Planning Commission and final approval from the City Council. If a multi-family housing development is proposed as a condominium project, the approval process also includes a subdivision map. For these types of projects, the City requires the construction of reasonable on- and off-site improvements pursuant to the Subdivision Map Act. Improvements must also be in accordance with the applicable sections of the Land Use Code, General Plan, Subdivision Ordinance, and any specific plans adopted by the City. At a minimum, on- and off-site improvements required of the developer typically include:

- » Grading and improvement of public and private streets and alleys, including surfacing, curbs, gutters, cross gutters, sidewalks,

Table HE-20: National City Fee Schedule - Planning
(Effective July 2019)

Fee Type	Fee
Development	
Annexation	\$4,500.00
Coastal Development Permit (without Public Hearing)	\$750.00
Coastal Development Permit (with Public Hearing)	\$3,350.00
Code Amendment	\$5,500.00
Conditional Use Permit (CUP)	\$3,700.00
Consistency Review	\$3,700.00
General Plan Amendment	\$5,500.00
Initial Study	\$1,100.00
Local Coastal Program (LCP) Amendment	\$5,500.00
Minor Use Permit	\$650.00
Planned Development Permit (PD)	\$3,700.00
Preliminary Site Plan Review (per review)	\$600.00
Request to Initiate General Plan/Specific Plan/Zoning Amendment	\$1,000.00
Specific Plan	\$6,650.00
Specific Plan Amendment	\$5,500.00
Substantial Conformance - Staff Review	\$500.00
Substantial Conformance - Council, Commission	\$750.00
Time Extension without Public Hearing (CUP, PD, Variance)	\$400.00
Time Extension with Public Hearing (CUP, PD, Variance)	\$1,100.00

Table HE-20: National City Fee Schedule - Planning (Cont.)
(Effective July 2019)

Fee Type	Fee
Variance	\$3,700.00
Zone Map Change	\$5,500.00
Subdivision	
Certificate of Compliance	\$800.00
Lot Merger	\$600.00
Street Vacation	\$4,000.00
Street Vacation Initiation	\$1,000.00
Tentative Parcel Map	\$3,000.00
Tentative Subdivision Map	\$4,000.00
Time Extension, Tentative Parcel Map	\$1,000.00
Time Extension, Tentative Subdivision Map	\$1,000.00

Note: This table reflects selected fee types and fees. For a full listing, please see the full 2019 user fee table: <https://www.nationalcityca.gov/home/showpublisheddocument?id=22590>

Source: National City, 2019 User Fee Schedule, July 2019; National City, Building Permits, Web-page, Accessed 4/15/2021 <https://www.nationalcityca.gov/government/community-development/building/building-permits#az>

Table HE-21: National City Fee Schedule - Building
(Effective July 2019)

Fee Type	Fee
Administrative	
Permit filing fee and Building division Plan fee	\$15.00
Permit Issuance	\$45.00 each
Construction & Demolition Admin fee	\$118.00 flat or each
Garage (Residential)	
Garage (attached/detached)	\$622.00 up to 750 sq. ft.
Insulation	\$207.00 each unit
Patio Cover	\$584.00 to \$685.00 per 300 sq. ft.
Photovoltaic System	\$378.00 each
Pile Foundation	
Cast in place concrete (first 10 piles)-	\$548.00 (1-10)
Driven (steel, pre-stressed concrete)	\$563.00 (1-10)
Pre-Plan Check Appointments	\$177.00 first hour, \$88.00 each additional 1/2 hour
Remodel - Residential	
500 sq. ft.	\$748.00
Additional Remodel	\$43.00 per 100 sq. ft. or portion thereof
Re-roof	
Tile/Shake – first 500 sq. ft.	\$240.00
Comp/Metal – first 500 sq. ft.	\$240.00
Roof Structure Replacement	\$648.00 first 500 sq. ft.
Room Addition	
Up to 500 sq. ft. – First Story	\$864.00
Up to 500 sq. ft. - Multistory	\$1,165.00

Table HE-21: National City Fee Schedule - Building (Cont.)
(Effective July 2019)

Fee Type	Fee
Duplication of Building Plans	\$98.73 each
Certificate of Occupancy	\$60.00 each
Temporary Certificate of Occupancy	\$187.00 each
Change of Contractor/Architect or Owner	\$128.00 each
Product Review	\$82.00 each
Supplemental Plan Check/Plan Change	\$154.86/hr.
Modular Structures	\$722.00 each
R-2 Residential – Permanent 2+ Dwellings (Apartment Dormitory, Time-share)	
Plan Check	\$2,009.79 - \$49,997.67 (1,000 – 100,000 sq. ft.)
Inspection Check	\$2,649.92 - \$15,658.72 (1,000 – 100,000 sq. ft.)
R-3 Dwellings – Custom Homes	
Plan Check	\$2,965.22 - \$11,982.68 (1,500 – 10,000 sq. ft.)
Inspection Check	\$2,492.27 - \$5,445.54 (1,500 – 10,000 sq. ft.)
R-4 Residential – Assisted Living (6-16 persons)	
Plan Check	\$2,126.34 - \$56,717.33 (1,000 – 100,000 sq. ft.)
Inspection Check	\$2,274.48 - \$20,972.16 (1,000 – 100,000 sq. ft.)

Note: This table reflects selected fee types and fees. For a full listing, please see the full 2019 user fee table. <https://www.nationalcityca.gov/home/showpublisheddocument?id=22590>

Source: National City, 2019 User Fee Schedule, July 2019 ; National City, Building Permits, Web-page, Accessed 12/29/2020 <https://www.nationalcityca.gov/government/community-development/building/building-permits#a2>

Table HE-22: National City - Development Impact Fee Schedule

Fee Type	Fee	Multifamily (4 or greater)
Facility Impact Fee¹		
Parks & Recreation	\$858.00 per unit	\$692.00 per unit
Library	\$172.00 per unit	\$139.00 per unit
Fire/EMS	\$126.00 per unit	\$102.00 per unit
Police	\$318.00 per unit	\$257.00 per unit
Transportation Impact Fee²		
Transportation Development Impact Fee (TDIF)		\$2,584.00 per unit
School Impact Fee		
National School District ³		\$1.41 per sq. ft.
Sweetwater Union High School District ⁴		\$3.87 per sq. ft.
<p>1 - National City Impact Fee Schedule, Accessed 4/15/2021 https://www.nationalcityca.gov/home/showpublisheddocument?id=25786</p> <p>2 - National City Transportation Development Impact Fees, Accessed 4/15/2021 https://www.nationalcityca.gov/home/showpublisheddocument?id=25776</p> <p>3 - National School District. E. Sanchez, personal communication, 4/20/2021.</p> <p>4 - Sweetwater Union High School District Developer Fees, Accessed 4/15/2021 http://finance.sweetwaterschools.org/developer-fees/</p>		

Table HE-23: Fee Comparison for San Diego County Jurisdictions

Jurisdiction	Single Family	Townhome (Type V Construction)	Condominium (Type III Construction)	Apartment (Type V Construction)
Carlsbad	\$42,616.78	\$23,012.02	\$17,086.21	\$16,762.04
Chula Vista	\$57,167.97	\$42,481.32	\$38,577.18	\$38,596.86
Encinitas	\$22,932.15	\$15,984.48	--	\$15,233.65
Escondido	\$37,044.15	\$31,185.86	\$29,360.35	\$29,360.35
Imperial Beach	\$15,161.22	\$11,262.71	\$9,832.14	\$21,010.37
La Mesa	\$27,442.49	\$19,242.63	\$14,248.72	\$12,906.75
Lemon Grove	\$13,563.65	\$6,259.63	\$4,870.52	\$5,106.55
National City	\$15,025.99	\$5,655.93	\$4,175.54	\$4,175.54
Oceanside	\$68,235.30	\$25,089.74	\$17,254.33	\$17,178.01
Poway	\$26,528.05	\$21,194.22	\$2,059.13	\$20,898.17
San Diego	\$155,367.00	\$103,121.73	\$95,731.81	\$97,461.70
San Marcos	\$30,761.34	\$25,588.10	\$23,410.80	\$14,184.14
Santee	\$31,313.31	\$35,083.03	\$707.96	\$1,892.94
San Diego County	\$21,797.00	\$12,793.00	\$10,900.00	\$11,156.00
Vista	\$27,546.37	\$20,804.79	\$23,176.90	\$18,608.86
Source: BIA 2019-2020 Fees Study for San Diego County				



- » Easements for natural and improved drainage facilities; and
- » Area dedicated or reserved for parks, recreational facilities, fire stations, libraries, or other public uses as deemed necessary by the City.

Dedicated streets, highways, alleys, ways, easements, rights-of-way, etc. must be designed, developed, and improved according to City Standards. Roadways are classified based on the existing and projected traffic need analyzed in the City's General Plan. These roadway classifications include Local (2 lanes), Collector (2+ lanes), and Arterial (4-6 lanes) and are identified in the adopted Circulation Element. Depending on the classification, right-of-way requirements can range from 60 feet to 100 feet with varying curb-to-curb requirements. Private streets as part of developments are considered by the City on a project-by-project basis and must meet the National City Fire Department standards.

- » ornamental street lighting, and safety devices.
- » Sufficient storm drainage and flood control facilities to carry storm runoff, both tributary to and originating within the subdivision;
- » Sanitary sewage system serving each lot or unit of the subdivision;
- » Water supply system providing an adequate supply of potable water to each lot and fire hydrants within the subdivision;
- » Fire hydrants and connections;
- » Survey monuments; and
- » Public utility distribution facilities, including gas, electric, and telephone necessary to serve each lot in the subdivision.

More detailed requirements are included in Title 17 of the Municipal Code. The City may also require the dedication of parcels of land intended for public use, including:

- » Streets, highways, alleys, ways, easements, rights-of-way, and land intended for public use;
- » Vehicular access rights from any parcel to highways or streets;
- » Private utility easements required by the various utilities;

While site improvements may add to the cost of developing residential units, they are required for the public health, safety, and welfare of residents and provision of quality housing facilities. Standards for on- and off-site improvements are identified in the Land Use Code, General Plan, and Subdivision Ordinance (if applicable) and do not unduly constrain housing development.

LOCAL PROCESSING AND PERMIT PROCEDURES

Development review and permit processing procedures are necessary steps to ensure that residential construction proceeds in an orderly manner. The following discussion outlines the level of review required for various permits and timelines associated with those reviews. The timelines provided are estimates; actual processing times may vary due to the size and complexity of the projects.

Applications for permits or other land use matters are filed with the National City's Planning Division. Procedures are outlined in Chapter 18.12 Permits and Applications of the Municipal Code. Developments consistent with the permitted and allowed land uses of Chapter 18.21 are typically processed through ministerial review. Discretionary review typically occurs for determinations that require an exercise of judgment and deliberation, such as a zoning code amendment, as opposed to merely determining that the permit request complies with a set of standards. Discretionary permit applications require review of findings prescribed in the California Environmental Quality Act (CEQA) and ordinances adopted pursuant thereto, in addition to all other requirements by the Planning Commission and/or the City Council, at a public hearing. Appendix B: Review Authority and Allowed Use Tables has been included as a part of this Housing Element to provide more detailed information on the ministerial and discretionary review process. It should be noted that prior to submitting a permit application, an applicant can request a "Pre-Application Conference" with a Planning Department staff member to review and discuss with the applicant the application, fees and time for processing the application. Actual processing time may vary due to the volume of applications and the size and complexity of the project; estimates, however, are provided below.

Single-family dwelling units are permitted within the City's residential zones. A single-family unit on an existing parcel is subject to a Building Permit to ensure compliance with zoning regulations and the engineering, building, and fire codes. Approval of a Building Permit for a single-family dwelling is a ministerial process approved by staff. Staff involved in the review process include the Building and Safety, Planning, Engineering, and Fire Departments. Processing time is approximately six to eight weeks but is highly dependent on the quality, completeness, and accuracy of the development proposal.

If the proposed single-family project requires a subdivision or varies from the development standard (i.e., variance) it would require a discretionary action that is considered by the Planning Commission. Approval is based on findings outlined in the zoning regulations and state law. Processing time for a Planning Commission hearing is approximately two months.

Multifamily residential units are permitted within the City's residential multi-family zones. Multi-family residential uses are also permitted in the City's mixed use zones, but must include a minimum ten percent of commercial floor area. Multi-family residential projects are subject to a Building Permit to ensure compliance with zoning regulations and the engineering, building, and fire codes. Approval of a Building Permit for a multi-family residential project is a ministerial process approved by staff. Staff involved in the review process include the Building and Safety, Planning, Engineering, and Fire Departments. Processing time is approximately six to eight weeks but is highly dependent on the quality, completeness, and accuracy of the development proposal.

A residential development that includes a major subdivision (five or more lots) requires a recommendation of the Planning Commission. The City Council is the final decision-making body for a major subdivision and provides approval. The basis for approval is the City's subdivision regulations, the permitted density of the underlying zone and Land Use Code, and consistency with the City's General Plan. The length of time required to process a subdivision map is variable based on the size and complexity of the project. In most cases, the approval process can be completed in two to four months.

If the multi-family housing is proposed as a condominium project the approval process also includes a subdivision map. Processing time is approximately two to four months, and the project is subject to review by the Planning Commission and the City Council.

A proposed housing project may include a General Plan Amendment and/or Rezone. This type of approval is discretionary, requiring a recommendation by the Planning Commission and final approval by the City Council. The timeline for approving a General Plan Amendment and/or Rezone is variable and depends on the applicant's ability to show that the proposal would further the City's established land use goals and complete the requisite analyses under CEQA.

Existing and new development are subject to General Design and Development Regulations that are identified in Chapter 18.40 of the Municipal Code. This section includes guidelines and standards for site planning, building design, fences and walls, landscaping, off-street parking and loading, outdoor lighting, and signage that are intended to be considered in combination with applicable zoning regulations and development standards. These design guidelines do not prescribe any particular style of architecture. Most of the current parameters included in this section are requirements for designing common usable open space, projections, pedestrian walkways, and other parameters. Specific plans such as the Downtown Specific Plan and Westside Specific Plan have their own design guidelines, as well. Design review is integrated into the development review process; however, adopting objective standards can assist with expediting review time frames and minimize subjective judgment.

Senate Bill (SB) 35 requires jurisdictions that have not made sufficient progress toward their Above-Moderate income RHNA to establish a streamlined review process for qualifying multifamily infill projects. National City is subject to provide streamlined development review and processing for proposed developments with at least 10% affordability. Currently, the City has not adopted any locally specific procedures; one of the recommended programs of this Housing Element is to adopt eligibility criteria and a checklist for applicants to request streamlined approval. Another recommended program

in this Housing Element is the development of Objective Design Standards for the purpose of streamlining review procedures.

PROVISIONS FOR A VARIETY OF HOUSING TYPES

A jurisdiction must identify adequate sites made available through appropriate zoning and development standards to encourage the development of a variety of housing types for all income levels, including multi-family rental housing, factory built housing and mobile homes, accessory dwelling units, emergency shelters, transitional housing, and supportive housing, among others.

Currently, the intent of Chapter 14.48 Municipal Code Section 18.48.0.101 is to implement the policies of the General Plan's Housing Element for developing affordable housing for households with very-low, low, and moderate incomes.

In Chapter 18.24 Municipal Code Section 18.24.010, the Code describes the purpose of mixed-use corridors and district zones as an opportunity to create vibrant, mixed-use places that support a dynamic economy, affordable housing and environmental sustainability along major roadways. These mixed-use corridors (MXC), are meant to support an environment for such developments as multi-family residential and mixed-use buildings to provide a diversity of housing choices for existing and new residents. Building standards and placements have been revised accordingly within these zones to improve the accessibility of developing more affordable residential units. Both specific plans also provide zoning for a variety of types of housing developments.

ACCESSORY DWELLING UNITS

The Municipal Code does not reflect the current Accessory Dwelling Unit (ADU) housing laws in the State of California and is

recommended to be revised to comply with State law in order to encourage the construction of more ADUs within the city during the 6th Housing Element Cycle. Recent legislation that impacts ADU development standards and increases the potential affordable housing stock through ADU development includes:

- » AB 3182 (Ting): Owners are not subject to governing documents that prohibit or unreasonably restrict renting or leasing separate interests, ADU's, junior ADU's and includes a requirement for ministerial approval of building permit applications in residential or mixed-use zone to create 1 ADU and 1 junior ADU per lot



with proposed or existing single family development if certain conditions met (existing legislation requires approval of 1 ADU or junior ADU).

- » AB 68 (Ting): Expands the definition of ADU and includes a provision that ADUs are not considered to exceed the allowable density for the lot upon which it is located. In addition, ADUs are not subject to local policies, ordinances, or programs that limit growth, and prohibits the adoption of ADU ordinances that impose lot coverage standards and minimum lot size requirements.
- » AB 881 (Bloom): Prohibits setback requirements for an existing living area or accessory structure that is converted to an ADU (or a new structure within the same place and dimensions as an existing structure). For an ADU not converted from an existing structure, setbacks are limited to 4'.
- » SB 13 (Wiecekowski): Until January 1, 2025, cities may not condition approval of ADU building permit applications on the applicant being the "owner-applicant" of either the primary dwelling unit or the ADU or impose impact fees on ADUs under 750 square feet. If a local agency does not act on an ADU application within 60 days of a completed application, the application shall be deemed approved.
- » AB 587 (Friedman): ADUs may be sold or conveyed separately from a primary residence if certain conditions are met, such as being developed by a qualified nonprofit corporation. This bill is intended to increase the ability of affordable housing organizations to sell deed-restricted ADUs to eligible low-income homeowners.
- » AB 670 (Friedman): This bill makes unlawful any HOA condition that prohibits or unreasonably restricts the construction of ADUs on single-family residential lots.
- » AB 671 (Friedman): This bill requires the jurisdictions to include plans to incentivize and promote the creation of affordable ADUs

in local Housing Elements.

- » SB 1226 (Bates): A building official has the discretion to apply the building standards that were in effect at the time a residential unit was constructed. If a building permit does not exist, the official may make a determination of when the unit was constructed and issue a retroactive building permit based on the applicable standards of that determination. This bill legalizes previously constructed and unpermitted units, which in exchange must be brought up to code and restricted at an affordable rent to very-low and low-income households.

The City permitted 5 ADUs between 2017 to 2020. Currently, the Municipal Code addresses ADUs as “Second Units” that require ministerial approval. This Housing Element includes goals and policies to promote diverse housing options in National City, including ADUs, and recommends a comprehensive Municipal Code Update to ensure that the requirements of State law are reflected in the City’s regulations. Also recommended in this Housing Element is the adoption of an ADU Ordinance that updates the Municipal Code to:

- » Add definitions for ADUs and Junior ADUs that are consistent with State law.
- » Reflect development standards (unit size, parking, etc.) that are consistent with State law.
- » Establish clear procedures for the ministerial approval of ADUs in all zones that allow residential uses, consistent with State law.

At the time of the drafting of the Housing Element, the City is in the process of developing an ADU ordinance.

EMERGENCY SHELTERS AND LOW BARRIER NAVIGATION CENTERS

Based on the 2020 Point-in-Time Count, National City has an estimated homeless population of 128 persons, including 125 unsheltered homeless. Emergency shelters provide a critical resource for individuals or families experiencing housing instability. Government Code Section 65582(d) defines an emergency shelter as “housing with minimal supportive services for homeless persons that is limited to occupancy of six months or less by a homeless person. No individual or household may be denied emergency shelter because of an inability to pay.” A Low Barrier Navigation Center is defined in Government Code Section 65660 as “a Housing First, low-barrier, service-enriched shelter focused on moving people into permanent housing that provides temporary living facilities while case managers connect individuals experiencing homelessness to income, public benefits, health services, shelter, and housing.”

Section 18.30.110 of the Municipal Code addresses Emergency Shelters. In compliance with SB 2 (effective as of January 1, 2008), emergency shelters are allowed as a permitted use without the need for a conditional use permit and are exempt from CEQA (California Environmental Quality Act). New facilities are permitted in the light industrial (IL) zone only. The City’s IL zone encompasses an area of 206 parcels totaling approximately 95 acres. Many of these properties are occupied by older industrial uses and warehouses. The IL zone provides adequate capacity to accommodate at least one shelter for the City’s unsheltered homeless. In addition, the IL zone is accessible via public transit, including the 24th Street trolley station and several bus lines. Currently, vehicle parking standards for emergency shelters are calculated based on office space plus one parking space per ten beds. Pursuant to AB 139, the Municipal Code will be amended to

revise parking requirements for emergency shelters based on staffing levels only.

In addition, the Municipal Code does not currently address the provision of Low Barrier Navigation Centers (LBNS). Pursuant to AB 101, the Municipal Code will be amended to establish LBNC development as a use by-right in areas zoned for mixed use and nonresidential zones with permitted family uses that meet requirements consistent with State law.

TRANSITIONAL/SUPPORTIVE HOUSING

Transitional housing helps transition an individual or family from a short-term emergency shelter. Government Code Section 65592 (j) defines transitional housing as “buildings configured as rental housing developments, but operated under program requirements that require the termination of assistance and recirculating of the assisted unit to another eligible program recipient at a predetermined future point in time that shall be no less than six months from the beginning of the assistance.”

Supportive housing is generally described as permanent housing linked to a range of support services. Government Code Section 65582(g) defines supportive housing as “housing with no limit on length of stay, that is occupied by the target population, and that is linked to on-site or off-site service that assists the supportive housing resident in retaining the housing, improving his or her health status, and maximizing his or her ability to live and, when possible, work in the community.”

AB 2162 requires supportive housing to be permitted by-right in zones where multifamily and mixed-use development is permitted. AB 2162 further amends Government Code Section 65583 and adds Code Section 65650 to require local entities to streamline the approval

of housing projects containing a minimum amount of supportive housing by providing a ministerial approval process, removing the requirement for CEQA analysis and removing the requirement for Conditional Use Authorization or other similar discretionary entitlements granted by the Planning Commission. Consistent with AB 2162, transitional / supportive housing is currently a permitted use by-right within all of the city’s residential and mixed-use zones and does not require discretionary review. However, the Municipal Code



will be amended to specify that applications to develop transitional / supportive housing will be reviewed within the time frames specified by State law. In addition, the Municipal Code will be amended to state that minimum parking requirements will not be imposed on transitional / supportive housing that is located within one-half mile of a public transit stop.

GROUP HOMES/RESIDENTIAL CARE FACILITIES

A “Residential care home” means a state authorized, certified, or licensed home serving six or fewer mentally disordered or otherwise handicapped persons or dependent or neglected children, and providing care on a twenty-four-hour-a-day basis, as defined in Section 5116, California Welfare and Institutions Code. Consistent with Government Code Sections 1267.8, 1566.3, and 1568.08, residential care homes of six or less people are permitted by-right in all residential and mixed-use zones.

Residential care facilities serving seven or more people are addressed in the Municipal Code as nursing homes, which are permitted by-right in all residential and mixed-use zones. The Municipal Code defines nursing homes as “the same as ‘long-term health facility.’” Long-term health facilities are defined as “an institution or premises licensed by the state and used for the housing and care of the ambulatory, aged or infirm, and offering or providing lodging, meals, nursing, dietary or other personal services.”

INSTITUTIONAL UNITS/SENIOR CARE FACILITIES

“Institutional units” mean a nursing home, home for the aged, assisted living facility, or similar institutional units. Institutional units are permitted within the Institutional Zone. Allowed uses include retirement communities and similar uses.

FACTORY BUILT HOUSING/MOBILE HOMES

The Mobile Home Park (MHP) Overlay zone provides for mobile home parks, the number of units allowed governed by the State Health and Safety Code Section 18,000 et seq. Mobile homes must be certified according to the National Manufactured Housing Construction and Safety Standards Act of 1974, and cannot have been altered in violation of applicable codes. In addition, manufactured housing installed on a permanent foundation in compliance with all applicable building regulations and Title 25 of the California Health and Safety Code is permitted in all single-family zones.

SINGLE-ROOM OCCUPANCY UNITS

A single-room occupancy (SRO) unit usually is small, between 200 to 350 square feet. These units provide a valuable source of affordable housing for individuals and can serve as an entry point into the housing market for people who previously experienced homelessness. SRO units are not specifically defined in the Zoning Code but are considered a residential use. They are permitted in the National City’s residential and mixed-use zones. Within the single-family residential zone, however, SROs of more than two units are considered “rooming and boarding houses” as defined by the Zoning Code and require a conditional use permit (CUP).

Development standards, such as prescribing a maximum density of one dwelling unit per 580 s.f. of lot area in the RM-3 zone, may create a constraint to SRO implementation and will be evaluated as a part of the Municipal Code Update.

EMPLOYEE HOUSING

The Employee Housing Act establishes zoning and permitting requirements for living quarters provided in conjunction with any work, whether or not rent is involved.

Health and Safety Code Section 17021.5 requires that accommodations for six or fewer employees are determined to be single-family structures subject to a residential land use designation. Employee housing may not be included in the definition of a boarding house, rooming house, hotel, dormitory, or similar term that differs from a family dwelling. No conditional use permit, zoning variance, or other zoning clearing can be required that is not required of a family dwelling of the same type in the same zone.

The Zoning Code does not differentiate between employee housing and residential land uses. Consequently, single-family housing that provides accommodations for employees is permitted by right in all residential and mixed-use zones; multifamily housing that provides accommodations for employees is permitted by right in all multifamily and mixed-use zones. To provide greater clarity, however, the Zoning Code will be amended to define employee housing and indicate that it is an allowed use pursuant to Health and Safety Code Section 17021.5.

Health and Safety Code Sections 1702.6 and 17021.8 relate to agricultural employee housing. Employee housing consisting of no more than 36 beds in group quarters or 12 units are deemed an agricultural use. Applications involving agricultural employee housing that meet certain criteria can also request streamlined, ministerial approval within prescribed time frames. As previously discussed, National City does not have extensive agricultural uses or operations. Urban agriculture, however, is permitted within National City's residential, mixed use, and open space zones. Currently, no

formal procedures exist for processing agricultural employee housing applications consistent with Health and Safety Code Sections 1702.6 and 17021.8. The Municipal Code will be updated to reference the Employee Housing Act.

AFFORDABLE HOUSING – STATE LAWS IMPACTING LOCAL DEVELOPMENT STANDARDS

Recent legislation that impacts residential development standards and potential affordable housing includes:

- » SB 330 (Skinner): Declares a statewide housing emergency to be in effect until January 1, 2025. To increase the production of housing, the Act: Suspends certain restrictions on the development of new housing during this period of statewide emergency and expedites local government permitting processes and time frames. The Act applies to all “housing development projects,” with a special emphasis on projects for very-low, low, and moderate income households and emergency shelters.
- » AB 686 (Santiago): The bill places requirements on Housing Elements, and revisions to Housing Elements that occur on and after January 1, 2021, to include an assessment of fair housing within the jurisdiction.
- » AB 2162 (Chiu): Requires that supportive housing be allowed by right in zones where multifamily and mixed uses are permitted, including nonresidential zones that permit multifamily uses. Minimum parking requirements for units occupied by supportive housing residents are prohibited if the development is located within 1/2 mile of a public transit stop.
- » AB 101: Requires a Low Barrier Navigation Center (LBNC) be a use by right in areas zoned for mixed use and nonresidential zones permitting multifamily uses if it meets specified requirements, including: access to permanent housing, use of a coordinated entry system (i.e. Homeless Management Information System),

and use of Housing First according to Welfare and Institutions Code section 8255. (Gov. Code, § 65662.) A LBNC is defined as a Housing First, low barrier, temporary, service-enriched shelter focused on helping homeless individuals and families to quickly obtain permanent housing. Low barrier includes best practices to reduce barriers to entry, such as allowing partners, pets, storage of personal items, and privacy (Gov. Code, § 65660.).

These laws, passed during the last housing cycle, would revise policies and processes of the City and potentially reduce governmental constraints on housing development. These laws guide the development of recommendations in this update for the 6th cycle, including the amendments to the zoning code.

DENSITY BONUS FOR AFFORDABLE HOUSING

Developers of affordable housing are entitled to a density bonus and/or equivalent concessions or incentives under certain conditions. According to Municipal Code Section 18.48.030, applications for projects meeting the minimum threshold of five units or more, the density bonus provisions set forth in Government Code Section 65915, as amended from time to time, shall apply. “Density bonus” means a density increase of up to thirty-five percent over the otherwise maximum residential density allowable by the applicable zoning designation, pursuant to State Government Code Section 65915, as amended from time to time.

Changes to State Law since the last Housing Element update in 2013 include:

- » AB 1763 (Chiu): If a developer agrees to build a housing development project in which 100% of the total units are affordable for lower income households (which can include up to 20% moderate income households), the project qualifies for an additional density bonus, limited incentives and concessions

under the Density Bonus Law, and additional height increase if located within 1/2 mile of a major transit stop.

- » AB 1934: Provides a density bonus to a commercial development if the developer enters into an agreement for partnered housing either as a joint project or two separate projects encompassing affordable housing.
- » AB 2222: Eliminates density bonuses and other incentives previously available unless the developer agrees to replace existing affordable units on a one-for-one basis. Increases the required affordability period from 30 years to 55 years for all density bonus units. Furthermore, if the units that qualified an applicant for a density bonus are affordable ownership units, as opposed to rental units, they must be subject to an equity sharing model rather than a resale restriction.
- » AB 2345 (Gonzales): Allows developers to increase their density bonuses — the number of units permissible on any plot of land — to 50%, depending on the number and level of deed-restricted affordable homes on a piece of property. Under existing density bonus law, developers are able to receive up to a maximum of a 35% bonus of allowed density. Additionally, the bill allows local governments to grant additional waivers for projects located within a half-mile of transit and which are 100% affordable, and incentivizes additional density bonus projects by reducing the maximum parking required for certain projects.⁴²
- » AB 2501: Makes changes to the timeline for processing application for a density bonus; electing to accept no density increase; and determining the value of concessions and incentives.
- » AB 2556: Clarifies the replacement requirements as established by AB 2222.
- » AB 2442: Requires a density bonus be granted for a housing development if applicant agrees to construct housing for

42. KPBS, Newsom Signs Gonzalez Incentives Bill For Affordable Housing Developers, September 28, 2020, <https://www.kpbs.org/news/2020/sep/28/newsom-signs-gonzalez-incentives-bill-for/>

transitional foster youth, disabled veterans, or homeless person. These new laws guide the recommendations for amending the provisions regarding density bonus within the Municipal Code.

2.5.3. INFRASTRUCTURE CONSTRAINTS

Another factor adding to the cost of new construction is the cost of providing adequate infrastructure: major and local streets; curbs, gutters, and sidewalks; water and sewer lines; and street lighting, all of which are required to be built or installed in new development. In most cases, these improvements are dedicated to the City, which is responsible for their maintenance. The cost of providing these facilities is borne by developers and is added to the cost of new housing units, which is eventually passed on to the home buyer or property owner.

Because National City is a largely built-out community, an extensive infrastructure system is already in place. However, there are many older parts of the City where public improvements are outdated, substandard, or not fully installed. The costs associated with infrastructure improvements will vary depending on the area in which the development proposal is located. Costs associated with upgrading infrastructure to serve a specific redevelopment project are typically paid by developers.

WATER AND SEWER PRIORITY - SECTION 65589.7

National City is predominantly built out and served by existing infrastructure, including water and sewer systems. Water service is provided by the Sweetwater Authority and sewer service is provided by the City of National City.

The Sweetwater Authority obtains water from four primary sources, which include:

- » Deep freshwater wells within National City;
- » Capture of local runoff in the Sweetwater River with subsequent storage at Loveland Reservoir in Alpine and Sweetwater Reservoir in Spring Valley;
- » San Diego Formation Wells in the lower Sweetwater River basin; and
- » Purchase of imported water delivered by the San Diego County Water Authority (San Diego CWA) and Metropolitan Water District (MWD).

The Sweetwater Authority's 2015 Urban Water Management Plan (UWMP) is intended to ensure that adequate water supplies are available to meet existing and future demands in Sweetwater's service area. In the past, Sweetwater Authority purchased approximately 56% of its water supplies from the San Diego CWA; however, the agency is planning to implement future projects, such as an expansion of an existing groundwater desalination facility, to increase local water supplies. In the future, imported water will account for approximately 34% of the agency's supply mix.

According to normal water year projections, Sweetwater Authority anticipates having adequate water supplies to meet projected demands through 2040. In the case of single or multiple dry-years, Sweetwater Authority anticipates meeting water demand by purchasing additional supplies through the San Diego CWA and implementing conservation efforts. Based on the analysis in the UMWP, adequate supply is available to accommodate the RHNA during the Housing Element planning period. Pursuant to SB 1087, the City will provide a copy of the adopted Housing Element to Sweetwater Authority within 30 days of adoption. Project-level consultation will continue, as well, to determine adequate water service.

The City of National City provides sewer service to the area generally within its corporate limits and receives inflows from the City of San

Diego and the United States Navy in route to the regional South Metro Interceptor (SMI), which conveys wastewater to the Point Loma Wastewater Treatment Plan. There are nine significant sewer basins within National City that contribute wastewater flow to the City's wastewater collection system. The City is responsible for the maintenance, operations, and management of all sewer collection systems that transport flows generated within the City.

The City's 2011 Sewer System Master Plan (2011) includes a wastewater Capital Improvement Program (CIP) that identifies a prioritized list of projects to continue to ensure reliable and cost-effective service. This list informs the citywide CIP, which undergoes annual review to ensure that the most critical maintenance needs are met. As a result, sewer capacity does not constrain development and the City's ability to accommodate the RHNA during the Housing Element planning period.

The City has adopted policies to ensure full regulatory compliance with State legislation, including SB 1087, and provide priority service for lower-income housing units. Project-level consultation will continue, as well, to determine adequate sewer service.

AB 162 FLOOD HAZARD LAND MANAGEMENT

AB 162 requires the Land Use Element to identify and annually review those areas covered by the General Plan that are subject to flooding as identified by flood plain mapping prepared by the Federal Emergency Management Agency (FEMA) or the Department of Water Resources. This Bill provides that the determination of available land suitable for urban development may exclude lands where the flood management infrastructure designed to protect the jurisdiction is not adequate to avoid the risk of flooding such that the development of housing would be impractical due to cost or other considerations. In addition, the bill requires, upon the next revision of the housing

element, on or after January 1, 2009, the Conservation Element of the General Plan to identify rivers, creeks, streams, flood corridors, riparian habitat, and land that may accommodate floodwater for purposes of groundwater recharge and stormwater management. By imposing new duties on local public officials, the bill creates a state-mandated local program.

The City's Land Use Element, Safety Element, and Housing Site Inventory all take into consideration the current infrastructure in place to protect the City from flooding from the Sweetwater River as well as the latest FEMA Federal Insurance Rate Maps (FIRM) that are periodically updated by FEMA with community input. Sites on the Site Inventory guide the development of housing in areas not prone to flooding.

2.5.4. ENVIRONMENTAL CONSTRAINTS

Environmental concerns can constrain housing by limiting developable land availability and increased costs associated with environmental impact mitigation. Since National City is an urbanized city and largely built-out, habitat constraints are minimal. Most sites are located on vacant infill or under-developed lots along existing streets in developed areas of the city; consequently, most available sites are not constrained by environmental factors such as open space, habitat, topography, soils, seismology, and geology. Several sites are located within the flood zones; however, flood control, development, and infrastructure improvements on these sites have eliminated potential flooding hazards for future development.

ENERGY CONSERVATION IN RESIDENTIAL DEVELOPMENT

Per Government Code Section 65583(a)(8), an analysis of opportunities for energy conservation with respect to residential development is required within the housing element. Cities and

counties are encouraged to include weatherization and energy efficiency improvements as part of publicly subsidized housing rehabilitation projects. These may include energy efficiency measures that encompass the building envelope, its heating and cooling systems, and its electrical system. Over the long term, these standards help residential development save in heating and cooling costs and protect the life of a home from the elements, but may present upfront costs during construction that may be passed onto the price of the home.

Per the 2011 Adopted Climate Action Plan (CAP) energy analysis, 58 percent of the total residential emissions were the result of natural gas use, and 42 percent were the result of electricity consumption. Major residential energy uses include heating, refrigeration, lighting and water heating.⁴³ National City encourages the conservation of energy in new residential development through Municipal Code 15.75.010 – 2019 California Energy Code, in which all construction of buildings where energy will be utilized shall be in conformance with the 2019 California Energy Code, California Code of Regulations, Title 24, Part 6 Energy Efficiency Standards for Residential and Nonresidential Buildings. Through the Municipal Code allowing solar photovoltaic system installation, and through the 2011 Adopted CAP energy sector measures, National City intends to reduce GHG emissions and energy consumption through conservation, use of energy-efficient technologies and use of renewable energy sources in both existing buildings and new buildings. Such measures include encouraging energy audits at the time of sale of residential properties and providing information about potential upgrades.

In addition, the California Solar Mandate, passed in 2019, is a new building code that requires newly constructed homes to have a solar photovoltaic (PV) system as an electricity source. This Code, which

went into effect on January 1, 2020, applies to both single-family homes and multi-family homes that are up to three stories high.⁴⁴ This requirement may increase housing development costs in the future and present another constraint to housing development, but would be supportive in helping the City improve its energy efficiency and use of renewable energy sources to reduce greenhouse gas emissions.

National City Municipal Code Section 15.81 Small Residential Rooftop Solar Systems details an expedited, streamlined solar permitting process for the installation of a solar energy system that is installed on a single or duplex family dwelling that complies with the Solar Rights Act and AB 2188 (Chapter 521, Statutes 2014, California Government Code Section 65850.5). National City's intention to provide this expedited permit processing is to achieve timely and cost-effective installations of small residential rooftop solar energy systems. In addition, under Municipal Code section 18.30.300 Solar Energy Systems, solar collectors are permitted outright as an accessory use to any principal use subject to the following standards: Solar collectors are not considered as "reflective roofing materials" and there is no limit to the specific percentage of roof coverage. These codes will be amended to comply with the 2019 Code to include the required housing types.

2.6. CONCLUSION

With consideration of the various housing needs and constraints faced by the community, the City's intention to provide supportive resources and consider implementing actions and programs would reduce barriers to housing development and increase opportunities

44. Energy Sage, An overview of the California solar mandate, November 7, 2019, <https://news.energysage.com/an-overview-of-the-california-solar-mandate/#:~:text=The%20California%20solar%20mandate%20is,up%20to%20three%20stories%20high>.

43. National City, Final Climate Action Plan, May 2011

to fair housing opportunities. These actions will be tracked annually through their Housing Element Annual Progress Report (APR) and annual Consolidated Annual Performance Evaluation Report (CAPER). Through the quantified objectives and milestones set by the programs of this Housing Element, National City will be able to quantitatively track its progress in addressing disparities in housing needs and opportunities, transforming areas into vibrant and opportunity-rich communities, and affirmatively furthering fair housing.



3. PUBLIC PARTICIPATION

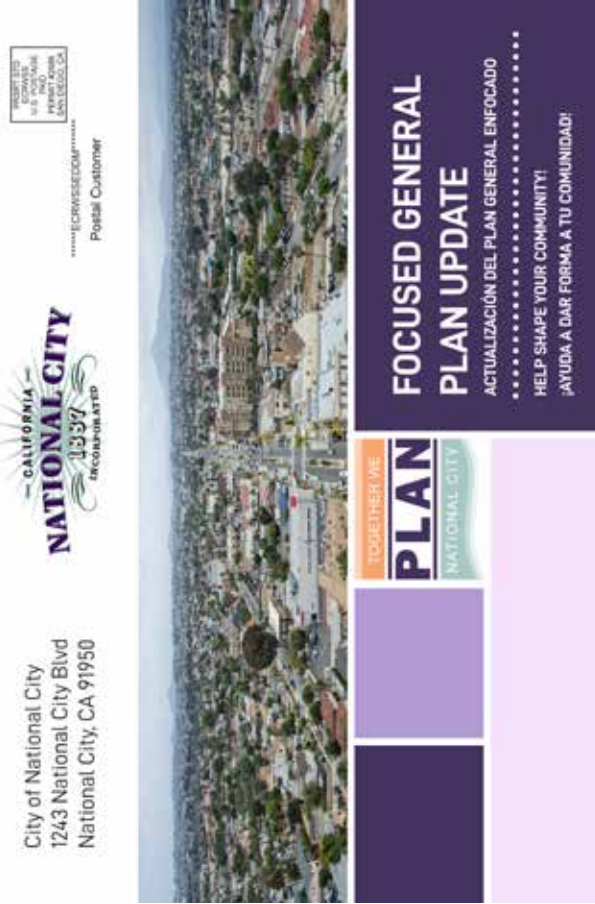
The City of National City encourages and values the participation and feedback of its residents, businesses, local agencies, partner nonprofits, developers, and other stakeholders. One of the goals of the first phase of outreach was to gather input on housing-related priorities and strategies to accommodate density.

3.1. OUTREACH SUMMARY

Three public outreach webinars for the General Plan Update were held via virtual platform on August 24, August 27, August 29, and September 9, 2020. The webinars were held on GotoWebinar. They were advertised on the project website as well as the City's social media pages and website calendar. The webinars were also promoted via the City's constant contact email list. In addition, a physical postcard was mailed to all residents and businesses with registered addresses in National City inviting them to participate in the outreach process.

The webinars featured the consultant team, WSP USA, and City staff who presented on the different elements of the Focused General Plan

Update. Each webinar included a series of live polling questions for the participants, which included questions that fed into the formation of the Housing Element. The results of the polling for Housing Element related questions are included below. A phone number was provided to participants so that Spanish speaking audience members could listen to live Spanish translations of the presentations throughout the entirety of the webinar series. City staff hosted an additional webinar on September 9, 2020 which was conducted in Spanish to provide a focused update to Spanish speaking residents. The webinar presentations were made available for playback on the City's webpage for the project. Summaries of questions participants asked during the webinars with answers from the City were also posted so that those unable to make the dates the presentations were held could review the inquiries addressed. As another outreach option for the public, office hours were made available for residents to call in and verbally ask questions in English and Spanish to the consultant team and City staff after each webinar.



An interactive public outreach survey on the platform MetroQuest was available from August 2020 to September 2020. This survey was also made available in Spanish. The survey included polls and a map marking exercise that allowed participants to both select housing types they desire the City to help develop, as well as spatially mark where they would like to see housing developed in the City in the future. The survey was marketed online on the City's website and social media pages, through an email to the City's mailing list, and through physical flyer print-outs that were posted at community hotspots and passed out through partner agencies and nonprofits. This robust marketing approach helped reach residents despite the unprecedented quarantine in effect due to the COVID-19 pandemic.

Additionally, stakeholder interviews were held with local stakeholders (See Table HE-24) to gather input, feedback, and recommendations for insight into National City's development and housing market.

3.2. RESULTS OF OUTREACH

3.2.1. ALL OUTREACH METHODS

The entire outreach process resulted in feedback that reflected concerns about growth, a desire for neighborhood improvements, a predilection for a by-right process for developing housing, and recommendations that included:

- » Identifying 8th Street and Highland Avenue as an opportunity area;
- » Encouraging density in strategic areas;
- » Coordinating new development and public improvements;
- » Promoting comprehensive parking management strategies and coordinating parking with planned transit investments;
- » Integrating key community concerns into the development of Objective Design Standards; and

- » Reducing barriers to housing development.

3.2.2. WEBINARS

The entire webinar series had 63 participants. On average, the webinar polling questions related to Housing yielded the following results:

- » Housing was the top topic area chosen as the most important to participants;
- » Housing production was prioritized by participants in the following geographic areas from highest to lowest in this order: Downtown National City, Westside/Old Town National City, Other Neighborhoods, Commercial Corridors (Highland, Plaza, 8th, and 18th Street); and
- » Housing types that participants would like to see produced were rated from highest to lowest in the following order: Accessory Dwelling Units, Low-Medium density (multifamily up to 3 stories), Medium density (multifamily up to 6 stories), Medium-High density (multifamily up to 9 stories), and High density (multifamily up to 20 stories).

3.2.3. METROQUEST SURVEY

The MetroQuest survey resulted in feedback from 200 participants, with three completing it in Spanish. Respondents were asked to provide optional demographic information at the end of the survey. The ethnic demographics of those who participated in the MetroQuest survey are reflective of the resident demographic makeup of the City; this demographic distribution was a good indicator that outreach was successful in reaching a representative subset of the city's diverse communities.

During the "Rate Housing Type" activity of the MetroQuest survey, participants were asked to rate their preference for varying levels of density in specific neighborhoods of the city. Respondents showed

an average preference for low- to medium-density housing in the Westside Specific Plan area and medium-density housing along commercial corridors. They showed a greater average preference for medium- to high-density housing in the Downtown Specific Plan area.

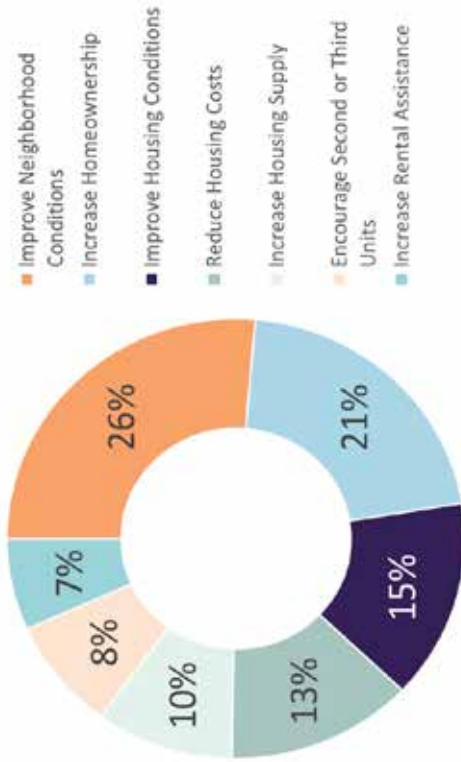
3.2.4. STAKEHOLDER INTERVIEWS

The stakeholder interviews resulted in detailed feedback that assisted in the development of recommendations for actions the city can take to reduce barriers to housing development and improve the existing housing stock. These recommendations include:

- » Reducing minimum lot requirements and allowing for higher density to be built on smaller parcels;
- » Allowing multifamily development in areas zoned for single-family development;
- » Reducing permitting and discretionary review times and fees;
- » Reducing development requirements and revising development standards, such as parking;
- » Providing programs and policies that maintain and increase affordable housing and transitional housing;
- » Prioritizing housing development in locations away from sources of pollution in order to avoid co-location issues with existing land uses; and
- » Pursuing more funding sources to fund programs that preserve affordability or build more affordable units.

Feedback from the outreach process informed and guided the development of the 6th cycle Housing Element goals, policies, and programs in Chapter 6.

Average Percent of Chips Spent



National City Focused General Plan Update

Invest in National City

WELCOME

HOUSING BUDGET

Drag coins to invest in the categories you prefer.

Currency: 10 = \$10K (x9)

1 = \$1K (x10)

What to do

Reduce Housing Costs	0	Increase Homeownership	0
Increase Rental Assistance	0	Encourage Second/Third Units	0
Increase Housing Supply	0	Improve Housing Conditions	0
Improve Neighborhood Conditions	0	Improve Housing Conditions	0

MOBILITY MARKERS

RATE HOUSING TYPES

Progress

Next Task

WRAP UP

National City Focused General Plan Update

Housing Choices

WELCOME

HOUSING BUDGET

MOBILITY MARKERS

RATE HOUSING TYPES

Progress

Next Task

WRAP UP

What choices would you like to see in Downtown National City?

Low-Medium Density

Up to 22 dwelling units per acre and up to 3 stories. Allows for town-homes and row-homes. Town-homes or row-homes may be clustered in groupings.

Please rate this image from 1 star (least preferred) to 5 stars (most preferred)

1 2 3 4 5

Downtown

Webster

Commercial Corridors

Neighborhoods

Previous

Optional Comment

Next

PLAN

Activity #3: Rate Housing Types

Participants asked to rate how much they prefer varying density levels in specific neighborhoods

SLIDE 13

Average Housing Type Rating: Low-Medium Density

Neighborhood	Average Rating	Rank
Downtown	3.38	4
Webster	3.28	5
Commercial Corridors	3.48	3
Other Neighborhoods	3.50	2
Overall Average	3.46	

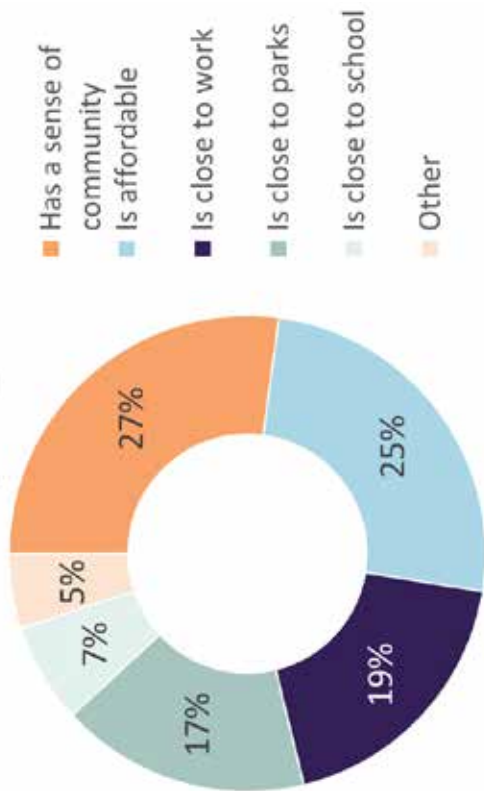
Average Housing Type Rating: High Density

Neighborhood	Average Rating	Rank
Downtown	3.17	5
Webster	2.26	6
Commercial Corridors	2.34	4
Other Neighborhoods	2.48	3
Overall Average	2.37	

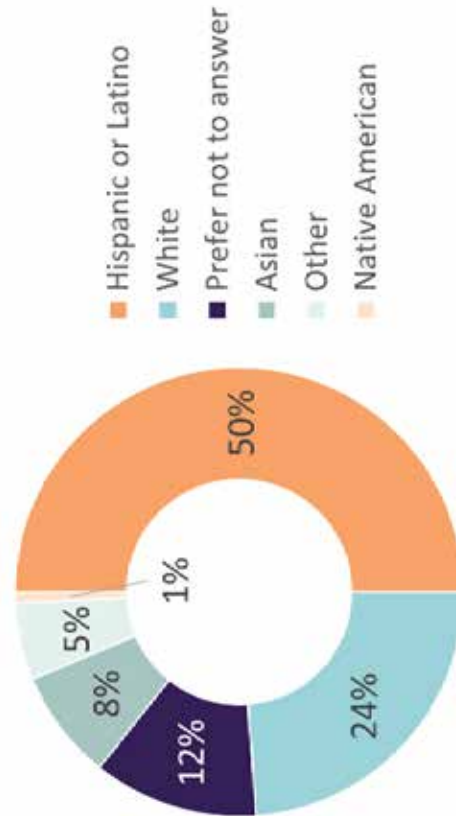
Table HE-24: List of Stakeholders Contacted and Interviewed

Name of Individual (Last, First)	Organization
Bickford, Ryan	KirE Builders
Bower, Susan	Regional Task Force on the Homeless
Breedlove, Kathy	Malick Infill
Gaspar, Stephan	KirE Builders
Engelman, Casey	Urban Housing Partners
Hernandez, Monserrat	Environmental Health Coalition
Kohler, Tamara	Regional Task Force on the Homeless
Litchney, Seth	SANDAG
Malick, Andrew	Malick Infill
Manriquez, Arnulfo	MAAC
Mardsen, Malekka	Climate Action Campaign
Martinez, Cathy	Springboard Home Loans
Mattox, Lahela	Regional Task Force on the Homeless
Mejia, Roxana	San Diego Habitat for Humanity
Nunn, Laura	San Diego Housing Commission
Rothery, Jodi	Chelsea Investment Corporation
Parent, Colin	Circulate San Diego
Pfeiler, Lori	San Diego Habitat for Humanity
Schwartz, Jacob	Urban Housing Partners
Serrano, Danny	Environmental Health Coalition
Wilson, Anne	Chelsea Investment Corporation
Vasilakis, Matthew	Climate Action Campaign

I like that my neighborhood...



Respondent Ethnic Background





4. HOUSING RESOURCES

This chapter summarizes the resources available for the development, rehabilitation, and preservation of housing in National City. The potential sites analysis includes an evaluation of vacant lands, underutilized sites, and approved and proposed residential projects identified to accommodate National City's regional housing needs goals for the planning period, 2021 through 2029. Financial resources available to support housing activities and the administrative resources available to assist in implementing the City's housing programs are also included as an inventory in this chapter.

4.1. EXISTING AFFORDABLE HOUSING RESOURCES

National City's Housing Authority provides resources and services to residents seeking affordable housing opportunities. Listed in Table HE-25 are the resources in the South Bay that accept Housing Choice Vouchers (Section 8) and additional resources such as emergency/transitional housing and shelters for residents seeking housing

assistance. National City also partners with the a local nonprofit, 2-1-1 San Diego to provide County-wide referral services to housing options for emergency shelters, transitional housing/shelters, and low-income (affordable) housing units which provides additional resources for groups such as families, youth, veterans, seniors, persons experiencing domestic violence and persons experiencing homelessness.

4.1.1. AT RISK UNITS

Assisted housing developments, i.e. a multifamily rental housing development that receives governmental assistance, are at-risk of conversion to market rate units due to termination of subsidy contracts, mortgage prepayment, or expiration of restrictions on use. Listed in Table HE-26 are units at-risk of conversion to market rate within the next ten years. Following the table is an analysis of the cost of rehabilitating or subsidizing these units to preserve their affordability, as well as options to preserve their affordability through renewing these deed-restricted units by purchasing an affordability

Table HE-25: List of Affordable Housing Resources

Name of Development	Community Served	Type of Service	Total Units
Existing			
Casa Nueva Vida II (Chula Vista)	Families	Transitional Housing where families can stay for up to 18 months	12
Granger Apartments	Seniors	Affordable Housing	180
InterCity Manor	Seniors & Persons with Disabilities	Affordable Housing	80
Morgan & Kimball Towers	Seniors & Low-Income Persons	Affordable Housing	453
National City Park Apartments I & II	Low- to Moderate-Income Persons	Affordable Housing	456
National City Collaborative Family Resource Center	Families	Service Agency	N/A
Paradise Creek Apartments	Low-Income Persons	Affordable Housing	201
Park Villas Apartments	Low-Income Persons, Families, Seniors, & Persons with Disabilities	Affordable Housing	268
Plaza City Apartments	Seniors & Persons with Disabilities	Affordable Housing	79
South Bay Community Services Shelter – Casas Seguras	Children, Youth, Families, Domestic Violence Victims, Chronic Homeless Individuals	Emergency Shelter/Transitional Shelter	N/A
Summercrest Apartments	Families	Affordable Housing	372

Table HE-25: List of Affordable Housing Resources (Cont.)

Name of Development	Community Served	Type of Service	Total Units
T.E.L.A.C.U. Southbay Manor Apartments	Seniors	Affordable Housing	75
Temporary Bridge Shelters	Adults, Veterans, Families and Single Women	Emergency Shelter/Transitional Shelter	674
Victorian Heights	Homeless women and their children who experience domestic violence	Transitional Housing	8
Vista Del Sol	Low Income Persons	Affordable Housing	132
Proposed			
Roosevelt Tower	Very-Low- to Low-Income Persons; Military families; Mixed-Income families	Affordable Housing	400
Kimball High-land Master Plan	Senior-Housing, Intergenerational Housing	Affordable Housing	145

SOURCE: SAN DIEGO COUNTY HOUSING AND COMMUNITY DEVELOPMENT SERVICES, RENTAL ASSISTANCE AND AFFORDABLE HOUSING DIRECTORY 2020; NATIONAL CITY, CAPER FY 2018-2019, SEPTEMBER 2019; SAN DIEGO HOUSING COMMISSION, CITY OF SAN DIEGO'S HOMELESS SHELTERS AND SERVICES PROGRAMS, WEBPAGE, ACCESSED APRIL 21, 2020; 211 SAN DIEGO, HOUSING RESOURCES, WEBSITE, ACCESSED APRIL 21, 2020

Table HE-26: Summary of Units At-Risk of Converting Between 2021 and 2029

Project Name	Address	Type	Number and Type of Assisted Units					No. Non-Elderly Units	No. Elderly Units	Type of Subsidy	Length of Affordability	Year of Dedication (D.)/Credit Allocation (C.A.)/Built (B.)	Earliest Date of Expiration
			Total	Extremely Low (0-30%)	Very-Low (31-50%)	Lower (51-80%)	Moderate (81-120%)						
Granger Apartments	2700 E 8th St	MF	180	0	163	17	0	180	0	Section 236 (j) (1), Project-Based Section 8	40-yr mortgage, 20-yr prepayment option	C.A. 2015	2036 (20 years from 2016)
Inter City Manor	2101 L Ave	MF	80	0	79	0	0	80	0	Section 8 HCV	40-yr mortgage, 20-yr prepayment option	B. 1971	N/A
Morgan Tower	1317 D Ave	SR	152	0	150	0	0	0	150	Section 231, Project-Based Section 8	99 years from completion of construction.	D. 2019	03/25/2118
Kimball Tower	1317 D Ave	SR	151	0	135	0	0	0	149	Section 231, Project-Based Section 8	99 years from completion of construction.	D. 2019	03/25/2118
Paradise Creek Apartments	2120 Hoover Avenue	MF	201	23	130	0	47	201	0	Low-Income Housing Tax Credits	99 years from completion of construction.	C.A. 2014	11/1/2116
Park Villas Apartments	817 Eta Street	MF	268	0	28	240	0	268	0	Low-Income Housing Tax Credits	TCAC Agreement in full force beginning 01/01/1998	C.A. 1997	12/31/2029
Plaza City Apartments	1535 E Plaza Blvd	MF	80	8	52	20	0	80	0	Low-Income Housing Tax Credits	55 years Date completed: 04/15/2008	C.A. 2006	04/15/2063
Summercrest Apartments/ Plaza Manor Apartments	2615 E Plaza Blvd	MF	372	0	115	255	0	372	0	Low-Income Housing Tax Credits	Sold to new buyer in 2014 and paid off loan; covenants remain in place	C.A. 2001	04/15/2032
T.L.A.C.U. Southbay Manor Apartments	630 E 14th St	SR	75	0	75	0	0	0	75	HUD Section 202 Supportive Housing for the Elderly program	20 years from 03/21/1996	D. 1995	08/06/2035

Table HE-26: Summary of Units At-Risk of Converting Between 2021 and 2031 (Cont.)

Project Name	Address	Type	Number and Type of Assisted Units					No. Non-Elderly Units	No. Elderly Units	Type of Subsidy	Length of Affordability	Year of Dedication (D.)/Credit Allocation (C.A.)/Built (B.)	Earliest Date of Expiration
			Total	Extremely Low (0-30%)	Very-Low (31-50%)	Lower (51-80%)	Moderate (81-120%)						
Vista Del Sol	1400-1545 Q Ave	MF	132	0	27	103	0	132	0	Low-Income Housing Tax Credits	Renewed affordability agreement.	C.A. 2017	12/31/2073
Victorian Heights	1125-37 B Ave	TH	8	0	8	0	0	0	0	N/A	N/A	D. July 2006	N/A

Source: HUDuser.gov, Low Income Housing Tax Credits query, Accessed August 2020, <https://lihtc.huduser.gov/>; affordablehousingonline.com, <https://www.affordablehousingonline.com>, https://www.lowincomehousing.us/CA/national_city.html; HomeAid San Diego, <http://www.homeaidsd.org/our-work/projects/victorian-heights/>; www.publichousing.com/; <https://www.mynewplace.com/apartment/inter-city-manor-national-city-ca-4000m5261589>; National City Housing Authority, October 2020; HUD.gov, Multifamily Assistance and Section 8 Database, Accessed October 2020, https://www.hud.gov/program_offices/housing/mfh/exp/mfhdiscl; Housing Apartments, Granger Apartments, Accessed December 2020 https://housingapartments.org/rental_detail/7056

Notes: **Not at-risk between 2021-2029 Housing Element Cycle and At-risk between 2021-2029 Housing Element Cycle**

Notes: MF = Multifamily, SR = Senior Residential, TH = Transitional Housing, N/A = Not applicable as units that can lose their affordability due to its status as a shelter or dedicated affordable residential units.

Note: *Once the 15-year affordability period is over, LIHTC owners who seek and are granted regulatory relief from the program can convert their properties to market-rate units. https://www.huduser.gov/portal/pdredge/pdr_edge_research_081712.html

covenant, or a transfer of ownership to an entity with the capacity to acquire and preserve multifamily at-risk developments. The purpose of this analysis is to determine whether replacement (new construction) or preservation (acquisition and rehabilitation, and/or direct rental subsidy commitments) will be the most economical approach to preserving at-risk units.

No at-risk units were converted to market rate during the 2019 calendar year. As of the 2019 Annual Building Activity Report Summary, National City preserved 268 at-risk units in 2019 at Fairfield Park Villas.⁴⁵ Preserved units “at-risk” of conversion to market rate uses are those units that are deed restricted to very-low and low-income households.

The Housing Element recommends implementing a program to preserve at-risk units to avoid the displacement and impact on the livelihoods of low-income residents of National City. Per Government Code Section 65583(c)(6), the program for preservation of the assisted housing developments shall utilize, to the extent necessary, all available federal, state, and local financing and subsidy programs identified in paragraph (8) of subdivision (a), except where a community has other urgent needs for which alternative funding sources are not available. The program may include strategies that involve local regulation and technical assistance.

RENT SUBSIDIES FOR PRESERVATION

The level of the subsidy required to preserve the at-risk units is estimated to equal the Fair Market Rent (FMR) for a unit minus the housing cost affordable by a very-low-income household. Based on the assumptions and estimates in Table HE-27, a total of \$444,574.40 would be required each month to maintain the at-risk units under

45. National City, Annual Building Activity Report Summary, 2019.

the tenant-based vouchers of the HCV Program, which translates to approximately \$5,334,893.00 annually to preserve the affordability of housing.

REHABILITATION-ACQUISITION

Prior research comparing the costs of new construction and acquisition-rehab has generally found that the initial development costs (land and construction) for an acquisition-rehab project are lower than the costs of new construction. However, these studies have not accounted for differences in initial unit quality. If, for example, a property developed through acquisition-rehab is of substantially lower quality than a new construction project, the costs to maintain the rehabbed project in acceptable condition over the long term may be higher than for the new construction project.⁴⁶ Rehabilitation is defined as repairs, improvements, replacements, alterations, and additions to existing properties. A survey of the City’s housing stock would assist in determining approximately how many units would benefit from rehabilitation; it can be assumed that due to the age of most residential buildings in National City, most would benefit from rehabilitation to improve the quality of the housing stock. Per the City’s CAPERS in previous years, approximately \$86,300.00 was spent to rehabilitate 5 units in 2015-2016.⁴⁷ Based on that history, it would cost approximately \$17,260.00 to renovate a single unit to acquire it in order to maintain its affordability.

46. Center for Housing Policy, Comparing the Costs of New Construction and Acquisition-Rehab In Affordable Multifamily Rental Housing: Applying a New Methodology for Estimating Lifecycle Costs, February 2013 https://nhc.org/wp-content/uploads/2017/10/CostComparison_LifeCycleUnderwriting_workingpaper.pdf

47. National City, Consolidated Annual Performance Report (CAPER) FY 2015-2016, <https://www.nationalcityca.gov/home/showdocument?id=13109>

Table HE-27: Rent Subsidies Required

Unit Size	Total Units	Fair Market Rent	Household Size	Household Annual Income	Utility Allowance	Affordable Cost (Minus Utilities)	Monthly per Unit Subsidy	Total Monthly Subsidy
Very-Low Income (50% AMI)								
Studio	0	1,120.00	1	40,450.00	185.00	1,006.63	113.38	0.00
1-BR	160	1,250.00	2	46,200.00	239.00	1,149.03	100.98	16,156.00
2-BR	400	1,620.00	3	52,000.00	291.00	1,292.73	327.28	130,910.00
3-BR	344	2,300.00	5	57,750.00	344.00	1,435.15	864.85	297,508.40
Total	904	--	--	--	--	--	--	444,574.40

Source:

1. Fair Market Rents (FMR) FY 2020 for San Diego County, CA, Zip Code 91950 are determined by HUD. https://www.huduser.gov/portal/datasets/fmr/fmrs/FY2020_code/2020summary.odt
2. San Diego County 2020 Area Median Household Income (AMI) limits set by the California Department of Housing and Community Development (HCD). <https://www.sandiegocounty.gov/sdhcd/rental-assistance/income-limits-ami/>
3. Affordable cost = 30% of household income minus utility allowance. Utilities based on San Diego County Utility Allowance, April 2020.
4. Monthly subsidy per unit is determined by the use of San Diego County set payment standards. Payment standards are used to calculate the maximum subsidy the HACSD will pay toward rent and utilities for rental units leased to families with HCVs. Under the HCV program, families are generally required to pay 30 percent of their adjusted income toward rent and utilities. The HACSD then pays the difference between the family's required contribution and the lower of (a) the payment standard and (b) the gross rent (rent plus estimated utilities) of the unit. <https://www.sandiegocounty.gov/content/sdc/sdhcd/faq/safmr.html>

Note: Number of units for National City Park Apartments sourced from Apartments.com. <https://www.apartments.com/national-city-park-apartments-national-city-ca/g37v7zz/>

Note: Number of units for Granger Apartments sources from HousingApartments.org. https://housingapartments.org/rental_detail/7056

PURCHASE OF AFFORDABILITY COVENANT

Another option to preserve the affordability of the at-risk project is to provide an incentive package to the owner to maintain the project as affordable housing. Incentives could include bonds, writing down the interest rate on the remaining loan balance, providing a lump-sum payment, and/or supplementing the rents to market levels. The feasibility and cost of this option depends on whether the complex is too highly leveraged and interest on the owner's part to utilize the incentives found in this option. By providing lump sum financial incentives or ongoing subsidies in rents or reduced mortgage interest rates to the owner, the City could ensure that some or all of the units remain affordable.

TRANSFER OF OWNERSHIP

The San Diego Housing Federation maintains a current list of public and private nonprofit corporations which have legal and managerial capacity to acquire and manage at-risk housing developments. The list is accessible on their website: <http://www.housingsandiego.org/>.

REPLACEMENT THROUGH NEW CONSTRUCTION

A variety of potential funding sources is available for replacing or subsidizing at-risk units. Due to high costs of developing and preserving housing and limitations on both the amount and uses of funds, multi-layering of funding sources may be required.

The project-based voucher (PBV) program allows PHAs that already administer a tenant-based voucher program under an annual contributions contract (ACC) with HUD to take up to 20 percent of its voucher program budget authority and attach the funding to specific units rather than using it for tenant-based assistance per 24 CFR 983.6. PHAs may only operate a PBV program if doing so is

consistent with the PHA's Annual Plan and the goal of deconcentrating poverty and expanding housing and economic opportunities [42 U.S.C. 1437f(o)(13)]. The NCHA is able to rank proposals for use of the PBV's based on a list of criteria, one of which includes the extent to which the project preserves or replaces affordable housing units at risk of non-renewal or loss of a previously committed affordable housing subsidy.⁴⁸

The construction of new low-income housing units is a means of replacing the at-risk units should they be converted to market-rate units. The cost of developing housing depends upon a variety of factors, including density, size of the units (i.e. square footage and number of bedrooms), location, land costs, and type of construction. Assuming an average development cost of \$184,501.33 per unit for multi-family rental housing, replacement of the 904 at-risk units would require approximately \$166,789,200.00 excluding land costs (See Table HE-28). When land costs and developer profits are included, the construction costs of new units can easily double.

4.1.2. HOUSING CHOICE (SECTION 8) VOUCHERS

The Housing Choice Voucher (HCV) program (formerly Section 8) is a rent subsidy program that helps low-income families and seniors pay rents of private units. HCV tenants pay a minimum of 30 percent of their income for rent and the local housing authority pays the difference up to the payment standard established by housing authority. The program offers low-income households the opportunity to obtain affordable, privately owned rental housing and to increase their housing choices. The housing authority establishes payment standards based on HUD-established Fair Market Rents (Table HE-29). The owner's asking price must be supported by comparable

⁴⁸. National City, Housing Choice Voucher (HCV) Program Administrative Plan for Fiscal Year 2020-2021

Table HE-28: Estimated New Construction Costs

Unit Size	A	B	C	D
	Total Units	Estimated Average Unit Size (sq. ft.)	Estimated Gross Building Size	Estimated Gross Building Costs
Studio	0	450	0	\$0.00
1-BR	160	600	115,200	\$18,654,000.00
2-BR	400	850	408,000	\$66,810,000.00
3-BR	344	1,200	495,360	\$81,115,200.00
Total	904	--	1,018,560	\$166,789,200.00
Average Cost per Unit:				\$184,501.33

Notes: (C) = (A) x (B) x 1.20 (i.e. 20% inflation to account for hallways and other common areas)

(D) = (C) x \$131.00 (per square foot construction costs in the West Region) x 1.25 (i.e. 25% inflation to account for parking and landscaping costs)

Source: Veronica Tam and Associates, 2020; Homeguide.com, How Much Does it Cost to Build a House?, Accessed October 2020;

rents in the area. The program participant pays any amount in the excess of the payment standard.

In accordance with the Quality Housing and Work Responsibility Act of 1998, each fiscal year the National City Housing Authority (NCHA) will reserve a minimum of seventy-five percent (75%) of its Housing Choice Voucher new admissions for families whose income does not exceed thirty percent (30%) of AMI. HUD refers to these families as extremely low-income families.⁴⁹

49. National City, Housing Choice Voucher (HCV) Program Administrative Plan for Fiscal Year 2020-2021

The Housing Authority of the City of National City administered 1,123 vouchers as of July 2019.⁵⁰ There are currently 3,736 persons on the HCV waiting list and 906 persons on the Kimball Tower waiting list as of November 2020.⁵¹ Currently, applicants have a waiting period of eight to ten years once assigned to the waiting list. Approximately 10.1% of the waitlist identifies as Black, 66.3% as Hispanic, 73.0% as White, 32% as Other, 27.1% as Senior, and 24% as Disabled. There are 480 participating landlords as of July 2020.⁵²

To be eligible, applicants must live or work within National City and must earn equal to or less than 50 percent of the San Diego Median Area Income (Table HE-30). The applicant must qualify as one of the following: a low-income senior citizen (ages 62 years or older), a low-income disabled individual, or a low-income working family (with dependent child). Highest priority goes to persons who live or work in the area served and who are elderly, veterans, disabled, or working families. Applicants require proof of income, proof of residency, the application form, and a photo identification.

The Section 8 Project-Based Housing Choice Voucher Program of the NCHA (PBV) may allocate up to 200 Housing Choice Vouchers (approximately 20 percent of the Housing Choice Voucher Program) to projects. These vouchers may be used in up to 100 percent of any given project that services elderly or disabled, up to 25 percent of multifamily projects with more than four dwelling units, and up to 100 percent of the units in projects where there is a maximum of four dwelling units per building. The NCHA may administer a separate project-based waiting list.

50. National City, Housing Choice Voucher (HCV) Program Administrative Plan for Fiscal Year 2020-2021

51. National City, Email correspondence from Housing Programs Manager of the Housing Voucher Choice Program to WSP, November 30, 2020

52. San Diego County, 2020 Regional Analysis of Impediments to Fair Housing Choice, July 2020

Table HE-29: Small Area Fair Market Rents (SAFMR) for National City (FY 2020)

Bedroom Units	1	2	3	4
SAFMRs Market Rent	\$1,250	\$1,620	\$2,300	\$2,840

Note: Small Area Fair Market Rents (SAFMRs) are FMRs calculated for ZIP Codes within Metropolitan Areas. Small Area FMRs are required to be used to set Section 8 Housing Choice Voucher payment standards in areas designated by HUD.

Housing voucher subsidies are capped based on fair market rents (FMRs) that HUD estimates each year for modest housing units in a geographic area. A family with a voucher pays about 30 percent of its income for rent and utilities, and the voucher covers the remainder up to a payment standard set by the state or local housing agency.

SOURCE: HUD, FY 2020 ADVISORY SMALL AREA FAIR MARKET RENTS LOOK UP SYSTEM FOR SAN DIEGO COUNTY, ZIP CODE 91950 (FY 2020)

Table HE-30: Annual Income Limits (FY 2020)

Family Size	1	2	3	4	5	6	7	8
Area Median Income 2020								
					\$92,700			
Extremely-Low Income 30% of Median	\$24,300	\$27,750	\$31,200	\$34,650	\$37,450	\$40,200	\$43,000	\$45,750
Very-Low Income 50% of Median	\$40,450	\$46,200	\$52,000	\$57,750	\$62,400	\$67,000	\$71,650	\$76,250
Low Income 80% of Median	\$64,700	\$73,950	\$83,200	\$92,400	\$99,800	\$107,200	\$114,600	\$122,000

SOURCE: NATIONAL CITY, SECTION 8 HOUSING VOUCHER (HCV) PROGRAM, <https://www.nationalcityca.gov/government/national-city-housing-authority/section-8-housing-choice-voucher-hcv-program>; SAN DIEGO COUNTY HOUSING AND COMMUNITY DEVELOPMENT SERVICES, 2020 AREA MEDIAN INCOME (AMI) AND ANNUAL INCOME LIMITS (FY 2020) EFFECTIVE 04/01/2020, <https://www.sandiegoCOUNTY.GOV/SDHCD/RENTAL-ASSISTANCE/INCOME-LIMITS-AMI/>

The Small Area Fair Market Rent (SAFMR) Final Rule was published on November 16, 2016 and became effective on January 17, 2017. Under the final rule, the use of Small Area FMRs is required in the administration of the HCV program for certain metropolitan areas, including San Diego-Carlsbad, CA MSA. The purpose of this rule is to establish a more effective means for HCV tenants to move into areas of higher opportunity and lower poverty by providing the tenants with a subsidy adequate to make such areas accessible and, consequently, help reduce the number of voucher families that reside in areas of higher poverty concentration.⁵³

4.2. POTENTIAL SITES FOR HOUSING

State law requires individual communities to play an active role in ensuring that enough housing is available to meet expected population growth in the County. The San Diego Association of Governments (SANDAG) is authorized to set forth specific goals for the amount of new housing that should be produced in each member jurisdiction over a specified time period. For the current Housing Element cycle, SANDAG has projected housing needs for an 8-year period from 2021 through 2029. This chapter discusses how National City will facilitate and encourage the provision of housing to meet housing goals for all economic segments during the planning period, from 2021 through 2029.

4.2.1. AVAILABLE SITES INVENTORY

Government Code Section 65583(a)(6) requires “An analysis of potential and actual non-governmental constraints upon the maintenance, improvement, or development of housing for all income levels, including the availability of financing, the price of land, and the cost of construction.” National City is largely built-out

with a limited supply of vacant, developable land; a majority of the National City’s units are accommodated through non-vacant sites.

SITE SUITABILITY ANALYSIS

Projects that were processed during the City’s 5th Cycle (2013-2020) were analyzed for key trends and informed the development of a multi-factor site suitability analysis. An evaluation was conducted for the approximately 10,339 parcels in National City to determine sites that may be available to accommodate the 2021-2029 RHNA for National City (See Table HE-31). Sites meeting one or more of the factors listed below were evaluated for inclusion in the inventory. Site selection emphasized infill and redevelopment along mixed-used corridors in the city to leverage existing zoned capacity, as well as to encourage residential development along corridors with access to transit and a walking and rolling friendly environment. Special consideration was given to the siting of lower-income sites to ensure their geographic distribution throughout the city while also providing access to supportive amenities such as education facilities and transit. The site suitability analysis led to the selection of 398 parcels, which are mapped and listed in Appendices C and D. Note that the identification of a parcel in the site inventory does not constitute a development project or proposal; it provides an assessment of the city’s capacity to support housing production consistent with State Housing Law.

REALISTIC CAPACITY

Government Code Section 65583.2(c) requires, as part of the analysis of available sites, a local government to calculate the projected residential development capacity of the sites identified in the housing element that can be realistically achieved. To determine the realistic development capacity for sites, a discount factor was derived from observed development trends within National City during the 5th

⁵³ National City, Streamlined Annual Public Housing Agency Plan for Fiscal Year 2019-2020

Table HE-31: Site Inventory – Suitability Evaluation Criteria (FY 2020)

CRITERIA	DESCRIPTION/DATA SOURCE
Vacant	The site does not include a significant structure and/or other improvement(s). Source: SanGIS 2020 Existing Land Use layer with staff verification via satellite imagery and/or field verification
Zoning and Lot Size*	The site is zoned 30 DU per acre or greater and is between 0.5 and 10 acres. Source: City of National City Zoning layer and SanGIS 2020 Parcels layer
Property Valuation	The property has a low improved value (60% or less), based on available building, land, and property valuation records from the San Diego County Assessor's Office. Source: SanGIS 2020 Parcels layer
Mobility Options and Access to Public Amenities and Services	The site is near transit, public amenities, and within a compact, walkable environment. Source: City of National City Transit Network layer, City of National City INTRACConnect Study (2020), and/or field verification
Structure Age	The primary structure on a site is over 30 years old. Source: SanGIS 2020 Parcels layer
City-Owned	The site is owned by the City and may be used for residential development. Source: SanGIS 2020 Parcels layer and the City of National City
Prior Cycle	The site was identified in a prior cycle Housing Element Inventory and has not yet developed or redeveloped. Source: City of National City 4 th and 5 th Cycle Housing Element Inventories
Development Capacity	The site has a residential development capacity greater than 25% per existing allowable zoning. Source: City of National City Zoning layer and SanGIS 2020 Parcels layer
Development Interest	The property owner has discussed the potential development (or redevelopment) of the site with National City staff, the site has been analyzed through a separate planning study that recommends its redevelopment (e.g., INTRACConnect; 24 th Street TODO), the site has a "For Sale" or "For Lease" sign, and/or the site has been entitled. Source(s): City of National City, Opportunity Zone Listings, and/or field verification
Notes: * = Only applicable for low- and very-low- Income housing sites.	



Sites with a visible "For Lease" or "For Sale" sign.



Sites without any significant improvements (vacant, per HCD's definition).



Sites with mobility options and access to public amenities and services.

Cycle and an assessment of land use controls and site improvement requirements. Case studies are included in Appendix E. General trends and the underlying rationale for the discount factors are summarized below:

Residential Zones: 65 single-family units were permitted across the City during the 5th Cycle. Development up to 60 percent of the allowable maximum is assumed within residential zones based on targeted minimum densities, lot coverage requirements, setbacks, and parking standards (i.e., RS-1, RS-2, RS-3, and RS-4). Two multifamily projects, including Vista Jardin (10 units) and Alinea Townhomes (10 units), were permitted within the city's multifamily residential zones during the 5th Cycle. The density of these projects ranged from 46 to 48 percent of the zone maximums; the average was approximately 47 percent. The rising costs of construction coupled with the increased demand for housing are anticipated to result in more efficient development at higher densities. Development up to 60 percent of the allowable maximum is assumed within multifamily residential zones (i.e., RM-1, RM-2, and RM-3).

Mixed Use Zones: Five multifamily projects were permitted and constructed within the City's mixed use zones during the 5th Cycle, including Mariner's Landing (61 units), Plaza Del Rey (15 units), The Kimball (47 units), Bella Vita (70 units), and Palm Plaza (77 units). The density of these projects ranged from 53 to 71 percent of the zone maximums; the average was approximately 60 percent. The rising costs of construction coupled with the increased demand for housing are anticipated to result in more efficient development at higher densities. Residential development up to 65 percent is assumed within mixed use zones (i.e., MXC-1, MXD-1, MXC-2, and MXD-2).

It should be noted that single-use projects are permissible within the City's mixed-use zones. Based on permit data from the 5th Cycle,

50 percent of the development within the mixed-use zones was 100 percent commercial. Of the remaining 50 percent, 35 percent was stand-alone residential and 15 percent was mixed-use including both residential and commercial. The mixed-use zones accounted for 270 units during the last planning period.

Changes in retail consumption have also been compounded by the COVID-19 pandemic; according to the report published by SANDAG titled "The San Diego Economy COVID-19 Impacts: A Year in Review" (March 2021), more retail activity is occurring online. Declining demand for brick-and-mortar retail/commercial spaces, coupled with the increasing demand for housing, are likely to result in more residential and mixed-use development in the future. The site inventory also includes a buffer to accommodate the potential loss of residential capacity due to commercial development.

Westside Specific Plan: One multifamily project was constructed within the City's Westside Specific Plan area during the 5th Cycle. The Paradise Creek Apartments provide 201 affordable units. The density of this project was approximately 176 percent of the zone maximum. One of the goals of the Westside Specific Plan is to promote a compatible mix of uses. The assumptions of the City's mixed use zones, which are similar in intent, are applied to the Westside Specific Plan area to prevent the oversampling of one project. Residential development up to 65 percent is assumed within the Westside Specific Plan area (i.e., MCR-1, MCR-2, and MCR-2 TOD).

Downtown Specific Plan: The Downtown Specific Plan area is governed primarily by Floor Area Ratio (FAR). Several development scenarios using different approaches to bulk, massing, parking, and circulation/access were developed and analyzed; these scenarios are summarized in Appendix F. The potential density for the Downtown Specific Plan area is based on the most conservative development

Table HE-32: Realistic Density – Discount Factors and Capacity Assumptions

Zone	Maximum Density	Discount Factor (Applied to Maximum Density)	Realistic Density
RS-1	4.00	0.60	2.40
RS-2	9.00	0.60	5.40
RS-3	15.00	0.60	9.00
RS-4	17.40	0.60	13.05
RM-1	23.00	0.60	13.80
RM-2	48.00	0.60	28.80
RM-3	75.00	0.60	45.00
MXC-1	48.00	0.65	31.20
MXC-2	75.00	0.65	48.75
MXD-1	48.00	0.65	31.20
MXD-2	75.00	0.65	48.75
MCR-1	24.00	0.65	15.60
MCR-2	45.00	0.65	29.25
MCR-2 TOD	60.00	0.65	39.00

program, which prioritizes at-grade parking and then maximizes the remaining allowable FAR.

Two multifamily projects were permitted within the City’s Downtown Specific Plan area during the 5th Cycle, including 8th and B (108 units) and Coachella Affordable Housing Investors (131 affordable units). The density of these projects ranged from 66 to 84 percent of the potential maximum density; the average was approximately 75 percent. More recent applications submitted for the Downtown Specific Plan area demonstrate interest in developing between 82 percent to 292 percent of the potential density. Residential development up to 80 percent of the potential density is assumed within the Downtown Specific Plan area (i.e., 1A, 1B, 2, 3, 4, 5A, 5B, 6, 7, 8, 9, 10, 12A, and 13).

Capacity calculations, based on discounted densities, were used to determine National City’s realistic development potential and ability to meet RHNA goals. Density assumptions and discount factors are summarized in Table HE-32.

SMALL SITES AND LOT CONSOLIDATION

National City has varied parcelization patterns including a number of parcels less than 0.5 acres. As shown in Table HE-33, projects such as Vista Jardin (0.28 acres), Alinea Townhomes (0.29 acres), and Plaza Del Rey (0.32 acres) have successfully developed market rate multi-family residential units on these smaller sites. Due to the scale of efficiency needed to support affordable housing, however, such sites are unlikely to accommodate lower-income units. Consistent with the Housing Element Site Inventory Guidebook (June 2020), no sites less than 0.5 acres or greater than 10 acres have been identified for lower-income housing.

Table HE-33: 5th Cycle Redevelopment Trends - Non-Vacant Sites

Project	Units	Acreage	Zone	Prior Use	Status	Affordability
Residential Zones						
Vista Jardin	10	0.28	RM-3	Single-Family Detached	Constructed	Market Rate
Alinea Townhomes	10	0.29	RM-3	Single-Family Detached	Constructed	Market Rate
Mixed Use Zones						
Mariner's Landing	61	1.84	MXC-1	Single-Family Detached	Constructed	Market Rate
Plaza Del Rey	15	0.32	MXC-2	Single-Family Detached	Constructed	Market Rate
The Kimball	47	0.88	MXC-2	Single-Family Detached	Constructed	Market Rate
Bella Vita	70	1.76	MXD-2	Vacant	Constructed	Market Rate
Palm Plaza	77	2.20	MXD-2	Vacant	Constructed	Market Rate
Westside Specific Plan						
Paradise Creek Apartments	201	1.90	MCR-2TOD	Industrial	Constructed	Lower
Downtown Specific Plan						
8th and B (Malick)	108	0.66	DSP DZ 9	Commercial	Construction in Progress	Market Rate
Coachella Affordable Housing	131	1.33	DSP DZ 5B	Commercial/Office	Construction in Progress	Lower

Prior projects have shown the ability for successful lot consolidation. Mariner's Landing consolidated 4 parcels into 1.84 acres to develop 61 market rate units. The Coachella Affordable Housing Investors project consolidated 3 parcels into 1.33 acres to support the development of 131 affordable housing units. Because lot consolidation is highly dependent on a number of variables, the site inventory included in Appendices C and D only assumes lot consolidation for contiguous parcels held by the same owner. For example, Consolidation Group AA represents 6 City-owned parcels that form one site totaling 1.49 acres and can support lower-income housing.

SUITABILITY OF NON-VACANT SITES

As previously discussed, National City is predominantly built-out with a limited supply of vacant land available for development. The site inventory relies substantially on the redevelopment of non-vacant sites to fulfill RHNA requirements, including the lower income housing. Vacant sites can only accommodate 3.4 percent of the lower income RHNA. Because the site inventory relies on non-vacant sites to accommodate more than 50 percent of the housing needs for lower-income households, findings based on substantial evidence are required to demonstrate that existing uses will not act as impediments to development and are likely to discontinue during the planning period.

Development trends, described later in this section, demonstrate the intensification of commercial and single-family uses to multi-family residential and mixed-use projects.

The Planning Division has been consulted for institutional knowledge on the development history prior development interest for key sites. Property owners for sites that contribute more than 50 units to the lower-income RHNA have also been asked to complete a survey to assess their interest in future residential development. As of the

drafting of this Housing Element (July 2021), no property owners have responded.

All non-vacant parcels were also chosen because their land value is greater than improvement value, the structure was built prior to 1990, existing uses do not include condominiums or apartments, and redevelopment can at least double the number of existing on-site

Table HE-33 summarizes multi-family residential projects that were constructed or entitled in the City's residential zones, mixed-use zones, and specific plan areas during the 5th Cycle. A majority of these projects were developed on non-vacant sites, including lower income housing projects. The Paradise Creek Apartments (201 affordable units) were developed on a formerly, non-vacant industrial site and the Coachella Affordable Housing Investors project (131 affordable units) were developed on a formerly, non-vacant commercial/office site. More information on these projects from the 5th Cycle is available in Appendix E.

During the 5th Cycle, non-vacant sites contributed approximately 579 out of 726 housing units to National City's housing stock. Existing uses that were redeveloped include:

- » Single-Family Detached;
- » Industrial;
- » Commercial; and
- » Commercial/Office.

All non-vacant parcels were chosen because the land value is greater than improvement value, the structure was built prior to 1990, existing uses are not condominiums or apartments, and redevelopment can at least double the number of existing on-site.

A majority of the currently entitled and pending projects anticipated for the 6th Cycle (discussed in subsequent sections and listed in

Table HE-34) are being developed on non-vacant sites, as well. These projects include 233 Roosevelt Tower, which will intensify an existing residential site through the construction of 400 affordable units. These projects show the continuation of residential intensification on non-vacant sites. Approximately 902 of the 1,103 proposed units for the 6th Cycle are on non-vacant sites. Uses that are anticipated to be redeveloped include:

- » Single-Family Detached;
- » Commercial;
- » Civic; and
- » Multi-Family Residential.

These projects in the housing development pipeline indicate a continuation of redevelopment and intensification trends into the 6th Cycle. In addition, the declining demand for brick-and-mortar retail/commercial spaces, coupled with the increasing demand for housing, are likely to result in more residential and mixed-use development in the future. Based on these development trends, non-vacant uses are likely to discontinue during the planning period.

ACCESSORY DWELLING UNITS

National City is anticipating the construction of ADU's to fulfill its housing needs, as well. Based on building permit records issued for ADU's between 2017-2020, an average of 3 ADU's are anticipated to be constructed per year during the 2021-2029 period. A total of 20 units are projected for the 6th Cycle. This methodology is based on guidance from HCD.

ENTITLED AND PENDING PROJECTS

Pending, approved, and permitted development projects since June 30, 2020 may be credited towards the RHNA based on affordability, unit count, and demonstrated ability to be built within the remaining

planning period. Table HE-34 summarizes several projects that have been entitled after June 30, 2020 or are pending entitlement. These units are anticipated to be constructed during the 6th Cycle. Some sites, such as E 16th St and National City Blvd, have been rough graded in anticipation of receiving final building permits.

Unit sale prices/rents have been projected based on project funding sources that require affordability (such as the Affordable Housing and Sustainable Communities program) and/or an agreement between the owner/developer and City of National City to provide affordability to lower or moderate income households. If no agreement or similar commitment has been established to require affordability, units are assumed to be market rate.

ADEQUATE SITES

In addition, to comply with the No Net Loss Law, the inventory includes an additional 20 percent capacity for the very-low-, low-, and moderate-income categories. Government Code Section 65863 (i.e., the "No Net Loss Law") requires adequate sites to be maintained to accommodate the remaining RHNA throughout the planning period.

With the 20 percent buffer accounted for, approximately 7,022 units can be accommodated on these sites based on realistic density development standards, which exceeds the 5,809 targeted RHNA share and 20 percent buffer (See Table HE-35 and Table HE-36). A majority of the sites are located within the Downtown Specific Plan and Mixed Use Districts and Corridors; these areas have been most recently rezoned to encourage residential development in higher densities. These areas also have the greatest access to transit amenities.

Table HE-34: Entitled and Pending Projects

Project/Location	Description	Existing Use	Zone	Unit Count			Affordability		
				Existing Units	Proposed Units	Net Units	Lower	Moderate	Above Moderate
E 16th St and National City Blvd	Development proposal for 201 units.	Vacant	DSP DZ 13	0	201	201	0	0	201
W 14th St and National City Blvd	Development proposal for 31 units.	Non-Vacant: Single-Family Detached	DSP DZ 12A	3	31	28	0	0	28
W 15th St and Roosevelt Ave	Development proposal for 32 units.	Non-Vacant: Commercial	DSP DZ 12B	2	32	30	0	0	30
W 16th St and National City Blvd	Development proposal for 5 units.	Non-Vacant: Commercial	DSP DZ 12B	1	5	4	0	0	4
233 Roosevelt Ave	Development proposal for 400 affordable units. Project includes an approximately 10,000 s.f. childcare facility. A portion of the project is funded through the Affordable Housing and Sustainable Communities (AHSC) grant program.	Non-Vacant: Multi-family Residential	DSP DZ 1A	2	400	398	0	0	0
National City Blvd and Plaza Blvd	Development proposal for 300 units and 13,000 s.f. of retail.	Non-Vacant: Commercial	DSP DZ 6	3	300	297	0	0	297
Kimball Way	Public-private partnership between the City of National City and Community HousingWorks for the development of 145 senior units. Project includes a senior center, health center, and specialized services and amenities. The City Council has approved an Exclusive Negotiation Agreement (ENA) with Community HousingWorks for the project.	Non-Vacant: Civic & Commercial	RM-3/MXD-2	0	145	145	0	145	0

Table HE-34: Entitled and Pending Projects (Cont.)

Project/Location	Description	Existing Use	Zone	Unit Count			Affordability		
				Existing Units	Proposed Units	Net Units	Lower	Moderate	Above Moderate
2323 D Ave	Multi-phased redevelopment proposal for the National City Park Apartments. The National City Park Apartments were originally funded through the U.S. Department of Housing and Urban Development (HUD) 221d(3) program in 1968 and have since been paid off. The site is owned by the San Diego County Building and Construction Trades Council and its Board has voted to maintain affordable housing on the site. The project owner has been strategically pursuing financial resources to preserve affordability and replace all existing units.	Non-Vacant; Multi-family Residential	RM-3	457	457	0	0	0	0
Totals				468	1571	1103	398	145	560

Table HE-35: Sites Inventory Target Capacity for Residential Development

Income Group	Percentage of AMI	RHNA Goal	Buffer	Target Capacity
Extremely-Low	0-30	387	20%	464
Very-Low	31-50	258	20%	310
Low	51-80	506	20%	607
Moderate	81-120	711	20%	853
Above Moderate	>120	3575	0%	3575
Totals		5437		5809

Table HE-36: Adequate Sites Inventory Summary

	Lower Income	Moderate Income	Above Moderate Income
	31-80% AMI	81-120% AMI	>120% AMI
RHNA Allocation Summary			
RHNA	1151	711	3575
RHNA + 20% Buffer	1381	853	3575*
Adequate Sites Inventory Summary			
Entitled and Pending Projects			
Summary of Units	398	145	560
Accessory Dwelling Units (ADUs)			
Projected ADUs	0	20	0
Residential Single-Family			
RS-1	0	0	10
RS-2	0	17	82
RS-3	0	0	2
Residential Multi-Family			
RM-1	0	2	0

Table HE-36: Adequate Sites Inventory Summary (Cont).

	Lower Income	Moderate Income	Above Moderate Income
	31-80% AMI	81-120% AMI	>120% AMI
RM-2	0	2	0
RM-3	51	10	25
Mixed Use Corridors and Districts			
MXC-1	91	35	301
MXC-2	86	39	898
MXD-2	649	321	739
Downtown Specific Plan			
1A	0	214	509
1B	229	0	136
2	0	33	199
3	0	12	64
5A	0	0	34
5B	0	55	17
6	0	0	158
7	98	0	194
9	0	0	170
10	0	0	38
12A	0	81	99
Westside Specific Plan			
RS-4	0	2	2
MCR-1	3	0	43
MCR-2	79	0	70
Totals	1684	988	4350
*Note: No 20% buffer is calculated for the Above Moderate category.			

4.2.2. PROVISIONS FOR HOUSING DEVELOPMENT

In addition to the sites inventory analysis methodology outlined above, policies, provisions, and site recommendations contained in the following plans and studies also assisted in determining the most feasible sites for inclusion in the sites inventory for the 6th cycle.

DOWNTOWN SPECIFIC PLAN (2017)

The Downtown Specific Plan has the following policies/standards to assist in adding to the supply of affordable housing units:⁵⁴

- » The preservation of housing and naturally occurring affordable housing (NOAH).
- » The reduction of parking requirements. The Specific Plan establishes a parking bonus system for off-street parking/shared parking that reduces parking requirements or awards bonus units to developers that work to reduce VMT and promote TDM.
- » The providing of a more streamlined review process. It is recommended to allow residential and/or commercial projects that are in conformance with the Municipal Code to be approved through a ministerial process. This allowance is to encourage urban infill projects by shortening the process and allowing some surety in the development review.
- » The encouragement of micro units by restructuring Developer Impact Fees (DIFs). It is recommended that the calculation of DIFs is changed to being based on square footage of the unit, rather than being based on the number of units. Changing to a square footage metric provides a greater incentive to a developer to build fewer larger units, therefore increasing the supply of smaller units.

54. National City, Downtown Specific Plan, Adopted November 2017

WESTSIDE SPECIFIC PLAN (2010)

Although the Westside Specific Plan has not been updated since before the previous Housing Element Update, it contains provisions for greater residential development that has assisted in the development of the available sites inventory.

A goal of the Westside Specific Plan specifically highlighted an area for development of affordable housing in the City:

- » Goal 3.9: Actively pursue partnerships to construct 200 affordable housing units throughout the plan area and to concentrate efforts towards meeting these affordable housing goals on parcels surrounding Paradise Creek.

Zoning in the Westside Specific Plan included the Multi-use Commercial Residential 1 and 2 (MCR-1 and MCR-2) zones, which assisted with the goal to increase housing options for a diversity of household types. The Mixed Commercial-Residential Zones are applied to areas generally bordering the RS-4 zone to transition to multi-family residential to the downtown commercial area. The MCR zones provide for multi-family development either as rental stock or home-ownership condominiums.⁵⁵ The Westside Specific Plan also considered redevelopment of underutilized lands to provide opportunities for increased use of public transit in addition to accomplishing neighborhood revitalization goals.

24TH STREET TRANSIT ORIENTED DEVELOPMENT OVERLAY (TODO) FEASIBILITY STUDY (2020)

The 24th Street Transit Oriented Development Overlay (TODO) Feasibility Study builds upon the Westside Specific Plan to strengthen the vision for the area surrounding the 24th Street Transit Center. A

55. National City, Westside Specific Plan, March 2010

primary objective of the TODO plan is to achieve a better alignment between transit infrastructure and public realm enhancements and land uses in the area through Transit-Oriented Development and Smart Growth Infill Development. A site analysis contained within the study to determine potential residential development potential for key sites was folded into the Housing Element Site Inventory for the 6th cycle.

INTRACONNECT LAND USE AND MOBILITY PLAN (2020)

The Integrating Neighborhoods with Transportation Routes for All Connections (INTRACONnect) Plan also included a brief description and accompanying map of available development areas and vacant lands identified for redevelopment.⁵⁶ Many of these vacant sites can also be considered as available sites for the residential site inventory for this housing plan update.

4.3. FINANCIAL RESOURCES

The major obstacle to addressing the under served needs is the lack of adequate funding, especially for affordable housing activities. With the dissolution of redevelopment in California and reduced State and Federal funding levels, the City's ability to address the extensive needs in the community is seriously compromised.

Two major sources of funding include HUD's Community Development Block Grant (CDBG) and HOME Investment Partnership Act (HOME) programs funds. In the City's annual Action Plan, priorities established in the Consolidated Plan form the basis for establishing objectives and outcomes for use of these funds, which often include objectives related to affordable housing and

programs geared towards housing assistance.⁵⁷ In order for National City to qualify for its CDBG and HOME entitlement funding, it must comply with an array of statutory and regulatory requirements, such as the development of the: Five-Year Consolidated Plan, Analysis of Impediments to Fair Housing Choice, Annual Action Plan, and Consolidated Annual Performance and Evaluation Report.

Other financial resources the City relies upon are development impact fees (DIFs) and planning review fees. DIFs often add a significant cost factor in affordable housing development. The amount of the fees may constrain housing development and rehabilitation and limit market rate affordability due to the cost increase for each housing unit. Updated fees being charged currently in National City were effective in July 2019, and details fees for residential types based on housing type and square footage.⁵⁸

4.4. ADMINISTRATIVE RESOURCES

A variety of public and private sector organizations have been involved in housing and community development activities in National City. These agencies are involved in the improvement of the housing stock, expansion of affordable housing opportunities, preservation of existing affordable housing, and/or provision of housing assistance to households in need. These agencies will continue to be relied upon and funded as necessary by the City throughout the current planning period to administer programs and services to support the residents of National City. Table HE-37 lists the administrative resources available to the City.

57. National City, Annual Action Plan (AAP) City FY 2018-2019, HUD Program Year 2018, June 2018.
58. National City, User Fee Schedule, Adopted October 2, 2018 – Effective January 1, 2019, Revised adopted May 21, 2019, effective July 31, 2019.

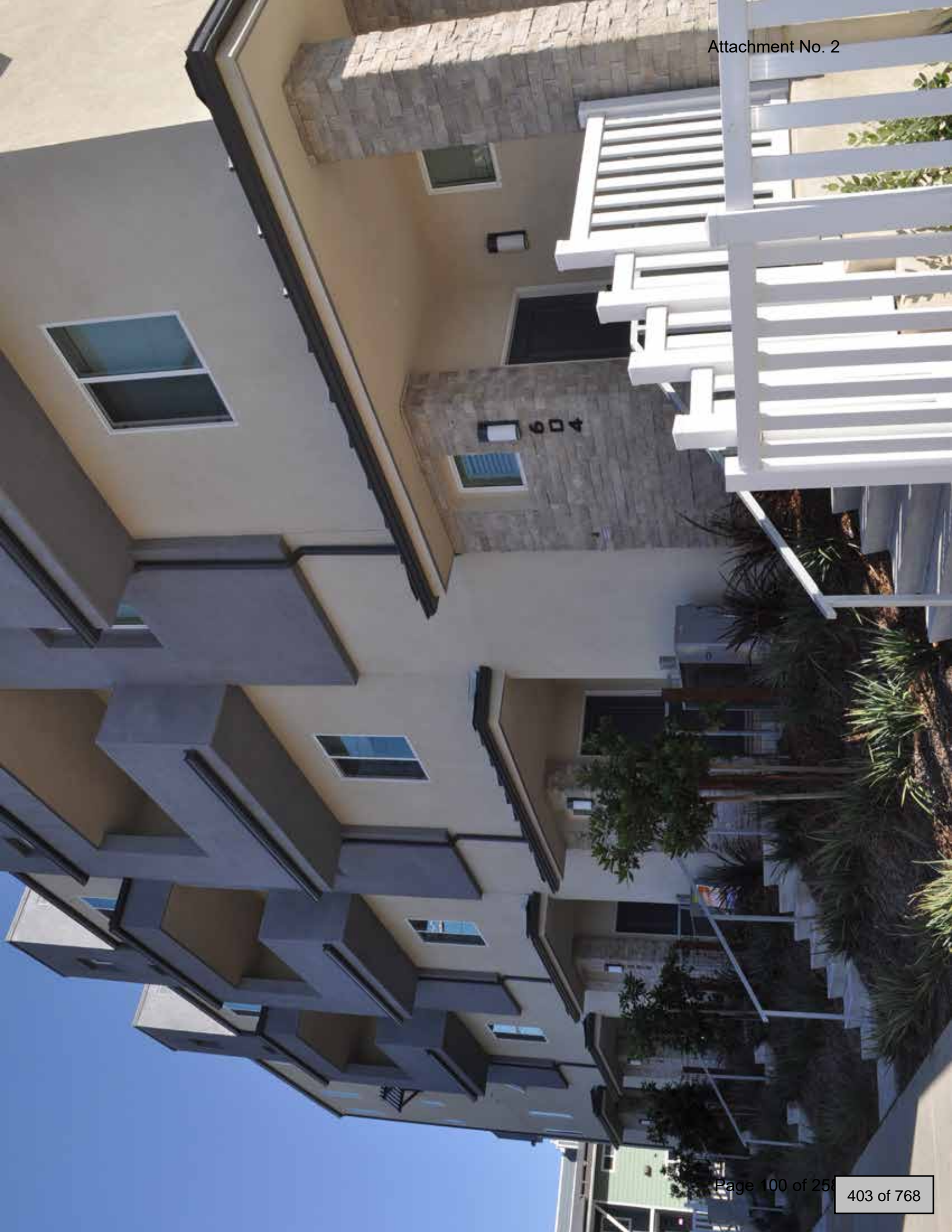
56. National City, INTRACONnect Plan, February 2020

Table HE-37: Administrative Resources

Name	Purpose	Community Served	Resources Offered
Alpha Project	Homeless Services	Provides homeless outreach services to homeless individuals and families living in National City.	Services include assistance with obtaining affordable housing; residential substance abuse treatment centers; supportive housing for people with special needs; and emergency shelter in the City of San Diego which boards National City. Participates in “WeAllCount,” San Diego’s Annual “Point-in-Time Count” of homeless persons annually.
Casa de Salud Youth Center	Youth education and community development	Provides new experiences and opportunities for youth.	Educational activities, arts, science, physical fitness, field trips, community service projects and leadership opportunities.
Community Housing Works	Affordable Housing	Low-income families	Provides financial well-being programs, health and wellness programs, educational support, and supportive housing apartments with social services.
CSA San Diego County	Fair and Equal Housing	All residents	A non-profit organization dedicated to eradicating fair housing discrimination by enforcing the Affirmatively Furthering Fair Housing regulation.
Habitat for Humanity	Developer of Affordable Housing	Low-income families	Habitat for Humanity will serve as a CHDO developer with the Acquisition Rehabilitation for Homeownership Program
Metropolitan Area Advisory Committee on Anti-Poverty (MAAC Project)	Nonprofit Organization providing housing and transitional services	Low-income families	Provides affordable homes and support services such as employment training and financial education to help achieve housing stability.
My211	Online and phone resource directory	Nexus between community organizations and people to gain access to appropriate services.	Transitional housing and affordable housing directory, information on fair housing and housing resources for seniors and the disabled.
National City Housing Authority	Housing Resources	National City residents	Expand housing opportunities to very-low, low, and moderate-income families as well as provide affordable and accessible housing for special needs populations.

Table HE-31: Administrative Resources (Cont.)

Name	Purpose	Community Served	Resources Offered
Regional Continuum of Care Council (RCCC; CoC)/ Regional Task Force on the Homeless (RTFH)	Coordinates services and funding for the homeless to move people from homelessness to permanent housing.	Homeless persons	Rehabilitation services, employment training and placement, health services, and case management to move from homelessness to transitional housing, and then to supportive/permanent housing.
San Diego Regional Alliance for Fair Housing (SDRAFF)	Fair and Equal Opportunity Housing	All residents	Promotes fair housing education, training and advocacy. Oversees the preparation of the regional Analysis of Impediments to Fair Housing Choice.
South Bay Community Services	Rental Assistance	Children, Youth, Families, Domestic Violence Victims, Chronic Homeless Individuals	Administers the City's TBRA program. Provides educational and coaching services as well as programs benefiting families.
SpringBoard CDFI	Home Loans	First time home buyers in National City with a household income from 60%-80% of AMI (low-moderate income families)	Administers the City's First-Time Homebuyer Program to provide home ownership assistance by providing up to \$70,000 for down payment/ closing costs and through coaching.
SOURCE: NATIONAL CITY, CAPER FY 2018-2019, SEPTEMBER 2019; NATIONAL CITY, CITY WEBSITE HOUSING RESOURCES DIRECTORY PAGE, ACCESSED APRIL 21, 2020; NATIONAL CITY, ANNUAL ACTION PLAN (AAP) CITY FY 2018-2019, HUD PROGRAM YEAR 2018, JUNE 2018; SAN DIEGO HOUSING COMMISSION, CITY OF SAN DIEGO'S HOMELESS SHELTERS AND SERVICES PROGRAMS, WEBPAGE, ACCESSED APRIL 21, 2020; 211 SAN DIEGO, HOUSING RESOURCES, WEBSITE, ACCESSED APRIL 21, 2020; NATIONAL CITY, DRAFT CAPER FY 2019-2020, DECEMBER 2020			



5. LAST CYCLE PROGRAM ACCOMPLISHMENTS

5.1. ANALYSIS OF LAST CYCLE

This section documents National City's achievements under the prior 5th Cycle Housing Element that covers the 2013-2021 planning period.

5.1.1. GOALS AND POLICIES

National City adopted the following goals to guide housing activities for the 5th Cycle planning period:

- » Goal 1: Maintain and enhance the quality of existing residential neighborhoods.
- » Goal 2: Conserve the affordability of the existing housing stock.
- » Goal 3: Increase the availability and affordability of safe and sanitary housing for all income groups, including providing adequate housing for households with special needs, such as the elderly, persons with disabilities, large families, single parent-headed households, and military personnel.
- » Goal 4: Provide a sufficient number of housing units and range

of housing types to meet the current and projected needs of all economic segments of the community.

- » Goal 5: The City shall promote and implement fair housing practices and equal access to housing opportunities for all income levels.
- » Goal 6: Enhance housing affordability through energy conservation techniques and design.

5.1.2. QUANTIFIED OBJECTIVES

Table HE-38 provides a summary of quantified objectives the City set in its 5th cycle and if the City has met those objectives, as reported in the Housing Element Annual Progress Reports (APRs).

Table HE-39 summarizes the remaining RHNA need from the past cycle's SANDAG allocation that was not constructed. As gathered from the CAPERs and APRs, a need of 1,068 units is remaining for the 2013-2020 RHNA; these units do not count toward the current cycle's RHNA objectives and are used as a metric to analyze the City's progress in achieving RHNA goals the previous year. The housing



Table HE-38: Summary of Quantified Objectives and Accomplishments

Objectives 2013-2020 (1)	Objectives 2013-2020 (1)	Accomplishments Since 2013 (2)	Met Objective?
Units Constructed/Acquired			
Extremely-Low Income	233	23	No
Very-Low Income	226	22	No
Low Income	330	116	No
Moderate Income	327	163	No
Above Moderate Income	698	417	No
Units Repaired/Painted/Rehabilitated			
Acquisition & Rehabilitation	N/A for Cycle 6	91 (acquired 2018)	--
Rental Rehabilitation	80	138	Yes
Owner Rehabilitation	40	11	No
Unit Inspection/Code Enforcement			
Land Use/Community Conservation	2,000	1,362	No
Housing Inspections	1,024	1,728	Yes
Relocations due to Code Enforcement	As needed.	16	--
Housing Units to be Conserved (At-Risk)	795	766	No
Rental Assistance (Section 8)	2,034	1,123 (2019)	No
Programs (Events/Annual Outreach)			
Sample Housing Stock Survey	8	1	No
Residential Clean-Up	32	16	No
Community Housing Development Organizations Outreach	8	8	Yes

Table HE-32: Summary of Quantified Objectives and Accomplishments (Cont).

Objectives 2013-2020 (1)	Objectives 2013-2020 (1)	Accomplishments Since 2013 (2)	Met Objective?
Affordable New Construction Developers Outreach	8	8	Yes
Construction Assistance	8	8	Yes
Fair Housing Organizations	8	8	Yes
Community Land Trust Program	8	8	Yes
Reporting			
Housing Element Annual Report	8	8	Yes

SOURCE: (1) NATIONAL CITY, HOUSING ELEMENT 2013-2020, CHAPTER 6; (2) NATIONAL CITY, ANNUAL ELEMENT PROGRESS REPORTS: HOUSING ELEMENT IMPLEMENTATION (CCR TITLE 25 SECTION 6202), 2013-2019

Table HE-39: Remaining Need from 2013-2020

Household Income (% AMI)	RHNA Allocation	Issued Building Permit 2013-2020	Remaining Need**
Very-Low (0=50%)	465	45	420
Low (>50-80%)	353	116	237
Moderate (>80-120%)	327	163	164
Above Moderate (>120%)	718	471	247
Total	1,863	795	1,068

*Note = Remaining need takes the RHNA Allocation and accounts for all permitted units to calculate the remaining need.

SOURCE: NATIONAL CITY, ANNUAL ELEMENT PROGRESS REPORT: HOUSING ELEMENT IMPLEMENTATION (CCR TITLE 25 SECTION 6202), 2019; NATIONAL CITY, BUILDING PROJECT ACTIVITY REPORT FOR RESIDENTIAL UNITS FOR 1/1/2013 THROUGH 4/28/2020, APRIL 2020

market was only able to develop approximately 42 percent of its RHNA goal assigned to the City due to constraints from the market and government as identified in Chapter 2. Interviews with developers and local stakeholders, as detailed in Chapter 3, concluded that factors such as costs and politics from the discretionary process, development impact fees on infill lots, rent levels, construction costs, and parking requirements can burden developers and have played a role in discouraging development in the City.

5.1.3. PROGRAM EVALUATION

The City has demonstrated a great effort in working towards accomplishing many of the objectives set for all of the 24 programs of the past cycle. The City met 8 of its 24 program objectives with an emphasis on successful implementation of its target number of events and programs, as well as its achievement of its target number of rehabilitations and housing inspections.

As a part of analyzing prior programs, the element must provide an explanation of the effectiveness of goals, policies, and related action in meeting the housing needs of special needs populations. Table HE-40 provides an overview of the City's prior program accomplishments; achievements related to special needs populations are summarized below:

Seniors. As previously discussed in Chapter 2: Community Profile, National City has a significantly older housing stock built prior to the passage of the Americans with Disabilities Act (ADA) in 1990. Rehabilitation and physical improvements are important to ensure that housing is accessible to older populations. The City administered a Rental Rehabilitation Program (Program 1), which resulted in the rehabilitation of 506 rental units. The City also administered an Ownership Housing Rehabilitation Program (Program 2), which resulted in the rehabilitation of 11 single-family units. Securing

funding for and administering rehabilitation programs, however, has been increasingly challenging.

In addition, many seniors are on restricted incomes and in need of affordable housing options. The National City Housing Authority administers the Housing Choice Voucher Program (Program 6). Nearly 53 percent of voucher users in the City have householders who are seniors and/or members with a disability. The At-Risk Housing Program (Program 5) also led to the preservation of 766 affordable units. In addition, the Extremely Low-Income Housing Program (Program 23) resulted in the production of 23 units affordable to extremely low incomes. While the units produced through these programs are not age-restricted, they do help to increase the supply of affordable housing that is potentially available to seniors who meet income requirements.

Persons with Disabilities. Persons with disabilities also benefit from housing rehabilitation. As previously discussed in Chapter 2: Community Profile, National City has a significantly older housing stock built prior to the passage of the Americans with Disabilities Act (ADA) in 1990. The Rental Rehabilitation (Program 1) and Ownership Rehabilitation (Program 2) programs resulted in physical improvements to 506 rental units and 11 ownership units. In addition, the Housing Choice Voucher Program (Program 6) also supports the needs of persons with disabilities; nearly 53% of voucher users in the City have householders who are seniors and/or members with a disability. The City also provided CDBG funds to community, social welfare, non-profit, and other charitable organizations that provide services for those with special needs in National City.

Large Households. Homes consisting of five or more members residing together typically lack adequately sized and affordable housing options. As previously discussed in Chapter 2: Community Profile, overcrowding is a challenge for National City residents. The

New Construction Program (Program 13) resulted in permits for 795 units; production, however, fell short of the City's 5th Cycle RHNA. Additional actions are needed to increase the housing supply and diversity of housing options to accommodate the needs for large households, such as incentives for Accessory Dwelling Units (ADUs) and incentives for housing with three bedrooms or greater.

Farm Workers. As previously discussed, farm workers are not a significant portion of the National City community. Their needs are accommodated through housing programs and policies that assist lower-income households in general rather than specialized programs, such as the At-Risk Housing Program (Program 5), which preserved 766 affordable units, New Construction Program (Program 13), which developed 324 affordable units, and Housing Choice Voucher Program (Program 6), which provided 1,123 total project- and tenant-based vouchers in 2019.

Single-Parent Households (Female-Headed). As discussed in Chapter 2: Community Profile, many single parent households, especially female-headed households, live in poverty due to low incomes and higher family expenses. The Housing Choice Voucher program (Program 6) provides an important resource for these and other lower-income households, including single-parent households. As a part of its Consolidated Plan and Annual Action Plan planning process, the City has used its HOME funds to administer a Tenant Based Rental Assistance (TBRA) program that has supported 23 families that are homeless or housing insecure and those families experience domestic violence with a combination of rental assistance, intensive case management, and supportive services. While this program is not listed in Table HE-35, it reflects the City's continued efforts to increase affordable housing options for special needs groups as opportunities arise.

Homeless. A lack of affordable housing for low- and moderate-incomes increases the number of persons whose incomes fall below the poverty level and may be housing insecure. The At-Risk Housing Program (Program 5) and New Construction Program (Program 13) have supported the preservation and expansion of the affordable housing supply, but the need continues to exceed available resources. Rental subsidies provided through the Housing Choice Voucher Program (Program 6) and TBRA (described above) have helped address housing insecurity, as well.

Military Personnel and College Students. These two groups are often constrained by lower incomes and an uncertain length of residency. As previously discussed in Chapter 2: Community Profile, the military is a significant employer in National City but many military personnel live off-base due to the lack of base housing. Similarly, many of the colleges in the San Diego region cannot provide on-campus housing facilities. The Production Priorities Program (Program 15) resulted in a mixed-use development project that includes micro-units that can potentially accommodate the needs of military personnel and college students.

While the City has made progress towards its goals to provide affordable housing, including housing for special needs populations, the overall need continues to exceed available resources. Each of the programs included in the 5th Cycle has been evaluated for inclusion in the 6th Cycle. Programs were removed if they constituted a routine function by the City or were no longer relevant based on City's funding resources and requirements. Programs were kept and/or consolidated into a revised or new program for the 6th Cycle. In addition, new and/or revised goals, policies, and programs have been identified to respond to the governmental and non-governmental constraints identified in previous sections of the Housing Element.

Table HE-40: Last Cycle Program Evaluations

No.	Program Name	Description	Objective	Responsible Agency	Funding Source(s)	Evaluation
1.	Rental Rehabilitation Program	Loans focused on health and safety and energy efficiency repairs and improvements for owners of rental housing in return for a deed restriction to maintain as affordable housing for low- or moderate-income households for a period of time depending on the funding source and loan.	Rehabilitate an average of ten units per year for a total of 80 units during the eight-year planning cycle.	Housing Authority	Tax credits; bonds; land subsidies.	A total of 506 units were rehabilitated during the 5th cycle. 368 rental units were rehabilitated in 2018 at the Summercrest Apartments, 130 rental units were rehabilitated in 2017 at Vista del Sol Apartments, and 8 were rehabilitated in 2013.
2.	Ownership Housing Rehabilitation Program	Loans and rebates to low- and moderate-income households to correct health and safety code violations, increase energy efficiency, and make other essential repairs such as: roof repair or replacement, electrical work, plumbing or structural repairs, room additions to lessen overcrowding, window repair or replacement, weatherization improvements, handicapped access improvements, and floor covering repair or replacement.	Rehabilitate an average of five units per year for a total of 40 units during the eight-year planning cycle.	Housing Authority	HOME; CDBG	11 single-family units were rehabilitated to-date during the planning cycle.

Table HE-40: Last Cycle Program Evaluations (Cont).

No.	Program Name	Description	Objective	Responsible Agency	Funding Source(s)	Evaluation
3.	Code Enforcement Program	Enforcement of Land Use, Community Appearance and Conservation, Building and Safety, and Housing codes to diminish the proliferation of blight, stabilize property values through property maintenance and upkeep, enhance the community image as a safe and desirable place to reside, and eliminate lead hazards especially in residential dwelling units.	Abate an average of 250 cases per year for a total of 2,000 cases during the eight-year planning cycle.	Neighborhood Services Division	General Fund	Over 1,362 housing related code violations were abated during the planning cycle.
4.	Housing Inspection Program	Inspection of housing for compliance with code regulations.	Inspect an average of 128 units per year for a total of 1,024 units during the eight-year planning cycle.	Neighborhood Services Division	CDBG	Over 1,728 housing units were inspected during the planning cycle.
5.	At-Risk Housing Program	Identification, monitoring, and preservation of housing projects at risk of converting to market rate housing. Three federally assisted housing projects with a total of 795 units are at risk of converting to market rate. Detailed analysis of the potential conversion of these projects into market rate housing is provided in Chapter 2, Section E. The City will implement the following programs to preserve its affordable housing stock.	Conserve the affordability of 795 housing units at risk of converting to market rate. Monitor status of at-risk units annually during the eight-year planning cycle.	Housing Authority	Section 8 vouchers and certificates	268 Very-Low Income units were preserved in 2019 at Fairfield Park Villas, although they do not count towards the RHNA count of the 2013-2020 RHNA Allocation. 368 units preserved at Summercrest Apartments in 2018. 130 total units were preserved in 2017 at the Vista del Sol apartments. A total of 766 at-risk units were preserved during the 5th cycle.

Table HE-40: Last Cycle Program Evaluations (Cont).

No.	Program Name	Description	Objective	Responsible Agency	Funding Source(s)	Evaluation
6.	Housing Choice Voucher (Section 8) Rental Assistance Program	Rental subsidies to low-income households that would otherwise spend more than 30 percent of gross income on housing expenses. The subsidy represents the difference between 30 percent of household monthly income and housing costs (maximum payment based on fair market rents). Tenant-Based - Vouchers issued to eligible households that locate their own housing. Project-Based - Guaranteed payment to owners that rent to eligible households.	Maintain 911 units of project-based housing and 1,123 tenant-based vouchers. Monitor annually during the eight-year planning cycle.	Housing Authority	Section 8; rents.	The City continued to maintain 149 project-based and 974 tenant-based vouchers (2019). From 2013 through 2015, 911 project based vouchers and 1,123 tenant based vouchers were maintained; while in 2016 through 2018 137 project based vouchers and 1,022 tenant based vouchers were maintained.
7.	Tenant Relocation Program	Partnerships with nonprofit organizations and social service agencies to assist tenants displaced as a result of code enforcement actions to find suitable and affordable replacement housing.	Relocate any tenants displaced due to code enforcement.	Housing Authority	CDBG	16 tenants were relocated during the planning cycle.
8.	Housing Stock Conditions Program	Sample survey of housing conditions to estimate rehabilitation and replacement needs with focus on areas with known housing problems.	Estimate of the number of dwelling units in need of repair or replacement. Conduct survey annually during the eight-year planning cycle.	Housing Authority	General Fund	The last survey was conducted in 2010.

Table HE-40: Last Cycle Program Evaluations (Cont).

No.	Program Name	Description	Objective	Responsible Agency	Funding Source(s)	Evaluation
9.	Clean-Up Events Program	Residential clean-up and beautification events including landscaping, painting, trash removal, and yard clean-up.	Conduct an average of four events annually for a total of 32 events during the eight-year planning cycle.	Housing Authority	General Fund	16 clean-up events were hosted during the planning cycle.
10.	Developer Information Program	The preparation and maintenance of informational materials regarding residential development, including the specific plans, mixed-use zones, development standards, design guidelines, and density bonus provisions.	Update and maintain informational materials as policies, standards, guidelines, and ordinances are amended or adopted.	Planning Division	General Fund	Updates are ongoing as policies are amended or adopted, as necessary.
11.	GIS Database Program	Maintenance of Geographic Information System (GIS) database to provide current parcel information, including land use, zoning, development potential, site constraints, infrastructure, and an inventory of vacant and under-developed sites.	Update database as new information becomes available in a compatible format.	Planning Division	General Fund	Updates are ongoing as policies are amended or adopted, as necessary.
12.	Community Housing Development Organizations (CHDO) Program	Funding of CHDOs to assist in acquisition, development, and/or rehabilitation of affordable housing for lower-income households.	Identify and fund CHDOs to pursue affordable housing projects and programs.	Housing Authority	HOME	6 CHDO units are under construction during the planning cycle. The HOME program requires that 15% of HOME funds each year be reserved for the production of affordable housing by certified Community Housing Development Organizations (CHDO's)

Table HE-40: Last Cycle Program Evaluations (Cont).

No.	Program Name	Description	Objective	Responsible Agency	Funding Source(s)	Evaluation
13.	New Construction Program	Identification and solicitation of housing developers to construct affordable units and provision of assistance including consultation, site identification, site assembly, entitlement processing, and financial assistance.	Production of housing units to meet the RHNA allocation.	Housing Authority	LMIH; HOME	Permits for 795 units were issued during the previous cycle, with 324 of those units qualifying as affordable units.
14.	Construction Assistance Program	Outreach program targeted at housing developers to provide information on available housing programs in the City or through State and Federal programs.	Development community awareness of available housing programs.	Housing Authority	General Fund	Ongoing through the annual budget and CIP adoption process at public workshops and hearings.
15.	Production Priorities Program	Identify development opportunities, programs, and incentives that implement Housing Element policies during pre-application discussions with developers.	Communicate housing policy objectives to prospective developers and encourage and facilitate projects that implement Housing Element policies.	Planning Division	General Fund	Ongoing outreach to communicate policy objectives to prospective developers. Following an RFP, the City transferred property to Protea National City, LLC for the development of 127 housing units in a mixed-use project in 2019.
16.	Housing Element Annual Report	A report of progress in meeting Housing Element goals and objectives including the number of affordable housing units permitted in the reporting year.	Submit report to Department of Housing and Community Development prior to the statutory deadline.	Planning Division	General Fund	An annual report has been submitted for the previous year to the HCD, OPR, and SANDAG every year from 2013-2019.

Table HE-40: Last Cycle Program Evaluations (Cont).

No.	Program Name	Description	Objective	Responsible Agency	Funding Source(s)	Evaluation
17.	Design Guidelines Program	Pre-application meetings with developers to explain the Design Guidelines and encourage high quality development and design in construction.	Improvement in the quality of design in construction through the implementation of design guidelines.	Planning Division	General Fund	Ongoing implementation during the project consultation and entitlement process.
18.	Fair Housing Requirements Program	Preparation of an Analysis of Impediments (AI) to Fair Housing Choice in conjunction with the update of the Consolidated Plan, and implementation of actions identified in the AI to comply with federal requirements for participation in the CDBG and HOME programs.	Implement actions to address fair housing issues through CDBG and HOME activities.	Housing Authority	CDBG	The City made progress in addressing the priority needs, goals, and objectives outlined in the Action Plan that included activities that provided benefits primarily to low and moderate income individual and households. Provided fair housing services for an average of 148 residents per year. (CAPER, 2018-2019, 2017-2018, 2016-2017, 2015-2016).
19.	Fair Housing Organizations	Contract with the fair housing organizations to perform investigation, reporting, monitoring, dispute mediation, tenant counseling, landlord and manager training, and education on fair housing law.	Fair housing practices and informed housing consumers and suppliers.	Housing Authority	CDBG; Section 8	Addressed impediments to Fair Housing through the implementation of the Analysis to Impediments to Fair Housing Plan as reported in the Consolidated Annual Performance and Evaluation Report to the U.S. Department of Housing and Urban Development.
20.	Fair Housing Training Program	Property owner fair housing training of staff engaged in sale, rental, or lease of housing in new projects with 10 or more units.	In new projects of 10 or more units, training of staff in fair housing administration.	Housing Authority and contracted fair housing organizations	CDBG; Section 8	Ongoing fair housing services are provided by CSA San Diego County.

Table HE-40: Last Cycle Program Evaluations (Cont).

No.	Program Name	Description	Objective	Responsible Agency	Funding Source(s)	Evaluation
21.	State Energy Conservation Program	Enforcement of State energy conservation standards for new housing through the development review process, permitting process, and enforcement programs.	Achieve State energy conservation standards for housing.	Building Division	General Fund	Ongoing implementation during the project consultation and entitlement process.
22.	Community Land Trust (CLT) Program	The establishment of community land trusts to preserve the long-term availability of land for affordable housing using the San Diego Community Land Trust model or similar program.	Allow the establishment of community land trusts as needed.	Housing Authority	CDBG, HOME, Private	In 2013, the Housing Element was updated to allow community land trusts. The City has entered into an Agreement with Habitat for Humanity and San Diego Community Land Trust to develop 6 to 12 units under the Community Land Trust model.
23.	Extremely-Low Income Housing Program	Encourage and facilitate the development of housing units for households earning 30 percent or less of the area median income (AMI) through outreach to housing developers, identifying funding sources, providing technical assistance, expediting processing, supporting funding applications, prioritizing budget allocations, and applying incentives through the density bonus provisions.	Production of 233 units of housing affordable to extremely-low income households	Housing Authority	CDBG, HOME, grants, other sources.	23 extremely low-income units were produced during the planning cycle.

Table HE-40: Last Cycle Program Evaluations (Cont).

No.	Program Name	Description	Objective	Responsible Agency	Funding Source(s)	Evaluation
24.	Land Use Code Monitoring Program	As part of the General Plan Annual Progress Report, the City will monitor and report on the progress of the implementation of the Land Use Code through land use and development regulations, standards, and processes in the implementation of the General Plan, including Housing Element policies.	Implementation of the General Plan, including Housing Element policies.	Planning Division.	General Fund	The annual progress report was prepared for the previous calendar years and submitted to HCD, OPR, and SANDAG.
SOURCE: CITY OF NATIONAL CITY, HOUSING ELEMENT 2013-2020; CITY OF NATIONAL CITY, CONSOLIDATED ANNUAL PERFORMANCE REPORT (CAPER), CITY FISCAL YEAR 2018-2019 HUD PROGRAM YEAR 2018 (SEPTEMBER 2019); NATIONAL CITY, ANNUAL ELEMENT PROGRESS REPORT: HOUSING ELEMENT IMPLEMENTATION (CCR TITLE 25 SECTION 6202), 2013 THROUGH 2019						



6. HOUSING PLAN 2021-2019

6.1. OVERVIEW

This chapter states the City's goals, quantified objectives, and policies relative to the maintenance, preservation, improvement, and development of housing. National City remains committed to furthering its housing opportunities and pursuing programs to address the housing needs of all residents. The following goals and policies are intended to address National City's housing and work in tandem with the other elements of the general plan.

6.2. GOALS AND POLICIES

Goal 1: Encourage the development of a diverse housing stock that can meet the needs of National City residents of all ages, abilities, and incomes.

- » Policy 1.1: Provide an adequate supply of land zoned for residential development to meet the projected housing need.
- » Policy 1.2: Promote the development of inclusionary, mixed

income housing throughout National City.

- » Policy 1.3: Encourage micro-unit housing and other residential housing models that create economies of scale, shared facilities, and supportive services to help meet the needs of specialized groups, such as the elderly, students, and lower-income individuals.
- » Policy 1.4: Promote the development of accessory dwelling units (ADUs) throughout National City to meet residential housing needs.

Goal 2: Encourage and facilitate the construction of new housing consistent with the City's RHNA allocation.

- » Policy 2.1: Promote residential development on underutilized land and remove barriers to infill development.
- » Policy 2.2: Encourage affordable housing on publicly-owned sites suitable for development and not needed for public use.
- » Policy 2.3: Allow additional floor area ratio (FAR)/density through mechanisms such as overlay zones for projects that provide smart growth benefits and/or are located in proximity to transit.

Attachment No. 2

» Policy 2.4: Support development standards to facilitate the development of quality housing and improve the character of neighborhoods.

Goal 3: Conserve the affordability of the existing housing stock and pursue strategies to address displacement.

- » Policy 3.1: Preserve “at-risk” affordable units through monitoring and partnering, working with nonprofits, and exploring available funding sources to preserve affordability.
- » Policy 3.2: Promote the practice of effective management in all rental housing projects in order to maintain and improve the quality of National City’s rental housing.
- » Policy 3.3: Require no net loss of residential units during the construction of new housing or rehabilitation of existing housing.
- » Policy 3.4: Require the replacement of existing affordable units to the same or lower income level as a condition of development.
- » Policy 3.5: Unless otherwise required, provide initial preference to National City residents for any project assisted with Housing Authority funds unless otherwise prohibited by the funding source.

Goal 4: Enhance the quality of National City’s existing neighborhoods.

- » Policy 4.1: Facilitate property conservation and community enhancement through the implementation of objective design standards, land use regulations and programs, and State housing law.
- » Policy 4.2: Prevent building deterioration and promote the maintenance and repair of existing renter- and owner-occupied housing through education and training programs.
- » Policy 4.3: Encourage incorporating accessibility improvements and universal design features into rehabilitation projects to increase access for seniors and people with disabilities.
- » Policy 4.4: Promote the replacement of substandard units that

cannot be feasibly rehabilitated.

Goal 5: Promote and implement fair housing practices and equal access to housing opportunities for all income levels.

- » Policy 5.1: Affirmatively further fair housing choice in National City.
- » Policy 5.2: Support fair housing programs and provide residents fair housing information for low-income properties.
- » Policy 5.3: Foster an integrated development pattern that encourages housing, especially affordable housing, within proximity to transit, schools, employment centers, parks, and other resources.
- » Policy 5.4: Support increased homeownership across all income levels for National City residents.

Goal 6: Support programs for housing vulnerable and special needs populations.

- » Policy 6.1: Encourage the development of housing that is accessible to special needs residents, including seniors, disabled veterans, the homeless, and transitional foster youth, through measures such as transitional supportive housing, ensuring reasonable accommodation, and the provision of emergency shelters.
- » Policy 6.2: Encourage the development of supportive services and facilities that are linked with and in close proximity to affordable housing for vulnerable populations.
- » Policy 6.3: Support a continuum of accessible housing options for homeless individuals and families, including rapid re-housing, emergency shelters, transitional housing, and permanent supportive housing. Strive for sufficient short- and long-term housing for vulnerable populations.

Goal 7: Promote an economically viable, environmentally conscious, and socially equitable land use and development pattern.

- » Policy 7.1: Provide incentives for housing and mixed-use

development at major transit nodes, along transit corridors, and in other locations suitable for high-intensity housing development, as appropriate.

- » Policy 7.2: Improve infrastructure to support infill development and promote new affordable housing near transit stations, major transit stops, and along transit corridors.
- » Policy 7.3: Support new financing tools and methods that provide the infrastructure needed to support transit-oriented and mixed-use infill development.
- » Policy 7.4: Encourage measures that supplement Title 24 and support progress towards National City's sustainability and Climate Action Plan (CAP) goals.

6.3. IMPLEMENTATION PROGRAMS

The goals and policies contained in the Housing Element are implemented through a series of housing-related programs. State law and guidelines from the California Department of Housing and Community Development require Housing Elements to include programs with identified:

- » Immediate, short-term, and long-term actions;
- » Proposed measurable outcomes;
- » Definite time frames for implementation;
- » Agencies and officials responsible for implementation;
- » Descriptions of the local government commitment to implement programs through specific actions in adequate detail; and
- » Specific funding sources to implement the program, if relevant.

Table HE-41 outlines the Housing Element Programs that have been identified to implement one or more of National City's housing-related goals and policies. Programs include a combination of ongoing, near-term, and long-term actions.

6.4. QUANTIFIED OBJECTIVES

The quantified objectives of the 2021-2029 Housing Element are summarized in Table HE-42.

Table HE-41: Housing Element (6th Cycle) Implementation Programs

No.	Program Name	Description	Objective	Responsible Agency	Funding Source(s)	Schedule
1.	Housing Production Monitoring Program	Create an interdepartmental team consisting of the Planning Department, Housing Authority, and other relevant departments to monitor progress towards the City's RHINA allocation. Track the availability of sites, such as those included in the Housing Element Site Inventory, for residential development. Gather, track, and report data annually on development permits and construction. Compile information into a report, per HCD requirements, describing progress towards meeting Housing Element goals and objectives including the number of affordable housing units permitted in the reporting year.	Submit report to Department of Housing and Community Development prior to the statutory deadline.	Planning Division; Housing Authority	General Fund	Prepare and submit a report annually pursuant to statute during the eight-year planning cycle.
2.	Housing Choice Voucher (Section 8) Rental Assistance Program	Rental subsidies to low-income households that would otherwise spend more than 30 percent of gross income on housing expenses. The subsidy represents the difference between 30 percent of household monthly income and housing costs (maximum payment based on fair market rents). Tenant-Based - Vouchers issued to eligible households that locate their own housing. Project-Based - Guaranteed payment to owners that rent to eligible households.	Maintain 911 units of project-based housing and 1,123 tenant-based vouchers. Outreach and education on the State Source of Income protection SB 329 and SB 322 that recognizes public subsidies (including Section 8) as a legitimate source of income for rent payments.	Housing Authority	Section 8; rents.	Monitor annually during the eight-year planning cycle.

Table HE-41: Housing Element (6th Cycle) Implementation Programs (Cont.)

No.	Program Name	Description	Objective	Responsible Agency	Funding Source(s)	Schedule
3.	First-Time Homebuyer Program	Provide first-time homebuyer assistance to low and moderate income households to achieve homeownership	Assist an average of 2 households per year for a total of 16 households during the eight-year planning period.	Housing Authority	CDBG; HOME	An average of 2 households per year for a total of 16 households during the eight-year planning period.
4.	Fair Housing Program	Address the recommendations developed in the Regional Analysis of Impediments to Fair Housing Choice to mitigate and/or remove fair housing impediments. Implement actions to address fair housing issues through CDBG and HOME activities. Contract with the fair housing organizations to perform investigation, reporting, monitoring, dispute mediation, tenant counseling, landlord and manager training, and education on fair housing law. Property owner fair housing training of staff engaged in sale, rental, or lease of housing in new projects with 10 or more units. Adopt a source of income protection ordinance. National City is also identified as having an over-concentration of Section 8. Engage in on-going regional coordination to promote voucher use in other locations to allow residents to have better choices for their housing options/locations. Conduct periodic testing of discrimination.	Improve fair housing practices and programs in the City.	Housing Authority	CDBG, HOME, grants	Implement on an on-going basis during the eight-year planning period. Adopt a source of income protection ordinance within the first two years of the eight-year planning period. Conduct bi-annual or periodic testing of discrimination.

Table HE-41: Housing Element (6th Cycle) Implementation Programs (Cont.)

No.	Program Name	Description	Objective	Responsible Agency	Funding Source(s)	Schedule
5.	Community Housing Development Organizations (CHDO) Program	Funding of CHDOs to assist in acquisition, development, and/or rehabilitation of affordable housing for lower-income households.	Identify and fund CHDOs to pursue affordable housing projects and programs.	Housing Authority	HOME	Conduct outreach annually as part of the budget process and/or as funding sources become available during the eight-year planning cycle.
6.	Community Land Trust (CLT) Program	The establishment of community land trusts to preserve the long-term availability of land for affordable housing using the San Diego Community Land Trust model or similar program.	Allow the establishment of community land trusts as needed.	Housing Authority	CDBG; HOME; Private	Conduct outreach annually as a part of the budget process and/or as funding sources become available during the eight-year planning cycle.
7.	Housing Education and Resource Outreach	Host events and provide informational materials providing education to residents regarding residential development, tenant and homeowner rights and requirements, resources available to residents experiencing hardship or who are looking for guidance, and home purchasing and renovation/rehabilitation guidance. Host events and disseminate this information in both English and Spanish.	Host 2 events annually to provide outreach to residents.	Housing Authority	CDBG, HOME, grants, other sources.	Host 2 outreach and education events annually.

Table HE-41: Housing Element (6th Cycle) Implementation Programs (Cont.)

No.	Program Name	Description	Objective	Responsible Agency	Funding Source(s)	Schedule
8.	Focused General Plan and Climate Action Plan (CAP) Update – Infill and Transit-Oriented Development Opportunities	Analyze areas of the city that have access to transit, services, and commercial/retail for the potential to further increase allowable housing density and foster additional development capacity. Promote a compact, integrated pattern of development that also supports the City's CAP goals to reduce greenhouse gas (GHG) emissions and vehicle miles traveled (VMT). Establish land use, circulation, and CAP goals and policies to promote the location of deed-restricted affordable housing in transit-oriented areas as GHG reduction tool.	Update the Land Use Element, Circulation Element, and CAP to increase housing opportunities near transit for all residents. Recognize the role of affordable housing in helping the City meet both its RHNA obligations and CAP goals.	Planning Division	SB 2 and LEAP	Complete within the first two years of the eight-year planning period.
9.	Complete Communities Incentive Program	Create an opt-in program that provides additional incentives beyond the State Density bonus to encourage developers to reserve a percentage of units in new market-rate developments for affordable housing. Offset developer costs through incentives and additional density to build housing at below-market prices.	Promote voluntary inclusionary housing and progress towards National City's RHNA for all incomes.	Planning Division; Housing Authority	SB 2 and REAP Funds	Adopt program within the first two years of the eight-year planning period.
10.	Development Impact Fee (DIF) Unit of Measurement Change	Change Development Impact Fees to be based on square-footage of a unit rather than number of units.	Revise fee structure to encourage the production of additional housing units.	Planning Division	General Fund	Complete within the first two years of the eight-year planning period.

Table HE-41: Housing Element (6th Cycle) Implementation Programs (Cont.)

No.	Program Name	Description	Objective	Responsible Agency	Funding Source(s)	Schedule
11.	Accessory Dwelling Unit (ADU) Ordinance	Adopt an Accessory Dwelling Unit (ADU) Ordinance. Modify development standards such as lot coverage and setbacks.	Create standards and incentives to promote the development of ADUs for residential uses.	Planning Division	SB 2 and LEAP Funds	Complete within the first two years of the eight-year planning period.
12.	Parking Study	Conduct a parking study to assess the feasibility of creating flexible parking standards, especially in areas served by high-quality transit. Evaluate reduced parking ratios in strategic areas within proximity to transit, such as Transit Priority Areas (TPAs).	Evaluate reduced parking requirements in strategic areas to encourage development.	Public Works	SB 2 Funds	Complete the study within the first two years of the eight-year planning period.
13.	Objective Design Standards	Adopt Objective Design Standards for multi-family residential development projects.	Streamline the processing of multi-family projects.	Planning Division	General Fund; SB 2 Funds	Complete within the first two years of the eight-year planning period.

Table HE-41: Housing Element (6th Cycle) Implementation Programs (Cont.)

No.	Program Name	Description	Objective	Responsible Agency	Funding Source(s)	Schedule
14.	Municipal Code Update	<p>Update the Municipal Code to provide for a variety of housing types, consistent with State Law. Address State legislation related to:</p> <ul style="list-style-type: none"> » Accessory Dwelling Units (ADUs); » Low Barrier Navigation Centers; » Emergency Shelters (parking); » Single-Room Occupancy (SRO) Units; and » Employee Housing. <p>Incorporate other changes consistent with State Law, including the by-right approval for qualifying sites reused from the 4th and 5th Housing Element Cycles, if the project includes 20% affordable housing. Formally adopt reasonable accommodation procedures to address the needs of households with disabilities.</p> <p>Create a regulatory process to allow the conversion of underutilized land, such as parking lots associated with places of worship and shopping centers, to housing in residential and mixed-use zones and/or other key areas such as Transit Priority Areas (TPAs). In addition, add the State Density Bonus to the Municipal Code so that it is easy to understand and implement.</p>	Remove barriers to housing production and encourage the development of underutilized land.	Planning Division	General Fund; SB 2 Funds	Complete within the first two years of the eight-year planning period.

Table HE-41: Housing Element (6th Cycle) Implementation Programs (Cont.)

No.	Program Name	Description	Objective	Responsible Agency	Funding Source(s)	Schedule
15.	Development Streamlining and Processing Revisions	Streamline permitting processes and ensure consistent project evaluation. Per SB 35, provide streamlined development review and processing for proposed developments with at least 10% affordability. Adopt procedures, including eligibility criteria and a checklist, for applicants to request streamlined approval.	Remove governmental barriers to housing production.	Planning Division	General Fund; SB 2 Funds	Complete within the first two years of the eight-year planning period.
16.	Housing Unit Replacement Program	Update the Municipal Code to require that applicants demonstrate during the review process that there will be no net loss of housing units as a result of the proposed project. For applicants using Density Bonus Law, require the replacement of units affordable to the same or lower income level as a condition of any development on a nonvacant site consistent with those requirements set forth in Government Code 65915(c)(3).	Ensure no net loss of housing units as a result of future development.	Planning Division	General Fund; SB 2 Funds	Complete within the first two years of the eight-year planning period.
17.	Developer Information Program	Prepare and maintain informational materials regarding residential development, including the specific plans, mixed-use zones, development standards, design guidelines, and density bonus provisions. Conduct regular outreach and provide presentations to development-oriented organizations such as the Urban Land Institute.	Update and maintain informational materials as policies, standards, guidelines, and ordinances are amended or adopted.	Planning Division; Housing Authority	General Fund	Implement on an on-going basis during the eight-year planning period.

Table HE-41: Housing Element (6th Cycle) Implementation Programs (Cont.)

No.	Program Name	Description	Objective	Responsible Agency	Funding Source(s)	Schedule
18.	Housing Strategic Plan	Develop a Housing Strategic Plan specific to the National City Housing Authority that provides guidance for the utilizing the City's real estate and financial assets for housing purposes. Provide a work plan for the Housing Authority to make progress towards the goals and objectives of this 6th Cycle Housing Element.	Provide a work plan for the National City Housing Authority to make progress towards Housing Element goals and objectives.	Housing Authority	General Fund	Complete within the first two years of the eight-year planning period.
19.	Home Repair Loan Program	Establish a program for lower-income residents to request low-interest loans to fund home repairs for health and safety items, including roof repair and heating, electrical, or plumbing systems.	Provide loans to 5 lower-income households to address substandard housing conditions.	Housing Authority	CDBG; HOME	Implement on an on-going basis during the eight-year planning period.
20.	At-Risk Inventory and Monitoring Program	Maintain an inventory of publicly assisted units that are deed restricted for long-term affordability. Currently, no publicly assisted units are considered at risk of converting to market rate housing between April 15, 2021 and April 15, 2029.	Monitor and preserve the affordability of all publicly assisted housing units.	Housing Authority	General Fund	Implement on an on-going basis during the eight-year planning period.

Table HE-41: Housing Element (6th Cycle) Implementation Programs (Cont.)

No.	Program Name	Description	Objective	Responsible Agency	Funding Source(s)	Schedule
21.	Affordable Housing Priority Production	<p>Facilitate affordable housing development in National City for lower and moderate-income households, including households with special needs.</p> <p>Provide technical assistance to non-profit organizations and housing developers on zoning and density bonus incentives. Conduct annual outreach to non-profit organizations and housing developers to identify potential partnership opportunities, as well. Develop a process for providing streamlined review for projects that provide affordable housing units.</p> <p>Additionally, support applications for affordable housing funds for projects or programs that are consistent with the goals and objectives of the Housing Element. Conduct annual research to identify potential funding sources to support the development of deed-restricted housing for extremely low and very low incomes.</p>	Facilitate progress towards the City's lower and moderate-income RHNA.	Housing Authority	General Fund, SB 2, grants, and other sources	Implement on an on-going basis during the eight-year planning period.

Table HE-42: Housing Element (6th Cycle) Quantified Objectives

	Extremely Low	Very-Low	Low	Moderate	Above Moderate	Total
New Construction	387	258	506	711	3575	5437
First-Time Homebuyer Program			16		0	16
At-Risk Housing Preservation		0		0	0	0
Rental Assistance (Section 8)		1123		0	0	1123
Rehabilitation (Home Repair Loans)		17		0	0	17

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APPENDIX A: AFFIRMATIVELY FURTHERING FAIR HOUSING (AFFH) ASSESSMENT

AFFIRMATIVELY FURTHERING FAIR HOUSING

INTRODUCTION

In 2017, the California legislature passed Assembly Bill 686 (AB 686). The bill aims to ensure California cities are taking active steps to affirmatively further fair housing in their communities through the implementation of their Housing Elements. AB 686 requires all cities to include a robust analysis of local conditions that lead to barriers to access of fair housing for community members, especially those belonging to protected classes. This analysis entails an assessment of fair housing within the city, accomplished through critically examining integration and segregation, racially and ethnically concentrated areas of poverty, access to opportunities, disproportionate housing needs, and other relevant factors. The assessment also includes a roadmap of goals and actions the city will take to affirmatively further fair housing in their jurisdiction.

OUTREACH

Outreach Strategy and Methods

In order to ensure the Housing Element reflects and meets the needs of the National City community, public input was sought throughout the update process. Multiple rounds of outreach were conducted using diverse methods. Due to the COVID-19 pandemic, which occurred throughout the entirety of the Housing Element update and resulted in in-person activities being prohibited, all outreach efforts were shifted to virtual formats. These outreach efforts included stakeholder interviews, an online survey, two rounds of webinars that incorporated opportunities for live audience participation, office hours, and city meetings.

The community engagement was designed to be accessible to all members of the community. National City has a significant population of Spanish speakers; outreach materials and events were thus designed to support language access. All webinars were translated live into Spanish and interpreters were available to translate questions posed in Spanish into English so that English-speaking staff could answer. Furthermore, one "Spanish-only" webinar was held and conducted entirely in Spanish. The summaries of the webinars, as well as the questions and answers, were posted on the city's website in both Spanish and English. The online survey and all outreach materials were produced in both Spanish and English.

In order to further facilitate engagement from diverse members of the community and accommodate different schedules, the webinars were held on both weekdays and weekends, and were scheduled during the day and in the evening. Virtual office hours where community members could call staff and members of the project team were held during different times of different days as well. These office hours served both as an avenue for community members to engage more thoroughly with staff and as a way to address the digital divide and ensure

those without access to the internet or a computer could still actively participate in the outreach process.

Focused efforts were made to encourage all members of the National City community to participate and to ensure everyone who lives in the city was represented in the engagement process. Postcards with information about how to participate in the Housing Element update, in both English and Spanish, were sent to every National City resident and business; these postcards were sent out in two rounds that coincided with each round of webinars. Workshops were also advertised on the National City website, the project website, National City social media accounts, and the National City email distribution list. Drafts of the Housing Element were posted on the city's website prior to each round of webinars to ensure that community members could review and ask any questions directly.

Recognizing that effective outreach involves a diligent and broad effort to engage the community, the project team conducted an interactive survey. This survey strayed away from the traditional multiple choice and ranking questions, and rather entailed engaging activities and simulations, such as a mobility marker exercise, a rate housing types by density and location exercise, and a housing budget activity with housing improvement actions prioritization.

Stakeholder interviews were conducted with local nonprofit housing organizations, affordable housing developers, SANDAG staff, advocacy groups, and homelessness service providers. A full list of organizations contacted and interviewed is included in Table A- 1. The purpose of these interviews was to gain information about strategies and ideas to increase affordable housing development, preserve affordability of the existing housing stock, reduce homelessness and increase homeownership, and improve the existing housing stock. Feedback on the draft Housing Element was solicited at Housing Committee, City Council, and Housing Advisory Committee meetings on the following dates:

- June 1, 2020: Housing Advisory Committee
- August 17, 2020: Housing Advisory Committee
- October 19, 2020: Housing Advisory Committee
- January 26, 2021: Joint City Council and Housing Advisory Committee
- June 7, 2021: Joint Housing Advisory Committee and Planning Commission

In addition to outreach conducted specifically for the Housing Element update, feedback from community engagement for the National City Consolidated Plan was also taken into consideration. This engagement took place just before the Housing Element update outreach, in February, March, and April 2020. This outreach included a community needs survey (in both Spanish and English) and stakeholder interviews with homelessness services providers, local nonprofit housing organizations, advocacy groups, and local service providers. The purpose of these interviews was to gain information about support that National City can provide to the stakeholders, their critical needs, and programs to meet community development and housing needs were discussed.

Table A- 1: List of Organizations Interviewed

Organization
Chelsea Investment Corporation
Circulate San Diego
Climate Action Campaign
Environmental Health Coalition
KirE Builders
MAAC
Malick Infill
Regional Task Force on the Homeless
San Diego Habitat for Humanity
San Diego Housing Commission
SANDAG
Springboard Home Loans
Urban Housing Partners

Summary of Comments

Comments received during all stakeholder interviews, webinars, surveys, office hours, and City meetings can be grouped into the following topics:

- Affordability
 - Increase the amount of affordable housing in the city and preserve existing affordable housing
 - Encourage the construction of accessory dwelling units (ADUs) as they present a strong opportunity to facilitate smaller scale resident-driven affordable housing construction
- Existing housing stock
 - Maintain and enhance the existing housing stock to ensure that all housing positively contributes to the community
- Development
 - Reduce permitting and discretionary review times and fees
 - Reduce development requirements and revising development standards, such as parking
 - Prioritize housing development in locations away from sources of pollution in order to avoid co-location issues with existing land uses
 - Encourage density in strategic areas
 - Focus new housing construction in transit-accessible areas
 - Promote comprehensive parking management strategies and coordination of parking with planned transit investments
- Provision of housing
 - Reduce homelessness
 - Increase homeownership rates

- Provide priority to existing National City residents in new housing

During the Housing Element update, all comments received were considered. Goals and policies of the Housing Element were developed after the majority of the outreach had been completed so that they reflected community feedback. Input was also incorporated into the Housing Element programs. A summary of how each common topic comment was incorporated is as follows:

- **Affordability.** Several Housing Element goals and policies directly involve maintaining existing affordable housing, replacing affordable housing units lost due to new development, promoting the construction of accessory dwelling units, and preserving “at-risk” affordable units. Housing Element Goals 1 and 3 and Policies 1.3, 1.4, 2.2, 3.1, 3.3, 3.4, and 5.3 all address this topic. Programs 5, 6, 7, 9, 11, 14, and 15 all address this topic as well.
- **Existing Housing Stock.** Maintaining and enhancing the existing housing stock is identified as a priority in multiple goals, policies, and programs. Strategies include preserving units, promoting effective management in all rental properties, preventing building deterioration and promoting maintenance and repair, promoting the replacement of substandard units, and hosting informational events about property renovation and rehabilitation. Goals 3, 4 and Policies 3.2, 4.1, 4.2, 4.3, 4.4 all address this topic. Programs 5 and 7 address this topic as well.
- **Development.** Many goals, policies, and programs in the Housing Element address community comments related to development. Examples include adopting objective design standards, conducting a parking study, changing Development Impact Fees to be based on square footage, and selecting site inventory sites that are in existing mixed-use and residential areas and do not abut industrial land uses. Goals 2 and 7 and Policies 2.1, 2.3, 5.3, 7.1, 7.2, and 7.3 all address this topic. Programs 1, 8, 10, 12, 13, 14, 15 address this topic as well.
- **Provision of Housing.** The provision of housing was a broad but important topic identified by many community members and stakeholders throughout the engagement process; the Housing Element update includes numerous strategies to address community comments. These strategies include providing initial preference to National City residents for any project assisted with Housing Authority funds, encouraging supportive services close to affordable housing for vulnerable populations, supporting accessible housing options for homeless individuals and families, and providing first-time homeowner assistance to low- and moderate-income households. Goals 6 and 7 and Policies 3.5, 5.4, 6.1, 6.2, and 6.3 all address this topic. Programs 3 and 7 address this topic as well.

Barriers to Participation

While the community engagement process was designed to be accessible and facilitate as much participation as possible, there were several barriers to participation. The most notable barrier was the COVID-19 pandemic, which began just before the community engagement phase started and lasted through the entirety of the Housing Element update. Due to the

pandemic, engagement events could not be held in person; all events were conducted virtually. While this virtual setting may have contributed to a lack of participation of certain individuals, such as those without access to internet or a computer, it also allowed for increased participation of other individuals, such as those with mobility and transportation difficulties, single parents, and those with busy employment schedules or multiple jobs. It can often be more convenient for community members to participate remotely in an outreach event than to travel to a location and participate in person. Thus, the engagement process being virtual due to the COVID-19 pandemic served both as a barrier to and an opportunity for participation.

Another issue that likely contributed to a lack of participation was community members being unaware of the public meetings. For example, some residents who received postcards in the mail about ways to provide input may not have looked at them or may have perceived them to be junk mail or advertising at first glance. Similarly, members of the community without a National City address, such as those experiencing homelessness, would not have received a postcard. Opportunities to improve future planning project participation of individuals and families experiencing homelessness include distributing informational flyers at homelessness service centers and emergency shelters.

ASSESSMENT OF FAIR HOUSING ISSUES

Enforcement and Outreach

San Diego County jurisdictions are served by two fair housing service providers, CSA San Diego and Legal Aid Society of San Diego (LASSD), that investigate and resolve discrimination complaints, conduct discrimination auditing and testing, and education and outreach, including the dissemination of fair housing information such as written material, workshops, and seminars. These service providers also provide landlord/tenant counseling, which is another fair housing service that involves informing landlords and tenants of their rights and responsibilities under fair housing law and other consumer protection regulations, as well as mediating disputes between tenants and landlords. National City is served by CSA and LASSD.

Walk-in services are offered at three LASSD office locations in San Diego County- Southeast, Midtown, and North County. In addition, LASSD has established a Fair Housing Hotline to ensure its Fair Housing services are readily available to the community and that a resident may promptly report any act of housing discrimination that may have occurred.

Between 2014 and 2018, CSA served 688 National City residents, accounting for 11% of clients served in San Diego county. Between 2014 and 2020, LASSD served 557 National City residents, or 3% of all clients served in San Diego County.

(HUD) maintains a record of all housing discrimination complaints filed in local jurisdictions. These grievances can be filed on the basis of race, color, national origin, sex, disability, religion, familial status and retaliation. From October 1, 2014 to September 30, 2019, 414 fair housing complaints in San Diego County were filed with HUD. Roughly three percent (eleven

cases) were filed by National City residents. Disability-related discrimination was cited in 10 out of 11 cases in National City.

The 2020 Regional Analysis of Fair Housing Choice (2020 Regional AI) found that enforcement services were inadequate in the region. In FY 2020, National City tested for discrimination based on disability, national origin and race. Of the six sites tested, three showed unequal treatment; one based on national origin and two based on race. The City will work with the County Housing and City of National City Housing Element Community Development (County HCD) as the lead for Urban County CDBG program, to ensure increased fair housing outreach, education, and enforcement activities take place in National City.

The 2020 Regional AI also found that outreach services were inadequate in the region as residents may find it hard to navigate the service system and identify the appropriate agency to contact. National City advertises fair housing services through placement of a fair housing services brochure at public counters and will include a link to CSA and LASSD on its website within the first six months of the 8-year planning cycle. The City will advocate the County to include systematic testing in its Fair Housing Program. In addition, the City has recently hired a Housing Programs Specialist whose responsibilities will include Fair Housing Program outreach.

Integration and Segregation

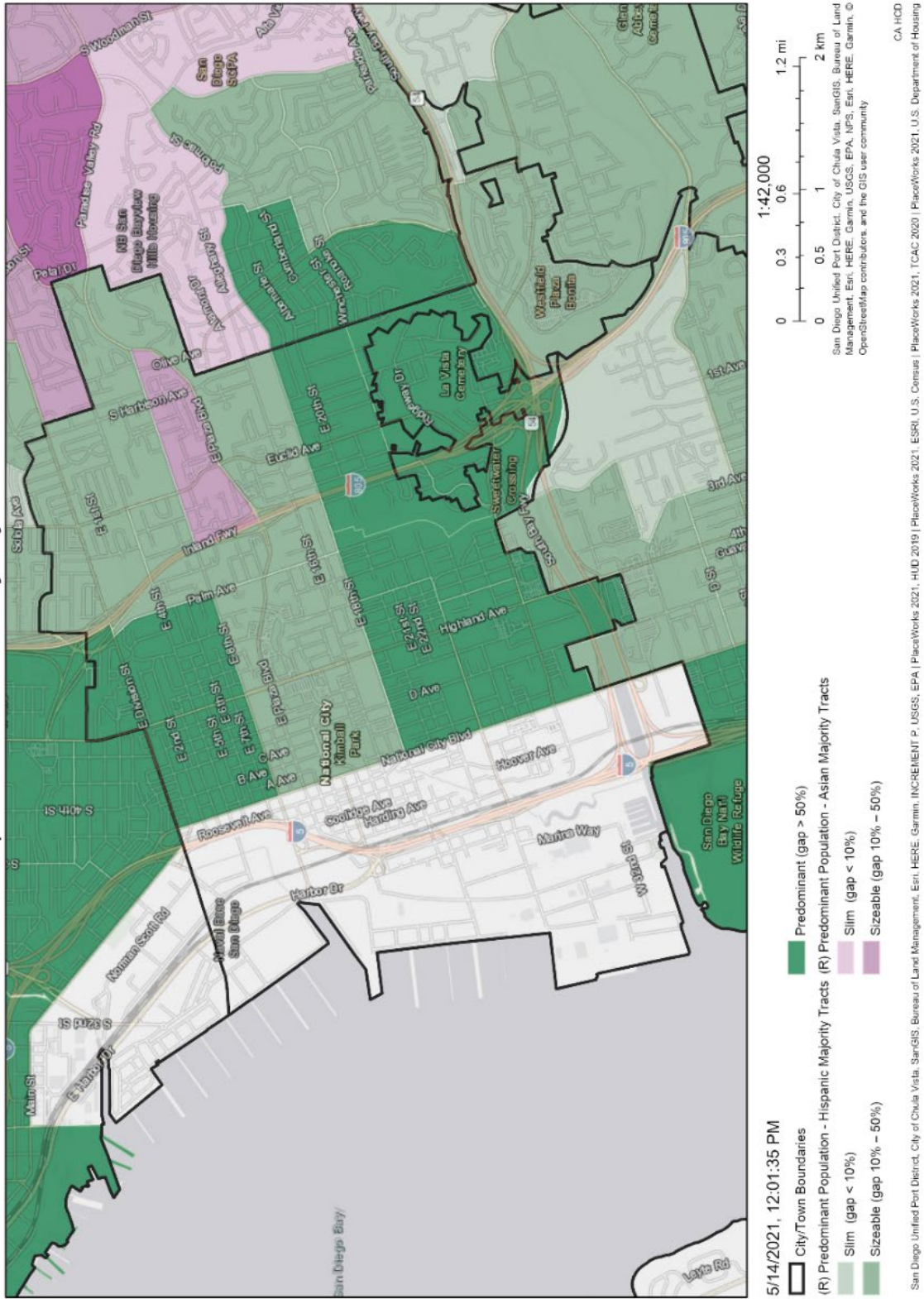
Race and Ethnicity

National City is a majority-minority city with the Hispanic population representing a significant portion of the citywide population. As shown in Figure A- 1, all census tracts (except census tract 06073021900, which has primarily industrial and military uses) are characterized by a majority ethnic or racial group. The strength of color indicates the magnitude/size by which each race or ethnicity is predominant over the next populous. All but one of these census tracts have a majority Hispanic population; one census tract has a majority Asian population. Census tracts in the northern and southern portions of the city have the highest proportion of Hispanic residents. All census tracts within the city with a majority Hispanic population border at least one other census tract with a majority Hispanic population; the racial concentration trends in National City are thus prevalent throughout the surrounding area as well. Furthermore, Figure A- 3 shows the percentage of the nonwhite population in each census tract; the entirety of National City and all nearby census tracts are at least 41% nonwhite, with the majority being over 81% nonwhite. As shown in Figures A- 2 and A- 4, National City has a significantly higher concentration of nonwhite residents than the region.

The California Tax Credit Allocation Committee (TCAC)/California Department of Housing and Community Development (HCD) Opportunity Maps do not show any areas of high segregation and poverty within National City. These areas are regionally concentrated in southern San Diego county, with several nearby or adjacent to National City in the City of San Diego.

Figure A-1

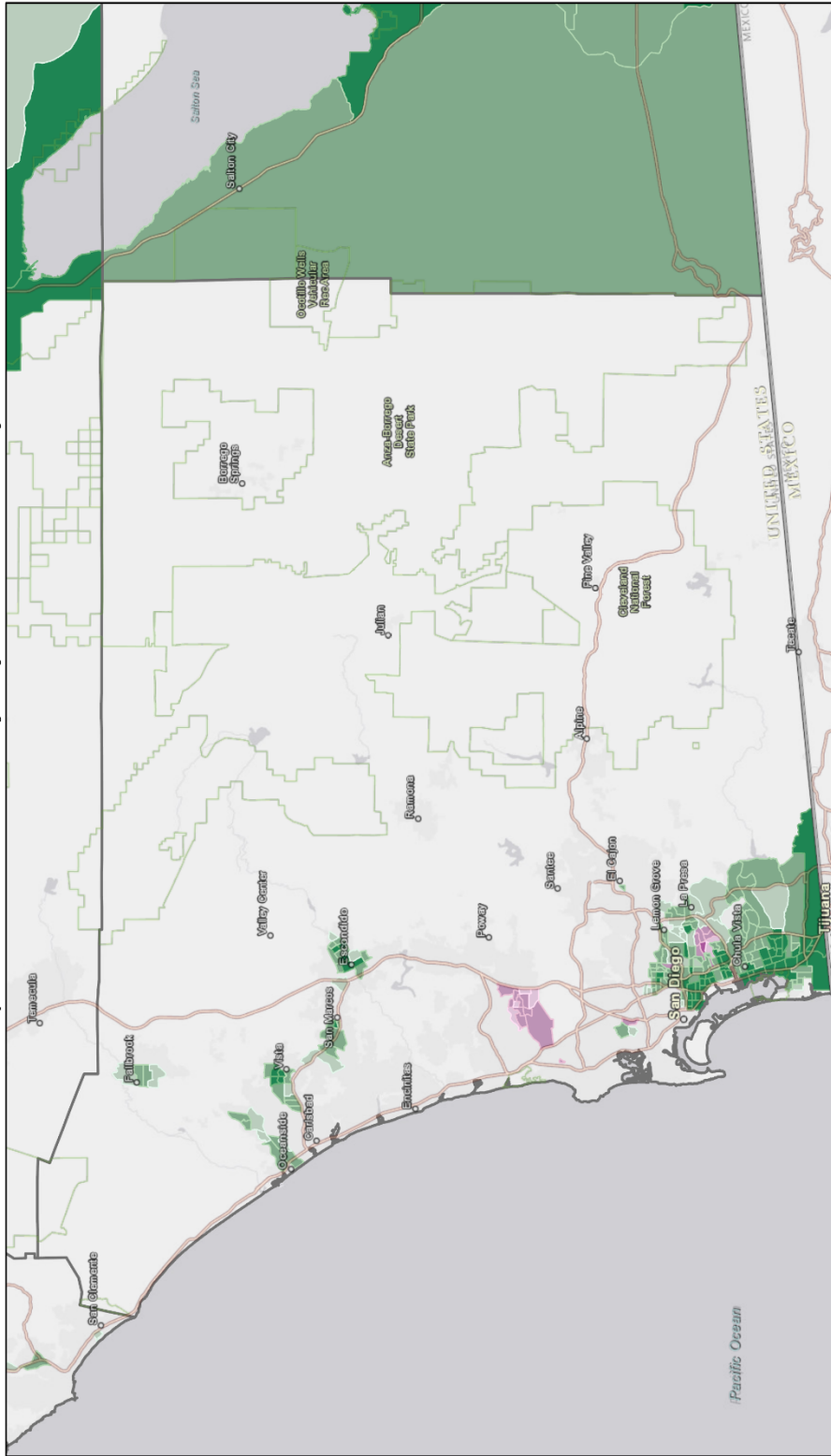
Hispanic and Asian Majority Tracts



Source: HCD AFFH Data Viewer, Predominant Population – Hispanic Majority Tracts, Predominant Population – Asian Majority Tracts, US Census, TIGER, 2010.

Figure A- 2

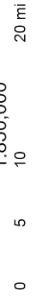
Hispanic and Asian Majority Tracts - County



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- County Boundaries
- Predominant Population - Hispanic Majority Tracts (R) Predominant Population - Asian Majority Tracts
- Slim (gap < 10%)
- Slim (gap < 10%)
- Sizeable (gap 10% - 50%)
- Sizeable (gap 10% - 50%)

1:850,000



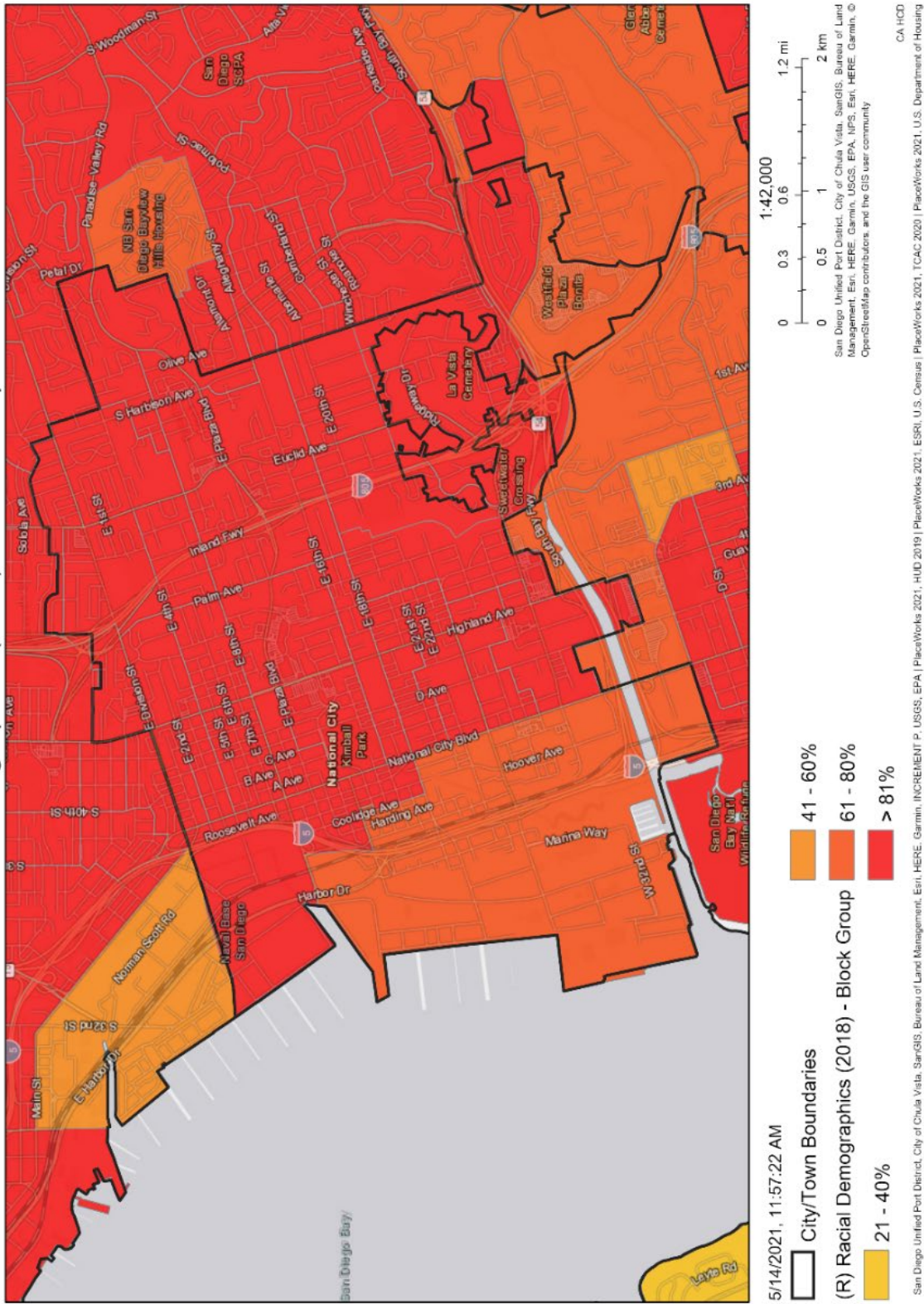
Esri, HERE, Garmin, © OpenStreetMap contributors, and the GIS user community, Esri, HERE, Garmin, USGS, EPA, NPS

CA HCD
 Esri, HERE, Garmin, USGS, EPA, NPS | PlaceWorks 2021, HUD 2019 | PlaceWorks 2021, ESRI, U.S. Census | PlaceWorks 2021, TCAC 2020 | PlaceWorks 2021, U.S. Department of Housing and Urban Development 2020 | Esri, HERE, Garmin, © OpenStreetMap contributors, and the GIS

Source: HCD AFFH Data Viewer, Predominant Population – Hispanic Majority Tracts, Predominant Population – Asian Majority Tracts, US Census, TIGER, 2010.

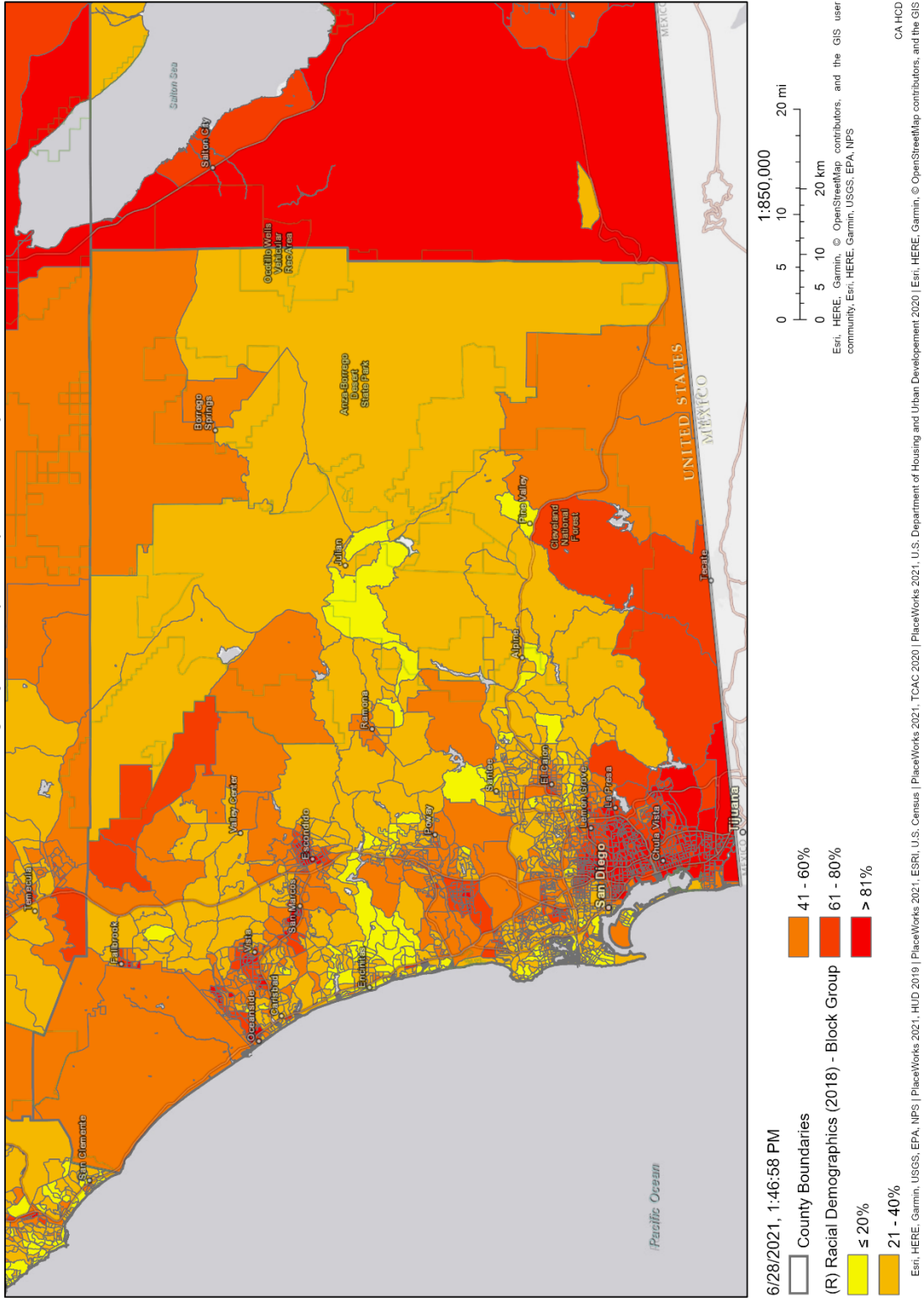
Figure A- 3

Racial Demographics (2018) - Block Group



Source: HCD AFFH Data Viewer, Racial Demographics (2018) – Block Group, Esri Demographics Estimates, 2018.

Figure A- 4 Racial Demographics (2018) - County

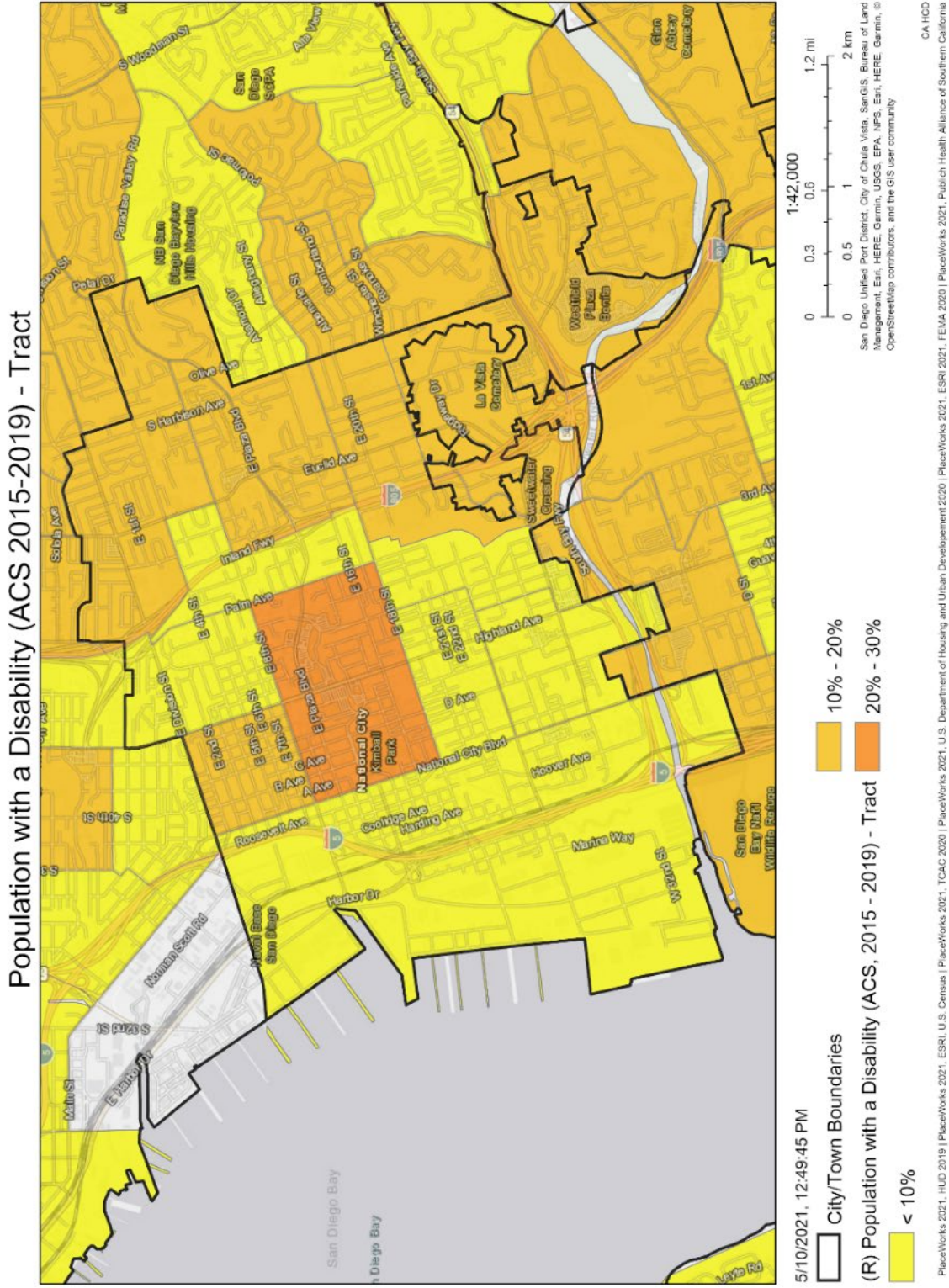


Source: HCD AFFH Data Viewer, Racial Demographics (2018) – Block Group, Esri Demographics Estimates, 2018.

Disability

Disabled persons often have special housing needs related to limited earning capacity, a lack of accessible and affordable housing, and higher health costs associated with a disability. In National City, 11.3% of the population has a disability. This percentage is higher than the countywide disability percentage of 9.8%. Figure A- 5 shows that census tracts with a higher percentage of disabled residents are concentrated in the eastern portion of the city, with one census tract in the central area of the city with the highest percentage of disabled residents. In this census tract (06073011700), 22.6% of the population has a disability. This high percentage of disabled residents may be due to the presence of several senior living facilities in this census tract, as seniors are often more likely to be disabled than younger individuals. Similarly, the census tracts to the east with higher percentages of disabled residents (10%-20%) also have senior living facilities in that area. As seen in Figure A- 6, many census tracts nearby National City also have higher percentages of disabled residents (10%-20%). Regionally, National City, Chula Vista, Imperial Beach, and San Diego have the highest percentages of disabled residents.

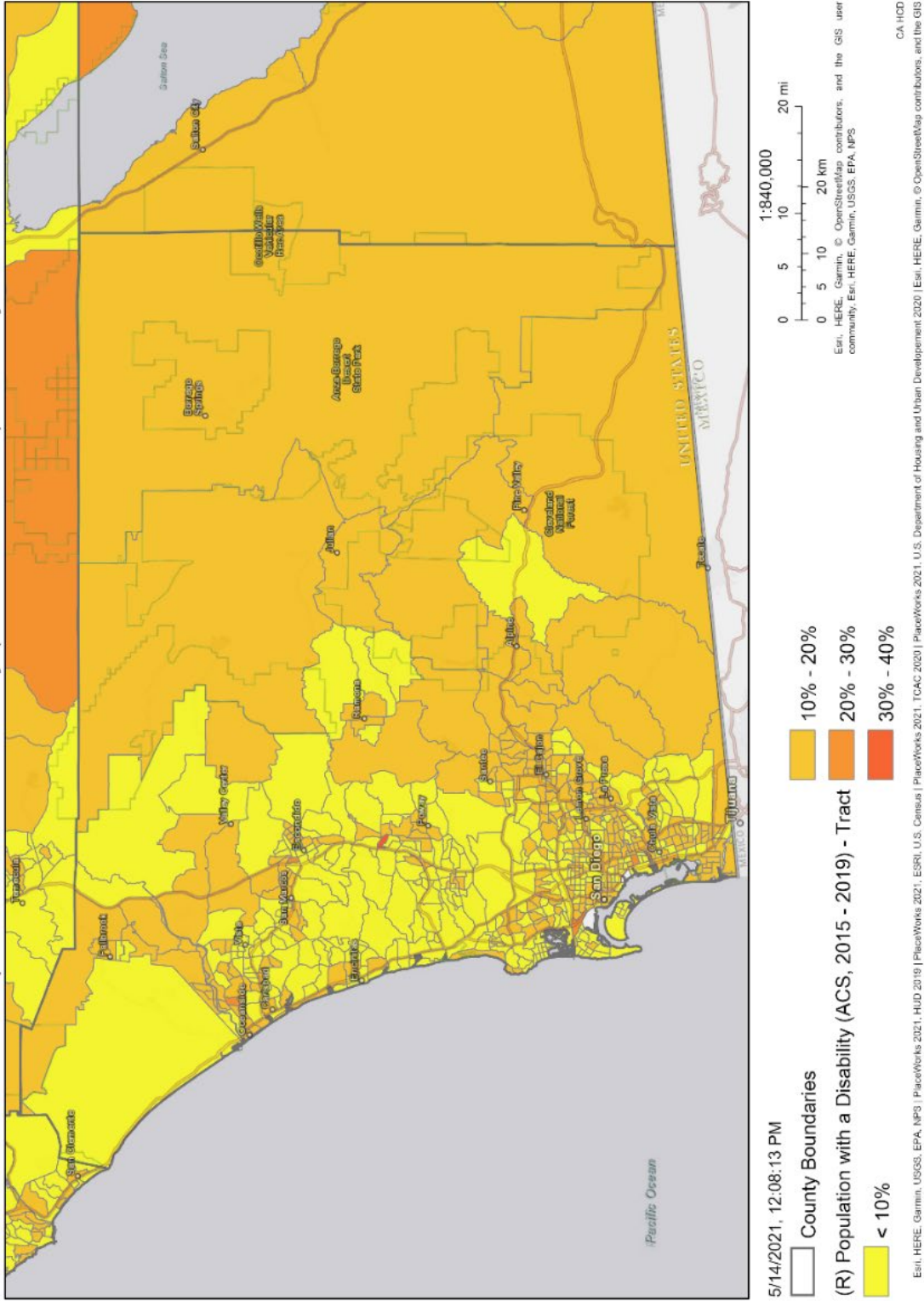
Figure A- 5



Source: HCD AFFH Data Viewer, Population with a Disability – Tract, ACS 5-Year Estimates 2015-2019.

Figure A- 6

Population with a Disability (ACS 2015-2019) - County



Source: HCD AFFH Data Viewer, Population with a Disability – Tract, ACS 5-Year Estimates 2015-2019.

Familial Status

Familial status refers to the relationships of people living together: for example, households with children under 18 years of age and the head of household marital status. As Figure A- 7 shows, there is no concentration of adults over the age of 18 living alone in National City. While there is one census tract in this map with a higher proportion of adults living alone in the central area of the city, the percentage in this tract is 20.1%, which is only 0.1% above the threshold for its legend group; this difference is negligible. Regionally, there is a slight concentration of adults living alone in central San Diego and Pacific Beach, as shown in Figure A- 8. The distribution of adults living with their spouses in National City is shown in Figure A- 9. Similarly, there is only one census tract in National City with a higher proportion of adults living with their spouse, and this percentage is 40.8%, which is only 0.8% above the threshold for its legend group. It can thus be concluded that there is also no concentration of adults living with their spouse in National City. This trend is consistent with the immediate region; as seen in Figure A- 10, areas to the north and south of National City tend to have many adults not living with a spouse, while areas to the east and in the northern portion of the county tend to have more adults living with a spouse.

Single parent households, in particular female-headed families, often require special assistance such as accessible day care, health care, and other supportive services. Of the total households in National City, approximately 5,443 identify as having a female householder, with no spouse or partner present (32.7%). This figure is higher than the countywide figure of 25.3%. Because of their low income and higher family expenses, many single parent households live in poverty. Figure A- 11 shows the distribution of children living in single female-headed households and reveals a concentration in the western portion of the city. These census tracts also have a lower median income than tracts to the east, as well as a higher percentage of people living in poverty. Conversely, Figure A- 13 shows that there is a concentration of children living in married couple households in the eastern portion of the city. These tracts also have higher median incomes and lower percentages of people living in poverty. However, because the household median income in National City is low, these census tracts still have a relatively high percentage of low- to moderate-income households (mostly 50%-75%, with some 25%-50%). National City has a higher percentage of children living in female-headed households than the county (7.6% and 4.6%, respectively) and a lower percentage of children living in married-couple households than the county (18.7% and 21.7%, respectively).¹

¹ ACS, Table DP02: Selected Social Characteristics in the United States 5-Year Estimates 2015-2019.

Figure A-7

Percent of Population 18 Years and Over in Households Living Alone (ACS 2015-2019) - Tract



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City/Town Boundaries

(R) Percent of Population 18 Years and Over in Households Living Alone (ACS, 2015-2019) - Tract

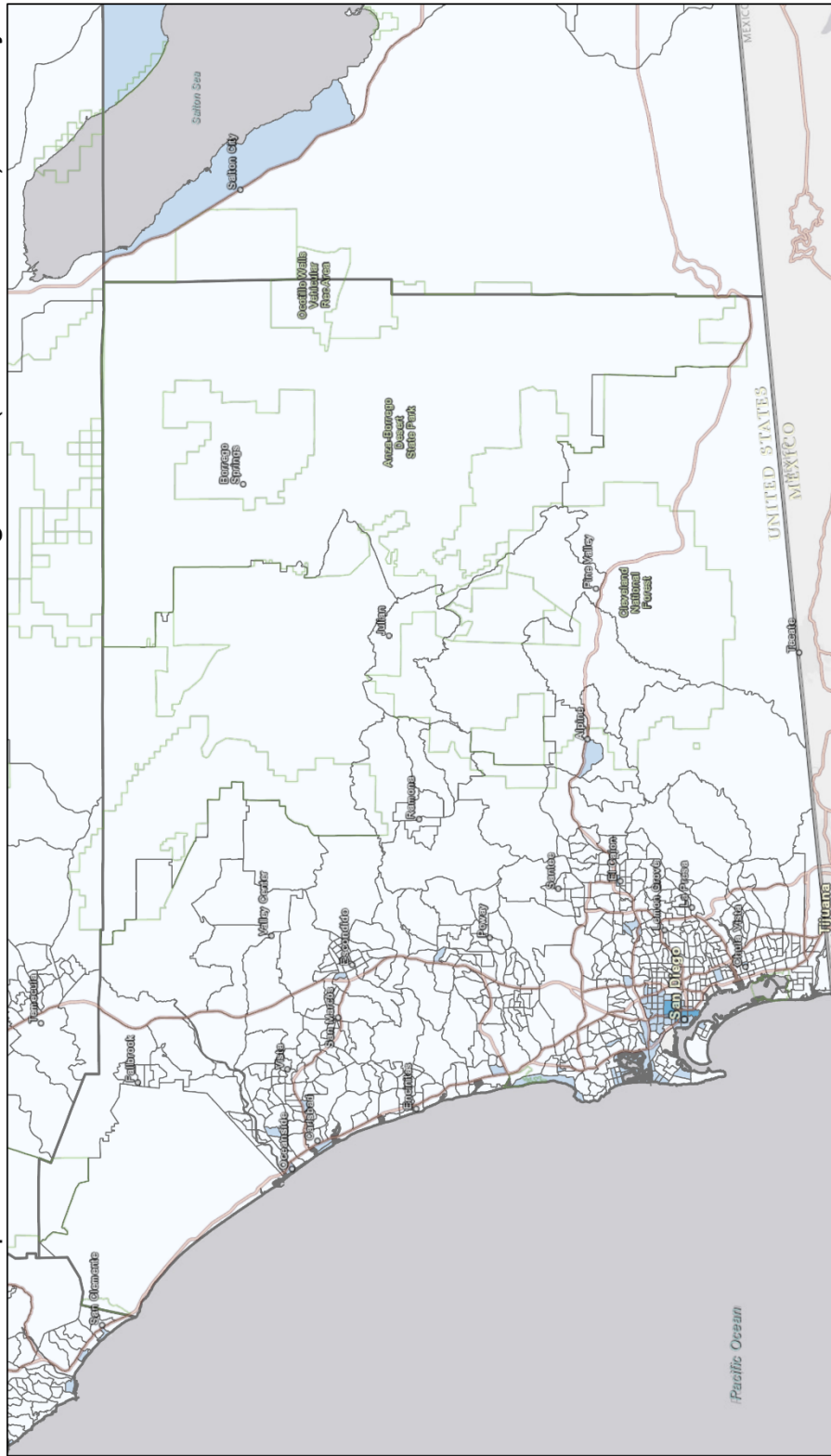
< 20%

20% - 40%

San Diego Unified Port District, City of Chula Vista, SanGIS, Bureau of Land Management, Esri, HERE, Garmin, INCREMENT P, USGS, EPA | PlaceWorks 2021, HUD 2019 | PlaceWorks 2021, ESRI, U.S. Census | PlaceWorks 2021, TCAC 2020 | PlaceWorks 2021, U.S. Department of Housing

Source: HCD AFFH Data Viewer, Percent of Population 18 Years and Over in Households Living Alone – Tract, ACS 5-Year Estimates 2015-2019.

Figure A- 8
Percent of Population 18 Years and Over in Households Living Alone (ACS 2015-2019) - County



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County Boundaries

(R) Percent of Population 18 Years and Over in Households Living Alone (ACS, 2015-2019) - Tract

< 20%

20% - 40%

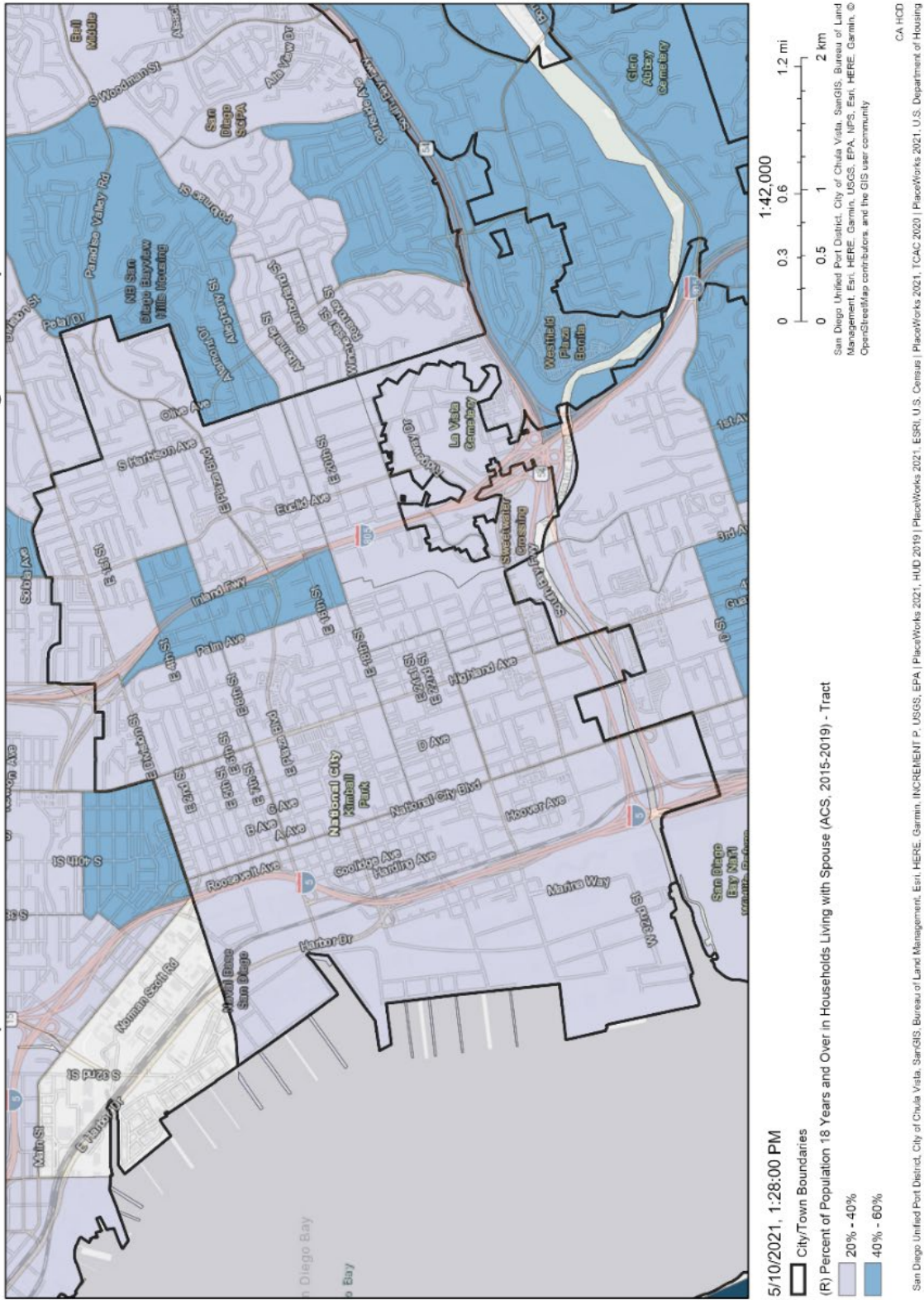
1:850,000
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Esri, HERE, Garmin, USGS, EPA, NPS | PlaceWorks 2021, HUD 2019 | PlaceWorks 2021, ESRI, U.S. Census | PlaceWorks 2021, TCAC 2020 | PlaceWorks 2021, U.S. Department of Housing and Urban Development 2020 | Esri, HERE, Garmin, © OpenStreetMap contributors, and the GIS user community, Esri, HERE, Garmin, USGS, EPA, NPS

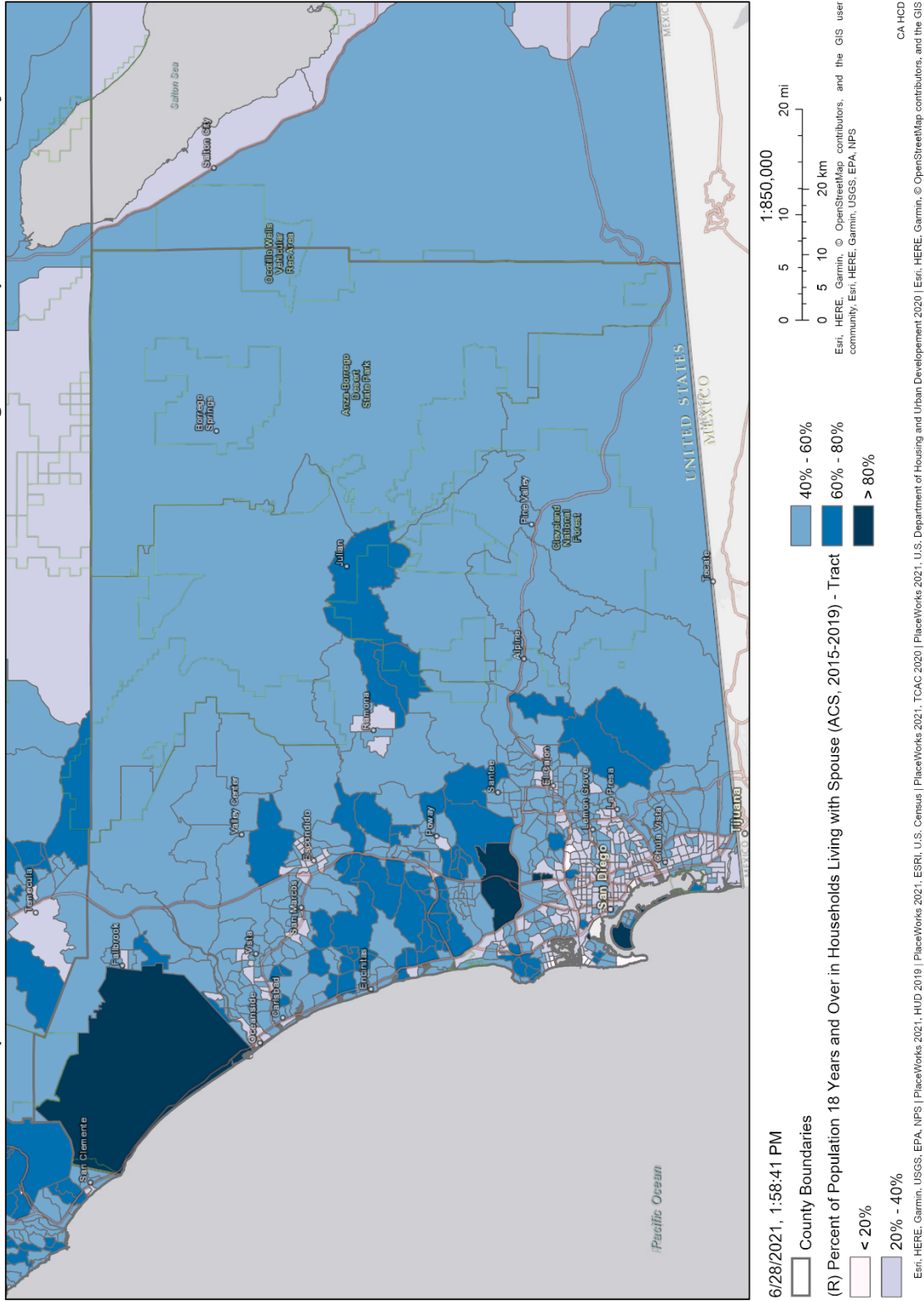
Source: HCD AFFH Data Viewer, Percent of Population 18 Years and Over in Households Living Alone – Tract, ACS 5-Year Estimates 2015-2019.

Figure A-9 Percent of Population 18 Years and Over in Households Living with a Spouse - Tract



Source: HCD AFFH Data Viewer, Percent of Population 18 Years and Over in Households Living with a Spouse – Tract, ACS 5-Year Estimates 2015-2019.

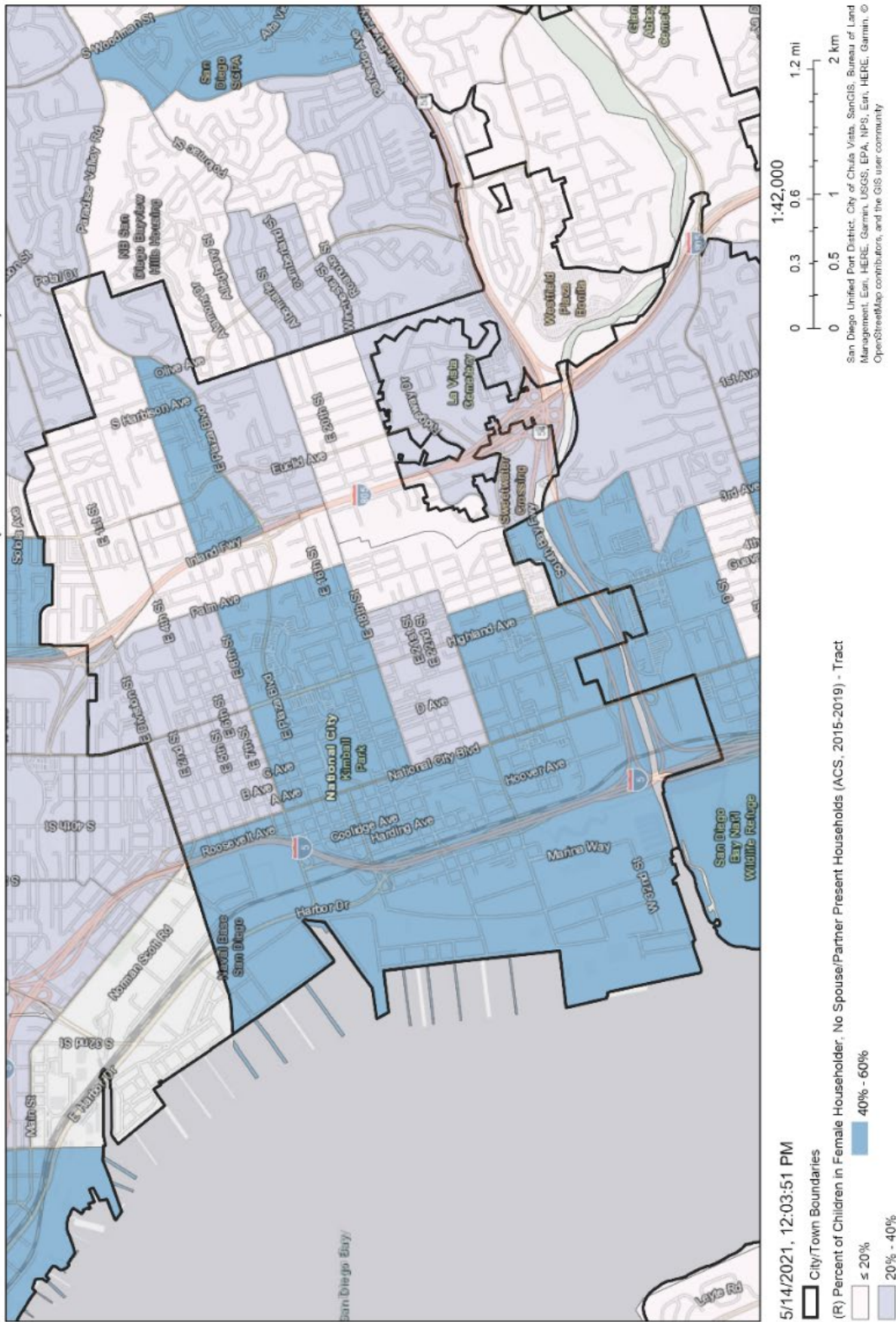
Figure A- 10
 Percent of Population 18 Years and Over in Households Living with a Spouse - County



Source: HCD AFFH Data Viewer, Percent of Population 18 Years and Over in Households Living with a Spouse – Tract, ACS 5-Year Estimates 2015-2019.

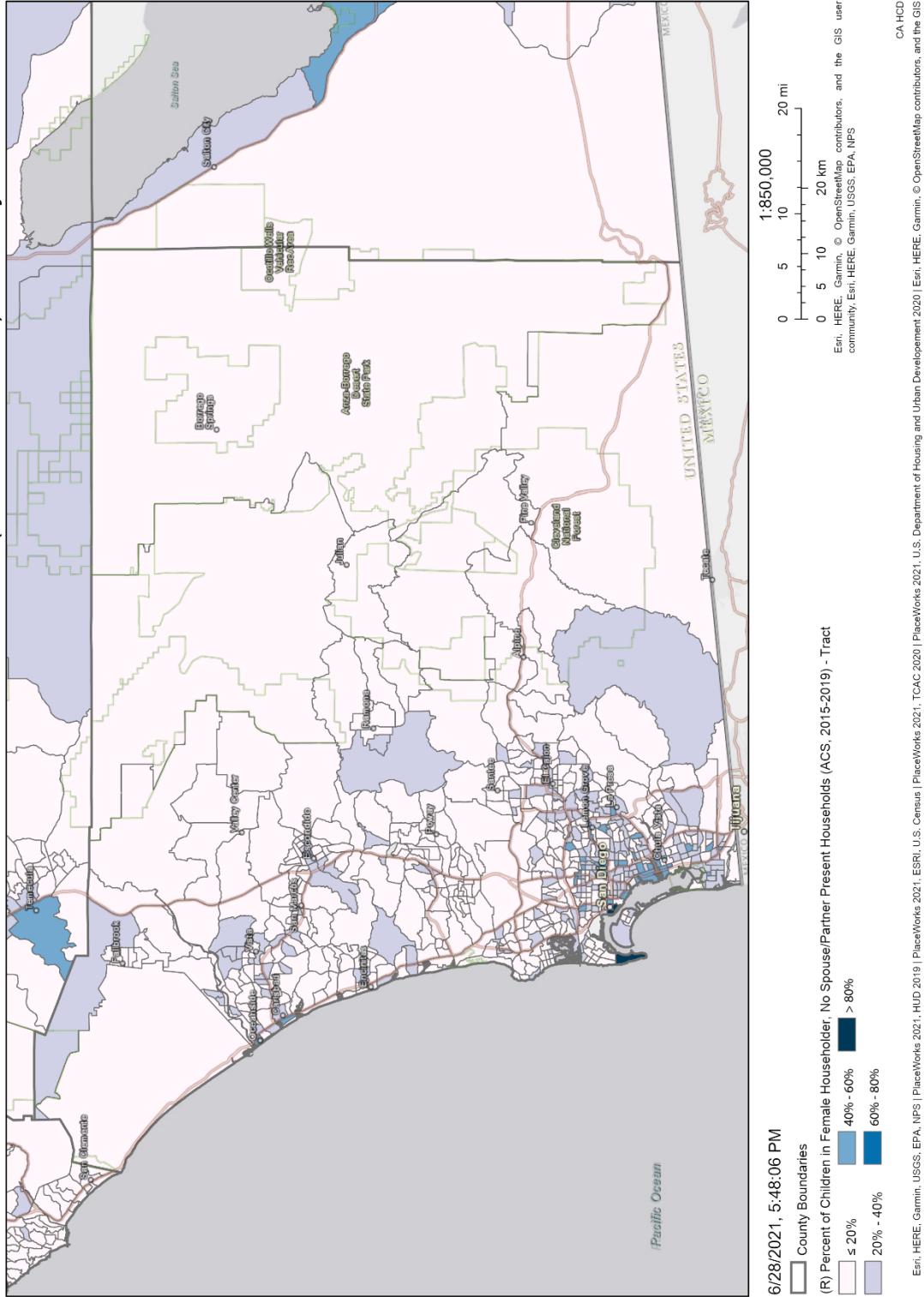
Figure A- 11

Percent of Children in Female Householder (ACS 2015-2019) - Tract



Source: HCD AFFH Data Viewer, Percent of Children in Female Householder, No Spouse/Partner Present Households – Tract, ACS 5-Year Estimates 2015-2019.

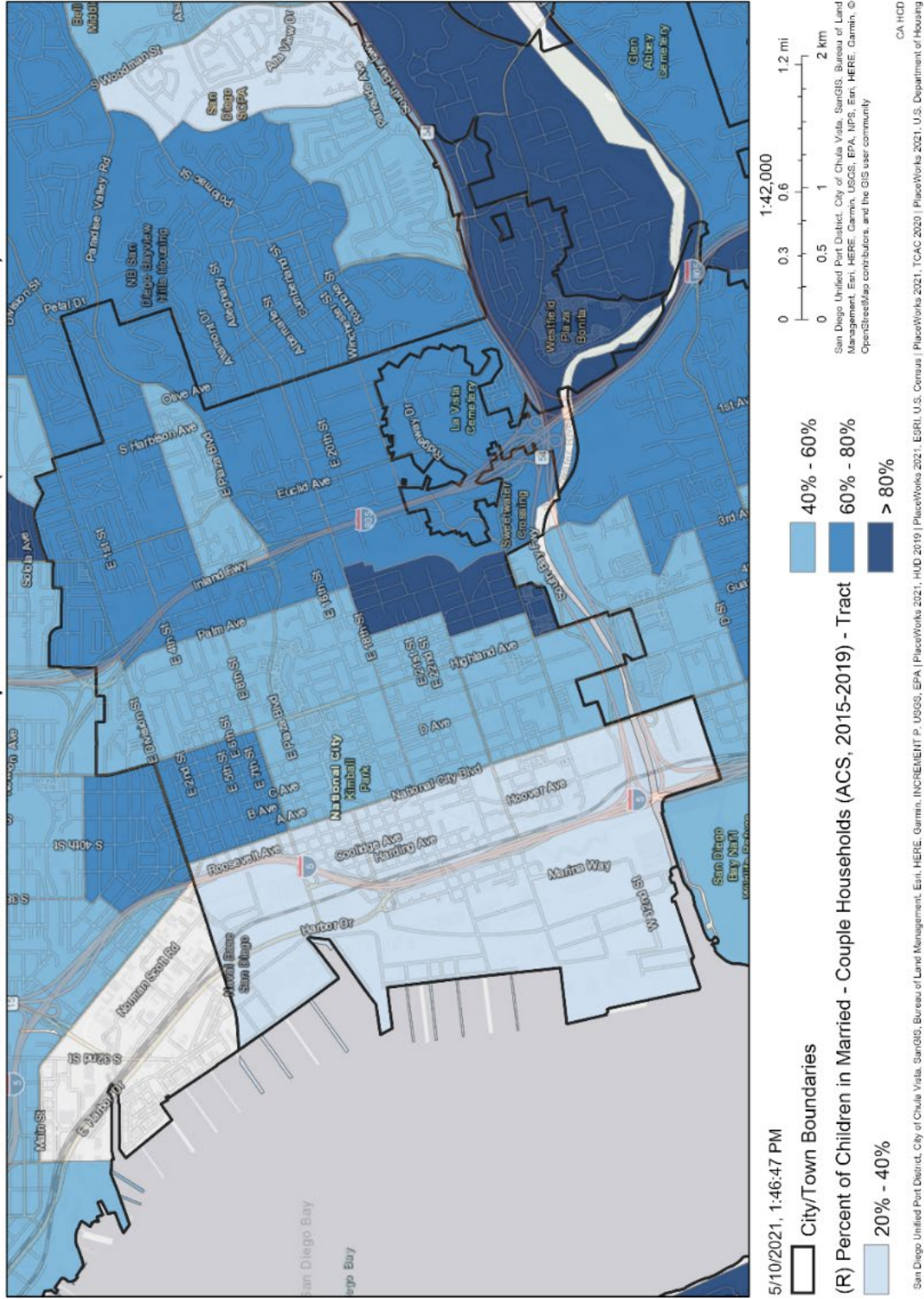
Figure A- 12
Percent of Children in Female Householder (ACS 2015-2019) - County



Source: HCD AFFH Data Viewer, Percent of Children in Female Householder, No Spouse/Partner Present Households – Tract, ACS 5-Year Estimates 2015-2019.

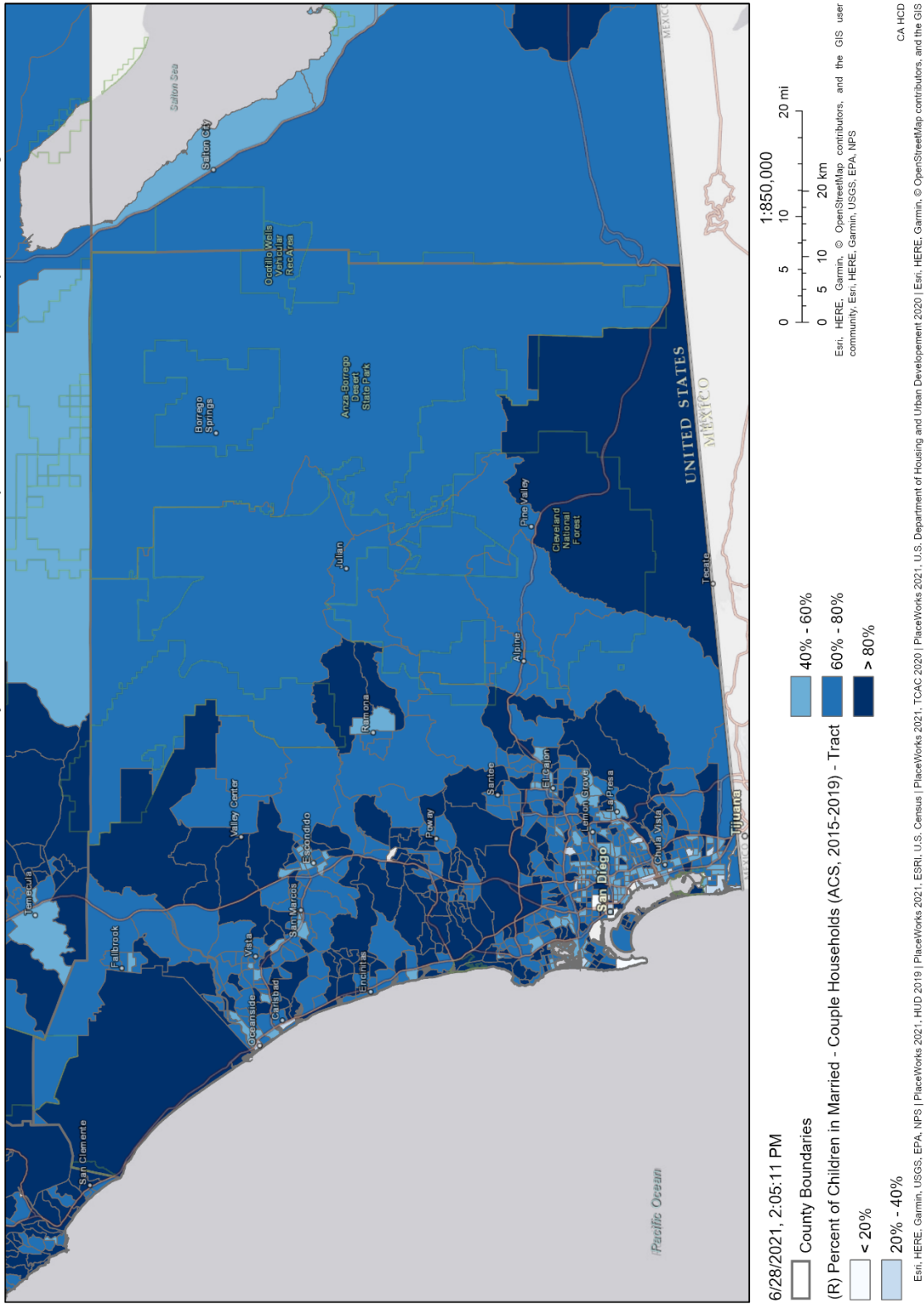
Figure A- 13

Percent of Children in Married Couple Households (ACS 2015-2019) - Tract



Source: HCD AFFH Data Viewer, Percent of Children in Married-Couple Households – Tract, ACS 5-Year Estimates 2015-2019.

Figure A- 14
Percent of Children in Married Couple Households (ACS 2015-2019) - County



Source: HCD AFFH Data Viewer, Percent of Children in Married-Couple Households – Tract, ACS 5-Year Estimates 2015-2019.

Income

The median household income for National City is \$47,119,² whereas the regional area median income is \$66,529.³ Approximately 13% of households are extremely low-income (30% AMI). National City has the highest percentage of very low-income and second highest percentage of low-income households in the county.⁴ The citywide distribution of median household income is shown in Figure A- 15 and the distribution of low- to moderate-income households (those with an Area Median Income of 80% of less) is shown in Figure A- 17. Figure A- 19 shows the spatial distribution of the percentage households within National City living below the poverty line, and Figure A- 20 shows the distribution within the region. Though National City as a whole has disproportionately low incomes when compared to the region, within the city, households with particularly low incomes are concentrated in the western census tracts. Regionally, incomes tend to be lower in the southern portion of the county closer to the US/Mexico border, including Chula Vista, Imperial Beach, and central and southern San Diego.

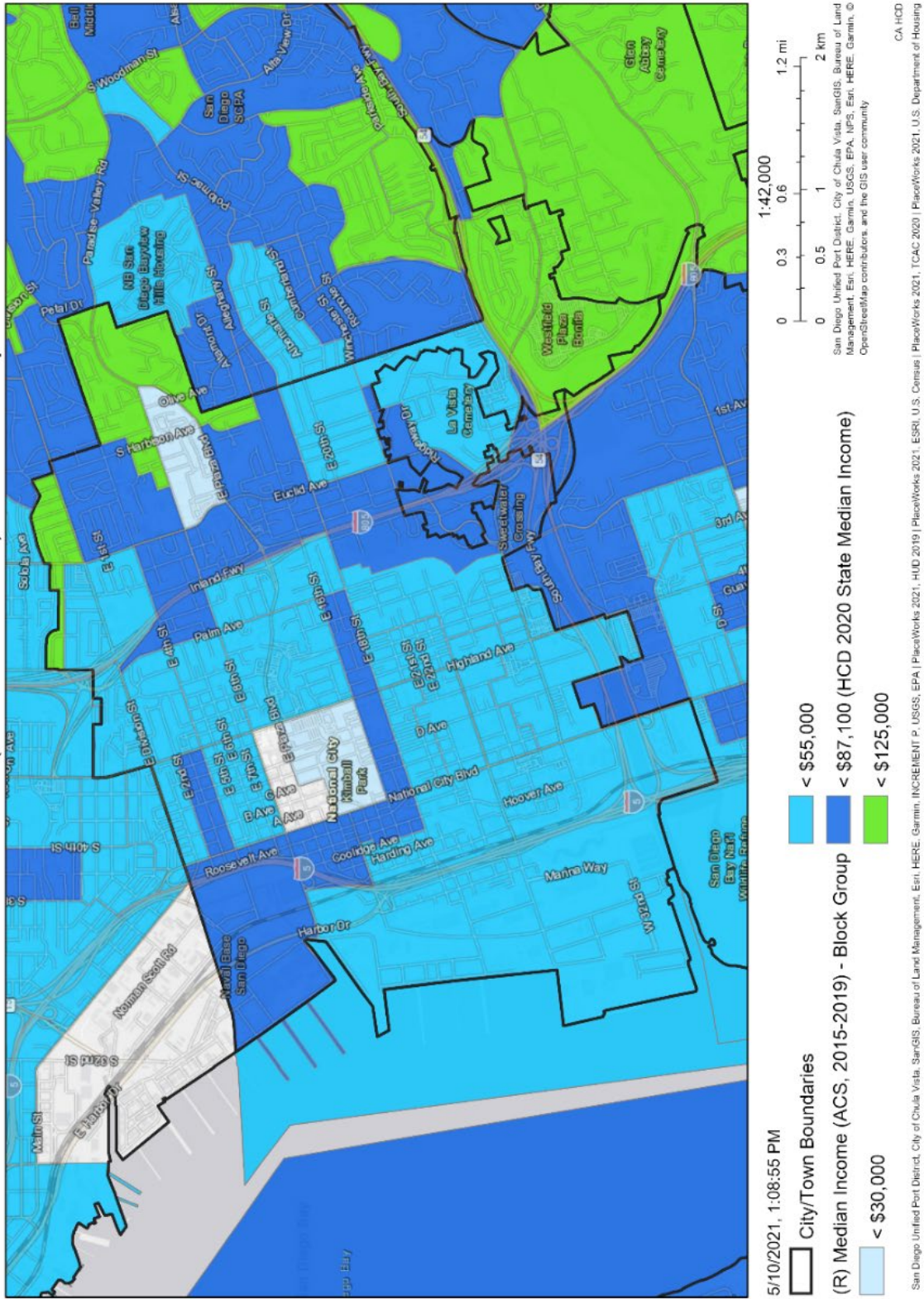
² ACS, Table DPO3: Selected Economic Characteristics 5-Year Estimates 2015-2019.

³ SANDAG 6th Cycle Regional Housing Needs Assessment Plan. July 10, 2020.

⁴ SANDAG, Final 6th Cycle Regional Housing Needs Assessment Methodology. July 2020.

Figure A- 15

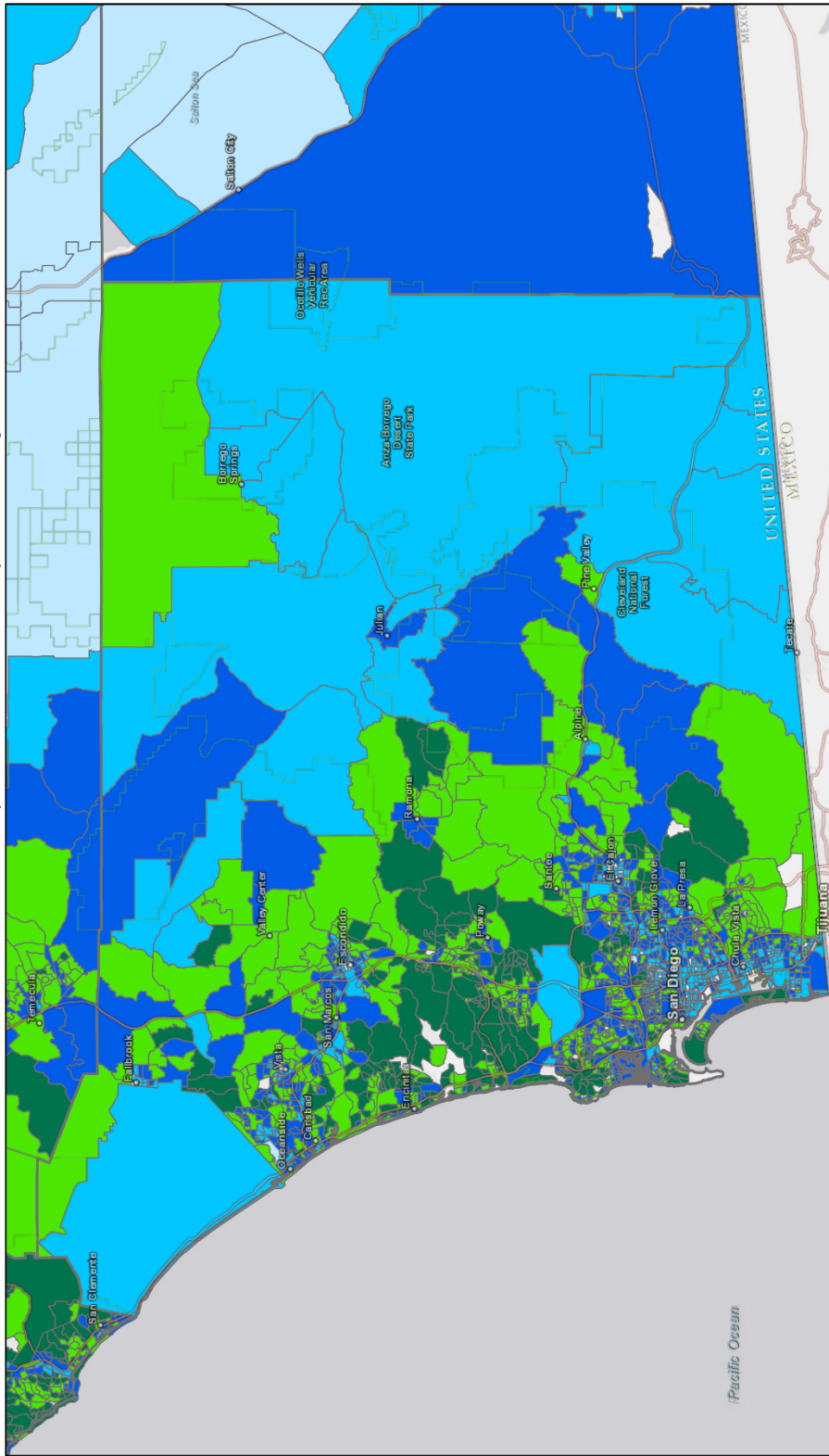
Median Income (ACS 2015-2019) - Block Group



Source: HCD AFFH Data Viewer, Median Income – Block Group, ACS 5-Year Estimates 2015-2019.

Figure A- 16

Median Income (ACS 2015-2019) - County



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County Boundaries

(R) Median Income (ACS, 2015-2019) - Block Group

< \$30,000

< \$55,000

< \$87,100 (HCD 2020 State Median Income)

< \$125,000

Greater than \$125,000

1:850,000

0 5 10 20 mi

0 5 10 20 km

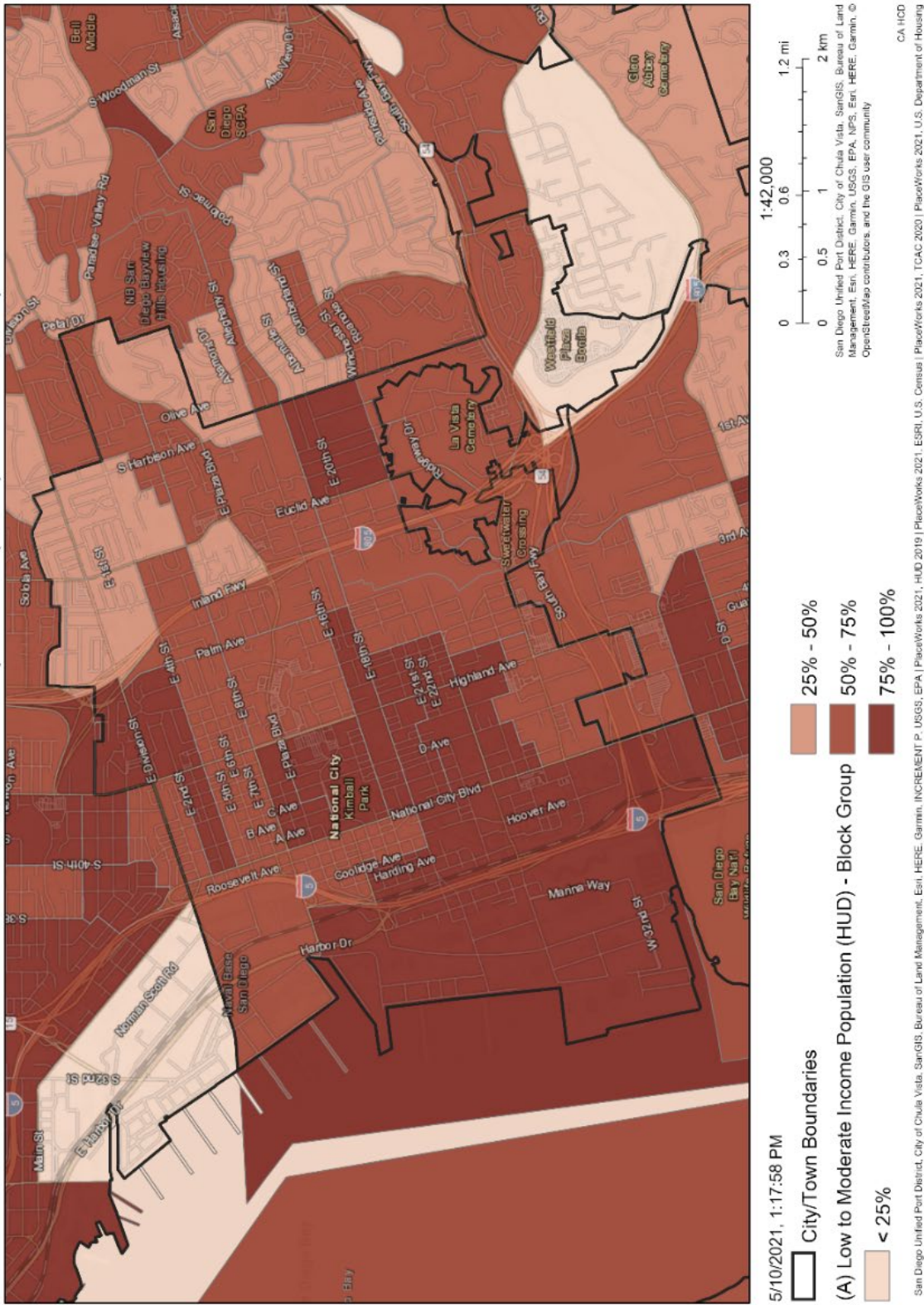
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Esri, HERE, Garmin, USGS, EPA, NPS | PlaceWorks 2021, HUD 2019 | PlaceWorks 2021, ESRI, U.S. Census | PlaceWorks 2021, TCAC 2020 | PlaceWorks 2021, U.S. Department of Housing and Urban Development 2020 | Esri, HERE, Garmin, © OpenStreetMap contributors, and the GIS user community, Esri, HERE, Garmin, USGS, EPA, NPS

Source: HCD AFFH Data Viewer, Median Income – Block Group, ACS 5-Year Estimates 2015-2019.

Figure A- 17

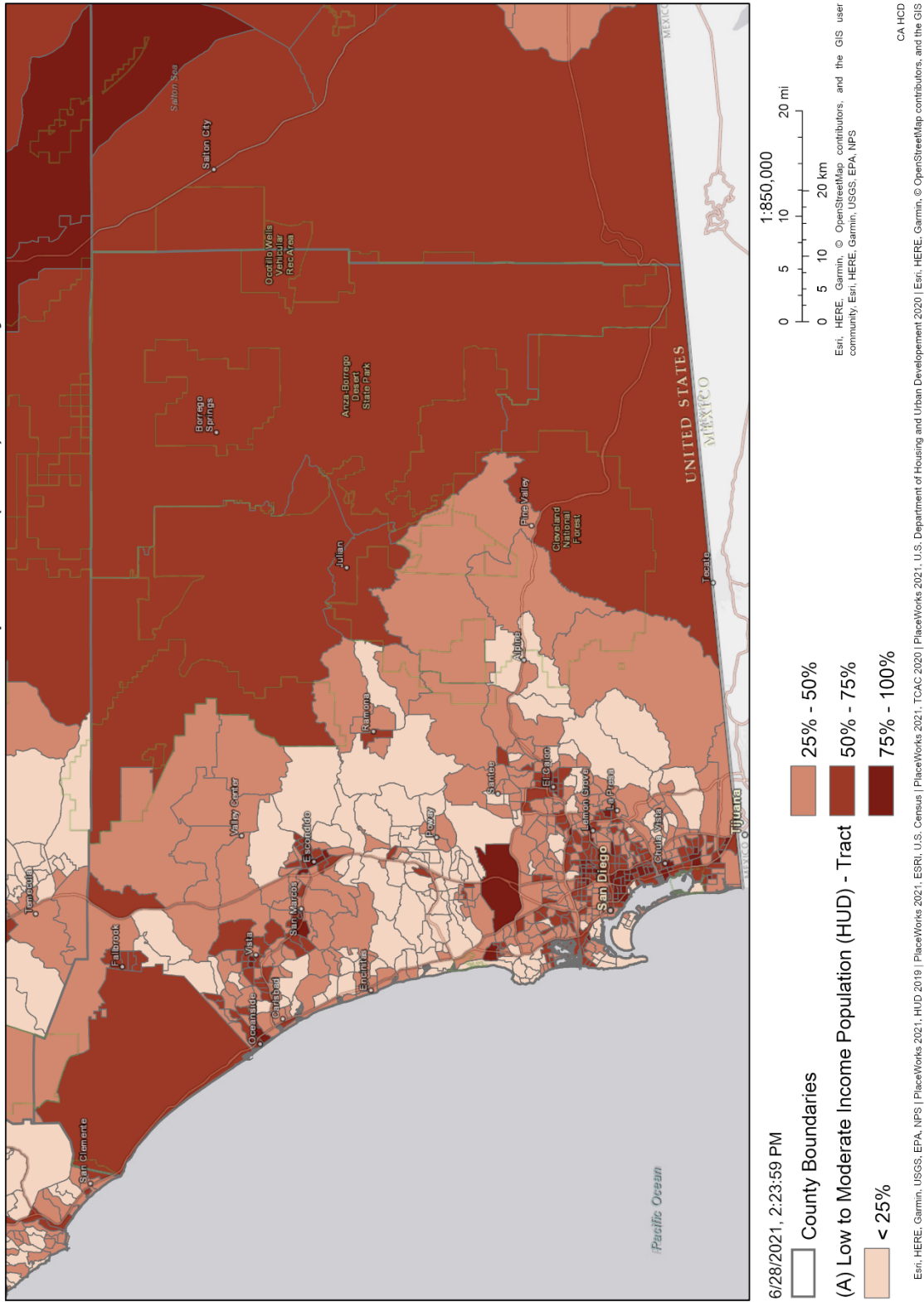
Low to Moderate Income Population (HUD) - Block Group



Source: HCD AFFH Data Viewer, Low to Moderate Income Population – Tract, HUD, ACS 5-Year Estimates 2011-2015.

Figure A- 18

Low to Moderate Income Population (HUD) - County



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County Boundaries

(A) Low to Moderate Income Population (HUD) - Tract

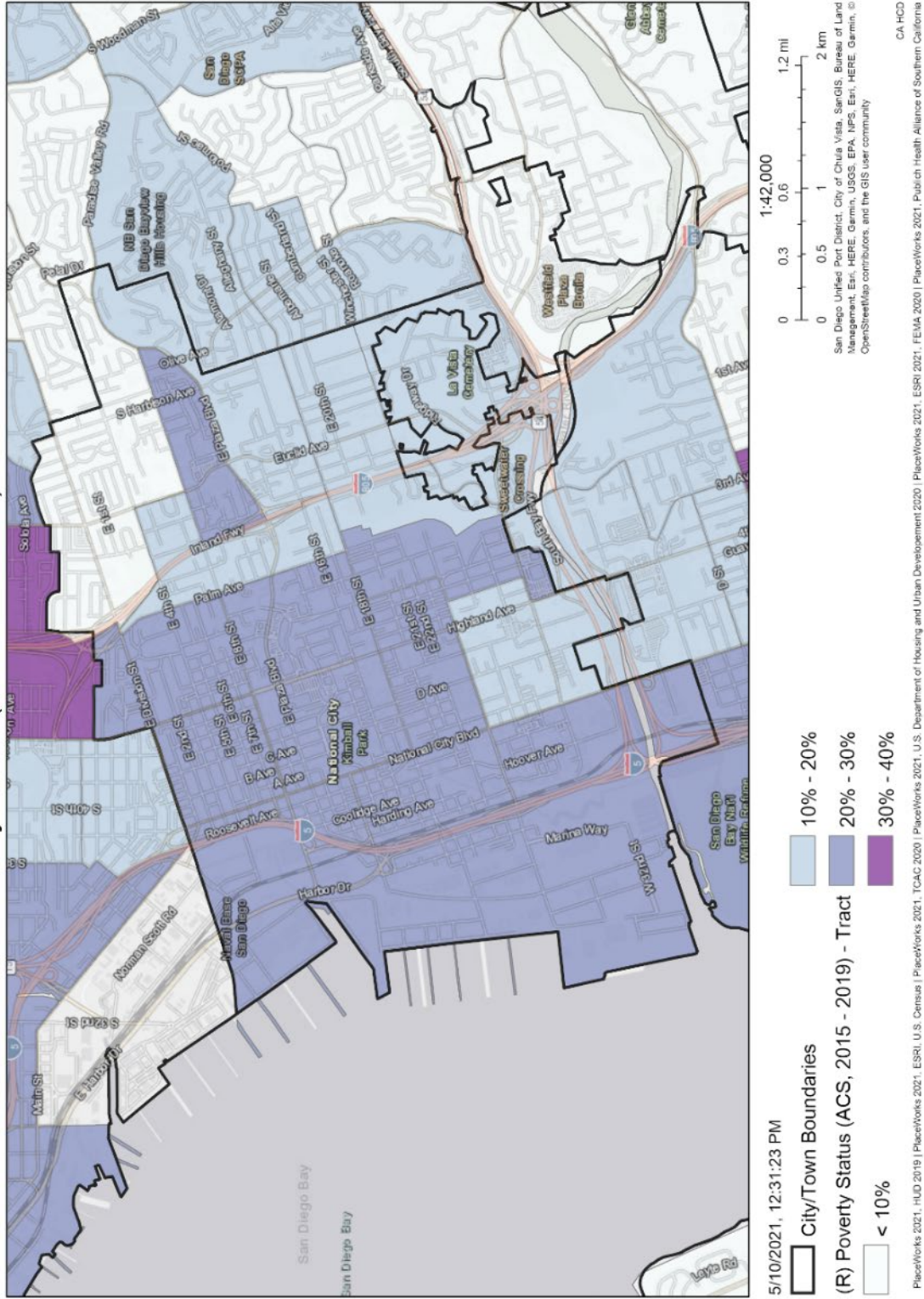
< 25%
 25% - 50%
 50% - 75%
 75% - 100%

Esri, HERE, Garmin, USGS, EPA, NPS | PlaceWorks 2021, HUD 2019 | PlaceWorks 2021, ESRI, U.S. Census | PlaceWorks 2021, TCAC 2020 | PlaceWorks 2021, U.S. Department of Housing and Urban Development 2020 | Esri, HERE, Garmin, © OpenStreetMap contributors, and the GIS user community, Esri, HERE, Garmin, USGS, EPA, NPS

Source: HCD AFFH Data Viewer, Low to Moderate Income Population – Tract, HUD, ACS 5-Year Estimates 2011-2015.

Figure A- 19

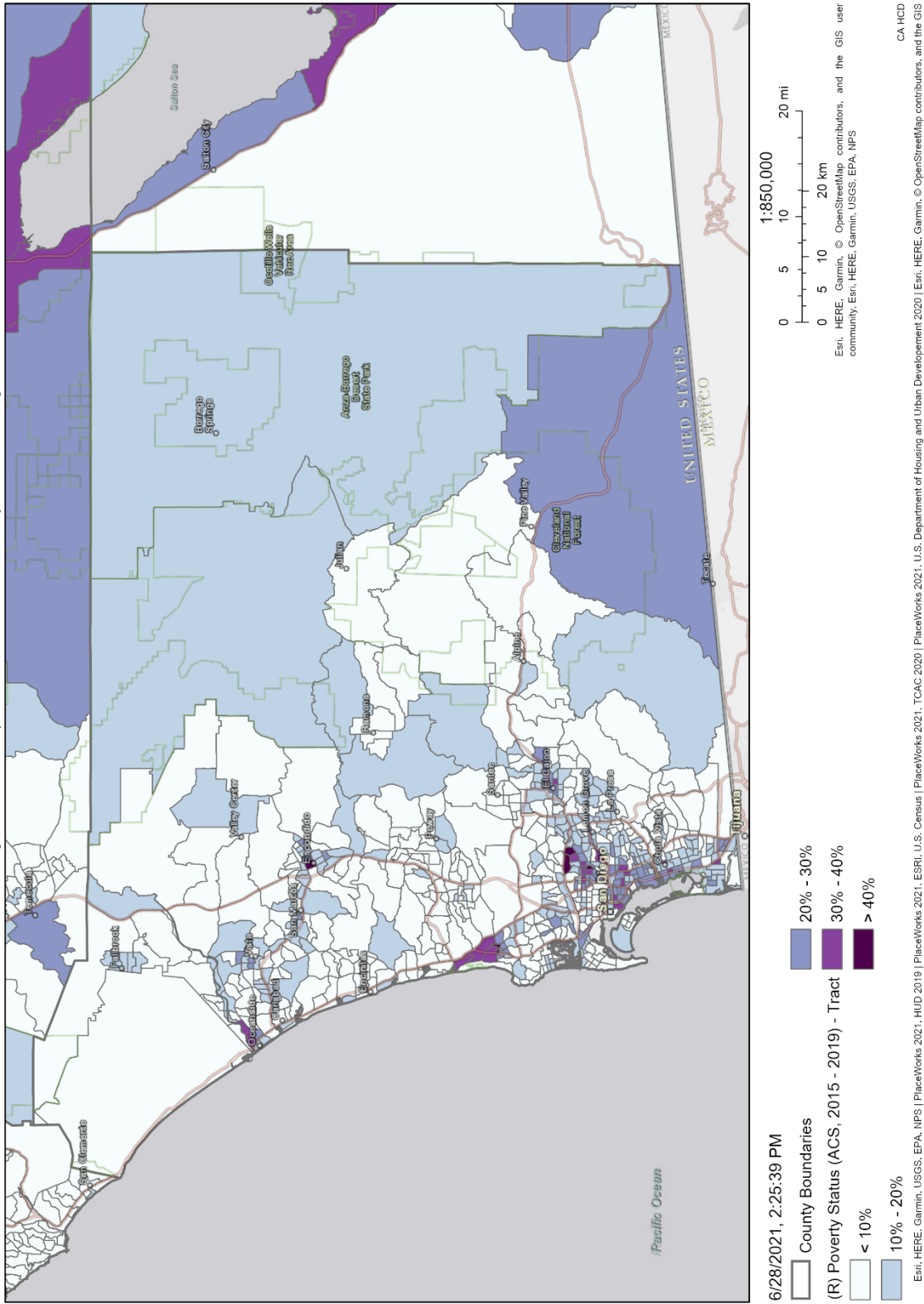
Poverty Status (ACS 2015-2019) - Tract



Source: HCD AFFH Data Viewer, Poverty Status – Tract, ACS 5-Year Estimates 2015-2019.

Figure A- 20

Poverty Status (ACS 2015-2019) - County



Source: HCD AFFH Data Viewer, Poverty Status – Tract, ACS 5-Year Estimates 2015-2019.

Racially or Ethnically Concentrated Areas

Racially or Ethnically Concentrated Areas of Poverty

Because poverty is often closely correlated with race and ethnicity, examining poverty in relation to these variables is key to understanding the economic makeup of a city. Examining the spatial distribution of poverty along racial and ethnic lines enables cities to understand if there are racially or ethnically concentrated areas of poverty. The US Department of Housing and Urban Development (HUD) prepares maps of Racially or Ethnically Concentrated Areas of Poverty (R/ECAPs) throughout the country. In order to be classified as a R/ECAP, a census tract must have a population that is at least 50% nonwhite and a “poverty rate that exceeds 40% or is three or more times the average tract poverty rate for the metropolitan/micropolitan area, whichever threshold is lower.”⁵ HUD does not identify any areas of National City as R/ECAPs, though one census tract bordering National City in the City of San Diego is a R/ECAP, as shown in Figure A- 21. Table A- 2 provides local and regional context for the median household incomes of nonwhite residents.

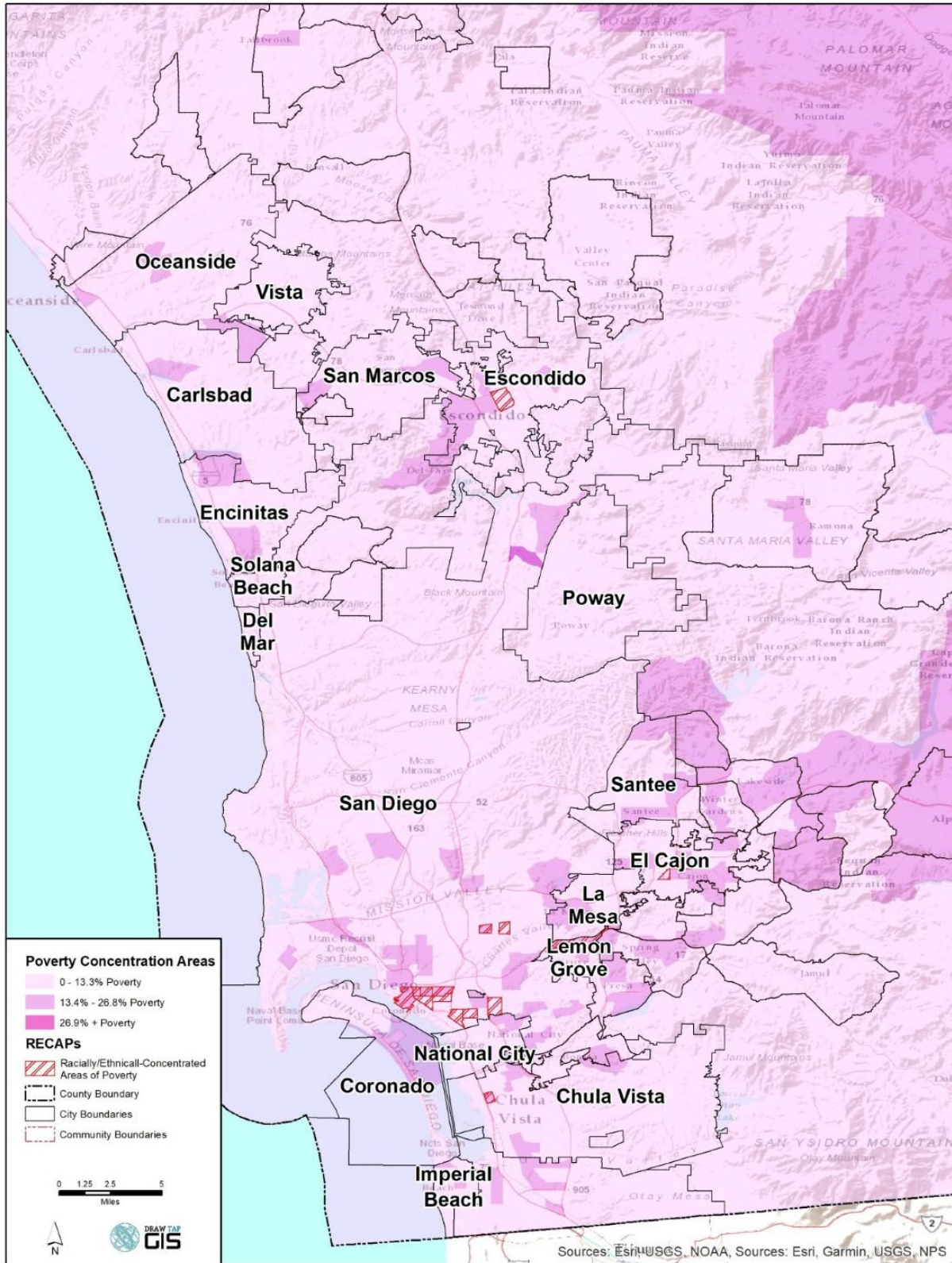
Table A- 2: Median Household Income by Race/Ethnicity

Race/Ethnicity	National City		San Diego County	
	Median Income	Population	Median Income	Population
Black or African American	\$41,089	5.3%	\$55,842	5.0%
American Indian and Alaska Native	\$31,146	0.5%	\$56,682	0.7%
Asian	\$55,817	19.8%	\$96,856	12.8%
Native Hawaiian and Other Pacific Islander	\$53,173	0.5%	\$69,591	0.4%
Hispanic or Latino origin (of any race)	\$43,765	57.6%	\$59,850	32.6%
Other	\$51,052	2.8%	\$70,083	3.4%
All Households	\$69,901		\$46,558	

Note: This data is aggregated by race and ethnicity.
Source: ACS, Table S1903 MEDIAN INCOME IN THE PAST 12 MONTHS (IN 2019 INFLATION-ADJUSTED DOLLARS) 5-Year Estimate 2015-2019
SANDAG Demographic and Socioeconomic Estimates, 2019.

⁵ US Department of Housing and Urban Development. Racially or Ethnically Concentrated Areas of Poverty (R/ECAPs). 2020. https://hudgis-hud.opendata.arcgis.com/datasets/56de4edea8264f5a344da9811ef5d6e_0?geometry=-117.492%2C-32.556%2C-116.624%2C-32.758

Figure A- 21: Western San Diego County R/ECAPs



Source: 2020 San Diego Regional Analysis of Impediments to Fair Housing Choice, HUD, ACS 5-Year Estimates 2013-2017.

Racially or Ethnically Concentrated Areas of Affluence

To further assess the correlation of concentration of incomes and race/ethnicity, it is helpful to examine racially or ethnically concentrated areas of affluence. To identify these areas, this analysis examines census tracts with a population that is at least 50% white and a median income over \$125,000. National City does not have any census tracts in which residents have a median income of over \$125,000, nor does it have any census tracts which are greater than 50% white; thus, while the city does have concentrations of race and ethnicity, it does not have racially concentrated areas of affluence. Table A- 3 shows local and regional context for the median household incomes of white residents.

Table A- 3: Median Household Income by Race - White

Race	National City		San Diego County	
	Median Income	Population	Median Income	Population
White	\$45,374	13.5%	\$80,225	45.1%
All Households	\$69,901		\$46,558	

Source: ACS, Table S1903 MEDIAN INCOME IN THE PAST 12 MONTHS (IN 2019 INFLATION-ADJUSTED DOLLARS) 5-Year Estimate 2015-2019
SANDAG Demographic and Socioeconomic Estimates, 2019.

Access to Opportunities

A key goal of this Housing Element is to facilitate improved access to opportunity for all National City residents. The city seeks to promote an integrated pattern of development that connects residents to resources such as transit, educational facilities, and employment centers.

The TCAC Opportunity Map aggregates a variety of indicators that measure economic mobility, environmental factors, and educational attainment domains. The TCAC/HCD Opportunity Map provides a high-level assessment of resources available in an area and categorize census tracts as Low Resource, Moderate Resource, or High Resource. Figure A- 22 illustrates the TCAC/HCD Opportunity Map for National City and Table A- 4 shows the domain scores for each of National City's census tracts. Table A- 5 summarizes the percentage of the city's planning area within each of the opportunity categories. As shown in Figure A- 22 and summarized in Table A- 5, the majority of National City falls within Low Resource (39.8%) followed by Moderate Resource (17.1%). It should be noted that the area for which there is insufficient data (census tract 06073021900; 43.1%) corresponds to areas primarily characterized by industrial and military uses.

Table A- 4: National City Census Tracts by TCAC Opportunity Domain

Census Tract	Economic Domain Score	Environmental Domain Score	Education Domain Score	Composite Index Score	Final Category
06073003204	0.419	0.402	0.453	-0.119	Moderate Resource
06073003207	0.614	0.494	0.479	0.05	Moderate Resource
06073003212	0.441	0.6	0.547	0.009	Moderate Resource
06073011601	0.104	0.12	0.28	-0.602	Low Resource
06073011602	0.142	0.104	0.326	-0.533	Low Resource
06073011700	0.215	0.096	0.147	-0.601	Low Resource
06073011801	0.178	0.135	0.104	-0.633	Low Resource
06073011802	0.097	0.176	0.137	-0.65	Low Resource
06073011902	0.405	0.509	0.205	-0.304	Moderate Resource
06073012002	0.123	0.663	0.263	-0.446	Low Resource
06073012003	0.371	0.612	0.354	-0.221	Moderate Resource
06073012101	0.231	0.255	0.193	-0.484	Low Resource
06073012102	0.118	0.455	0.296	-0.467	Low Resource
06073021600	0.677	0.145	0.627	0.14	High Resource
06073021900	N/A	N/A	N/A	N/A	N/A
06073012200	0.274	0.405	0.297	-0.363	Low Resource
06073022000	0.156	0.231	0.191	-0.538	Low Resource

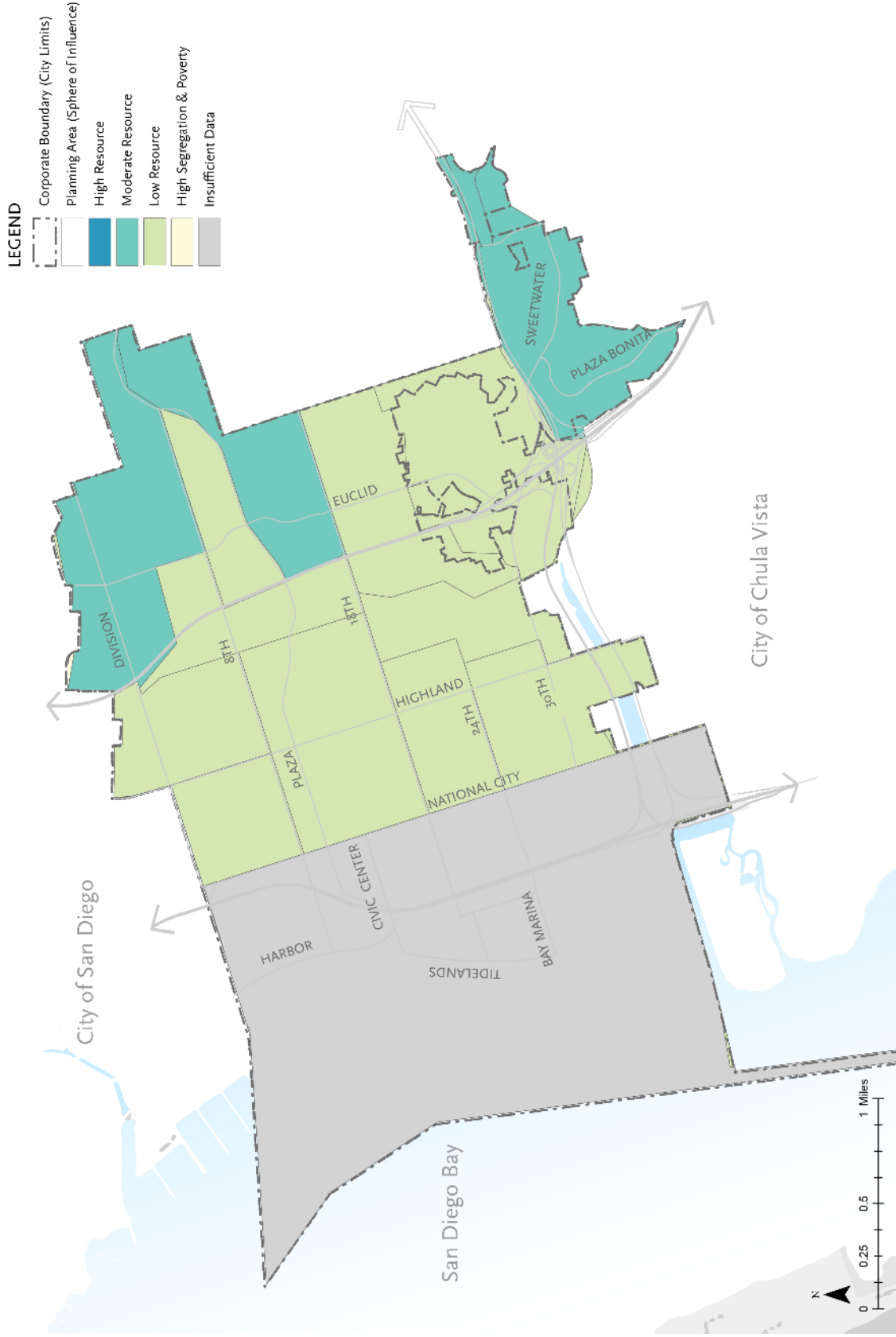
Source: California Fair Housing Task Force, TCAC/HCD Opportunity Maps, 2020 Statewide Summary Table, December 2020

Table A- 5: Percentage of Planning Area by TCAC/HCD Opportunity Category

Opportunity Category	Percentage of National City Planning Area
Highest Resource	0.0%
High Resource	0.0%
Moderate Resource (Rapidly Changing)	0.0%
Moderate Resource	17.1%
Low Resource	39.8%
High Segregation and Poverty	0.0%
Insufficient Data	43.1%

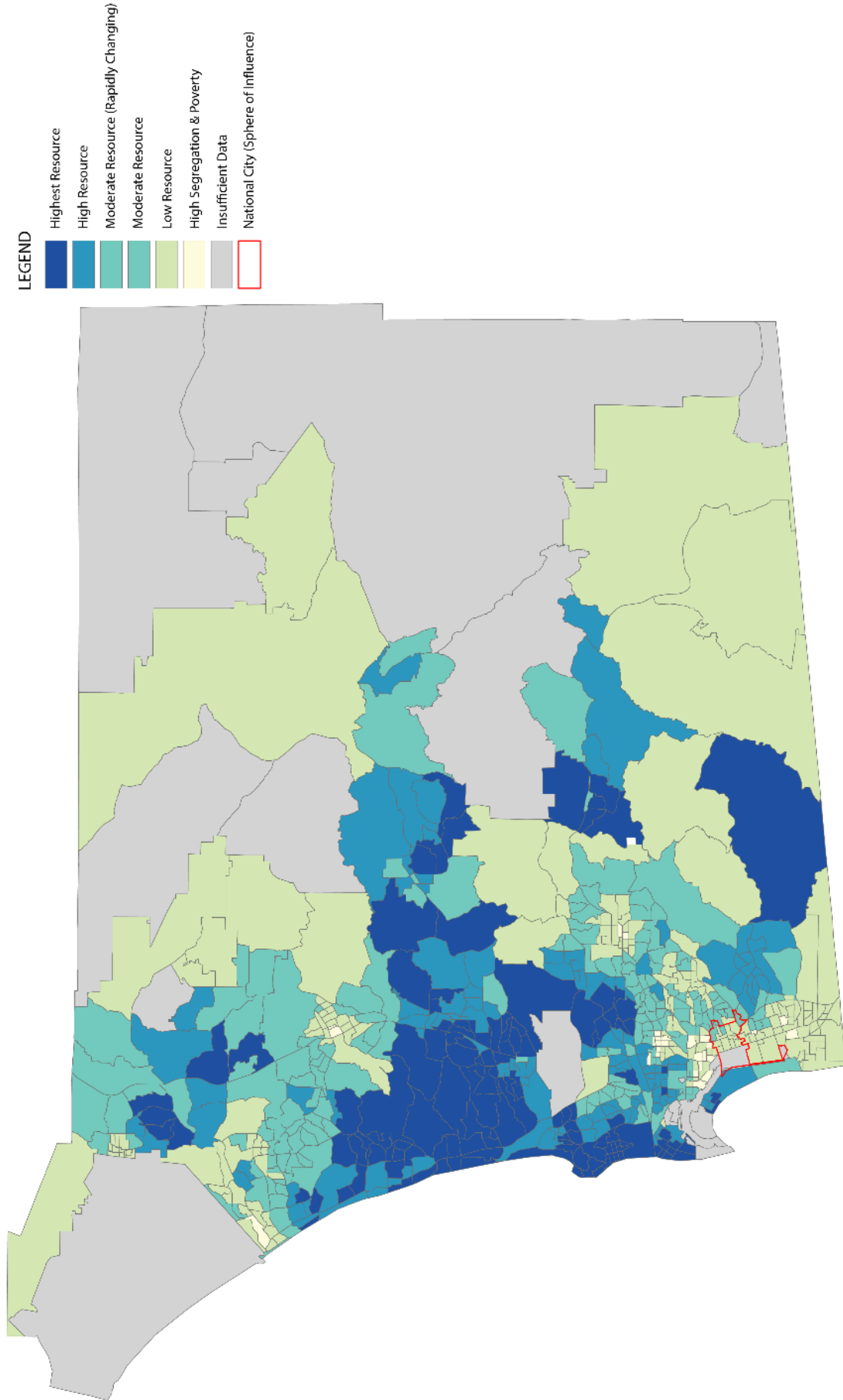
Source: TCAC/HCD 2021 Opportunity zone map. Retrieved from: <https://www.treasurer.ca.gov/ctcac/opportunity.asp>

Figure A- 22: TCAC/HCD Opportunity Zone Map for National City



Source: California Tax Credit Allocation Committee, 2021.

Figure A- 23: TCAC/HCD Opportunity Zone Map for San Diego County



Source: California Tax Credit Allocation Committee, 2021.

Employment

Naval Base San Diego is a regionally significant military installation that is located within National City. Approximately 7,446 of National City residents are employed as a part of the armed forces.⁶ The City's 2020 Homefront to Waterfront study analyzes various transportation opportunities, such as micro-mobility, neighborhood electric vehicle (NEV) shuttles, and mobility hubs, to better connect downtown National City and other residential areas with the military base and waterfront.

Of National City's civilian population, 25,221 residents are employed in a variety of industries. The largest employment industries include educational services and health care and social assistance (20.0%), arts, entertainment, and recreation, and accommodation and food services (15.8%), retail trade (15.0%), and professional, scientific, and management, and administrative and waste management services (12.3%).⁷

The average commute time for National City residents is 27.2 minutes and a majority (67.5%) of commute trips occur by drive alone vehicle trips. As discussed in the 2020 San Diego Regional Analysis of Impediments to Fair Housing Choice (AI), low-income households typically spend a much higher proportion of their after-tax income on transportation than the average household. Improving access to public transit is important not only for providing a more affordable transportation option but also improving access to regional employment centers and other resources for all National City residents. The three largest regional employment centers include Sorrento Valley, Kearny Mesa, and Downtown San Diego⁸ and are located to the north of National City.

National City has an approximately 64.8 percent labor force participation rate, with a 50.6 percent employment/population ratio and 6.6 percent unemployment rate. Of the population aged 25 to 64 years old, which represents approximately 52.1 percent of the total population, there is a relatively high (8.1 percent) unemployment rate among persons with less than high school graduate educational attainment, who represent approximately 21.2 percent of the total population.⁹

Education

Education is an important guiding principal emphasized in the city's overall General Plan. Residential areas are organized around the "neighborhood unit concept" where elementary schools act as the focal point of each neighborhood. National School District includes 10 public schools in National City that offer K-6 instruction. Sweetwater Union High School District includes four campuses in National City that offer 7-12 instruction and continuing education. Southwestern Community College District provides higher education instruction for South Bay communities and includes a campus in downtown National City. The San Diego

⁶ ACS, Table DP03: Selected Economic Characteristics 5-Year Estimates 2015-2019.

⁷ ACS, Table DP03: Selected Economic Characteristics 5-Year Estimates 2015-2019.

⁸ SANDAG Employment Centers.

https://www.sandag.org/index.asp?classid=16&subclassid=127&projectid=581&fuseaction=projects_detail

⁹ ACS, Table S2301 Employment Status 5-Year Estimates 2015-2019.

County Office of Education also has Regional Education Center located adjacent to the Southwestern Community College campus.

Several of the K-12 public schools in National City receive Title I financial assistance to meet the needs of educationally at-risk students. To qualify as a Title I school, 40% or more of a school's students must come from low-income households. In National City, 43.2% of children under 17 years old live in low-income working families.¹⁰ National City has the highest youth poverty rate in San Diego county (28.4%).¹¹ In National Schools District and Sweetwater Union High School District, 76% of students are considered high-need,¹² and 68.5% of students qualify for free or reduced price lunches (note that Sweetwater Union High School District includes schools that do not serve National City residents and instead serve Chula Vista residents; data that includes this school district is thus skewed slightly lower as Chula Vista has a considerably higher median income than National City).¹³ Additionally, of the population 25 years and over, 25.1% have no diploma and 74.9% have a high school degree or higher. 14.2% of National City residents have a Bachelor's degree or higher. Figure A- 24 shows the TCAC opportunity areas education scores, which scores census tracts based on their education opportunities and likely outcomes of students using the education resources available in their area. Within National City, there are more education opportunities and better outcomes in the southeastern census tracts. Regionally, National City's scores are similar to those of neighboring areas in Chula Vista, Imperial Beach, and central and southern San Diego, but are lower than most areas in the northern portion of the county. National City has an adopted Education and Public Participation Element as a part of its General Plan that acknowledges that the city has had historically lower educational achievement levels than San Diego County and includes goals and policies to coordinate with school districts and expand access to higher education opportunities.

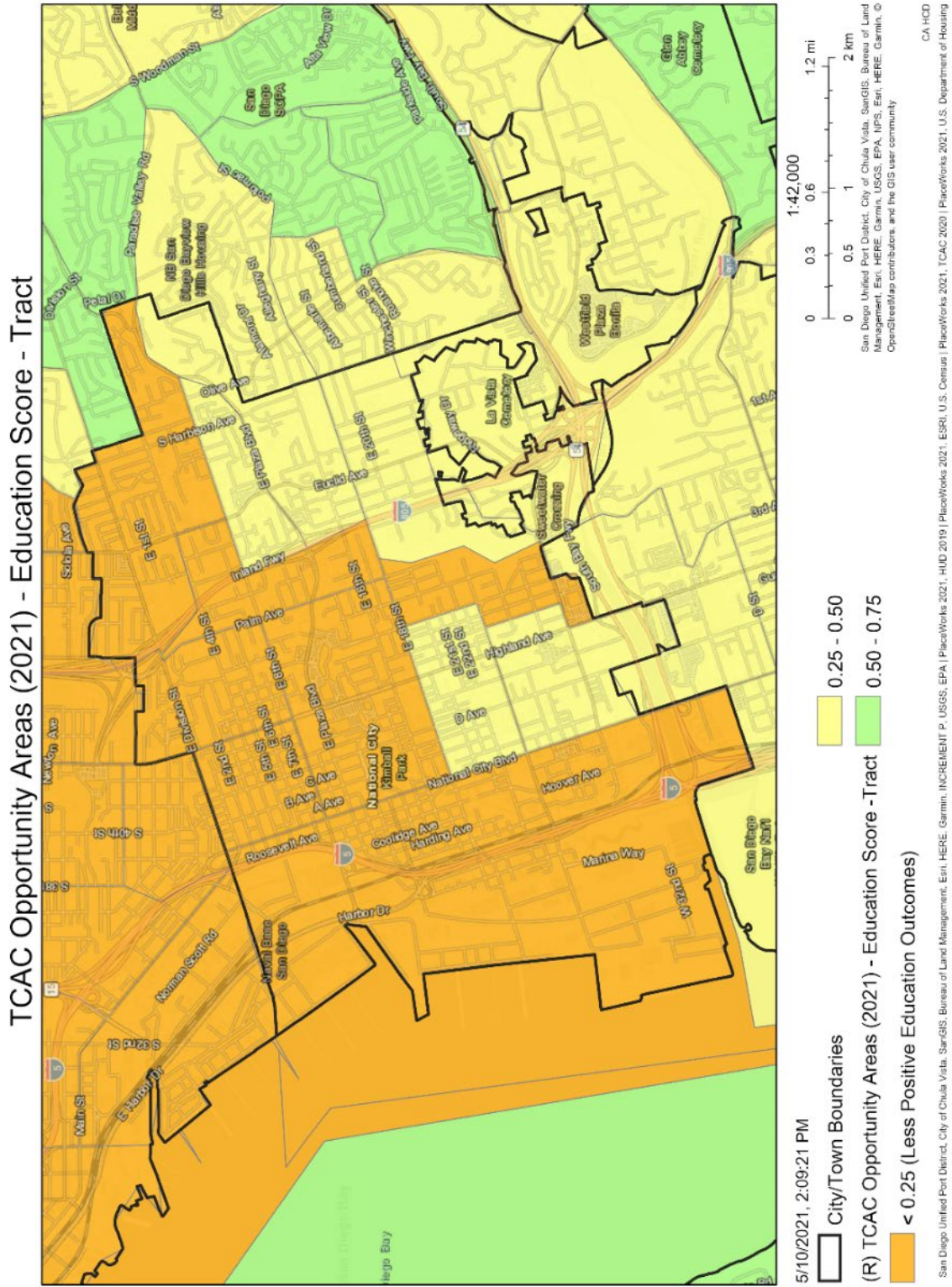
¹⁰ KidsData, Children Living in Low-Income Working Families, by City, School District and County (10,000 Residents or More) 2012-2016. <https://www.kidsdata.org/topic/789/low-income-families10/table#fmt=1204&loc=1243,1212&tf=107&sortType=asc>

¹¹ Center on Policy Initiatives, Poverty, Income and Earnings in South County, 2018. June 2020. <https://cpisandiego.org/poverty-income-earnings-south-county-2018/>

¹² KidsData, High-Need Students (Unduplicated Pupil Count) 2019. <https://www.kidsdata.org/topic/2188/unduplicated-pupil-count/table#fmt=2693&loc=1243,1259&tf=124&sortType=asc>

¹³ KidsData, Students Eligible for Free or Reduced Price School Meals 2020. <https://www.kidsdata.org/topic/518/school-meals/table#fmt=675&loc=1259,1243&tf=110&sortType=asc>

Figure A- 24



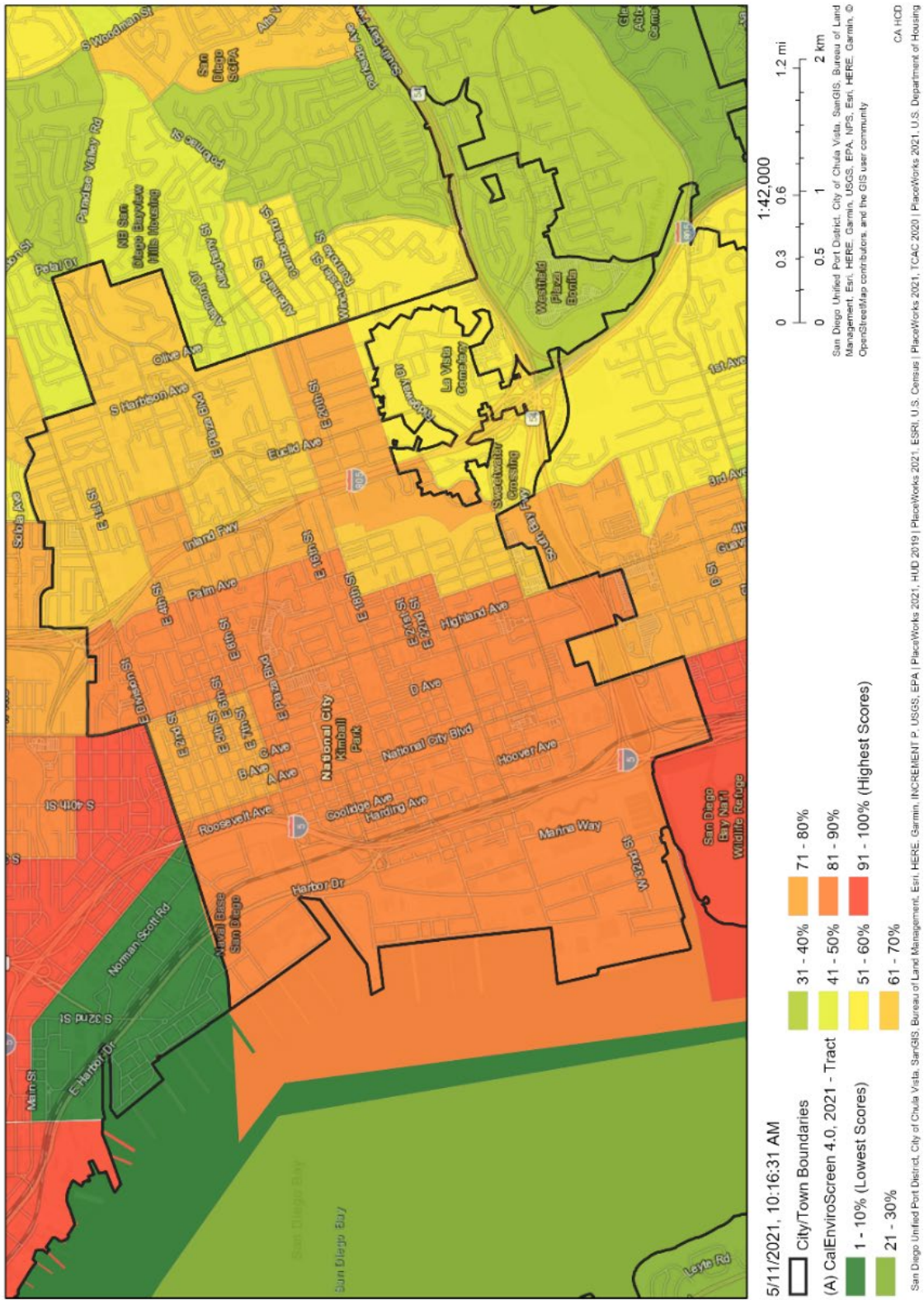
Source: HCD AFFH Data Viewer, TCAC Opportunity Areas – Education Score – Tract, California Tax Credit Allocation Committee, 2021.

Environmental

National City has experienced a history of environmental justice issues due to land use decisions that have placed industrial uses adjacent to residential neighborhoods for decades. The CalEnviroScreen index was developed by the California Office of Environmental Health Hazard Assessment and shows pollution burden levels. The scoring system takes into account the number of pollution sources and the socioeconomic characteristics and health status of the community. Communities with a higher score are disproportionately burdened by pollution sources and are more vulnerable to it. All census tracts within National City are within the 56th to 85th percentiles of the CalEnviroScreen 4.0 index, shown in Figure A- 25, indicating a significant pollution burden and vulnerability throughout the city. The western portion of National City is among the top 25 percent of impacted tracts across the State of California identified by CalEnviroScreen 4.0. The western area of National City qualifies as both an SB 535 disadvantaged community and AB 1550 low-income community, shown in Figure A- 26. Compared to the region, National City has generally higher CalEnviroScreen scores: Chula Vista's scores range from the 11th to 90th percentile, San Diego's scores range from the 31st to 100th percentile, and Coronado's scores range from the 1st to 10th percentile.

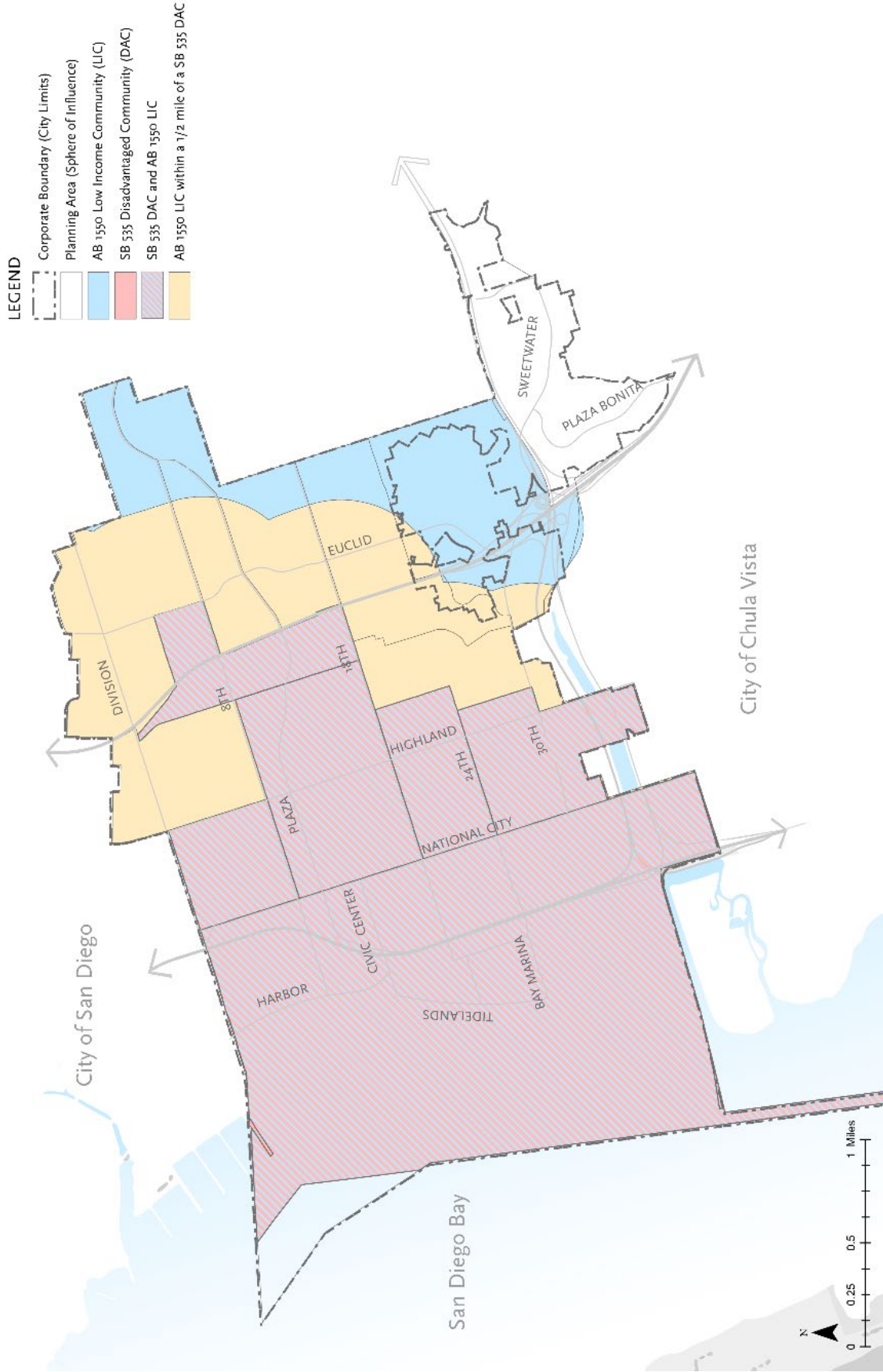
Figure A- 25

CalEnviroScreen 4.0 2021 – Tract



Source: HCD AFFH Data Viewer, Office of Environmental Health Hazard Assessment, 2021.

Figure A- 26: SB 535 and AB 1550 Communities



Source: California Environmental Protection Agency, 2018.

Transportation

AllTransit is a dataset prepared by the thinktank Center for Neighborhood Technology that uses General Transit Feed Specification (GTFS) data to measure transit access and show transit's social and economic impacts. The 2020 AI uses AllTransit data as a metric for assessing the transit opportunity indicator. National City's AllTransit performance score is 7.9, which is among the highest in the region. San Diego's score is 6.0, Chula Vista's score is 5.7, and Coronado's score is 6.6. National City's high score is due to its "very good" combination of trips per week and number of jobs accessible that enable many people to take transit to work. 90,154 jobs are accessible to National City households within 30 minutes on transit, and 7% of commuters use transit to get to work. In comparison, 82,735 jobs are accessible to households within 30 minutes on transit for all of San Diego County, and only 3% of commuters use transit to get to work.¹⁴

Summary

Table A- 6: Summary of Access to Opportunity Indicators

	National City	San Diego County
Poverty Rate		
Population Below Federal Poverty Level		
White Alone	19.5%	11.0%
Black or African American Alone	17.0%	18.9%
American Indian and Alaska Native Alone	19.4%	16.5%
Asian Alone	15.0%	10.0%
Native Hawaiian and other Pacific Islander Alone	0.0%	13.7%
Hispanic or Latino Origin (of any race)	20.2%	15.6%
Other	36.0%	27.3%
School Proficiency		
Total Title I Schools	12	412
Total Schools	14	656
Percent of Schools	86%	63%
Unemployment		
Unemployment Rate	6.6%	5.6%
Job Proximity		
Less than 10 minutes	8.5%	8.2%
10 to 14 minutes	11.6%	12.5%
15 to 19 minutes	16.5%	16.4%
20 to 24 minutes	17.3%	17.0%
25 to 29 minutes	6.3%	7.3%

¹⁴ AllTransit, Metrics. <https://alltransit.cnt.org/metrics>

	National City		San Diego County			
30 to 34 minutes	16.3%		16.1%			
35 to 44 minutes	7.2%		7.4%			
45 to 59 minutes	7.5%		7.7%			
60 or more minutes	8.9%		7.3%			
Mean travel time to work (minutes)	27.2		26.5			
Transit						
All Transit Performance Score	7.9		5.3			
Transit Trips Per Week within 1/2 Mile	2,573		1,358			
Transit Routes within 1/2 Mile	7		4			
Jobs Accessible in 30-Minute Trip	90,154		82,735			
Commuters Who Use Transit	7.03%		3.28%			
CalEnviroScreen Percentile						
Census Tract	Score	Percentile	Score	Percentile		
06073003204	17.04	31.87	18.64	33.92		
06073003207	18.38	35.23				
06073003212	18.99	36.96				
06073011601	43.92	81.87				
06073011602	45.66	84.20				
06073011700	47.15	85.86				
06073011801	40.79	77.91				
06073011802	42.79	80.49				
06073011902	30.90	62.18				
06073012002	31.84	63.91				
06073012003	32.58	64.73				
06073012101	33.92	67.45				
06073012102	42.31	79.87				
06073021600	15.27	27.30				
06073021900	44.77	82.99				
06073012200	38.18	73.88				
06073022000	28.97	58.97				
Sources:						
Note: Due to ACS demographics calculation methods, sums of race categories do not equal 100%. This data is aggregated by race and ethnicity.						
AllTransit, Metrics. https://alltransit.cnt.org/metrics						
CalEnviroScreen 4.0 Results (March 2021 Update).						
ACS, Table S2301 EMPLOYMENT STATUS 5-Year Estimates 2015-2019.						
ACS, Table S1701 POVERTY STATUS IN THE PAST 12 MONTHS 5-Year Estimates 2015-2019.						
ACS, Table S0801 COMMUTING CHARACTERISTICS BY SEX 5-Year Estimates 2015-2019.						
https://www2.ed.gov/admins/lead/account/consolidated/sy13-14part2/cas.pdf						

Disproportionate Housing Needs

Disproportionate housing needs occur when significant disparities exist in the proportion of members of a protected class experiencing a housing need compared to the proportion of individuals not in a protected class. The housing needs include cost burden, overcrowding, substandard housing, and displacement risk. Many of these housing needs can be assessed using data from the HUD Comprehensive Housing Affordability Strategy (CHAS), which uses American Community Survey data to analyze housing problems. The housing problems include housing cost burden, severe housing cost burden, overcrowding, and housing units with physical defects.

Table A- 7 shows a summary of National City and San Diego County households, broken down by tenure and race/ethnicity, that experience at least one of the housing problems listed above. The total number of households experiencing a housing problem is 13% greater in National City (58%) than it is in the region (45%) and is particularly high for Hispanic residents in both geographies (39% and 58%). National City also has a significantly lower percentage of white residents than the county (13.5% vs 45.1%). Thus, the high discrepancy between the number of white households experiencing housing problems in National City (5%) and San Diego County (39%) is likely due to the high difference in the number of white residents in each geography. On average, renters experience housing problems more often than homeowners in all racial/ethnic groups and in both National City and San Diego county.

Table A- 7: Housing Problems by Tenure and Race/Ethnicity

With One or More Housing Problems	White	Black	Asian	American Indian	Pacific Islander	Hispanic	Other	All
National City								
Owner	6%	1%	8%	0%	0%	23%	0%	38%
Renter	5%	4%	11%	0%	0%	47%	1%	67%
All Households	5%	3%	10%	0%	0%	39%	1%	58%
San Diego County								
Owner	31%	40%	34%	25%	32%	43%	36%	34%
Renter	51%	62%	51%	52%	61%	67%	55%	57%
All Households	39%	55%	41%	38%	52%	58%	47%	45%
Note: This data is aggregated by race and ethnicity. Source: HUD, Consolidated Planning/CHAS Data, National City, 2013-2017 ACS.								

Cost Burden

According to the U.S. Department of Housing and Urban Development (HUD), “affordable” housing is housing that costs no more than 30 percent of a household’s monthly income. This housing cost, which includes rent and utilities, should be less than 30 percent of a household’s monthly income to be considered affordable.¹⁵ If a household spends more than 30 percent of its monthly income on housing, the household is considered cost burdened.

Table A- 8 shows housing cost burden by race/ethnicity for National City and San Diego County. A high percentage of Hispanic residents have housing cost burdens in National City, but this percentage is lower than the total for San Diego County. The reason that this figure is much higher for Hispanic National City residents than other ethnic groups is due to the fact that National City is a Hispanic-majority city. Figures Figure A- 27 and Figure A- 28 show overpayment of renters and owners, respectively, by census tract. While more renters than owners overpay for their housing in National City, at least 20% of residents in all census tracts are overpaying. In census tracts in the northeast portion of the city, more renters than owners overpay for their housing. This trend may be due to the concentration of single-family houses in this area. These houses may be larger in size than multifamily units that are more common elsewhere in the city and may thus have higher rents, leading to more housing cost burden.

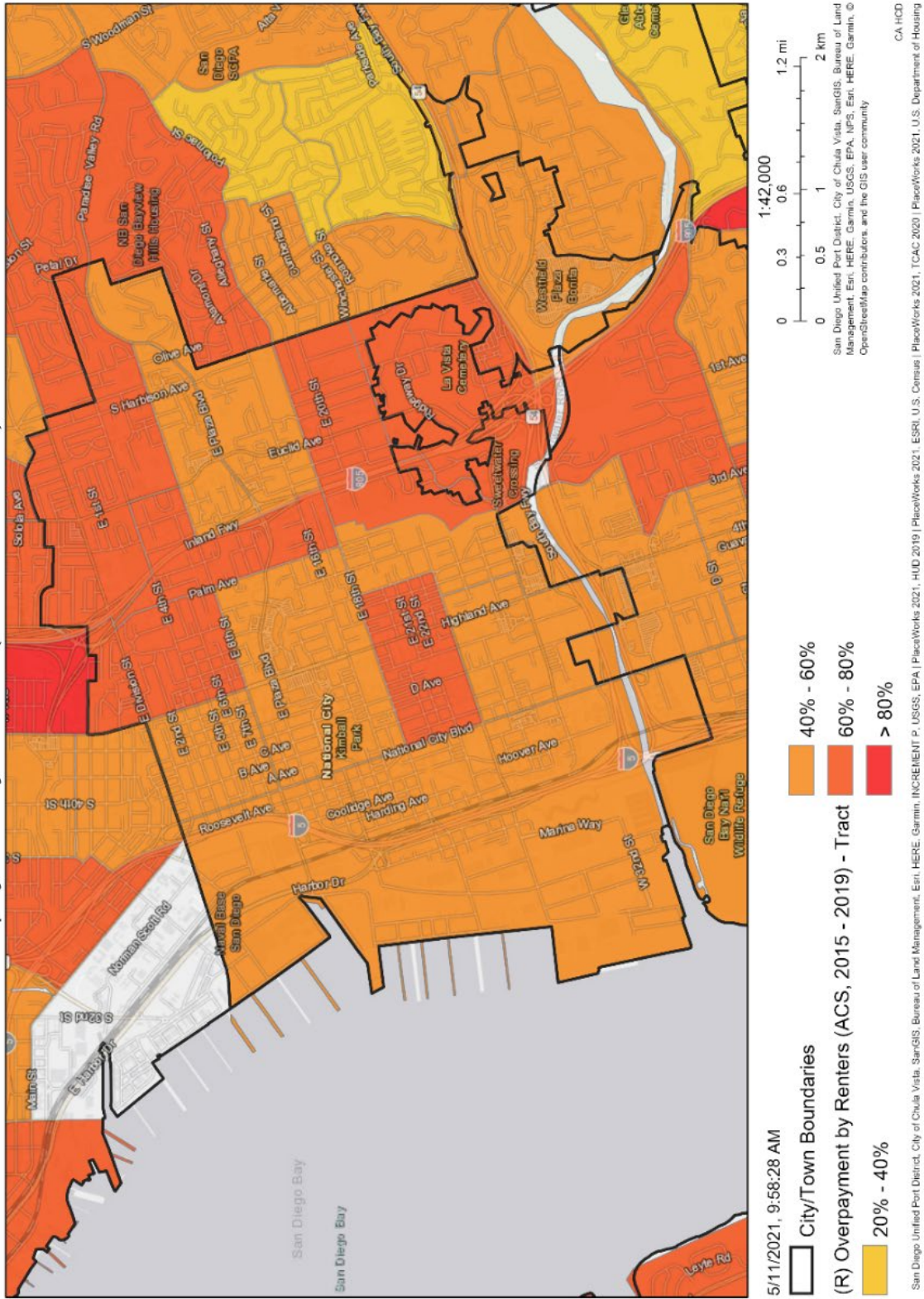
Table A- 8: Housing Cost Burden by Tenure and Race/Ethnicity

Cost Burden >30% AMI	White	Black	Asian	American Indian	Pacific Islander	Hispanic	Other	All
National City								
Owner	5%	1%	6%	0%	0%	17%	0%	31%
Renter	5%	3%	8%	0%	0%	40%	1%	57%
All Households	5%	3%	8%	0%	0%	33%	1%	49%
San Diego County								
Owner	30%	38%	31%	22%	0%	36%	34%	32%
Renter	49%	59%	44%	46%	54%	58%	51%	52%
All Households	38%	52%	36%	34%	47%	50%	44%	41%
Note: This data is aggregated by race and ethnicity. Source: HUD, Consolidated Planning/CHAS Data, National City, 2013-2017 ACS.								

¹⁵ County of San Diego Housing and Community Development Services, Rental Assistance and Affordable Housing Directory 2020.

Figure A- 27

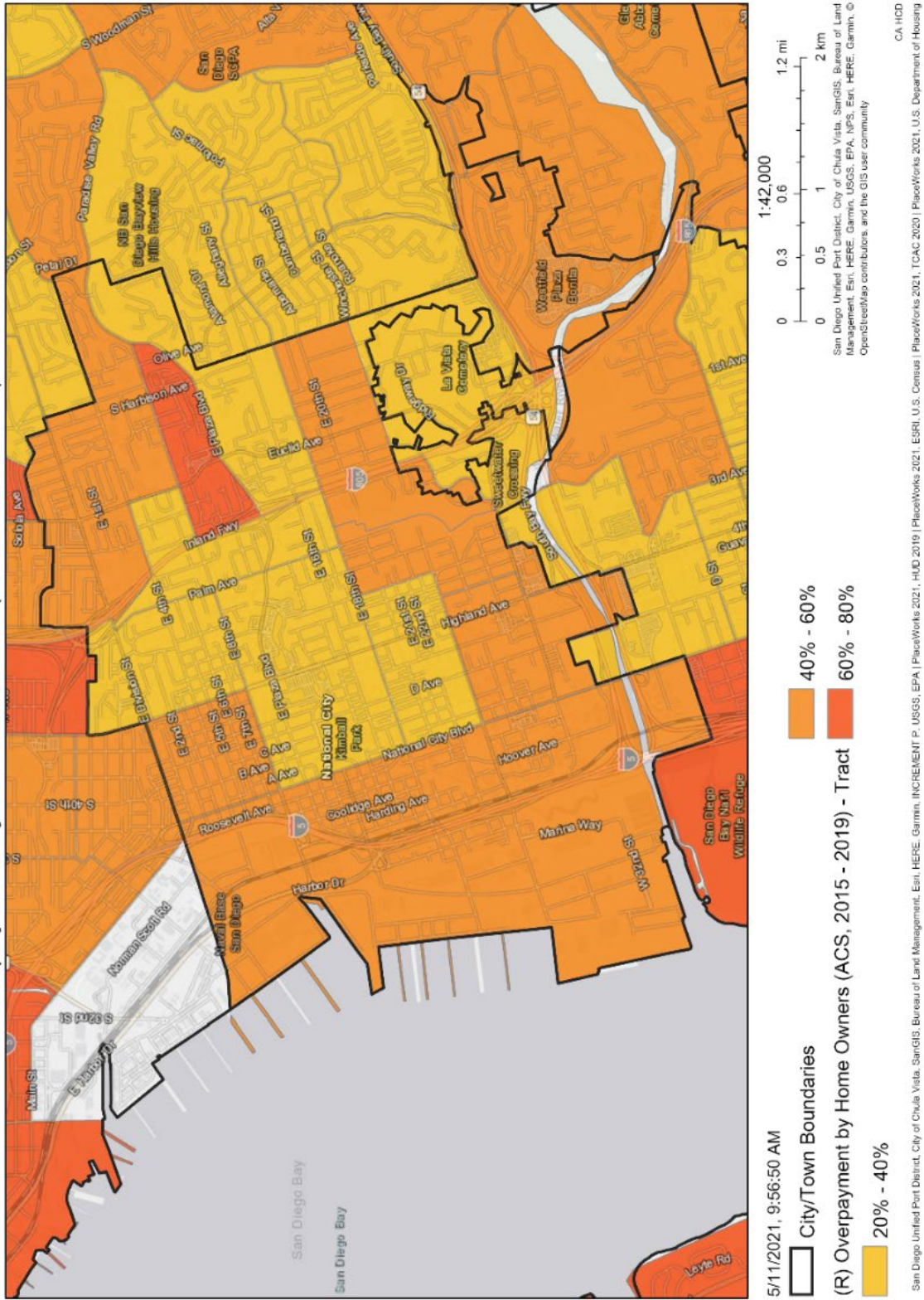
Overpayment by Renters (ACS 2015-2019) - Tract



Source: HCD AFFH Data Viewer, Overpayment by Renters – Tract, ACS 5-Year Estimates 2015-2019.

Figure A- 28

Overpayment by Home Owners (ACS 2015-2019) - Tract



Source: HCD AFFH Data Viewer, Overpayment by Home Owners – Tract, ACS 5-Year Estimates 2015-2019.

Overcrowding

Out of the 16,658 occupied housing units in National City, approximately 5,841 households identify as a four-or-more-person household (i.e. approximately 35.1% of the total occupied households in the City). As of 2019, approximately 17,652 total housing units exist within the City, with only 1,608 of those units at minimum adequately sized for a five-person household (five rooms) (i.e. 9.1% of total households).¹⁶

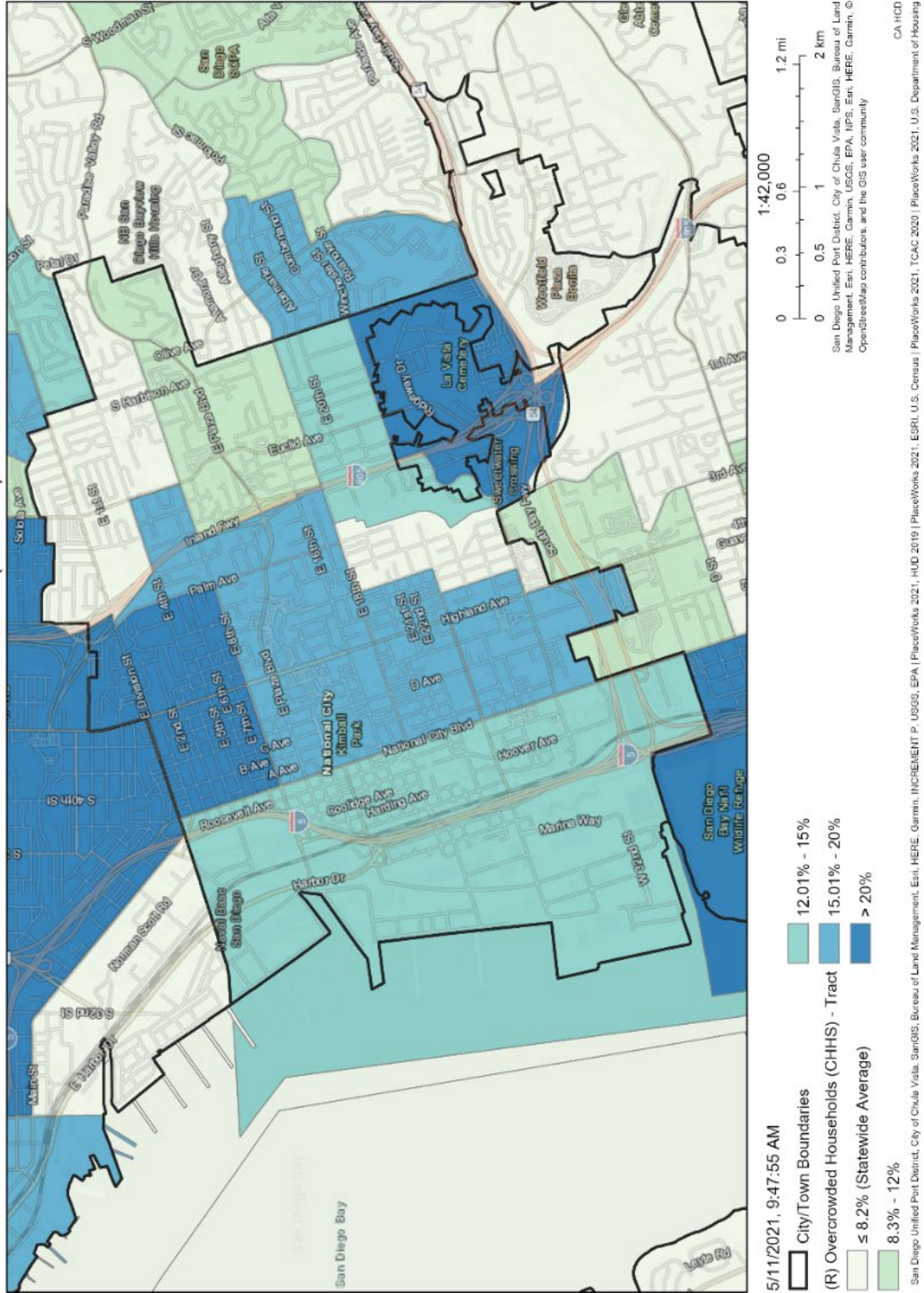
Recognizing that household overcrowding is not only measured by the number of people per household, persons per room is also used as a metric. Households which have an average of between one and 1.5 occupants per room are considered overcrowded, while households with greater than 1.5 occupants per room are considered severely overcrowded. Using these measures of overcrowding, in 2019 National City had 1,533 overcrowded units (8.7% of total households) and 903 (5.1% of total households) severely overcrowded units. Furthermore, 349 (2.0% of total households) of the overcrowded units were owner-occupied and 1,184 (6.7% of total households) were renter-occupied. 162 (0.9% of total households) severely overcrowded units were owner-occupied and 741 (4.2% of total households) were renter-occupied.¹⁷ As seen in Figure A- 30, overcrowded households in the San Diego region are concentrated in the southern portion of the county, especially in National City and the communities bordering it. Within National City, overcrowded households are concentrated in the western portion of the city, with the most overcrowded census tracts located in the north Central neighborhood and in Lincoln Acres. Overcrowded households by census tract are shown in Figure A- 29.

¹⁶ ACS, Table S2501 Occupancy Characteristics 5-Year Estimate 2015-2019.

¹⁷ Ibid.

Figure A- 29

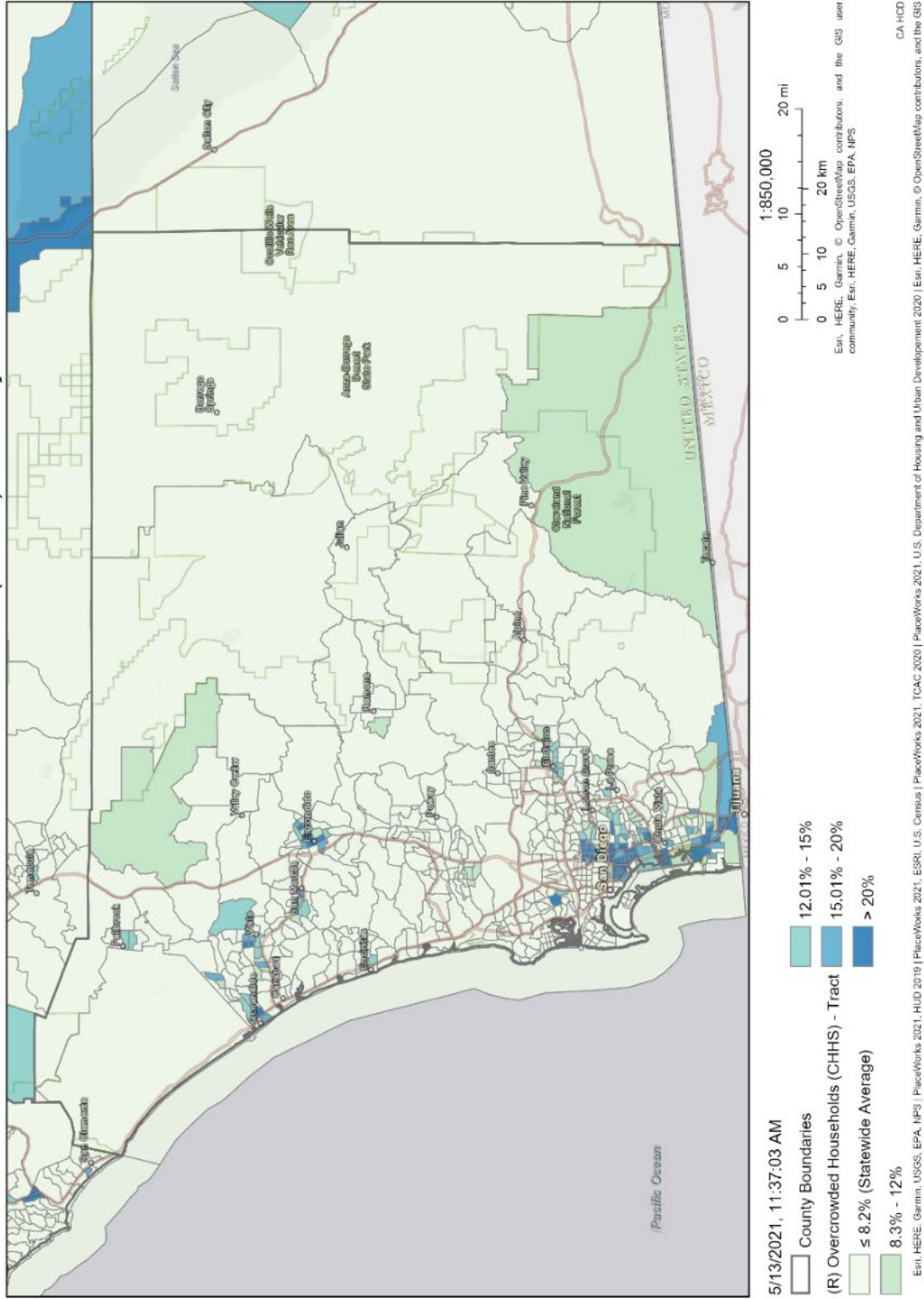
Overcrowded Households (CHHS) - Tract



Source: HCD AFFH Data Viewer, Overcrowded Households – Tract, CHHS, CHAS, ACS 5-Year Estimates 2011-2015.

Figure A- 30

Overcrowded Households (CHHS) - County



Source: HCD AFFH Data Viewer, Overcrowded Households – Tract, CHHS, CHAS, ACS 5-Year Estimates 2011-2015.

Substandard Housing

A factor used to determine housing condition is the age and state of the home. As seen in Table A- 9, the majority of homes in National City were built approximately 40 to 60 years ago. Homes over 30 years old are generally in adequate conditions and are in need of only minor repairs and modernizations. However, homes over 50 years old have an increased likelihood of being in need of more major repairs to key systems and building components. In National City, 72.6% (12,097) of homes were constructed 40 to 60 years ago and are thus at a higher risk of being in need of repair or replacement. The city currently sees these housing condition issues playing out in older units; city housing and code inspectors see deferred maintenance of roofing and structural members, flooring, plumbing, and outdated electrical systems that cannot handle the load of modern appliances. Approximately 1,362 housing-related code violations were abated during the 5th Cycle planning period, as well, which represents approximately 8.2% of National City’s housing stock.

Substandard units are those in need of repair or replacement. Based on ACS data, 1.3% of housing units in National City display substandard conditions. Approximately 0.3% of housing units lack complete plumbing facilities and 1.0% lack complete kitchen facilities. Based on this data, at a minimum 202 units (1.2%) within National City are substandard and in need of rehabilitation. In the San Diego Metropolitan Service Area, 7.2% of homes have a basic housing quality problem – either a moderate or severe physical problem.¹⁸

The current distribution of the age of homes in National City also indicates that a majority of homes in the City were built prior to the 1990 Americans with Disabilities Act (ADA), which results in a lack of accessible homes for those residents experiencing a disability. The City’s older housing stock also reflects a rapidly gaining need to rehabilitate housing to meet minimum livability and quality requirements, which is a barrier to many homeowners and residents in National City who likely have a lower income or a fixed income, such as seniors.

Table A- 9: Age of Homes in National City

Year Built	Number of Occupied Housing Units	Percent
Built 2014 or later	138	0.8
2010-2013	246	1.5
2000-2009	811	4.9
1980-1999	3,366	20.2
1960-1979	6,236	37.4
1940-1959	4,590	27.6
1939 or older	1,271	7.6
Total	16,658	100

Source: ACS, Table S2504 PHYSICAL HOUSING CHARACTERISTICS FOR OCCUPIED HOUSING UNITS 5-Year Estimate 2015-2019.

¹⁸ National Center for Healthy Housing, San Diego CA Metrics, 2018. <https://nchh.org/tools-and-data/data/state-of-healthy-housing/rankings/location/san-diego-ca/?data-year=2018>

Homelessness

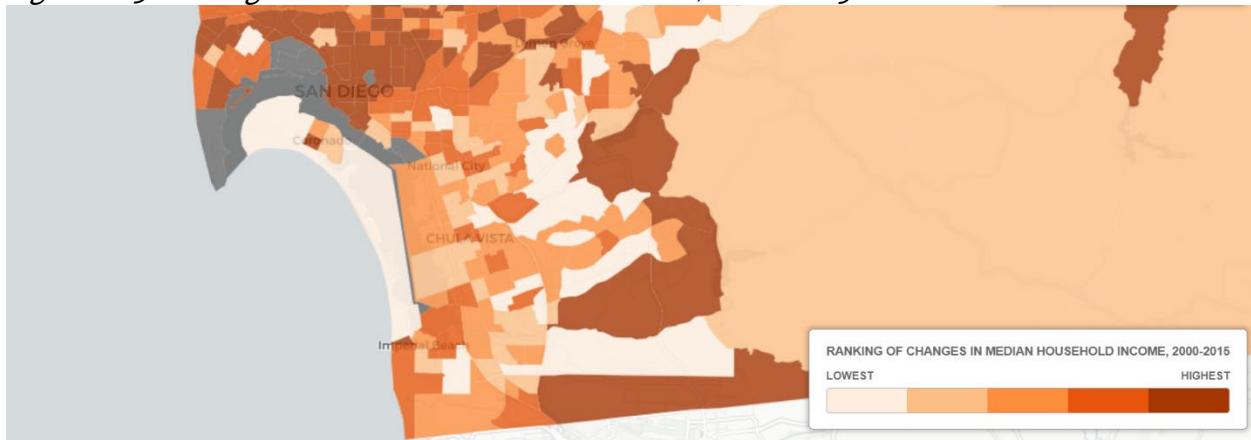
People experiencing homelessness are those who do not have a fixed, regular, and adequate overnight residence, or whose overnight residence is a shelter, street, vehicle, or enclosure or structure unfit for habitation. Factors contributing to increases of homelessness include a lack of housing affordable to low- and moderate-income persons, increases in the number of persons whose incomes fall below the poverty level, reductions in public subsidies to the poor, and the deinstitutionalization of the mentally ill. According to the Regional Task Force (RTF) on the Homeless WeAllCount (PITC) annual estimates, as of 2020, the total point in time count of those persons in National City “living on the street” or staying in homeless shelters is estimated at 128 persons. This number is higher than the 2019 figure of 94 persons. The number of chronically homeless people in National City is 21, or 17% of the unsheltered population. 25% of the unsheltered population identifies as female; 7% are veterans; and 1% are youth. When contextualized with the total number of people residing in National City, the 128 homeless individuals represent approximately 0.2% of the population. In neighboring jurisdictions of Chula Vista and San Diego, the point in time count of homeless persons in 2020 was 313 and 4,887, respectively, representing 0.1% and 0.3% of the cities’ total populations. Regionally, the 2020 point in time count of homeless persons in San Diego County was 7,619, representing 0.2% of the total population.¹⁹

Displacement Risk

Preventing displacement is vital to ensuring fair housing in National City. Displacement can occur with neighborhood change if households are unable to remain in their homes. While there is no single metric to track displacement, it can be measured through several types of data that are indicators of displacement risk and often look at change over time. Some of these key indicators are a decline in lower income households, an increase in gross rent, and a sustained high proportion of cost burdened renter households. Figures A- 31 through A- 34 show these indicators between 2000 and 2015 for the National City and the San Diego region. As seen in Figure A- 31, the median household income did change in National City from 2000-2015. While the intensity of the change was the not the greatest in the nearby region, it was also not among the lowest and is an indicator of moderate displacement risk. Similarly, as seen in Figure A- 32, National City experienced a change in median gross rent during this time period, but the intensity of this change was not among the highest in the region. Figures A- 33 and A- 34 show that National City has a sustained high percentage of rent burdened households. Within the city, there are few areas with significant and clear differences in change of gross rents and median incomes. However, some census tracts in the northeastern portion of the city have experienced higher changes in median gross rents, lower changes in median household income, and sustained higher percentages of renter burdened households, which indicates potential displacement risk in this area due to rising rents and incomes that are not keeping pace.

¹⁹ Regional Task Force on the Homeless, 2020 WeAllCount Annual Report for San Diego Region. <https://www.rtfhsd.org/wp-content/uploads/WeAllCount.pdf>

Figure A- 31: Changes in Median Household Income, 2000-2015



Source: Urban Displacement Project, University of California Berkeley, ACS 2015.

Figure A- 32: Change in Median Gross Rent, 2000-2015



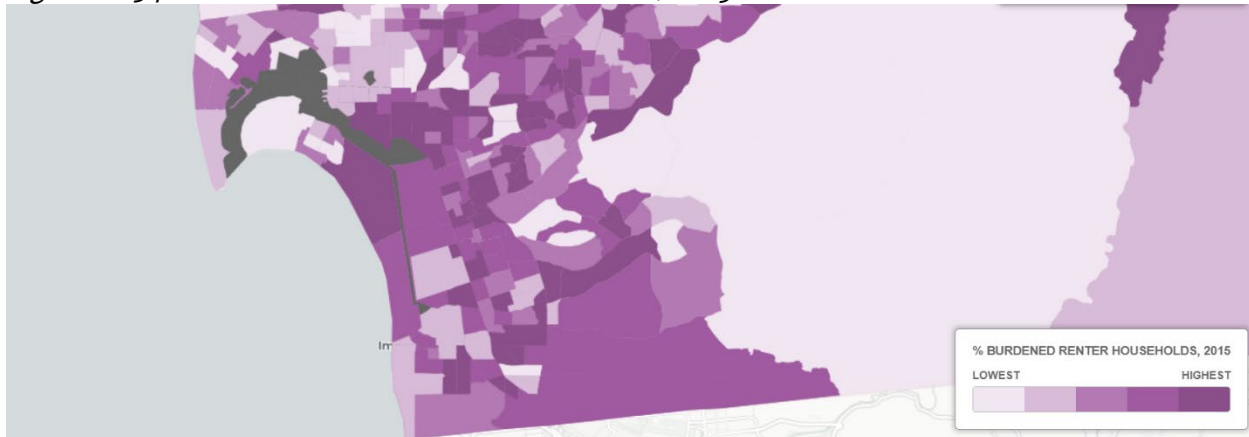
Source: Urban Displacement Project, University of California Berkeley, ACS 2015.

Figure A- 33: Percent Rent-Burdened Households, 2000



Source: Urban Displacement Project, University of California Berkeley, ACS 2015.

Figure A- 34: Percent Rent-Burdened Households, 2015



Source: Urban Displacement Project, University of California Berkeley, ACS 2015.

Other Relevant Factors

Age

Senior households often have special needs due to relatively low income levels, disabilities, chronic illnesses, mobility limitations, and/or dependency on caretakers or community services as they continue to age. In National City, approximately 13.4% of the total population was 65 years or older as of 2019, and approximately 12.1% of the population will reach the age of 65 or older within the next decade.²⁰ In addition, approximately 1,725 seniors (2.8% of the total population) in National City live alone.²¹ If the 16,658 housing units in National City, 4,335 (26%) are occupied by individuals who are 65 and older. There is a relatively even distribution of elderly renters and owners in National City, with a slightly higher percentage of elderly residents owning their housing units; 1,921 (12%) of National City's housing units are owned by elderly residents and 2,414 (15%) of the units are rented by elderly residents. Table

²⁰ ACS, Table DP05: ACS Demographic and Housing Estimates 5-Year Estimates 2015-2019.

²¹ ACS, Table DP02: Selected Social Characteristics in the United States 5-Year Estimates 2015-2019.

A- 10 shows the distribution of poverty status by age in National City and San Diego County. While the percentage of those in poverty is higher in National City than in San Diego County for all groups, the second largest difference between the two is for seniors (7.7% difference). This comparison also shows the significant number of children in National City who are in poverty. As discussed in the Education indicator section of the Access to Opportunities Analysis, National City has the highest youth poverty rate in the county and the majority of students qualify for free or reduced price lunches and are considered high-need.

An analysis of National City residents' income by age group shows that children and seniors are the most likely to be in poverty and are particularly vulnerable. Ensuring that these groups have adequate access to quality, affordable housing is vital; this Housing Element includes several goals for ensuring that all ages – especially seniors – have access to affordable housing.

Table A- 10: Percent of Residents Below Poverty Level

Age	National City	San Diego County
Under 18 years	26.4	14.7
18 to 34 years	14.9	13.9
35 to 64 years	16.4	9.2
65 years and over	16.6	8.9

Source: ACS, Table S1701 POVERTY STATUS IN THE PAST 12 MONTHS 5-Year Estimate 2015-2019.

Tenure

In National City, a clear majority (68%) of residents are renters, compared with a 47% rental rate in San Diego County.²² Renters are often more vulnerable than owners to housing cost burdens and displacement. As shown in Figures A- 35 and A- 36, this very high proportion of renters is a consistent trend in National City. Figure A- 36 also shows that National City has a very high concentration of renters compared to other nearby areas. Within the city, rental rates are the highest in the western census tracts.

²² HUD, Consolidated Planning/CHAS Data, National City, 2013-2017 ACS

Figure A- 35: Percent Renter Households, 2000



Source: Urban Displacement Project, University of California Berkeley, ACS.

Figure A- 36: Percent Renter Households, 2015



Source: Urban Displacement Project, University of California Berkeley, ACS 2015.

Housing Choice Voucher (Section 8)

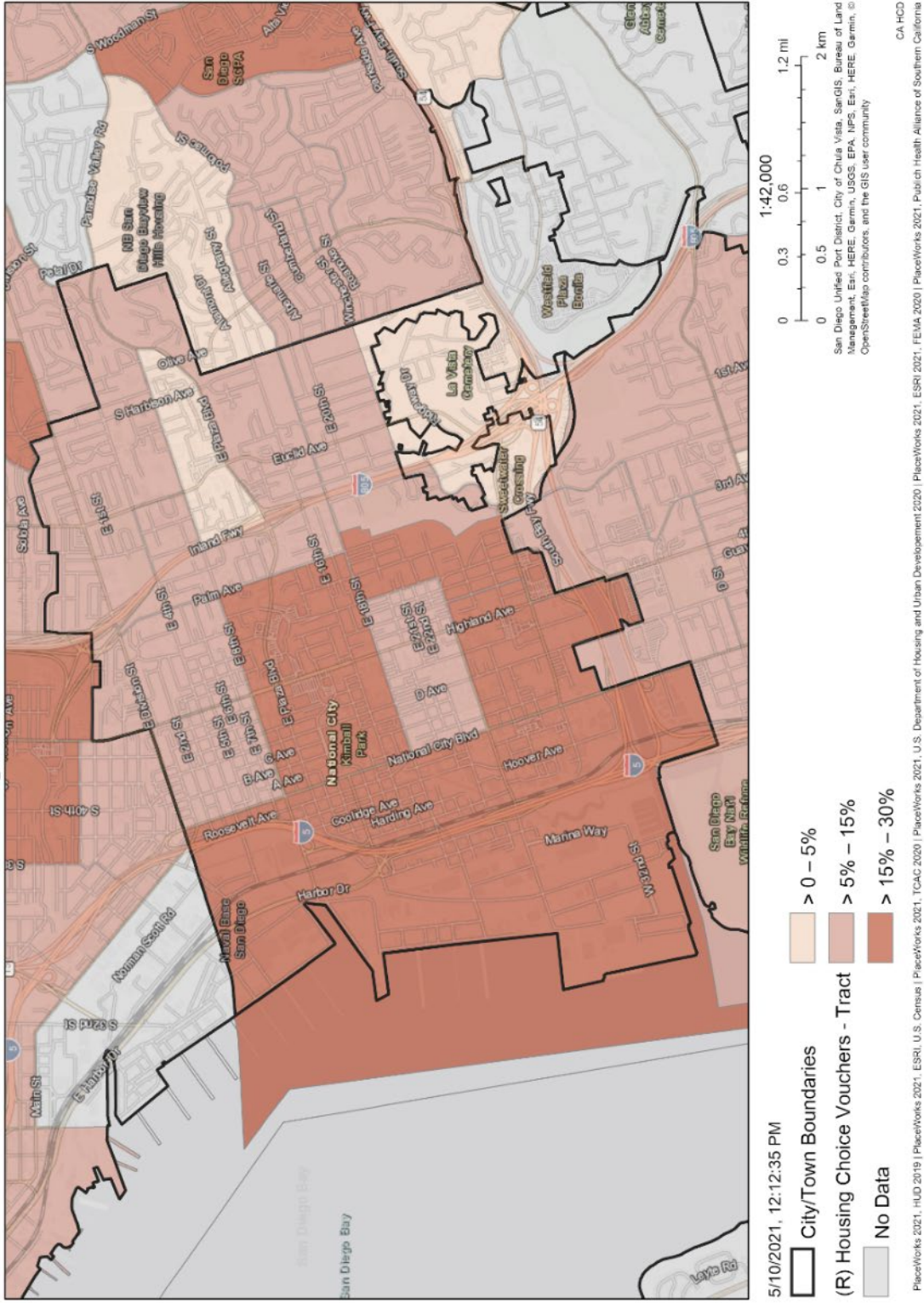
Each housing agency has a cap on the number of Section 8 vouchers it may administer. An agency's number of "authorized vouchers" is essentially the sum of the vouchers the agency has been awarded since the start of the voucher program. Since 2003, new vouchers that Congress has funded have been either "tenant protection" vouchers (which replace either public housing that is demolished or sold or other affordable housing units that lose federal subsidies) or "special purpose" vouchers (which are set aside for particular types of households, such as veterans experiencing homelessness or youth leaving foster care). National City had a slight increase in its number of vouchers in 2012 due to a housing project that lost federal subsidy. Since 2012, the number of Section 8 vouchers in National City has not increased, and remains at 1,123.

The 2020 AI found that National City has a disproportionately high percentage of residents participating the Housing Choice Voucher program (Section 8) when considering its

population in relation to the county. As seen in Figure A- 37, within the city, census tracts in the western portion have a higher percentage of Section 8 Voucher users than those in the eastern portion. The western portion of the city has lower median incomes, a higher percentage of low- to moderate-income households, a higher percentage of female-headed households with children, a higher percentage of households living in poverty, and a higher percentage of overcrowded households.

Figure A- 37

Housing Choice Vouchers - Tract



Source: HCD AFFH Data Viewer, Housing Choice Vouchers – Tract, HUD, 2021.

Summary of Fair Housing Issues

Key Issues: Regional Analysis of Impediments to Fair Housing Choice

The 2020 AI assesses regional laws, ordinances, statutes, policies, and local conditions that impact the accessibility and availability of housing in San Diego county. The region's demographic profile is used to assess housing needs of specific income groups and housing that is reasonably available to them. The study uses this assessment to propose measures to mitigate impediments to fair housing. National City was a participant in this study. The AI identifies several impediments to fair housing throughout the San Diego region; issues relevant to National City include:

- Lending and credit counseling.** Across San Diego County, Hispanics and Blacks continue to be under-represented in the homebuyer market and experienced large disparities in loan approval rates. National City is among the jurisdictions with the highest rates of withdrawn/closed applications as well as the lowest home loan approval rates (under 65%) in the County. Aside from income, an insufficient understanding of the homebuying and lending processes can be an impediment. Other factors may include credit history and the availability and amount of a downpayment.
- Overconcentration of Housing Choice Vouchers.** National City represents approximately two percent of the total population of the County, but residents use approximately four percent of the total Housing Choice Vouchers (HCV) (Section 8) issued in the County. This discrepancy reflects a higher concentration of a lower income population in the city as compared to other parts of the region.
- Housing Options.** Housing choices for special needs groups are limited. Compared to other jurisdictions, National City has a higher percentage of large households with five or more members (19% of households) and female-headed households with children (11.8% of households) and may be more vulnerable to familial discrimination. Income constraints can also limit the ability of households to afford adequate housing, childcare, and other necessities. In addition, approximately 11.3% of the total population in National City has a disability. A majority of homes were built prior to 1990 (30 or more years ago). An older housing stock can create barrier for persons with disabilities who need home modifications or other improvements. The housing needs of these and other special needs groups are discussed further in subsequent sections of this chapter.
- Enforcement.** Organizations such as the Legal Aid Society San Diego and CSA San Diego have conducted periodic testing for housing discrimination across San Diego County. In FY 2020, National City tested for discrimination based on disability, national origin and race. Of the six sites tested within the city, three showed unequal treatment; one based on national origin and two based on race.
- Racial segregation and linguistic isolation.** In National City, approximately 70.3% of the total population speaks a language other than English at home. In addition, approximately 28.1% of the total population speaks English less than "very well." A

population that is both minority and does not speak English well may face discrimination based on national origin as well as challenges related to obtaining housing, such as communicating effectively with a property owner, landlord, rental agent, real estate agent, mortgage lender or insurance agent.

In addition to the factors above, the AI identifies outreach and education as a general impediment to fair housing across the region. Today, people obtain information through many media forms, not limited to traditional newspaper noticing or other print forms. The study recommends conducting frequent workshops and multi-media campaigns and partnering with other community-based organizations to allow for meaningful discussions and the dissemination of useful information.

The AI also identified impediments to fair housing resulting from land use policies. Due to recent changes to state housing legislation, the following were recommended amendments to National City's zoning code:

- Density bonus
- Accessory dwelling units
- Low barrier navigation centers and emergency shelter capacity and parking standards
- Transitional and supportive housing
- Farmworker employee housing

National City is undergoing a comprehensive municipal code update (Housing Element Program 14) to address these recent changes to state legislation and ensure compliance. These updates include:

- Adding direct language about the specific, updated requirements of the state density bonus program, rather than referencing the applicable Government Code section
- Allowing accessory dwelling units in all residential zones and adopting an accessory dwelling unit ordinance
- Amending emergency shelter capacity and parking standards. Allowing low barrier navigation centers by right in mixed-use and nonresidential zones that permit multifamily uses if specified requirements are met
- Processing applications to develop transitional and supportive housing by right in multifamily and mixed-use zones in accordance with timeframes specified by State law
- Permitting farmworker employee housing as a use in accordance with the California Employee Housing Act
- Adding direct language about reasonable accommodation procedures for persons with disabilities

Currently, the City of National City offers several services aimed at addressing fair housing issues. The City contracts with CSA San Diego to provide fair housing services. The Housing Authority also administers a First-Time Homebuyer Program and provides downpayment assistance to low-income households. The Housing Authority also administers Tenant-Based Rental Assistance (TBRA) to provide rental assistance to homeless or housing insecure and

families experiencing domestic violence. The City of National City website has information on these and other housing-related programs. The website includes a translation feature to display information in Spanish. In addition to continuing existing programs and services, this Housing Element recommends implementing the actions identified in the 2020 San Diego Regional Analysis of Impediments to Fair Housing Choice, such as implementing zoning code revisions consistent with State law to increase housing options.

Key Issues: Additional Concerns

Through this analysis, additional fair housing issues that supplement those identified in the 2020 AI were identified. These issues are summarized below:

- There are disparities between the western and eastern portions of National City with regards to wealth, familial status, and access to opportunity. Compared to the eastern portion of the city, the western portion has lower median household incomes, higher concentrations of low- to moderate-income households, higher concentrations of Section 8 voucher users, higher concentrations of households in poverty, higher concentrations of single female-headed households with children, and lower TCAC opportunity area composite scores.
- Some census tracts in the northeastern portion of the city may have indicators of potential displacement. These tracts have experienced higher changes in median gross rents, lower changes in median household income, and sustained higher percentages of renter burdened households.
- A large percentage of National City households experience at least one housing problem, as defined by HUD. One category of housing problems is housing units with physical defects. Since the majority of homes in National City are at least 42 years old and city staff has observed that many documented housing issues are with older homes, the physical condition of housing units is a fair housing issue.

To help facilitate neighborhood enhancement and increase opportunities related to housing and living in National City, the city has allocated HOME and CDBG funds to strategic projects. These projects include:

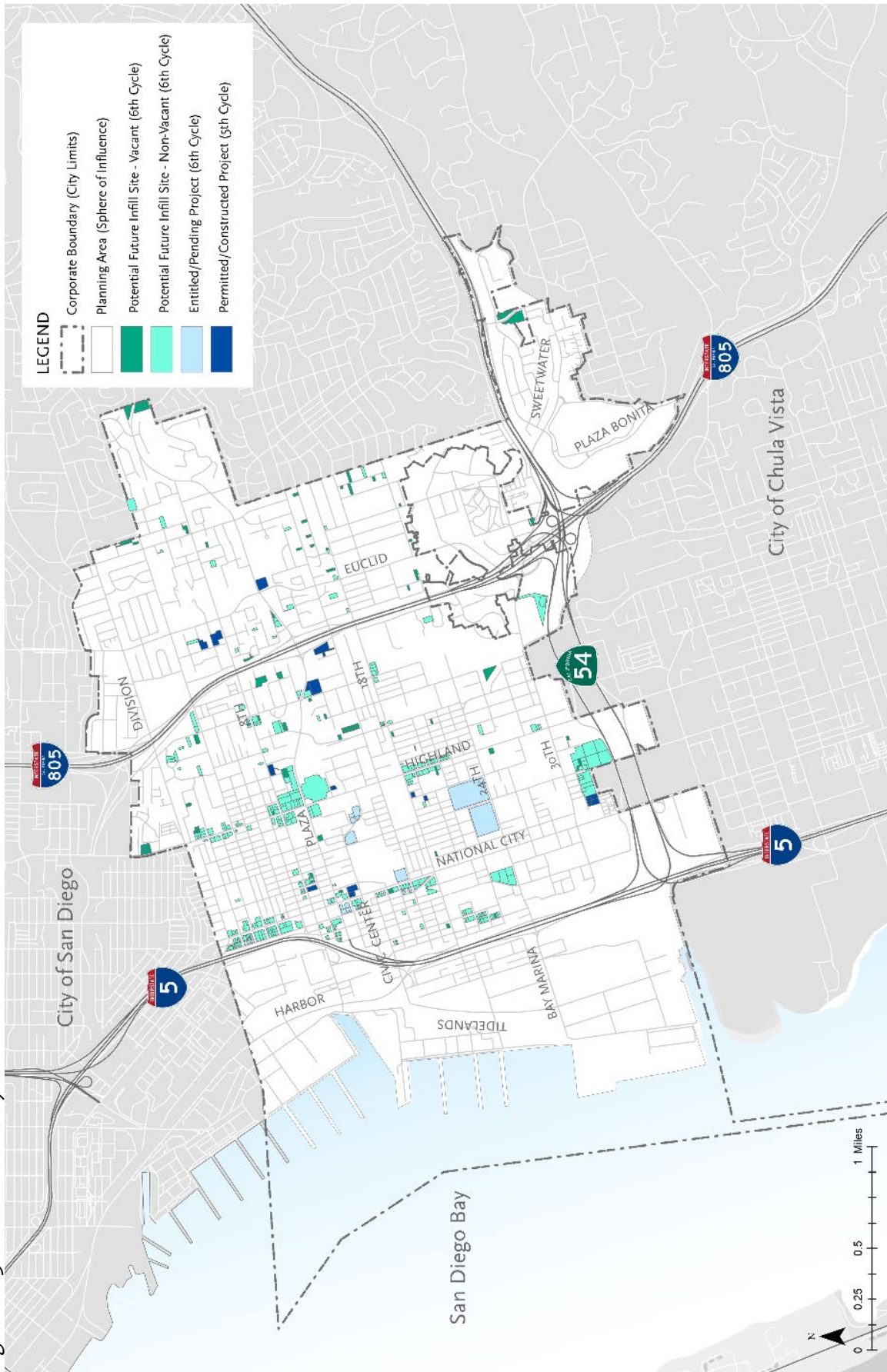
- Casa de Salud Youth Afterschool Program
- Literacy Services Program
- NCPD Support Service: Domestic Violence Response Team
- Housing Inspection Program
- Fire Station 34 Section
- Loan Payment
- Fair Housing and Tenant-Landlord Education
- Tenant Based Rental Assistance Program
- San Diego Habitat for Humanity Homeownership Project at 405-419 W. 18th St., National City

The city also continues to implement its First Time Homebuyer program and Community Housing Development Organizations program.

SITES INVENTORY

National City is a significantly urbanized area and is largely built-out. It has a limited supply of vacant, developable land; a majority of National City's RHNA allocation units are accommodated through underutilized, non-vacant sites. Figure A- 38 shows a map of the sites inventory that accommodates National City's 5,437 allocated units. While the units are located throughout the city, a majority are located within the Downtown Specific Plan and Mixed-Use Districts and Corridors; these areas have been most recently rezoned to encourage residential development in higher densities. These areas also have the greatest access to transit amenities. The location of the sites in the sites inventory is strategic and purposefully does not concentrate sites in areas with disproportionate segregation, poverty, or housing needs in ways that would exacerbate existing conditions. Rather, the location of sites aims to assist areas with disproportionate segregation, poverty, and housing needs in addressing these challenges, meeting community needs, and levelling the playing field.

Figure A- 38: Sites Inventory



Integration and Segregation

While all of National City has a high percentage of Hispanic residents, areas with the highest concentrations of Hispanic residents are to the north and the south. The sites inventory does not concentrate sites in these areas and instead distributes them largely throughout most of the western portion. Similarly, while much of National City has a high percentage of lower income households, census tracts in the western portion of the city have higher concentrations of lower income households. Per National City's RHNA allocation, the sites inventory accommodates a significant number of moderate- and above moderate-income units in the western portion of the city so as to prevent exacerbating the concentrations of lower income households.

Racially and Ethnically Concentrated Areas of Poverty and Affluence

The HUD R/ECAP maps do not identify any racially or ethnically concentrated areas of poverty in National City. The analysis conducted for this Housing Element concluded that there are no racially or ethnically concentrated areas of affluence in the city.

Access to Opportunity

The majority of National City is considered Low Resource according to the TCAC Opportunity Map composite score. Thus, while the majority of sites identified in the sites inventory are located in Low Resource areas, they are not disproportionately located in these areas in the context of the resource level of the city as a whole. However, the western portion of the city has a robust public transit network and is more accessible than the eastern portion. Households in the western area of the city have better access to jobs and key destinations through transit than those in the eastern portion. The majority of sites were strategically located in the western portion of the city to take advantage of the current and future transportation assets in this area.

Disproportionate Housing Needs

National City has a high concentration of households who have housing cost burden. Site selection emphasized infill and redevelopment along mixed-used corridors in the city to leverage existing zoned capacity, as well as to encourage residential development along corridors with access to transit and a walking and rolling friendly environment. Special consideration was given to the siting of lower-income sites to ensure their geographic distribution throughout the city while also providing access to supportive amenities such as education facilities and transit. Housing in mixed-use corridors with higher density allowances often has a higher chance of facilitating more affordable units and has strong potential for mixed-income development. Both of these types of housing are in line with National City's RHNA allocation distribution.

IDENTIFICATION AND PRIORITIZATION OF CONTRIBUTING FACTORS

Through this analysis, several items have been identified as contributing factors that affect fair housing in National City.

Limited access to a variety and type of affordable housing options

Median household incomes in National City have stayed relatively stagnant in recent years, while median gross rent prices have increased during the same time period. Many National City residents are now housing cost burdened, and this discrepancy in the rates of household income and rent increases causes risk of displacement. National City is undergoing a comprehensive municipal code update that will ensure the municipal code is compliant with recently-passed state housing legislation aimed at facilitating housing affordability. This update involves an Accessory Dwelling Unit ordinance, updates to the density bonus program, the inclusion of no net loss requirements, and other housing affordability actions.

Contributing factors:

- Housing is increasingly unaffordable to many National City residents.
- Median incomes are stagnant and rents continue to rise.
- A high percentage of National City residents are renters.
- National City has the highest percentage of very low-income and second highest percentage of low-income households in the county.

Disproportionately high amount of Section 8 voucher use

The 2020 AI found that National City has an overconcentration of Section 8 voucher recipients. Within the city, Section 8 voucher use is concentrated to the west. National City has a higher proportion of low-income residents and community members living in poverty compared to the rest of the San Diego region.

Contributing factors:

- Over-concentration of Section 8 within the city as compared to the San Diego region, particularly on the western side of the city (west of I-805).
- High number of cost burdened households

Poor building and infrastructure quality throughout the city

National City has identified a need for infrastructure improvement throughout the city. Infrastructure refers to both public facilities and amenities and the housing stock. Much of the housing stock is older and is in need of repair and many sidewalks and crosswalks in the western portion of the city are missing or damaged. National City is conducting an update of its Transportation Element as well as its Bicycle Master Plan. These guiding documents include significant improvements to and expansion of the bicycle network, improvements to sidewalks, crosswalks, and highway underpasses, and traffic calming enhancements.

Contributing factors:

- Substandard housing conditions, older housing stock, and high costs of repairs and rehabilitation.
- Poor active transportation infrastructure, such as sidewalks and crosswalks, in predominantly lower-income areas of the city.

Lending Discrimination

National City has a higher percentage of renters than homeowners; this discrepancy is higher than that of San Diego County. While residents and city staff alike have expressed a desire to increase the amount of homeownership in the city, homeownership rates have not been increasing as fast as ideal.

Contributing factors:

- National City has the highest rates of withdrawn/closed applications and lowest home loan approval rates (under 65%) in San Diego County.
- National City has a higher percentage of renters versus owners when compared to the County.
- Insufficient understanding of the homebuying and lending process, credit history and high downpayment.
- Roughly 28% of residents speak English less than “very well” and may face discrimination based on national origin.
- Lack of community awareness of fair housing resources.

Limited physical access to housing options and public infrastructure for persons with disabilities

National City has a slightly higher percentage of residents with a disability than San Diego County, but housing and public infrastructure is not always accessible to them. This analysis found that National City has a higher number of seniors, and residents in this age group are more likely to have a physical disability. The city has several senior living facilities, and while that housing may be accessible to seniors with physical disabilities, the surrounding public infrastructure may not be accessible to them, and the general housing stock and other public facilities may not be accessible to everyone with varying types of disabilities. One way to increase the accessibility of housing and infrastructure is to site housing close to services and transit. The sites inventory locates a majority of the housing sites in mixed-use areas with higher zoned densities, which are generally close to transit, have services, and have multifamily housing subject to ADA compliance.

Contributing factors:

- Inaccessible sidewalks, pedestrian crossings or other infrastructure.
- Older housing stock can create barriers for people with disabilities who need home modifications or other improvements.

PRIORITIES, GOALS, AND ACTIONS

Based on this analysis, the following table summarizes each fair housing issue, contributing factors, and actions for National City to integrate into its 6th Cycle Housing Element:

Table A- 11: Fair Housing Issues and Recommended Actions

AFH Identified Fair Housing Issue	Contributing Factors	City Actions
1. Disproportionately high amount of Section 8 voucher use	<p>Over-concentration of Section 8 within the city as compared to the San Diego region, particularly on the western side of the City (west of I-805).</p> <p>High number of cost burdened households.</p>	<p>a. Outreach to landlords bi-annually to expand the location of participating voucher properties so voucher use is not concentrated in western part of the City. This outreach will focus on promoting the Section 8 voucher program to landlords who have not previously participated in the program and encourage involvement from those landlords who own units in multi-family buildings with residents with a variety of income levels, those who own single-family units, and those who own ADUs.</p> <p>b. Provide housing counseling through local and/or regional organizations.</p>
2. Poor building and public infrastructure quality	<p>Poor infrastructure quality in predominantly lower-income areas of the city</p> <p>Substandard housing conditions, older housing stock, and high costs of repairs and rehabilitation.</p> <p>Poor active transportation infrastructure, such as sidewalks and crosswalks, in</p>	<p>a. Dedicate or seek funding to prioritize infrastructure improvements in disadvantaged communities.</p> <p>b. Designate Transit-Priority Areas (TPAs) within ½ mile of major transit stops and transit-oriented development opportunities to target public investment in affordable housing, active transportation and mixed-</p>

AFH Identified Fair Housing Issue	Contributing Factors	City Actions
	<p>predominantly low-income areas of the city.</p>	<p>use development. Complete within the first two years of the 8-year planning period.</p> <p>c. Develop a proactive code enforcement program that targets areas of concentrated rehabilitation needs, results in repairs and mitigates potential cost, displacement and relocation impacts on residents.</p> <p>d. Promote housing rehabilitation, specifically in the western portion of the city, through the establishment of a Home Repair Loan Program accessible to lower income residents.</p>
<p>3. Limited access to a variety and type of affordable housing options</p>	<p>Housing is increasingly unaffordable to many National City residents.</p> <p>Median incomes are stagnant and rents continue to rise.</p> <p>A high percentage of National City residents are renters.</p> <p>National City has the highest percentage of very low-income and second highest percentage of low-income households in the county.</p>	<p>a. Continue to partner with CSA San Diego and LASSD to provide multi-lingual tenant legal counseling.</p> <p>b. Develop a focused program to connect low-income residents with affordable homeownership and rental opportunities. For rental opportunities, prioritize mixed income properties and/or neighborhoods.</p> <p>c. Continue to provide Tenant-Based Rental Assistance (TRBA) to housing insecure, persons experiencing homelessness and families experiencing domestic violence.</p>

AFH Identified Fair Housing Issue	Contributing Factors	City Actions
		<p>d. Ensure compliance with state law to facilitate affordable housing (ADUs) and housing for homeless and special needs individuals.</p> <p>e. Within first two years of the 8-year planning period, update the municipal code to require that applicants demonstrate there will be no net loss of housing units as a result of proposed projects.</p>
4. Lending Discrimination	<p>National City has the highest rates of withdrawn/closed applications and lowest home loan approval rates (under 65%) in San Diego County.</p> <p>National City has a higher percentage of renters versus owners when compared to the County.</p> <p>Insufficient understanding of the homebuying and lending process, credit history and high downpayment.</p> <p>Roughly 28% of residents speak English less than “very well” and may face discrimination based on national origin.</p> <p>Lack of community awareness of fair housing resources.</p>	<p>a. Work with LASSD, CSA and the County to conduct testing for discrimination every 5 years.</p> <p>b. Host two multi-lingual outreach and engagement events a year to provide education to residents regarding residential development, tenant and homeowner rights and requirements, resources available to residents experiencing hardship or who are looking for guidance, wealth building through asset acquisition and management, and home purchasing and renovation/rehabilitation guidance. Partner with community-based organizations.</p> <p>c. Pursue partnerships with non-profit organizations and</p>

AFH Identified Fair Housing Issue	Contributing Factors	City Actions
		<p>financial institutions to provide asset counseling, financial literacy, and investing strategies for lower-income households.</p> <p>d. Establish a Community Land Trust program to preserve the long-term availability of land for affordable housing using the San Diego Community Land Trust model or similar program.</p> <p>e. Continue and seek opportunities to expand the City's First Time Homebuyer Program, which provides downpayment assistance to low-income households. Assist an average of 2 households per year for a total of 16 households during the 8-year planning period.</p>
<p>5. Limited physical access to housing options and public infrastructure for persons with disabilities</p>	<p>Inaccessible housing and public infrastructure</p> <p>Inaccessible sidewalks, pedestrian crossings or other infrastructure.</p> <p>Older housing stock can create barriers for people with disabilities who need home modifications or other improvements.</p>	<p>a. Dedicate or seek funding to prioritize ADA-compliant infrastructure improvements as identified in the updated Transportation Element and Bicycle Master Plan.</p> <p>b. Conduct developer outreach twice per year to encourage development on mixed-use sites within TPAs and discuss barriers to and opportunities for ADA-compliant development. Promote the use of the State Density Bonus and Complete Communities</p>

AFH Identified Fair Housing Issue	Contributing Factors	City Actions
		Incentive Program to encourage mixed-income housing.

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APPENDIX B: REVIEW AUTHORITY AND ALLOWED USE TABLES

Application Type	Role of Review Authority		
	Planning Division	Planning Commission	City Council
Ministerial Applications			
Interpretations (See Section 18.10.050 (C))	Decision	Appeal	Appeal
Minor site plan review	Decision	Appeal	Appeal
Minor use permit	Decision	Appeal	Appeal
Home occupation permit	Decision	Appeal	Appeal
Sign permit	Decision	Appeal	Appeal
Discretionary Applications			
Conditional use permit	Recommend	Decision	Appeal
Variance	Recommend	Decision	Appeal
Planned development permit	Recommend	Decision	Appeal
General plan amendment	Recommend	Recommend	Decision
Zoning ordinance amendment	Recommend	Recommend	Decision
Zoning map amendment	Recommend	Recommend	Decision

Land Use	Permit Required By District						Specific Use Regulations
	RS-1	RS-2	RS-3	RM-1	RM-2	RM-3	
Accessory structure (incidental to primary use and not a second unit)	P	P	P	P	P	P	
Animal husbandry	C	—	—	—	—	—	Section 8.32
Bed and breakfast inn (B&B)	C	C	C	C	C	C	Section 18.30.290
Family day care home, small	P	P	P	P	P	P	Section 18.30.080
Family day care home, large	P	P	P	P	P	P	Section 18.30.080
Convalescent services/hospice (in home care only)	P	P	P	P	P	P	
Dormitory (Accessory to a school)	—	—	—	—	C	C	
Dwelling unit, single detached	P	P	P	P	P	P	
Dwelling unit, single attached	—	—	P	P	P	P	
Dwelling unit, multiple	—	—	P	P	P	P	
Home occupation (accessory use)	P	P	P	P	P	P	Section 18.12.090
Neighborhood corner store	M	M	M	M	M	M	Section 18.30.260

Land Use	Permit Required By District						Specific Use Regulations
	RS-1	RS-2	RS-3	RM-1	RM-2	RM-3	
Open space reserves	P	P	P	P	P	P	
Parks, passive recreation	P	P	P	P	P	P	
Parks, active recreation	C	C	C	P	P	P	
Plant nursery	C	—	—	—	—	—	
Public assembly	C	C	C	C	C	C	
Public safety facility	C	C	C	C	C	C	
Rectory (accessory to religious facility)	C	C	C	C	C	C	
Renewable energy infrastructure (accessory)	P	P	P	P	P	P	Section 18.30.210/18.30.300; California Building Code
Rooming or boarding house (accessory)	C	C	C	C	C	C	
Second unit (accessory)	P	P	P	P	P	P	
Transitional / supportive housing	P	P	P	P	P	P	
Utility facilities, minor	P	P	P	P	P	P	
Utility facilities, major	C	C	C	C	C	C	

Land Use	Permit Required By District						Specific Use Regulations
	RS-1	RS-2	RS-3	RM-1	RM-2	RM-3	
Urban agriculture	P	P	P	P	P	P	Section 18.30.240

P Permitted

C Conditional use permit

M Minor use permit (ministerial)

— Not permitted

Land Use	Zone		Specific Use Regulations
	CA	CS	
Auto towing dispatch (accessory to service station)		P	
Alcohol, sales for off-site consumption (accessory to retail sales)		C	Section 18.30.050
Alcohol, sales for on-site consumption (accessory to eating place)		C	Section 18.30.050
Car wash, automatic and full service		P	
Car wash, manual		C	
Civic, fraternal, community, and cultural facilities		C	
Commercial recreation, indoor		C	
Commercial recreation, outdoor		C	

Land Use	Zone		Specific Use Regulations
	CA	CS	
Convenience store (accessory to service station)		M	Section 18.30.190
Eating place, dine-in (accessory)		P	
Eating place, dine-in		P	
Eating place, drive-thru/take-out		C	
Games of skill or amusement, maximum of four machines (accessory)		P	
Gasoline service station		C	Section 18.30.190
Goods and services, retail		P	
New automobile and truck sales, leasing, and rentals	P		
Offices		P	

Land Use	Zone		Specific Use Regulations
	CA	CS	
Off-street parking and loading facilities (accessory)		P	
Open space reserves		P	
Parking garage		P	
Pawn shops		C	Section 18.30.330
Payday lenders		C	Section 18.30.320
Public assembly		C	
Public safety facilities		P	
Research and development		P	
Recycling facility, small (accessory)		P	Section 18.30.170
Recycling facility, mobile		C	Section 18.30.170

Land Use	Zone		Specific Use Regulations
	CA	CS	
Renewable energy infrastructure (accessory)		P	Section 18.30.210/ 18.30.300; CBC
Sale of vehicle parts and accessories when provided by new vehicle dealership on contiguous property	P		
Sale or rental of campers, camper trailers, vacation trailers, self-propelled mobile homes, boats, and other sporting and pleasure equipment which is substantial in size. This activity must be incidental to the principal activity of the automobile and/or truck dealership	P		

Land Use	Zone		Specific Use Regulations
	CA	CS	
Service and repair of trucks and automobiles when provided by new vehicle dealer on contiguous property	P		
Storage building (accessory)		P	
Tattoo parlors and body piercing establishments		C	Section 18.30.310
Telecommunications facilities		C	Section 18.30.220
Used auto and truck sales when part of a new vehicle dealership and located on contiguous land	P		
Utility facilities, minor		P	
Utility facilities, major		C	

Land Use	Zone		Specific Use Regulations
	CA	CS	
Vehicle body and paint shop		C	Section 18.30.060
Vehicle, outdoor storage (a)		C	Section 18.30.160
Vehicle parts and accessories sales		P	
Vehicle, repair or service (minimum 7,500 square foot lot)		P	
Vending machines (accessory)		P	Section 18.30.150(E)
Warehouse and distribution facility		P	
Wrecked vehicle storage, maximum 60 days (accessory)		P	
<p>P Permitted C Conditional use permit M Minor use permit — Not permitted</p>			

Land Use	Permit Required by Zone				Specific Use Regulations
	MXC-1 (a)	MXC-2	MXD-1	MXD-2	
Alcohol, sales for off-site consumption (accessory to retail sales)	C	C	C	C	Section 18.30.050
Alcohol, sales for on-site consumption (accessory to eating places)	C	C	C	C	Section 18.30.050
Animal boarding/kennel, small (setback 150 feet from single-family residential zones)	C	C	C	C	
Adult day health care	C	C	C	C	
Bar/nightclub	C	C	C	C	Section 18.30.050
Bed and breakfast inn (B&B)	C	C	C	C	
Breweries, small	P	P	P	P	
Brewery tasting room	P	P	P	P	Section 18.30.050/ City Council Policy 707

Land Use	Permit Required by Zone				Specific Use Regulations
	MXC-1 (a)	MXC-2	MXD-1	MXD-2	
Car wash, automatic and full service	P	P	P	P	
Car wash, manual	C	C	C	C	
Civic, fraternal, community, and cultural facilities	P	P	P	P	
Commercial recreation, indoor	P	P	P	P	
Commercial recreation, outdoor	M	M	M	M	
Convalescent / nursing home / hospice	P	P	P	P	
Child day care center	M	M	M	M	Section 18.30.070
Family day care home, small (accessory)	P	P	P	P	Section 18.30.080
Family day care home, large (accessory)	M	M	M	M	Section 18.30.080
Convenience store (accessory to gas service station)	P	P	P	P	Section 18.30.190

Land Use	Permit Required by Zone				Specific Use Regulations
	MXC-1 (a)	MXC-2	MXD-1	MXD-2	
Dormitory (accessory to school)	C	C	C	C	
Dwelling unit, single detached (b)	P	P	P	P	
Dwelling unit, single attached (b)	P	P	P	P	
Dwelling unit, multiple (b)	P	P	P	P	
Eating places, dine in	P	P	P	P	
Eating places, drive-through/take-out	C	C	C	C	
Farmer's market	C	C	C	C	
Gasoline service station	C	C	C	C	Section 18.30.190
Goods and services, retail	P	P	P	P	
Guidance/social assistance services	C	C	C	C	
Heliport/helistop (accessory)	—	—	C	C	

Land Use	Permit Required by Zone				Specific Use Regulations
	MXC-1 (a)	MXC-2	MXD-1	MXD-2	
Home occupation (accessory)	P	P	P	P	
Hospital	—	—	C	C	
Hotel, motel, and related services	P	P	P	P	Section 18.30.270
Maintenance yards	C	C	C	C	
Medical offices/clinics and laboratories	P	P	P	P	
Offices	P	P	P	P	
Open space reserves	P	P	P	P	
Parking garage	P	P	P	P	
Parks (passive and active recreation)	P	P	P	P	
Pawn shops	C	C	C	C	Section 18.30.330
Payday lenders	C	C	C	C	Section 18.30.320

Land Use	Permit Required by Zone				Specific Use Regulations
	MXC-1 (a)	MXC-2	MXD-1	MXD-2	
Private/public educational institutions, schools	C	C	C	C	
Public assembly	C	C	C	C	
Public safety facilities	P	P	P	P	
Rectory (accessory to religious facility)	P	P	P	P	
Recycling facility, small (accessory)	P	P	P	P	Section 18.30.170
Recycling facility, mobile	C	C	C	C	Section 18.30.170
Renewable energy infrastructure (accessory)	P	P	P	P	Section 18.30.210/18.30.300; California Building Code
Sidewalk café (accessory)	P	P	P	P	Section 18.30.200
Storage building (accessory)	P	P	P	P	

Land Use	Permit Required by Zone				Specific Use Regulations
	MXC-1 (a)	MXC-2	MXD-1	MXD-2	
Tattoo parlors and body piercing establishments	C	C	C	C	Section 18.30.310
Telecommunication facilities, commercial	C	C	C	C	Section 18.30.220
Tobacco specialty businesses	—	—	C	C	Section 18.30.230
Transitional/supportive housing (b)	P	P	P	P	
Urban agriculture	P	P	P	P	Section 18.30.240
Utility facilities, minor	P	P	P	P	
Utility facilities, major	C	C	C	C	
Vending machines (accessory)	P	P	P	P	Section 18.30.150(E)
Veterinary clinics/hospitals	C	C	C	C	Section 18.30.250
Winery tasting room	P	P	P	P	Section 18.30.050/ City Council Policy 707

Land Use	Permit Required by Zone				Specific Use Regulations
	MXC-1 (a)	MXC-2	MXD-1	MXD-2	
P Permitted C Conditional use permit M Minor use permit (ministerial) — Not permitted					

Land Use	Zone			Specific Use Regulations
	IL	IM	IH	
Animal boarding/kennel, small	C	C	C	
Assembly and light manufacturing/processing	P	P	P	
Automotive impound and storage yards	C	C	C	Section 18.30.040
Auto towing dispatch (accessory to service station)	P	P	—	
Breweries, small	P	P	P	
Breweries, large	C	C	C	
Brewery tasting room	P	P	P	Section 18.30.050/ City Council Policy 707
Building supplies and equipment, sales and rental	P	P	P	
Cemetery/mausoleum/crematory	—	C	C	
Commercial recreation, indoor	C	—	—	
Eating places, dine-in (accessory)	P	P	P	
Emergency shelter	P	—	—	Section 18.30.110
Gasoline service station	C	C	—	Section 18.30.190

Land Use	Zone			Specific Use Regulations
	IL	IM	IH	
Goods and services, retail sales (accessory)	P	P	P	
Heavy manufacturing/processing	—	—	C	
Industrial equipment/machinery, sales and rentals	P	P	P	
Medium manufacturing/processing	—	P	P	
Offices (accessory)	P	P	P	
Offices	P	M	M	
Open space reserves	P	P	P	
Outdoor storage	C	C	C	Section 18.30.160
Pawn shops	C	—	—	Section 18.30.330
Payday lenders	C	—	—	Section 18.30.320
Plant nursery	P	P	C	
Parking, structure/ fleet	P	P	P	
Personal storage facilities (mini-warehouses)	P	P	—	
Public assembly	C	—	—	
Public safety facilities	P	P	P	

Land Use	Zone			Specific Use Regulations
	IL	IM	IH	
Recycling facilities, small (accessory)	P	P	—	Section 18.30.170
Recycling facilities, mobile	C	C	—	Section 18.30.170
Renewable energy infrastructure (accessory)	P	P	P	Section 18.30.210/ 18.30.300; California Building Code
Renewable energy infrastructure	P	P	P	Section 18.30.210/ 18.30.300; California Building Code
Research and development	P	P	P	
Scrap metal processing	—	—	C	Section 18.30.180
Sixty-day storage of wrecked vehicles	P	P	P	
Storage facility, self (mini-warehouses)	P	P	P	
Tattoo parlors and body piercing establishments	C	—	—	Section 18.30.310
Telecommunication facilities, commercial	C	C	C	Section 18.30.220
Trade schools	P	C	C	

Land Use	Zone			Specific Use Regulations
	IL	IM	IH	
Trucking and transportation terminal	—	C	P	
Urban agriculture	C	—	—	Section 18.30.240
Utility facilities, minor	P	P	P	
Utility facilities, major	P	P	P	
Veterinary hospitals and clinics	M	M	—	Section 18.30.250
Waterfront related industries	P	P	P	
Wholesaling, warehousing, and distribution	P	P	P	
Winery	C	C	C	
Winery tasting room	P	P	P	Section 18.30.050/ City Council Policy 707
<p>P Permitted</p> <p>C Conditional use permit</p> <p>M Minor use permit (ministerial)</p> <p>— Not permitted</p>				

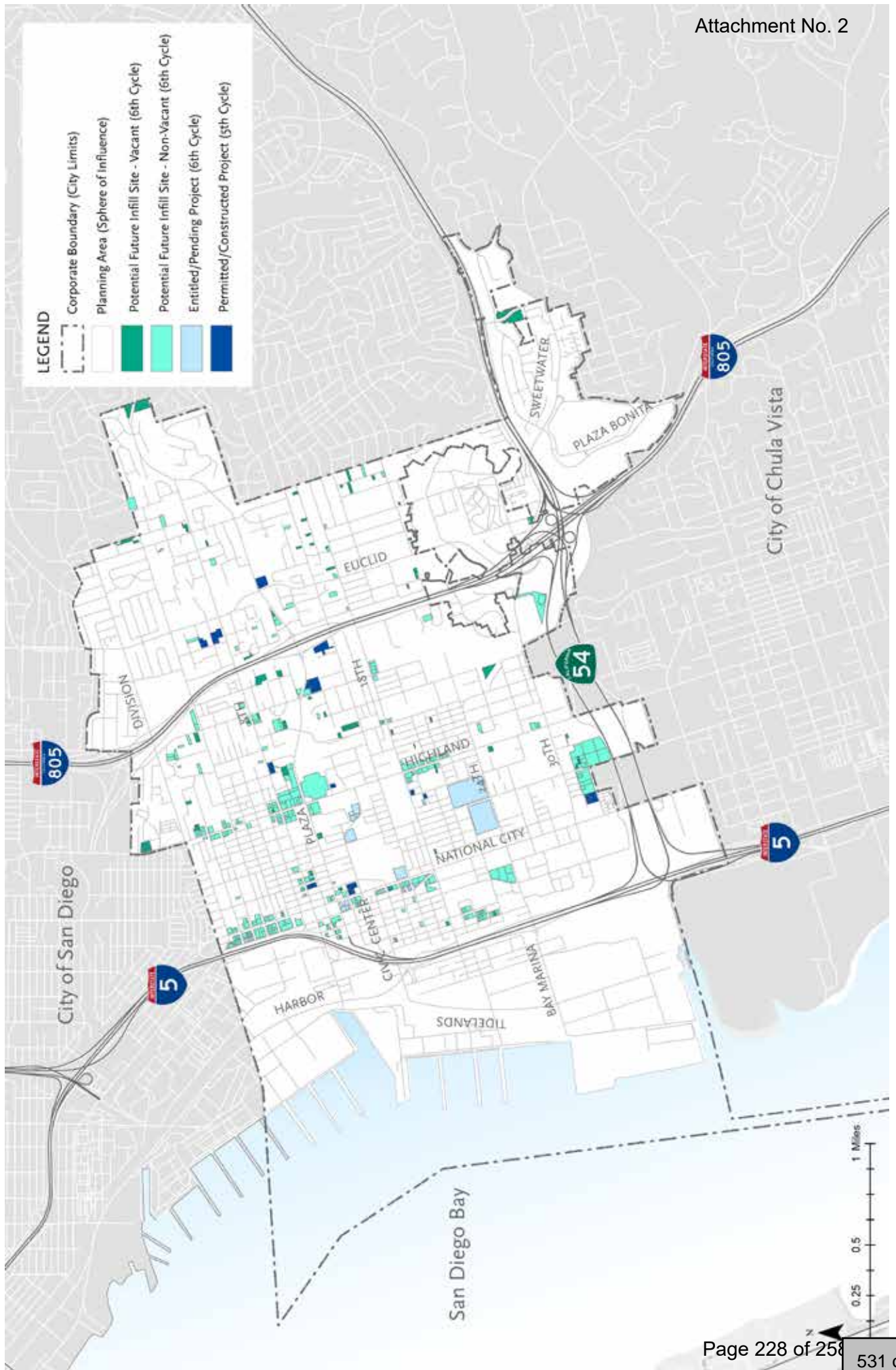
Land Use	Permit Required	Specific Use Regulations
Animal husbandry	P	Section 8.32
Caretaker's residence (accessory)	M	
Cemetery/mausoleum	P	
Child day care center	P	Section 18.30.070
Civic, fraternal, community, and cultural facilities	P	
Commercial recreation, indoor (accessory)	P	
Convalescent/nursing home/hospice	P	
Detention facility	C	
Dormitory (accessory to school)	C	
Farmers' markets	C	
Fraternity or sorority house	C	
Government offices	P	
Guidance/social assistance services	P	
Heliport/helistop (accessory to hospital)	C	
Hospital	P	
Maintenance buildings/yards	C	
Medical offices/clinics and laboratories	P	

Land Use	Permit Required	Specific Use Regulations
Military installations	P	
Open space reserves	P	
Parking, structure/fleet	P	
Parks (passive and active recreation)	P	
Private/public educational institutions, schools	P	
Public assembly	C	
Public safety facilities	P	
Public utilities, minor	P	
Public utilities, major	C	
Renewable energy infrastructure (accessory)	P	Section 18.30.210/18.30.300; California Building Code
Storage yards and buildings (accessory)	P	Section 18.30.160
Telecommunication facilities, commercial	C	Section 18.30.220
Urban agriculture	P	Section 18.30.240
<p>P Permitted</p> <p>C Conditional use permit</p> <p>M Minor use permit (ministerial)</p> <p>— Not permitted</p>		

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APPENDIX C: SITE INVENTORY MAP

SITE INVENTORY MAP



APPENDIX D: SITE INVENTORY TABLE AND PHOTOS

Table A - Housing Element Sites Inventory

Site Address/Intersection	Assessor Parcel Number	Consolidated Sites	General Plan Designation (Current)	Zoning Designation (Current)	Max Density Allowed (units/acre)	Parcel Size (Acres)	Existing Use/Vacancy	Infrastructure	Publicly-Owned	Site Status	Identified in Last/Two Planning Cycle(s)	Lower Income Capacity	Moderate Income Capacity	Above Moderate Income Capacity	Total Capacity	Optional Information1	Optional Information2
315 HIGHLAND AVE N	5514701900	AA	Mixed-Use Transit Corridor - Minor	MXC-1	48	0.14	Vacant	Yes - Current	YES - City-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant	4	0	0	4	Low Improved Building Value, Aged Structure, Development Potential Over 25%	Housing Authority-owned site.
311 HIGHLAND AVE N	5514701800	AA	Mixed-Use Transit Corridor - Minor	MXC-1	48	0.15	Vacant	Yes - Current	YES - City-Owned	Available	Not Used in Prior Housing Element	5	0	0	5	Low Improved Building Value, Aged Structure, Development Potential Over 25%	Housing Authority-owned site.
EPILION ST & 43RD ST	5514704800	AA	Mixed-Use Transit Corridor - Minor	MXC-1	48	0.22	Vacant	Yes - Current	YES - City-Owned	Available	Not Used in Prior Housing Element	7	0	0	7	Low Improved Building Value, Development Potential Over 25%	Housing Authority-owned site.
307 HIGHLAND AVE N	5514701700	AA	Mixed-Use Transit Corridor - Minor	MXC-1	48	0.30	Vacant	Yes - Current	YES - City-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant	9	0	0	9	Low Improved Building Value, Aged Structure, Development Potential Over 25%	Housing Authority-owned site.
249 HIGHLAND AVE N	5514701500	AA	Mixed-Use Transit Corridor - Minor	MXC-1	48	0.34	Vacant	Yes - Current	YES - City-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant	11	0	0	11	Low Improved Building Value, Aged Structure, Development Potential Over 25%	Housing Authority-owned site.
217 HIGHLAND AVE N	5514704300	AA	Mixed-Use Transit Corridor - Minor	MXC-1	48	0.34	Vacant	Yes - Current	YES - City-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant	11	0	0	11	Low Improved Building Value, Aged Structure, Development Potential Over 25%	Housing Authority-owned site.
254 31ST ST E	5624521400	AB	Mixed-Use Transit Corridor - Minor	MXC-1	48	0.73	Single Family Detached, 1	Yes - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	22	22	Low Improved Building Value, Aged Structure, Development Potential Over 25%	Consolidation Based on Ownership
170 31ST ST E	5624521300	AB	Mixed-Use Transit Corridor - Minor	MXC-1	48	1.51	Single Family Detached, 1	Yes - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	46	46	Low Improved Building Value, Aged Structure, Development Potential Over 25%	Consolidation Based on Ownership
250 31ST ST E	5624520200	AB	Mixed-Use Transit Corridor - Minor	MXC-1	48	0.24	Single Family Detached, 1	Yes - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	6	6	Low Improved Building Value, Aged Structure, Development Potential Over 25%	Consolidation Based on Ownership
3103 D AVE	5624801600	AD	Mixed-Use Transit Corridor - Major	MXD-2	75	0.67	Single Family Detached, 1	Yes - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	0	0	33	33	Low Improved Building Value, Development Potential Over 25%	INTRAConnect Site, Consolidation Based on Ownership
E 31ST ST & D AVE	5624804400	AD	Mixed-Use Transit Corridor - Major	MXD-2	75	0.53	Parking Lot - Surface	Yes - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	0	0	26	26	Low Improved Building Value, Development Potential Over 25%	INTRAConnect Site, Consolidation Based on Ownership
E 31ST ST & D AVE	5624802200	AD	Mixed-Use Transit Corridor - Major	MXD-2	75	0.22	Vacant	Yes - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant	0	0	11	11	Low Improved Building Value, Development Potential Over 25%	INTRAConnect Site, Consolidation Based on Ownership
3145 D AVE	5624802900	AD	Mixed-Use Transit Corridor - Major	MXD-2	75	0.28	Single Family Detached, 1	Yes - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	13	13	Low Improved Building Value, Aged Structure, Development Potential Over 25%	INTRAConnect Site, Consolidation Based on Ownership
E 31ST ST & D AVE	5624803100	AD	Mixed-Use Transit Corridor - Major	MXD-2	75	0.33	Parking Lot - Surface	Yes - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	0	0	16	16	Low Improved Building Value, Development Potential Over 25%	INTRAConnect Site, Consolidation Based on Ownership
E 9TH ST & B AVE	5564731700	AG	Downtown Specific Plan	10	80	0.19	Arterial Commercial	Yes - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	0	0	12	12	Low Improved Building Value, Development Potential Over 25%	Consolidation Based on Ownership
200 8TH ST E	5564731500	AG	Downtown Specific Plan	9	150	0.33	Arterial Commercial	Yes - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	40	40	Low Improved Building Value, Development Potential Over 25%	Consolidation Based on Ownership
705 8TH ST E	5563541500	AH	Mixed-Use Transit Corridor - Major	MXC-2	75	0.10	Arterial Commercial	Yes - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	5	5	Low Improved Building Value, Development Potential Over 25%	Consolidation Based on Ownership
731 G AVE	5563541400	AH	Mixed-Use Transit Corridor - Major	MXC-2	75	0.10	Arterial Commercial	Yes - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	5	5	Development Potential Over 25%	Consolidation Based on Ownership
E 8TH & G AVE	5563541700	AH	Mixed-Use Transit Corridor - Major	MXC-2	75	0.11	Arterial Commercial	Yes - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	5	5	Low Improved Building Value, Development Potential Over 25%	Consolidation Based on Ownership
717 8TH ST E	5563541600	AH	Mixed-Use Transit Corridor - Major	MXC-2	75	0.18	Arterial Commercial	Yes - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	8	8	Aged Structure, Development Potential Over 25%	Consolidation Based on Ownership
831 8TH ST E	5564140900	AI	Mixed-Use Transit Corridor - Major	MXC-2	75	0.17	Arterial Commercial	Yes - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	7	7	Low Improved Building Value, Aged Structure, Development Potential Over 25%	Consolidation Based on Ownership
843 8TH ST E	5564140800	AI	Mixed-Use Transit Corridor - Major	MXC-2	75	0.23	Arterial Commercial	Yes - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	10	10	Low Improved Building Value, Aged Structure, Development Potential Over 25%	Consolidation Based on Ownership
720 I AVE	5564140500	AJ	Mixed-Use Transit Corridor - Major	MXC-2	75	0.16	Single Family Multiple-Units, 3	Yes - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	5	5	Low Improved Building Value, Development Potential Over 25%	Consolidation Based on Ownership
704 I AVE	5564140400	AJ	Mixed-Use Transit Corridor - Major	MXC-2	75	0.18	Single Family Multiple-Units, 2	Yes - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	7	7	Development Potential Over 25%	Consolidation Based on Ownership
705 HIGHLAND AVE	5564141100	AJ	Mixed-Use Transit Corridor - Major	MXC-2	75	0.29	Single Family Detached, 1	Yes - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	13	13	Low Improved Building Value, Aged Structure, Development Potential Over 25%	Consolidation Based on Ownership
840 HIGHLAND AVE	5564921600	AK	Mixed-Use Transit Corridor - Major	MXC-2	75	0.23	Arterial Commercial	Yes - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	10	10	Low Improved Building Value, Aged Structure, Development Potential Over 25%	Consolidation Based on Ownership
E 8TH ST & HIGHLAND AVE	5564921100	AK	Mixed-Use Transit Corridor - Major	MXC-2	75	0.41	Arterial Commercial	Yes - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	20	20	Low Improved Building Value, Development Potential Over 25%	Consolidation Based on Ownership
722 8TH ST E	5564921300	AL	Mixed-Use Transit Corridor - Major	MXC-2	75	0.11	Arterial Commercial	Yes - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	3	3	Low Improved Building Value, Aged Structure, Development Potential Over 25%	Consolidation Based on Ownership
718 8TH ST E	5564921200	AL	Mixed-Use Transit Corridor - Major	MXC-2	75	0.11	Arterial Commercial	Yes - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	4	4	Low Improved Building Value, Aged Structure, Development Potential Over 25%	Consolidation Based on Ownership
916 8TH ST E	5565101200	AM	Mixed-Use Transit Corridor - Major	MXC-2	75	0.67	Neighborhood Shopping Center	Yes - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	32	0	0	32	Development Potential Over 25%	Consolidation Based on Ownership
914 8TH ST E	5565103100	AM	Mixed-Use Transit Corridor - Major	MXC-2	75	1.13	Neighborhood Shopping Center	Yes - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	54	0	0	54	Aged Structure, Development Potential Over 25%	Consolidation Based on Ownership
1821 PALM AVE	5613604500	AN	Mixed-Use Transit Corridor - Minor	MXC-1	48	0.13	Single Family Detached, 1	Yes - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	3	3	Low Improved Building Value, Aged Structure, Development Potential Over 25%	Consolidation Based on Ownership
E 18TH ST & PALM AVE	5613604800	AN	Mixed-Use Transit Corridor - Minor	MXC-1	48	0.21	Arterial Commercial	Yes - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	7	7	Low Improved Building Value, Development Potential Over 25%	Consolidation Based on Ownership
1624 18TH ST E	5613604800	AN	Mixed-Use Transit Corridor - Minor	MXC-1	48	0.28	Arterial Commercial	Yes - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	9	9	Aged Structure, Development Potential Over 25%	Consolidation Based on Ownership
1602 18TH ST E	5613604600	AN	Mixed-Use Transit Corridor - Minor	MXC-1	48	0.29	Arterial Commercial	Yes - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	9	9	Consolidation Based on Ownership	
1612 18TH ST E	5613604700	AN	Mixed-Use Transit Corridor - Minor	MXC-1	48	0.30	Arterial Commercial	Yes - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	9	9	Low Improved Building Value, Aged Structure, Development Potential Over 25%	Consolidation Based on Ownership
2915 HIGHLAND AVE	5631211200	AO	Mixed-Use Transit Corridor - Major	MXC-2	75	0.16	Arterial Commercial	Yes - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	8	8	Low Improved Building Value, Aged Structure, Development Potential Over 25%	Consolidation Based on Ownership
2903 HIGHLAND AVE	5631210900	AO	Mixed-Use Transit Corridor - Major	MXC-2	75	0.18	Arterial Commercial	Yes - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	7	7	Low Improved Building Value, Development Potential Over 25%	Consolidation Based on Ownership
E 19TH ST & HIGHLAND AVE	560400500	AP	Mixed-Use Transit Corridor - Major	MXC-2	75	0.07	Other Retail Trade and Strip Commercial	Yes - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	3	3	Low Improved Building Value, Development Potential Over 25%	Consolidation Based on Ownership
1840 HIGHLAND AVE	560400600	AP	Mixed-Use Transit Corridor - Major	MXC-2	75	0.11	Other Retail Trade and Strip Commercial	Yes - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	3	3	Development Potential Over 25%	Consolidation Based on Ownership
200 HIGHLAND AVE	5561260300	AQ	Mixed-Use Transit Corridor - Minor	MXC-1	48	0.28	Arterial Commercial	Yes - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	9	0	9	Low Improved Building Value, Development Potential Over 25%	Consolidation Based on Ownership
228 HIGHLAND AVE	5561260400	AQ	Mixed-Use Transit Corridor - Minor	MXC-1	48	0.43	Arterial Commercial	Yes - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	14	0	14	Low Improved Building Value, Aged Structure, Development Potential Over 25%	Consolidation Based on Ownership
321 HIGHLAND AVE	5561801700	AR	Mixed-Use Transit Corridor - Minor	MXC-1	48	0.21	Neighborhood Shopping Center	Yes - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	5	5	Low Improved Building Value, Aged Structure, Development Potential Over 25%	Consolidation Based on Ownership
309 HIGHLAND AVE	5561801800	AR	Mixed-Use Transit Corridor - Minor	MXC-1	48	0.24	Neighborhood Shopping Center	Yes - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	7	7	Low Improved Building Value, Aged Structure, Development Potential Over 25%	Consolidation Based on Ownership
410 HIGHLAND AVE	5563112300	AT	Mixed-Use Transit Corridor - Minor	MXC-1	48	0.08	Single Family Detached, 1	Yes - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	2	2	Development Potential Over 25%	Consolidation Based on Ownership
409 HIGHLAND AVE	5563112100	AT	Mixed-Use Transit Corridor - Minor	MXC-1	48	0.09	Arterial Commercial	Yes - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	3	3	Low Improved Building Value, Aged Structure, Development Potential Over 25%	Consolidation Based on Ownership
408 HIGHLAND AVE	5563112200	AT	Mixed-Use Transit Corridor - Minor	MXC-1	48	0.11	Arterial Commercial	Yes - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	4	4	Aged Structure, Development Potential Over 25%	Consolidation Based on Ownership
300 VALLEY RD	564100800	AU	Low-Medium Density Residential	RS-2	9	2.20	Vacant	Yes - Current	YES - City-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant	0	11	0	11	Low Improved Building Value, Aged Structure, Development Potential Over 25%	City-owned site.
302 VALLEY RD	5641907100	AU	Low-Medium Density Residential	RS-2	9	0.71	Vacant	Yes - Current	YES - City-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant	0	4	0	4	Low Improved Building Value, Development Potential Over 25%	City-owned site.
VALLEY RD & PLAZA BONITA	5642907500	AU	Low-Medium Density Residential	RS-2	9	0.20	Vacant	Yes - Current	YES - City-Owned	Available	Not Used in Prior Housing Element	0	1	0	1	Low Improved Building Value, Development Potential Over 25%	City-owned site.
VALLEY RD & PLAZA BONITA	5642907400	AU	Low-Medium Density Residential	RS-2	9	0.22	Vacant	Yes - Current	YES - City-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant	0	1	0	1	Low Improved Building Value, Development Potential Over 25%	City-owned site.
SWEETWATER RD	5632312600	AV	Mixed-Use Transit Corridor - Major	MXD-2	75	0.98	Community Shopping Center	Yes - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	48	0	0	48	Low Improved Building Value, Development Potential Over 25%	Consolidation Based on Ownership
TWATER RD & EUCLID A	5633312500	AV	Mixed-Use Transit Corridor - Major	MXD-2	75	3.06	Parking Lot - Surface	Yes - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	149	0	0	149	Low Improved Building Value, Development Potential Over 25%	Consolidation Based on Ownership

Table A - Housing Element Sites Inventory

Site Address/Intersection	Assessor Parcel Number	Consolidated Sites	General Plan Designation (Current)	Zoning Designation (Current)	Max Density Allowed (units/acre)	Parcel Size (Acres)	Existing Use/Vacancy	Infrastructure	Publicly-Owned	Site Status	Identified in Last/Last Two Planning Cycle(s)	Lower Income Capacity	Moderate Income Capacity	Above Moderate Income Capacity	Total Capacity	Optional Information1	Optional Information2
E 12TH ST & PLAZA BLVD	5573807000	AW	Mixed-Use Transit Corridor - Major	MXD-2	75	0.07	Vacant	Yes - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant	0	4	0	4	Low Improved Building Value, Development Potential Over 25%	INTRA Connect Site
E 12TH ST & PLAZA BLVD	5573801202	AW	Mixed-Use Transit Corridor - Major	MXD-2	75	0.12	Vacant	Yes - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	6	6	Low Improved Building Value, Development Potential Over 25%	INTRA Connect Site
2228 12TH ST E	5573801100	AW	Mixed-Use Transit Corridor - Major	MXD-2	75	0.20	Single Family Detached, 1	Yes - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	0	0	9	9	Low Improved Building Value, Aged Structure, Development Potential Over 25%	INTRA Connect Site
2224 12TH ST E	5573801000	AW	Mixed-Use Transit Corridor - Major	MXD-2	75	0.46	Single Family Detached, 1	Yes - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	0	0	21	21	Low Improved Building Value, Aged Structure, Development Potential Over 25%	INTRA Connect Site
E 8TH ST & HARBISON AVE	5541804000	AX	Mixed-Use Transit Corridor - Minor	MXC-1	48	0.16	Vacant	Yes - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant	0	0	5	5	Consolidation Based on Ownership	Consolidation Based on Ownership
E 8TH ST & RACHAEL AVE	5541805000	AX	Mixed-Use Transit Corridor - Minor	MXC-1	48	0.28	Vacant	Yes - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant	0	0	9	9	Consolidation Based on Ownership	Consolidation Based on Ownership
E 15T ST & NATIONAL CITY BLVD	5550202800	C	Downtown Specific Plan	1A	185	0.01	Arterial Commercial	Yes - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	0	0	1	1	Consolidation Based on Ownership	Consolidation Based on Ownership
E 15T ST & NATIONAL CITY BLVD	5550200400	C	Downtown Specific Plan	1A	185	0.02	Arterial Commercial	Yes - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	0	0	4	4	Consolidation Based on Ownership	Consolidation Based on Ownership
117 ROOSEVELT AVE	5550202500	C	Downtown Specific Plan	1A	185	0.04	Single Family Detached, 1	Yes - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	0	0	5	5	Aged Structure, Development Potential Over 25%	Consolidation Based on Ownership
119 ROOSEVELT AVE	5550202400	C	Downtown Specific Plan	1A	185	0.04	Single Family Detached, 1	Yes - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	0	0	5	5	Low Improved Building Value, Aged Structure, Development Potential Over 25%	Consolidation Based on Ownership
40 NATIONAL CITY BLVD	5550202700	C	Downtown Specific Plan	1A	185	0.05	Arterial Commercial	Yes - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	0	0	7	7	Low Improved Building Value, Development Potential Over 25%	Consolidation Based on Ownership
10 NATIONAL CITY BLVD	5550202100	C	Downtown Specific Plan	1A	185	0.07	Arterial Commercial	Yes - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	0	0	9	9	Low Improved Building Value, Aged Structure, Development Potential Over 25%	Consolidation Based on Ownership
117 ROOSEVELT AVE	5550202200	C	Downtown Specific Plan	1A	185	0.07	Single Family Detached, 1	Yes - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	0	0	9	9	Low Improved Building Value, Aged Structure, Development Potential Over 25%	Consolidation Based on Ownership
119 ROOSEVELT AVE	5550202300	C	Downtown Specific Plan	1A	185	0.07	Single Family Detached, 1	Yes - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	0	0	10	10	Low Improved Building Value, Aged Structure, Development Potential Over 25%	Consolidation Based on Ownership
135 ROOSEVELT AVE	5550202600	C	Downtown Specific Plan	1A	185	0.12	Arterial Commercial	Yes - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	0	0	17	17	Development Potential Over 25%	Consolidation Based on Ownership
123 ROOSEVELT AVE	5550200600	C	Downtown Specific Plan	1A	185	0.12	Arterial Commercial	Yes - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	0	0	18	18	Low Improved Building Value, Aged Structure, Development Potential Over 25%	Consolidation Based on Ownership
125 ROOSEVELT AVE	5550200700	C	Downtown Specific Plan	1A	185	0.14	Arterial Commercial	Yes - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	0	0	21	21	Low Improved Building Value, Development Potential Over 25%	Consolidation Based on Ownership
103 NATIONAL CITY BLVD	5550200200	C	Downtown Specific Plan	1A	185	0.25	Multi-Family Residential, 7	Yes - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	0	0	29	29	Low Improved Building Value, Development Potential Over 25%	Consolidation Based on Ownership
21 3RD ST W	5550301200	E	Downtown Specific Plan	1A	185	0.05	Arterial Commercial	Yes - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	0	0	8	8	Low Improved Building Value, Development Potential Over 25%	Consolidation Based on Ownership
W 2ND ST & NATIONAL CITY BLVD	5550301100	E	Downtown Specific Plan	1A	185	0.07	Arterial Commercial	Yes - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	0	0	10	10	Low Improved Building Value, Development Potential Over 25%	Consolidation Based on Ownership
W 2ND ST & NATIONAL CITY BLVD	5550301300	E	Downtown Specific Plan	1A	185	0.07	Arterial Commercial	Yes - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	0	0	10	10	Low Improved Building Value, Development Potential Over 25%	Consolidation Based on Ownership
W 2ND ST & NATIONAL CITY BLVD	5550301000	E	Downtown Specific Plan	1A	185	0.08	Arterial Commercial	Yes - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	0	0	12	12	Low Improved Building Value, Development Potential Over 25%	Consolidation Based on Ownership
W 2ND ST & NATIONAL CITY BLVD	5550300900	E	Downtown Specific Plan	1A	185	0.08	Arterial Commercial	Yes - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	0	0	12	12	Low Improved Building Value, Development Potential Over 25%	Consolidation Based on Ownership
W 2ND ST & NATIONAL CITY BLVD	5550301400	E	Downtown Specific Plan	1A	185	0.09	Arterial Commercial	Yes - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	0	0	13	13	Low Improved Building Value, Development Potential Over 25%	Consolidation Based on Ownership
214 NATIONAL CITY BLVD	5550300800	E	Downtown Specific Plan	1A	185	0.26	Arterial Commercial	Yes - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	0	0	37	37	Low Improved Building Value, Aged Structure, Development Potential Over 25%	Consolidation Based on Ownership
241 NATIONAL CITY BLVD E	5561011500	F	Downtown Specific Plan	2	115	0.58	Arterial Commercial	Yes - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	53	53	Low Improved Building Value, Development Potential Over 25%	Opportunity Zone Listing, Development Interest, Consolidation Based on Ownership
35 3RD ST E	5561011600	F	Downtown Specific Plan	2	115	0.13	Arterial Commercial	Yes - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	11	11	Low Improved Building Value, Aged Structure, Development Potential Over 25%	Opportunity Zone Listing, Development Interest, Consolidation Based on Ownership
229 NATIONAL CITY BLVD	5561010200	F	Downtown Specific Plan	2	115	0.16	Arterial Commercial	Yes - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	14	14	Low Improved Building Value, Aged Structure, Development Potential Over 25%	Opportunity Zone Listing, Development Interest, Consolidation Based on Ownership
310 NATIONAL CITY BLVD	5550302200	G	Downtown Specific Plan	1A	185	0.57	Arterial Commercial	Yes - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	0	85	0	85	Low Improved Building Value, Aged Structure, Development Potential Over 25%	Development Interest, Consolidation Based on Ownership
340 NATIONAL CITY BLVD	5550302000	G	Downtown Specific Plan	1A	185	0.24	Arterial Commercial	Yes - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	0	36	0	36	Aged Structure, Development Potential Over 25%	Development Interest, Consolidation Based on Ownership
ROOSEVELT AVE & W 4TH ST	5550301700	G	Downtown Specific Plan	1A	185	0.24	Arterial Commercial	Yes - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	0	36	0	36	Low Improved Building Value, Development Potential Over 25%	Development Interest, Consolidation Based on Ownership
330 NATIONAL CITY BLVD	5550302100	G	Downtown Specific Plan	1A	185	0.39	Arterial Commercial	Yes - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	0	57	0	57	Low Improved Building Value, Aged Structure, Development Potential Over 25%	Development Interest, Consolidation Based on Ownership
404 NATIONAL CITY BLVD	5550410700	I	Downtown Specific Plan	1A	185	0.10	Other Retail Trade and Strip Commercial	Yes - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	15	15	Low Improved Building Value, Development Potential Over 25%	Consolidation Based on Ownership
408 NATIONAL CITY BLVD	5550410800	I	Downtown Specific Plan	1A	185	0.11	Other Retail Trade and Strip Commercial	Yes - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	17	17	Low Improved Building Value, Development Potential Over 25%	Consolidation Based on Ownership
W 5TH ST & ROOSEVELT AVE	5550410200	J	Downtown Specific Plan	1A	185	0.12	Hotel/Motel (Low-Rise)	Yes - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	17	17	Low Improved Building Value, Development Potential Over 25%	Consolidation Based on Ownership
425 ROOSEVELT AVE	5550410300	J	Downtown Specific Plan	1A	185	0.12	Hotel/Motel (Low-Rise)	Yes - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	18	18	Aged Structure, Development Potential Over 25%	Consolidation Based on Ownership
W 5TH ST & ROOSEVELT AVE	5550410500	J	Downtown Specific Plan	1A	185	0.15	Arterial Commercial	Yes - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	22	22	Low Improved Building Value, Development Potential Over 25%	Consolidation Based on Ownership
W 5TH ST & ROOSEVELT AVE	5550410600	J	Downtown Specific Plan	1A	185	0.15	Hotel/Motel (Low-Rise)	Yes - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	23	23	Low Improved Building Value, Development Potential Over 25%	Consolidation Based on Ownership
W 5TH ST & ROOSEVELT AVE	5550410100	J	Downtown Specific Plan	1A	185	0.16	Hotel/Motel (Low-Rise)	Yes - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	24	24	Low Improved Building Value, Development Potential Over 25%	Consolidation Based on Ownership
W 5TH ST & ROOSEVELT AVE	5550410400	J	Downtown Specific Plan	1A	185	0.18	Hotel/Motel (Low-Rise)	Yes - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	25	25	Low Improved Building Value, Development Potential Over 25%	Consolidation Based on Ownership
526 NATIONAL CITY BLVD	5550421900	L	Downtown Specific Plan	1B	185	0.14	Arterial Commercial	Yes - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	0	0	20	20	Low Improved Building Value, Development Potential Over 25%	Consolidation Based on Ownership
540 NATIONAL CITY BLVD	5550422000	L	Downtown Specific Plan	1B	185	0.42	Arterial Commercial	Yes - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	62	62	Low Improved Building Value, Aged Structure, Development Potential Over 25%	Consolidation Based on Ownership
50 NATIONAL CITY BLVD	5562120600	M	Downtown Specific Plan	3	115	0.06	Arterial Commercial	Yes - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	5	5	Low Improved Building Value, Aged Structure, Development Potential Over 25%	Consolidation Based on Ownership
50 NATIONAL CITY BLVD	5562120500	M	Downtown Specific Plan	3	115	0.07	Arterial Commercial	Yes - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	6	6	Low Improved Building Value, Aged Structure, Development Potential Over 25%	Consolidation Based on Ownership
50 NATIONAL AVE	5562120400	M	Downtown Specific Plan	3	115	0.07	Arterial Commercial	Yes - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	6	6	Low Improved Building Value, Development Potential Over 25%	Consolidation Based on Ownership
PARADE VALLEY & PARADISE VALLEY	6090601700	N	Low-Medium Density Residential	RS-1	4	1.22	Vacant	Yes - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	3	3	Low Improved Building Value, Development Potential Over 25%	Consolidation Based on Ownership
KAY HILL ST & SANDY SHORE	6090601300	N	Low-Medium Density Residential	RS-1	4	0.76	Vacant	Yes - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	2	2	Low Improved Building Value, Development Potential Over 25%	Consolidation Based on Ownership
BLVD & PARADISE VALLEY	6090601000	N	Low-Medium Density Residential	RS-1	4	0.96	Vacant	Yes - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	2	2	Low Improved Building Value, Development Potential Over 25%	Consolidation Based on Ownership
& R AVE	557203900	O	Mixed-Use Transit Corridor - Major	MXC-2	75	0.09	Undeveloped	Yes - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	0	0	4	4	Low Improved Building Value, Development Potential Over 25%	Consolidation Based on Ownership
5TH ST E	557121300	O	Mixed-Use Transit Corridor - Major	MXC-2	75	0.35	Arterial Commercial	Yes - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	17	17	Aged Structure, Development Potential Over 25%	Consolidation Based on Ownership

Table A - Housing Element Sites Inventory

Site Address/Intersection	Assessor Parcel Number	Consolidated Sites	General Plan Designation (Current)	Zoning Designation (Current)	Max Density Allowed (units/acre)	Parcel Size (Acres)	Existing Use/Vacancy	Infrastructure	Publicly-Owned	Site Status	Identified in Last/Last Two Planning Cycle(s)	Lower Income Capacity	Moderate Income Capacity	Above Moderate Income Capacity	Total Capacity	Optional Information1	Optional Information2
824 PALM AVE	5571801100	P	Mixed-Use Transit Corridor - Major	MXC-2	75	0.16	Vacant	Yes - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	8	Low Improved Building Value, Aged Structure, Development Potential Over 25%	INTRAConnect Site, Consolidation Based on Ownership	
E 8TH ST & PALM AVE	5571800900	P	Mixed-Use Transit Corridor - Major	MXC-2	75	0.46	Undeveloped	Yes - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	0	0	21	Low Improved Building Value, Development Potential Over 25%	INTRAConnect Site, Consolidation Based on Ownership	
1516 8TH ST E	5571800800	Q	Mixed-Use Transit Corridor - Major	MXC-2	75	0.22	Single Family Detached, 1	Yes - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	10	Low Improved Building Value, Aged Structure, Development Potential Over 25%	Consolidation Based on Ownership	
1508 8TH ST E	5571800700	Q	Mixed-Use Transit Corridor - Major	MXC-2	75	0.22	Single Family Detached, 1	Yes - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	10	Low Improved Building Value, Aged Structure, Development Potential Over 25%	Consolidation Based on Ownership	
121 PLAZA BLVD W	5550850600	S	Downtown Specific Plan	7	185	0.04	Light Industry - General	Yes - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	6	Low Improved Building Value, Development Potential Over 25%	Consolidation Based on Ownership	
900 ROOSEVELT AVE	5550850700	S	Downtown Specific Plan	7	185	0.66	Light Industry - General	Yes - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	98	0	0	Low Improved Building Value, Aged Structure, Development Potential Over 25%	Consolidation Based on Ownership	
929 NATIONAL CITY BLVD	5564710400	T	Downtown Specific Plan	5B	115	0.07	Arterial Commercial	Yes - Current	YES - City-Owned	Available	Used in Prior Housing Element - Non-Vacant	0	6	0	Low Improved Building Value, Aged Structure, Development Potential Over 25%	City-owned site.	
921 NATIONAL CITY BLVD	5564710300	T	Downtown Specific Plan	5B	115	0.20	Arterial Commercial	Yes - Current	YES - City-Owned	Available	Used in Prior Housing Element - Non-Vacant	0	18	0	Low Improved Building Value, Aged Structure, Development Potential Over 25%	City-owned site.	
PLAZA BLVD & A AVE	5565531500	U	Downtown Specific Plan	5A	80	0.06	Vacant	Yes - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	4	Low Improved Building Value, Development Potential Over 25%	Consolidation Based on Ownership	
32 PLAZA BLVD W	5565531400	U	Downtown Specific Plan	5A	80	0.32	Arterial Commercial	Yes - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	0	0	20	Low Improved Building Value, Aged Structure, Development Potential Over 25%	Consolidation Based on Ownership	
ROOSEVELT AVE & W 11TH ST	5551140400	V	Downtown Specific Plan	6	185	0.06	Parking Lot - Surface	Yes - Current	YES - City-Owned	Available	Used in Prior Housing Element - Non-Vacant	0	0	9	Low Improved Building Value, Development Potential Over 25%	Development Interest	
ROOSEVELT AVE & W 11TH ST	5551140300	V	Downtown Specific Plan	6	185	0.06	Parking Lot - Surface	Yes - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	0	0	9	Low Improved Building Value, Development Potential Over 25%	Development Interest	
NATIONAL CITY BLVD & W 11TH ST	5551141100	V	Downtown Specific Plan	6	185	0.08	Arterial Commercial	Yes - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	12	Low Improved Building Value, Development Potential Over 25%	Development Interest	
ROOSEVELT AVE & W 11TH ST	5551140500	V	Downtown Specific Plan	6	185	0.12	Parking Lot - Surface	Yes - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	0	0	18	Low Improved Building Value, Development Potential Over 25%	Development Interest	
1112 NATIONAL CITY BLVD	5551141200	V	Downtown Specific Plan	6	185	0.33	Arterial Commercial	Yes - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	47	Low Improved Building Value, Aged Structure, Development Potential Over 25%	Development Interest	
1326 NATIONAL CITY BLVD	5600140800	W	Downtown Specific Plan	12A	150	0.14	Arterial Commercial	Yes - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	14	Low Improved Building Value, Aged Structure, Development Potential Over 25%	Consolidation Based on Ownership	
1316 NATIONAL AVE	5600140900	W	Downtown Specific Plan	12A	150	0.14	Arterial Commercial	Yes - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	16	Low Improved Building Value, Aged Structure, Development Potential Over 25%	Consolidation Based on Ownership	
E 8TH ST & PALM AVE	5571022800	X	Mixed-Use Transit Corridor - Major	MXC-2	75	0.11	Vacant	Yes - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	5	Low Improved Building Value, Development Potential Over 25%	Consolidation Based on Ownership	
1419 8TH ST	5571020800	X	Mixed-Use Transit Corridor - Major	MXC-2	75	0.12	Neighborhood Shopping Center	Yes - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	5	Low Improved Building Value, Development Potential Over 25%	Consolidation Based on Ownership	
1504 NATIONAL CITY BLVD	5600640900	Z	Downtown Specific Plan	12A	150	0.19	Arterial Commercial	Yes - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	23	0	23	Aged Structure, Development Potential Over 25%	Consolidation Based on Ownership
1504 NATIONAL CITY BLVD	5600640800	Z	Downtown Specific Plan	12A	150	0.20	Arterial Commercial	Yes - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	25	0	25	Low Improved Building Value, Aged Structure, Development Potential Over 25%	Consolidation Based on Ownership
206 9TH ST W	5550861400		Downtown Specific Plan	7	185	0.02	Single Family Detached, 1	Yes - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	2	Low Improved Building Value, Aged Structure, Development Potential Over 25%	INTRAConnect Site	
218 9TH ST W	5550861300		Downtown Specific Plan	7	185	0.02	Single Family Detached, 1	Yes - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	2	Low Improved Building Value, Aged Structure, Development Potential Over 25%	INTRAConnect Site	
901 PLAZA BLVD	5565103400		Mixed-Use Transit Corridor - Major	MXC-2	75	0.04	Neighborhood Shopping Center	Yes - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	2	Low Improved Building Value, Aged Structure, Development Potential Over 25%	INTRAConnect Site	
E 31ST ST & D AVE	5625200600		Mixed-Use Transit Corridor - Major	MXC-2	75	1.89	Parking Lot - Surface	Yes - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	0	0	91	Low Improved Building Value, Aged Structure, Development Potential Over 25%	INTRAConnect Site	
219 8TH ST E	5563331800		Downtown Specific Plan	9	150	0.04	Arterial Commercial	Yes - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	4	Aged Structure, Development Potential Over 25%	INTRAConnect Site	
818 21ST ST E	5612740100		Mixed-Use Transit Corridor - Major	MXC-2	75	0.05	Single Family Multiple-Units, 2	Yes - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	4	Low Improved Building Value, Aged Structure, Development Potential Over 25%	INTRAConnect Site	
2026 HARDING AVE	5591220700		Westside Specific Plan	MCR-2	45	0.05	Single Family Detached, 1	Yes - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	Low Improved Building Value, Aged Structure, Development Potential Over 25%	INTRAConnect Site	
816 HOOVER AVE	5550811000		Downtown Specific Plan	1B	185	0.06	Parking Lot - Surface	Yes - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	Low Improved Building Value, Aged Structure, Development Potential Over 25%	INTRAConnect Site	
923 COOLIDGE AVE	5550860300		Downtown Specific Plan	7	185	0.06	Light Industry - General	Yes - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	8	Low Improved Building Value, Aged Structure, Development Potential Over 25%	INTRAConnect Site	
905 HOOVER AVE	5550850100		Downtown Specific Plan	7	185	0.06	Light Industry - General	Yes - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	9	Low Improved Building Value, Aged Structure, Development Potential Over 25%	INTRAConnect Site	
923 COOLIDGE AVE	5550860200		Downtown Specific Plan	7	185	0.06	Single Family Detached, 1	Yes - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	8	Low Improved Building Value, Aged Structure, Development Potential Over 25%	INTRAConnect Site	
131 8TH ST E	556322300		Downtown Specific Plan	9	150	0.06	Office (low-rise)	Yes - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	7	Low Improved Building Value, Aged Structure, Development Potential Over 25%	INTRAConnect Site	
W 2ND ST & NATIONAL CITY	5550203100		Downtown Specific Plan	1A	185	0.06	Undeveloped	Yes - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	0	0	9	Low Improved Building Value, Aged Structure, Development Potential Over 25%	INTRAConnect Site	
17 2ND ST E	5560112300		Downtown Specific Plan	2	115	0.06	Multi-Family Residential, 1	Yes - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	5	Low Improved Building Value, Aged Structure, Development Potential Over 25%	INTRAConnect Site	
1322 HARDING AVE	5590351100		Westside Specific Plan	MCR-2	45	0.07	Undeveloped	Yes - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	0	0	2	Low Improved Building Value, Development Potential Over 25%	INTRAConnect Site	
1326 HARDING AVE	5590351000		Westside Specific Plan	MCR-2	45	0.07	Undeveloped	Yes - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	0	0	2	Low Improved Building Value, Development Potential Over 25%	INTRAConnect Site	
E 20TH ST & J AVE	5611820700		High Density Residential	RH-2	48	0.07	Vacant	Yes - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant	0	2	0	2	Low Improved Building Value, Development Potential Over 25%	INTRAConnect Site
720 7TH ST E	5563542000		Mixed-Use Transit Corridor - Major	MXC-2	75	0.07	Single Family Multiple-Units, 2	Yes - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	2	Aged Structure, Development Potential Over 25%	INTRAConnect Site	
404 HIGHLAND AVE	5562341000		Mixed-Use Transit Corridor - Minor	MXC-1	48	0.07	Arterial Commercial	Yes - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	2	Low Improved Building Value, Aged Structure, Development Potential Over 25%	INTRAConnect Site	
W 16TH ST & NATIONAL CITY	5600640600		Downtown Specific Plan	12A	150	0.07	Undeveloped	Yes - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	0	9	0	9	Low Improved Building Value, Development Potential Over 25%	INTRAConnect Site
2018 HARDING AVE	5591221000		Westside Specific Plan	MCR-2	45	0.08	Single Family Detached, 1	Yes - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	Low Improved Building Value, Development Potential Over 25%	INTRAConnect Site	
913 HOOVER AVE	5550850200		Downtown Specific Plan	7	185	0.08	Single Family Detached, 1	Yes - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	11	Low Improved Building Value, Development Potential Over 25%	INTRAConnect Site	
200 WILSON AVE	5591220100		Westside Specific Plan	MCR-2	45	0.08	Single Family Detached, 1	Yes - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	Low Improved Building Value, Development Potential Over 25%	INTRAConnect Site	
1044 HARDING AVE	5591220800		Westside Specific Plan	MCR-2	45	0.08	Single Family Detached, 1	Yes - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	Low Improved Building Value, Development Potential Over 25%	INTRAConnect Site	
2ND HARDING AVE	5591220900		Westside Specific Plan	MCR-2	45	0.08	Single Family Detached, 1	Yes - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	Low Improved Building Value, Development Potential Over 25%	INTRAConnect Site	
1099 1TH ST W	5550850300		Downtown Specific Plan	7	185	0.08	Single Family Detached, 1	Yes - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	12	Low Improved Building Value, Aged Structure, Development Potential Over 25%	INTRAConnect Site	
E 13TH ST & S LAMONTAN AVE	5582002500		Mixed-Use Transit Corridor - Minor	MXC-1	48	0.09	Vacant	Yes - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	3	Low Improved Building Value, Development Potential Over 25%	INTRAConnect Site	
E PLAZA BLVD & B AVE	5565540200		Downtown Specific Plan	5A	80	0.09	Undeveloped	Yes - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	0	0	6	Low Improved Building Value, Development Potential Over 25%	INTRAConnect Site	
PLAZA BLVD & B AVE	5565530800		Downtown Specific Plan	5A	80	0.09	Vacant	Yes - Current	YES - City-Owned	Available	Not Used in Prior Housing Element	0	0	4	Low Improved Building Value, Aged Structure, Development Potential Over 25%	INTRAConnect Site	
NATIONAL CITY BLVD	5560112400		Downtown Specific Plan	2	115	0.09	Single Family Detached, 2	Yes - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	6	Low Improved Building Value, Aged Structure, Development Potential Over 25%	INTRAConnect Site	

Table A: Housing Element Sites Inventory

Site Address/Intersection	Assessor Parcel Number	Consolidated Sites	General Plan Designation (Current)	Zoning Designation (Current)	Max Density Allowed (units/acre)	Parcel Size (Acres)	Existing Use/Vacancy	Infrastructure	Publicly-Owned	Site Status	Identified in Last/Last Two Planning Cycle(s)	Lower Income Capacity	Moderate Income Capacity	Above Moderate Income Capacity	Total Capacity	Optional Information1	Optional Information2
E 2ND ST & HIGHLAND AVE	5560822100		Mixed-Use Transit Corridor - Minor	MXC-1	48	0.09	Undeveloped	Yes - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	0	0	3	3	Low Improved Building Value, Development Potential Over 25%	
127 8TH ST E	5563322200		Downtown Specific Plan	9	150	0.09	Office (Low-Rise)	Yes - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	10	10	Low Improved Building Value, Aged Structure, Development Potential Over 25%	
HARDING AVE & CIVIC CENTER	5590351300		Westside Specific Plan	MCR-2	45	0.09	Undeveloped	Yes - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	0	0	3	3	Low Improved Building Value, Development Potential Over 25%	
2011 WILSON AVE	5591220200		Westside Specific Plan	MCR-2	45	0.10	Single Family Detached, 1	Yes - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	2	2	Low Improved Building Value, Development Potential Over 25%	
E 1ST ST & NORTON AVE	5540131200		Low-Medium Density Residential	RS-2	9	0.10	Undeveloped	Yes - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	0	0	1	1	Low Improved Building Value, Development Potential Over 25%	
E 9TH ST & C AVE	5564731900		Downtown Specific Plan	10	80	0.10	Undeveloped	Yes - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	0	0	6	6	Low Improved Building Value, Development Potential Over 25%	
829 HOOVER AVE	5550820500		Downtown Specific Plan	7	185	0.10	Light Industry - General	Yes - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	15	15	Aged Structure, Development Potential Over 25%	
W 18TH ST & ROOSEVELT AVE	5560432200		Westside Specific Plan	MCR-1	24	0.10	Other Retail Trade and Strip Commercial	Yes - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	Low Improved Building Value, Development Potential Over 25%	
832 18TH ST E	5611711100		Mixed-Use Transit Corridor - Minor	MXC-1	48	0.10	Office (Low-Rise)	Yes - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	2	2	Low Improved Building Value, Aged Structure, Development Potential Over 25%	
1737 GROVE ST	5611541000		Mixed-Use Transit Corridor - Minor	MXC-1	48	0.11	Single Family Detached, 1	Yes - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	2	2	Low Improved Building Value, Aged Structure, Development Potential Over 25%	
E 2ND ST & HIGHLAND AVE	5560825200		Low-Medium Density Residential	RS-2	9	0.11	Vacant	Yes - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	Low Improved Building Value, Development Potential Over 25%	
E 20TH ST & HARBISON AVE	5583204900		Low-Medium Density Residential	RS-2	9	0.11	Vacant	Yes - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	Low Improved Building Value, Development Potential Over 25%	
E 2ND ST & HIGHLAND AVE	5560825300		Low-Medium Density Residential	RS-2	9	0.11	Vacant	Yes - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	Low Improved Building Value, Development Potential Over 25%	
1302 NATIONAL CITY BLVD	5600441000		Downtown Specific Plan	12A	150	0.11	Arterial Commercial	Yes - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	13	13	Low Improved Building Value, Aged Structure, Development Potential Over 25%	
416 NATIONAL CITY BLVD	5550410900		Downtown Specific Plan	1A	185	0.11	Other Retail Trade and Strip Commercial	Yes - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	16	16	Low Improved Building Value, Aged Structure, Development Potential Over 25%	
W 21ST ST & WILSON AVE	5591220600		Westside Specific Plan	MCR-2	45	0.11	Undeveloped	Yes - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	0	0	3	3	Low Improved Building Value, Development Potential Over 25%	
E 5TH ST & 3 HARBISON AVE	5541511200		Low-Medium Density Residential	RS-2	9	0.11	Undeveloped	Yes - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	0	0	1	1	Low Improved Building Value, Development Potential Over 25%	
135 8TH ST E	5563324400		Downtown Specific Plan	9	150	0.12	Office (Low-Rise)	Yes - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	14	14	Aged Structure, Development Potential Over 25%	
E 12TH ST & PLAZA BLVD	5573801201		Mixed-Use Transit Corridor - Major	MXD-2	75	0.12	Undeveloped	Yes - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	0	0	6	6	Low Improved Building Value, Development Potential Over 25%	
2115 HIGHLAND AVE	5612740300		Mixed-Use Transit Corridor - Major	MXC-2	75	0.12	Single Family Multiple-Units, 3	Yes - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	3	3	Low Improved Building Value, Aged Structure, Development Potential Over 25%	
2137 WILSON AVE	5591251300		Westside Specific Plan	MCR-2	45	0.12	Light Industry - General	Yes - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	2	2	Low Improved Building Value, Aged Structure, Development Potential Over 25%	
E 8TH ST & HIGHLAND AVE	5564140200		Mixed-Use Transit Corridor - Major	MXC-2	75	0.12	Vacant	Yes - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	6	6	Low Improved Building Value, Development Potential Over 25%	
901 COOLIDGE AVE	5550861500		Downtown Specific Plan	7	185	0.12	Light Industry - General	Yes - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	18	18	Low Improved Building Value, Aged Structure, Development Potential Over 25%	
140 HIGHLAND AVE	5560621700		Mixed-Use Transit Corridor - Minor	MXC-1	48	0.12	Arterial Commercial	Yes - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	3	3	Low Improved Building Value, Development Potential Over 25%	
2119 WILSON AVE	5591251000		Westside Specific Plan	MCR-2	45	0.12	Single Family Multiple-Units, 2	Yes - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	2	2	Low Improved Building Value, Development Potential Over 25%	
E 24TH ST & EUCLID AVE	5640105400		Low-Medium Density Residential	RS-2	9	0.12	Vacant	Yes - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant	0	0	1	1	Low Improved Building Value, Development Potential Over 25%	
922 HOOVER AVE	5550861000		Downtown Specific Plan	7	185	0.12	Single Family Detached, 1	Yes - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	17	17	Low Improved Building Value, Aged Structure, Development Potential Over 25%	
140 NATIONAL CITY BLVD	5550201000		Downtown Specific Plan	1A	185	0.12	Single Family Detached, 1	Yes - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	0	0	17	17	Low Improved Building Value, Development Potential Over 25%	
2605 18TH ST E	5582002400		Mixed-Use Transit Corridor - Minor	MXC-1	48	0.13	Arterial Commercial	Yes - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	3	3	Aged Structure, Development Potential Over 25%	
1115 ROOSEVELT AVE	5551140200		Downtown Specific Plan	6	185	0.13	Single Family Detached, 1	Yes - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	0	0	18	18	Low Improved Building Value, Development Potential Over 25%	
822 HOOVER AVE	5550810900		Downtown Specific Plan	1B	185	0.13	Parking Lot - Surface	Yes - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	17	17	Low Improved Building Value, Aged Structure, Development Potential Over 25%	
128 NATIONAL CITY BLVD	5550201300		Downtown Specific Plan	1A	185	0.13	Arterial Commercial	Yes - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	0	0	19	19	Low Improved Building Value, Development Potential Over 25%	
1916 HARDING AVE	5591050800		Westside Specific Plan	MCR-1	24	0.13	Single Family Detached, 1	Yes - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	1	0	0	1	Low Improved Building Value, Aged Structure, Development Potential Over 25%	
E PLAZA BLVD & PALM AVE	5573301500		Low-Medium Density Residential	RS-2	9	0.13	Vacant	Yes - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	Low Improved Building Value, Development Potential Over 25%	
116 NATIONAL CITY BLVD	5550201400		Downtown Specific Plan	1A	185	0.13	Arterial Commercial	Yes - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	0	0	18	18	Low Improved Building Value, Aged Structure, Development Potential Over 25%	
831 2ND ST E	5560825000		Low-Medium Density Residential	RS-2	9	0.13	Vacant	Yes - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	Low Improved Building Value, Development Potential Over 25%	
E 20TH ST & HIGHLAND AVE	5612710200		Mixed-Use Transit Corridor - Major	MXC-2	75	0.13	Arterial Commercial	Yes - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	6	6	Low Improved Building Value, Development Potential Over 25%	
1903 HARDING AVE	5591041300		Westside Specific Plan	MCR-2	45	0.13	Single Family Multiple-Units, 2	Yes - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	2	2	Aged Structure, Development Potential Over 25%	
2027 HIGHLAND AVE	5612710300		Mixed-Use Transit Corridor - Major	MXC-2	75	0.13	Single Family Detached, 1	Yes - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	5	5	Low Improved Building Value, Aged Structure, Development Potential Over 25%	
2006 HARDING AVE	5591221500		Westside Specific Plan	MCR-2	45	0.14	Single Family Multiple-Units, 2	Yes - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	2	2	Low Improved Building Value, Development Potential Over 25%	
E 21ST ST & K AVE	5612830900		Medium Density Residential	RS-3	15	0.14	Vacant	Yes - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	Low Improved Building Value, Development Potential Over 25%	
105 8TH ST E	5563322000		Downtown Specific Plan	9	150	0.14	Arterial Commercial	Yes - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	16	16	Low Improved Building Value, Aged Structure, Development Potential Over 25%	
2808 18TH ST E	5582600100		Mixed-Use Transit Corridor - Minor	MXC-1	48	0.14	Arterial Commercial	Yes - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	3	3	Low Improved Building Value, Aged Structure, Development Potential Over 25%	
421 NATIONAL CITY BLVD	5562102600		Downtown Specific Plan	3	115	0.14	Other Retail Trade and Strip Commercial	Yes - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	12	0	12	Low Improved Building Value, Aged Structure, Development Potential Over 25%	
715 15TH ST E	5602400100		Mixed-Use Transit Corridor - Major	MXC-2	75	0.14	Arterial Commercial	Yes - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	6	6	Aged Structure, Development Potential Over 25%	
605 HARDING AVE	5591040200		Westside Specific Plan	MCR-2	45	0.14	Single Family Detached, 1	Yes - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	3	3	Low Improved Building Value, Aged Structure, Development Potential Over 25%	
400 20TH ST W	5591221100		Westside Specific Plan	MCR-2	45	0.14	Single Family Detached, 1	Yes - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	3	3	Aged Structure, Development Potential Over 25%	
500 21ST & PROSPECT ST	5614120900		Low-Medium Density Residential	RS-2	9	0.14	Vacant	Yes - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	Low Improved Building Value, Development Potential Over 25%	
105 A AVE	5602101800		Medium Density Residential	RM-1	23	0.14	Vacant	Yes - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant	0	2	0	2	Low Improved Building Value, Development Potential Over 25%	
200 HIGHLAND AVE	5612740500		Mixed-Use Transit Corridor - Major	MXC-2	75	0.14	Single Family Detached, 1	Yes - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	6	6	Low Improved Building Value, Development Potential Over 25%	
100 1ST ST E	5560824900		Low-Medium Density Residential	RS-2	9	0.15	Vacant	Yes - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	1	Low Improved Building Value, Development Potential Over 25%	
100 11TH ST E	5572011200		Low-Medium Density Residential	RS-2	9	0.15	Undeveloped	Yes - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	0	0	1	1	Low Improved Building Value, Development Potential Over 25%	
536 731600 AVE	5564731600		Downtown Specific Plan	10	80	0.15	Vacant	Yes - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	7	7	Low Improved Building Value, Development Potential Over 25%	

Table A: Housing Element Sites Inventory

Site Address/Intersection	Assessor Parcel Number	Consolidated Sites	General Plan Designation (Current)	Zoning Designation (Current)	Max Density Allowed (units/acre)	Parcel Size (Acres)	Existing Use/Vacancy	Infrastructure	Publicly-Owned	Site Status	Identified in Last/Last Two Planning Cycle(s)	Lower Income Capacity	Moderate Income Capacity	Above Moderate Income Capacity	Total Capacity	Optional Information1	Optional Information2
129 NATIONAL CITY BLVD	5560112500		Downtown Specific Plan	2	115	0.15	Undeveloped	Yes - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	0	0	14	Low Improved Building Value, Development Potential Over 25%		
W 21ST ST & WILSON AVE	5591220500		Westside Specific Plan	MCR-2	45	0.15	Undeveloped	Yes - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	0	0	4	Low Improved Building Value, Development Potential Over 25%		
E 8TH ST & LAVE	5570911300		Mixed-Use Transit Corridor - Major	MXC-2	75	0.15	Undeveloped	Yes - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	0	0	7	Low Improved Building Value, Development Potential Over 25%		
2714 16TH ST E	5582003600		Low-Medium Density Residential	RS-2	9	0.15	Vacant	Yes - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	Low Improved Building Value, Development Potential Over 25%		
229 3RD ST E	5561031900		Low-Medium Density Residential	RS-2	9	0.15	Undeveloped	Yes - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	0	0	1	Low Improved Building Value, Development Potential Over 25%		
E 16TH ST & M AVE	5573511800		Low-Medium Density Residential	RS-2	9	0.15	Vacant	Yes - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	Low Improved Building Value, Development Potential Over 25%		
E 16TH ST & M AVE	5573511700		Low-Medium Density Residential	RS-2	9	0.15	Vacant	Yes - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	Low Improved Building Value, Development Potential Over 25%		
E 16TH ST & M AVE	5573512500		Low-Medium Density Residential	RS-2	9	0.16	Vacant	Yes - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	Low Improved Building Value, Development Potential Over 25%		
2111 HIGHLAND AVE	5612740200		Mixed-Use Transit Corridor - Major	MXC-2	75	0.16	Arterial Commercial	Yes - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	7	Aged Structure, Development Potential Over 25%		
E 18TH ST & K AVE	5611920100		Mixed-Use Transit Corridor - Minor	MXC-1	48	0.16	Vacant	Yes - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	5	Low Improved Building Value, Development Potential Over 25%		
E 16TH ST & M AVE	5573511900		Low-Medium Density Residential	RS-2	9	0.16	Vacant	Yes - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	Low Improved Building Value, Development Potential Over 25%		
425 SHELL AVE	6693902000		Low-Medium Density Residential	RS-2	9	1.42	Single Family Detached, 1	Yes - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	0	0	7	Aged Structure, Development Potential Over 25%		
E 16TH ST & M AVE	5573512000		Low-Medium Density Residential	RS-2	9	0.16	Vacant	Yes - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	Low Improved Building Value, Development Potential Over 25%		
E 16TH ST & M AVE	5573512100		Low-Medium Density Residential	RS-2	9	0.16	Vacant	Yes - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	Low Improved Building Value, Development Potential Over 25%		
607 BACHAL AVE	6694011000		Low-Medium Density Residential	RS-2	9	0.71	Single Family Detached, 1	Yes - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	0	0	3	Aged Structure, Development Potential Over 25%		
1839 24TH ST E	5613602900		Low-Medium Density Residential	RS-2	9	0.74	Single Family Detached, 1	Yes - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	0	0	3	Low Improved Building Value, Development Potential Over 25%		
E 16TH ST & M AVE	5573512200		Low-Medium Density Residential	RS-2	9	0.16	Vacant	Yes - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	Low Improved Building Value, Development Potential Over 25%		
E 16TH ST & M AVE	5573512300		Low-Medium Density Residential	RS-2	9	0.16	Vacant	Yes - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	Low Improved Building Value, Development Potential Over 25%		
E 16TH ST & M AVE	5573512400		Low-Medium Density Residential	RS-2	9	0.16	Vacant	Yes - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	Low Improved Building Value, Development Potential Over 25%		
2312 13TH ST E	5573805200		Low-Medium Density Residential	RS-2	9	0.50	Single Family Detached, 1	Yes - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	0	0	2	Aged Structure, Development Potential Over 25%		
E 12TH ST & GROVE ST	5573902200		Low-Medium Density Residential	RS-2	9	0.16	Undeveloped	Yes - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	0	0	1	Low Improved Building Value, Development Potential Over 25%		
2145 WILSON AVE	5591251400		Westside Specific Plan	MCR-2	45	0.16	Light Industry - General	Yes - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	4	Low Improved Building Value, Development Potential Over 25%		
123 HIGHLAND AVE	5560822200		Mixed-Use Transit Corridor - Minor	MXC-1	48	0.16	Single Family Multiple-Units, 2	Yes - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	3	Development Potential Over 25%		
1903 HIGHLAND AVE	5611810100		Mixed-Use Transit Corridor - Major	MXC-2	75	0.16	Arterial Commercial	Yes - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	8	Low Improved Building Value, Aged Structure, Development Potential Over 25%		
14 3RD ST E	5561040200		Downtown Specific Plan	2	115	0.16	Single Family Detached, 1	Yes - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	14	Low Improved Building Value, Aged Structure, Development Potential Over 25%		
E 8TH ST & PLEASANT LN	5580230700		Low-Medium Density Residential	RS-2	9	0.16	Vacant	Yes - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant	0	0	1	Low Improved Building Value, Development Potential Over 25%		
E 18TH ST & G AVE	5602400200		Mixed-Use Transit Corridor - Major	MXC-2	75	0.16	Arterial Commercial	Yes - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	6	Low Improved Building Value, Development Potential Over 25%		
127 9TH ST W	5550820600		Downtown Specific Plan	7	185	0.16	Light Industry - General	Yes - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	23	Low Improved Building Value, Aged Structure, Development Potential Over 25%		
314 31ST ST E	5622520700		Mixed-Use Transit Corridor - Major	MXC-2	75	0.17	Single Family Multiple-Units, 4	Yes - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	4	Low Improved Building Value, Aged Structure, Development Potential Over 25%		
E 8TH ST & HIGHLAND AVE	5651003800		Mixed-Use Transit Corridor - Major	MXC-2	75	0.17	Neighborhood Shopping Center	Yes - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	7	Low Improved Building Value, Aged Structure, Development Potential Over 25%		
E 16TH ST & LANOITAN AVE	5581321400		Low-Medium Density Residential	RS-2	9	0.17	Vacant	Yes - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant	0	0	1	Low Improved Building Value, Development Potential Over 25%		
1430 HOOVER AVE	5600611500		Westside Specific Plan	RS-4	174	0.17	Light Industry - General	Yes - Current	YES - City-Owned	Available	Not Used in Prior Housing Element	0	0	2	Low Improved Building Value, Aged Structure, Development Potential Over 25%		
306 HIGHLAND AVE	5562703000		Mixed-Use Transit Corridor - Minor	MXC-1	48	0.18	Arterial Commercial	Yes - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	6	Low Improved Building Value, Aged Structure, Development Potential Over 25%		
1902 HIGHLAND AVE	5601921500		Mixed-Use Transit Corridor - Major	MXC-2	75	0.18	Arterial Commercial	Yes - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	8	Low Improved Building Value, Development Potential Over 25%		
2127 WILSON AVE	5591251700		Westside Specific Plan	MCR-2	45	0.18	Vacant	Yes - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	5	Low Improved Building Value, Development Potential Over 25%		
910 HOOVER AVE	5550861100		Downtown Specific Plan	7	185	0.18	Light Industry - General	Yes - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	25	Aged Structure, Development Potential Over 25%		
E 9TH ST & PARADISE DR	5572205300		Low-Medium Density Residential	RS-2	9	0.18	Undeveloped	Yes - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	0	0	1	Low Improved Building Value, Development Potential Over 25%		
945 N AVE	5571801600		High Density Residential	RM-3	75	1.17	Single Family Multiple-Units, 2	Yes - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	51	0	0	51	Low Improved Building Value, Aged Structure, Development Potential Over 25%	
2013 WILSON AVE	5591220900		Westside Specific Plan	MCR-2	45	0.18	Single Family Multiple-Units, 2	Yes - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	3	Low Improved Building Value, Development Potential Over 25%		
E 24TH ST & HARBISON AVE	5583303300		Low-Medium Density Residential	RS-2	9	0.18	Vacant	Yes - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant	0	0	1	Low Improved Building Value, Development Potential Over 25%		
PALM AVE & PARADISO CT	5540431300		Mixed-Use Transit Corridor - Minor	MXC-1	48	0.18	Undeveloped	Yes - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	0	0	6	Low Improved Building Value, Development Potential Over 25%		
2101 WILSON AVE	5591250900		Westside Specific Plan	MCR-2	45	0.18	Light Industry - General	Yes - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	4	Low Improved Building Value, Aged Structure, Development Potential Over 25%		
E 14TH ST & O AVE	5573411300		Low-Medium Density Residential	RS-2	9	0.18	Vacant	Yes - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	Low Improved Building Value, Development Potential Over 25%		
S LANOITAN AVE & E 17TH ST	5582003200		Low-Medium Density Residential	RS-2	9	0.19	Vacant	Yes - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant	0	0	1	Low Improved Building Value, Development Potential Over 25%		
HARBISON AVE & E 20TH ST	5582008000		Low-Medium Density Residential	RS-2	9	0.19	Vacant	Yes - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant	0	0	1	Low Improved Building Value, Development Potential Over 25%		
185 HIGHLAND AVE	5611710500		Mixed-Use Transit Corridor - Major	MXC-2	75	0.19	Arterial Commercial	Yes - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	9	Low Improved Building Value, Aged Structure, Development Potential Over 25%		
319 NATIONAL CITY BLVD	5561040100		Downtown Specific Plan	2	115	0.19	Other Retail Trade and Strip Commercial	Yes - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	17	Low Improved Building Value, Aged Structure, Development Potential Over 25%		
48 NATIONAL CITY BLVD	5562102700		Downtown Specific Plan	3	115	0.19	Other Retail Trade and Strip Commercial	Yes - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	17	Low Improved Building Value, Aged Structure, Development Potential Over 25%		
E 7TH ST & F AVE	5622904200		Mixed-Use Transit Corridor - Major	MXD-2	75	0.19	Vacant	Yes - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant	0	9	0	9	Low Improved Building Value, Aged Structure, Development Potential Over 25%	
315 1ST ST E	5622520500		Mixed-Use Transit Corridor - Major	MXC-2	75	0.20	Single Family Detached, 1	Yes - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	9	Low Improved Building Value, Aged Structure, Development Potential Over 25%		
56032320500	56032320500		High Density Residential	RM-3	75	0.20	Single Family Detached, 1	Yes - Current	YES - City-Owned	Available	Not Used in Prior Housing Element	0	0	8	Low Improved Building Value, Aged Structure, Development Potential Over 25%		
NATIONAL CITY BLVD	5564711700		Downtown Specific Plan	5B	115	0.20	Arterial Commercial	Yes - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	17	Low Improved Building Value, Aged Structure, Development Potential Over 25%	Opportunity Zone Listing, Development Potential Over 25%	
NATIONAL CITY BLVD	5600640700		Downtown Specific Plan	12A	150	0.20	Arterial Commercial	Yes - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	24	0	24	Low Improved Building Value, Development Potential Over 25%	

Table A: Housing Element Sites Inventory

Site Address/Intersection	Assessor Parcel Number	Consolidated Sites	General Plan Designation (Current)	Zoning Designation (Current)	Max Density Allowed (units/acre)	Parcel Size (Acres)	Existing Use/Vacancy	Infrastructure	Publicly-Owned	Site Status	Identified in Last/Last Two Planning Cycle(s)	Lower Income Capacity	Moderate Income Capacity	Above Moderate Income Capacity	Total Capacity	Optional Information1	Optional Information2
821 2ND ST E	5560822300		Low-Medium Density Residential	RS-2	9	0.20	Arterial Commercial	Yes - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	Low Improved Building Value, Aged Structure, Development Potential Over 25%		
405 18TH ST W	5590850800		Westside Specific Plan	MCR-1	24	0.20	Vacant	Yes - Current	YES - City-Owned	Available	Not Used in Prior Housing Element	0	0	3	Low Improved Building Value, Development Potential Over 25%		
2085 HIGHLAND AVE	56127210100		Mixed-Use Transit Corridor - Major	MXC-2	75	0.20	Arterial Commercial	Yes - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	10	Aged Structure, Development Potential Over 25%		
E 14TH ST & O AVE	5573410100		Low-Medium Density Residential	RS-2	9	0.20	Undeveloped	Yes - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	0	0	1	Low Improved Building Value, Development Potential Over 25%		
E 4TH ST & S HARRISON AVE	5541121800		Low-Medium Density Residential	RS-2	185	0.20	Vacant	Yes - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	Low Improved Building Value, Development Potential Over 25%		
ROOSEVELT AVE & W 7TH ST	5550521500		Downtown Specific Plan	1B	9	0.60	Undeveloped	Yes - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	0	0	0	Low Improved Building Value, Development Potential Over 25%		
521 ROOSEVELT AVE	5550421800		Downtown Specific Plan	1B	185	0.95	Hotel/Motel (Low-Rise)	Yes - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	140	0	140	Aged Structure, Development Potential Over 25%		
E 9TH ST & C AVE	5564732000		Downtown Specific Plan	10	80	0.21	Vacant	Yes - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant	0	0	13	Low Improved Building Value, Development Potential Over 25%		
2127 HIGHLAND AVE	5612740400		Mixed-Use Transit Corridor - Major	MXC-2	75	0.21	Arterial Commercial	Yes - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	7	Low Improved Building Value, Development Potential Over 25%		
702 HIGHLAND AVE	5563541900		Mixed-Use Transit Corridor - Major	MXC-2	75	0.21	Arterial Commercial	Yes - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	10	Low Improved Building Value, Aged Structure, Development Potential Over 25%		
333 HIGHLAND AVE	5561801600		Mixed-Use Transit Corridor - Minor	MXC-1	48	0.21	Neighborhood Shopping Center	Yes - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	7	Low Improved Building Value, Aged Structure, Development Potential Over 25%		
2035 HIGHLAND AVE	5612710400		Mixed-Use Transit Corridor - Major	MXC-2	75	0.22	Arterial Commercial	Yes - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	10	Aged Structure, Development Potential Over 25%		
1000 HIGHLAND AVE	5565604300		Mixed-Use Transit Corridor - Major	MXD-2	75	0.22	Neighborhood Shopping Center	Yes - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	11	Aged Structure, Development Potential Over 25%		
1825 HIGHLAND AVE	5611710400		Mixed-Use Transit Corridor - Major	MXC-2	75	0.22	Arterial Commercial	Yes - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	10	Low Improved Building Value, Aged Structure, Development Potential Over 25%		
316 HIGHLAND AVE	5561270400		Mixed-Use Transit Corridor - Minor	MXC-1	48	0.22	Arterial Commercial	Yes - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	6	Low Improved Building Value, Aged Structure, Development Potential Over 25%		
S LANOITAN AVE & E 17TH ST	5582102400		Low-Medium Density Residential	RS-2	9	0.22	Vacant	Yes - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	Low Improved Building Value, Development Potential Over 25%		
1941 HIGHLAND AVE	5611810400		Mixed-Use Transit Corridor - Major	MXC-2	75	0.22	Single Family Detached, 1	Yes - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	10	Low Improved Building Value, Aged Structure, Development Potential Over 25%		
2030 HIGHLAND AVE	5603101800		Mixed-Use Transit Corridor - Major	MXC-2	75	0.22	Arterial Commercial	Yes - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	11	Low Improved Building Value, Aged Structure, Development Potential Over 25%		
E 31ST ST & D AVE	5622801700		Mixed-Use Transit Corridor - Major	MXD-2	75	0.22	Vacant	Yes - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant	0	0	11	Low Improved Building Value, Development Potential Over 25%	INTRAConnect Site	
438 NATIONAL CITY BLVD	5550411000		Downtown Specific Plan	1A	185	0.23	Other Retail Trade and Strip Commercial	Yes - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	0	0	32	Low Improved Building Value, Aged Structure, Development Potential Over 25%		
339 16TH ST W	5590641600		Westside Specific Plan	RS-4	17.4	0.23	Single Family Detached, 1	Yes - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	2	Low Improved Building Value, Development Potential Over 25%		
3117 D AVE	5622802100		Mixed-Use Transit Corridor - Major	MXD-2	75	0.23	Single Family Detached, 2	Yes - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	9	Low Improved Building Value, Aged Structure, Development Potential Over 25%		
1206 18TH ST E	5612103200		Mixed-Use Transit Corridor - Minor	MXC-1	48	0.23	Arterial Commercial	Yes - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	6	Low Improved Building Value, Aged Structure, Development Potential Over 25%		
2415 18TH ST	5581902800		Mixed-Use Transit Corridor - Minor	MXC-1	48	0.23	Arterial Commercial	Yes - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	6	Low Improved Building Value, Aged Structure, Development Potential Over 25%		
E 17TH ST & RACHEL AVE	5582201100		Low-Medium Density Residential	RS-2	9	0.23	Vacant	Yes - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant	0	0	1	Low Improved Building Value, Development Potential Over 25%		
927 HIGHLAND AVE	5565100700		Mixed-Use Transit Corridor - Major	MXD-2	75	0.23	Neighborhood Shopping Center	Yes - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	11	Low Improved Building Value, Development Potential Over 25%		
724 HIGHLAND AVE	5563541800		Mixed-Use Transit Corridor - Major	MXC-2	75	0.24	Arterial Commercial	Yes - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	11	Low Improved Building Value, Aged Structure, Development Potential Over 25%		
205 8TH ST E	5563331500		Downtown Specific Plan	9	150	0.24	Office (Low-Rise)	Yes - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	29	Low Improved Building Value, Aged Structure, Development Potential Over 25%		
133 HIGHLAND AVE	5560822400		Mixed-Use Transit Corridor - Minor	MXC-1	48	0.24	Arterial Commercial	Yes - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	8	Low Improved Building Value, Development Potential Over 25%		
E 15T ST & J AVE	5560824200		Low-Medium Density Residential	RS-2	9	0.24	Vacant	Yes - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant	0	0	1	Low Improved Building Value, Development Potential Over 25%		
5 18TH ST W	5607432500		Westside Specific Plan	MCR-1	24	0.24	Other Retail Trade and Strip Commercial	Yes - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	3	Low Improved Building Value, Aged Structure, Development Potential Over 25%		
110 8TH ST W	5550821000		Downtown Specific Plan	7	185	0.25	Other Retail Trade and Strip Commercial	Yes - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	0	0	38	Low Improved Building Value, Development Potential Over 25%		
2037 VAN NESS AVE	5583200900		Low-Medium Density Residential	RS-2	9	0.25	Vacant	Yes - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	1	Low Improved Building Value, Development Potential Over 25%		
E 24TH ST & HARRISON AVE	5583027700		Low-Medium Density Residential	RS-2	9	0.25	Undeveloped	Yes - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	0	0	1	Low Improved Building Value, Development Potential Over 25%		
E 9TH ST & R AVE	5572001500		Low-Medium Density Residential	RS-2	9	1.33	Vacant	Yes - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant	0	0	7	Low Improved Building Value, Development Potential Over 25%	INTRAConnect Site	
W 21ST ST & WILSON AVE	5591220400		Westside Specific Plan	MCR-2	45	0.26	Undeveloped	Yes - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	0	0	7	Low Improved Building Value, Development Potential Over 25%		
E 16TH ST & EARLE DR	5583402600		Low-Medium Density Residential	RS-2	9	0.26	Undeveloped	Yes - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	0	0	1	Low Improved Building Value, Development Potential Over 25%		
111 HIGHLAND AVE	5560822000		Mixed-Use Transit Corridor - Minor	MXC-1	48	0.26	Single Family Multiple Units, 3	Yes - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	0	0	5	Low Improved Building Value, Aged Structure, Development Potential Over 25%		
510 HIGHLAND AVE	5562341800		Mixed-Use Transit Corridor - Minor	MXC-1	48	0.26	Arterial Commercial	Yes - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	8	Low Improved Building Value, Aged Structure, Development Potential Over 25%		
740 8TH ST E	5564921400		Mixed-Use Transit Corridor - Major	MXC-2	75	0.26	Arterial Commercial	Yes - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	12	Low Improved Building Value, Aged Structure, Development Potential Over 25%		
1912 HIGHLAND AVE	5601921600		Mixed-Use Transit Corridor - Major	MXC-2	75	0.27	Arterial Commercial	Yes - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	0	0	12	Low Improved Building Value, Development Potential Over 25%		
322 HIGHLAND AVE	5562270500		Mixed-Use Transit Corridor - Minor	MXC-1	48	0.28	Arterial Commercial	Yes - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	8	Low Improved Building Value, Development Potential Over 25%		
1302 8TH ST E	5571720900		Mixed-Use Transit Corridor - Major	MXC-2	75	0.28	Undeveloped	Yes - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	0	0	14	Low Improved Building Value, Aged Structure, Development Potential Over 25%		
E 21ST ST & HIGHLAND AVE	5603100300		Mixed-Use Transit Corridor - Major	MXC-2	75	0.28	Vacant	Yes - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant	0	14	0	14	Low Improved Building Value, Development Potential Over 25%	
189 8TH ST E	5571021900		Mixed-Use Transit Corridor - Major	MXC-2	75	0.28	Arterial Commercial	Yes - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	13	Low Improved Building Value, Aged Structure, Development Potential Over 25%		
106 18TH ST E	5612222300		Mixed-Use Transit Corridor - Minor	MXC-1	48	0.28	Arterial Commercial	Yes - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	8	Low Improved Building Value, Aged Structure, Development Potential Over 25%		
E 21ST ST & MARPOSA ST	5541121500		Low-Medium Density Residential	RS-2	9	0.64	Vacant	Yes - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant	0	0	3	Low Improved Building Value, Development Potential Over 25%		
E 17TH ST & N AVE	5631002600		Low-Medium Density Residential	RS-1	4	1.31	Vacant	Yes - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant	0	0	3	Low Improved Building Value, Development Potential Over 25%		
18 NATIONAL CITY BLVD	5604440100		Westside Specific Plan	MCR-1	24	0.28	Other Retail Trade and Strip Commercial	Yes - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	3	Low Improved Building Value, Development Potential Over 25%	INTRAConnect Site	
NATIONAL CITY BLVD	5551141300		Downtown Specific Plan	6	185	0.31	Arterial Commercial	Yes - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	45	Low Improved Building Value, Aged Structure, Development Potential Over 25%		
1 ST & PARADISE DR	5572201900		Low-Medium Density Residential	RS-2	9	0.32	Vacant	Yes - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant	0	0	2	Low Improved Building Value, Development Potential Over 25%		
TH ST E	5564140700		Mixed-Use Transit Corridor - Major	MXC-2	75	0.32	Arterial Commercial	Yes - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	14	Low Improved Building Value, Aged Structure, Development Potential Over 25%		

Table A - Housing Element Sites Inventory

Site Address/Intersection	Assessor Parcel Number	Consolidated Sites	General Plan Designation (Current)	Zoning Designation (Current)	Max Density Allowed (units/acre)	Parcel Size (Acres)	Existing Use/Vacancy	Infrastructure	Publicly-Owned	Site Status	Identified in Last/Last Two Planning Cycle(s)	Lower Income Capacity	Moderate Income Capacity	Above Moderate Income Capacity	Total Capacity	Optional Information1	Optional Information2
1919 HIGHLAND AVE	5611810300		Mixed-Use Transit Corridor - Major	MXC-2	75	0.32	Arterial Commercial	Yes - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	14	Low Improved Building Value, Aged Structure, Development Potential Over 25%		
E 9TH ST & K AVE	5565105900		Mixed-Use Transit Corridor - Major	MXD-2	75	0.33	Vacant	Yes - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant	0	16	0	Low Improved Building Value, Development Potential Over 25%		
1420 NATIONAL CITY BLVD	5600630700		Downtown Specific Plan	12A	150	0.33	Vacant	Yes - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	40	Low Improved Building Value, Development Potential Over 25%		
903 HIGHLAND AVE	5565100600		Mixed-Use Transit Corridor - Major	MXC-2	75	0.34	Neighborhood Shopping Center	Yes - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	10	Low Improved Building Value, Development Potential Over 25%		
748 10TH ST E	5565604200		Mixed-Use Transit Corridor - Major	MXD-2	75	0.34	Undeveloped	Yes - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	0	0	17	Low Improved Building Value, Development Potential Over 25%		
2501 18TH ST E	5581903600		Mixed-Use Transit Corridor - Minor	MXC-1	48	0.34	Vacant	Yes - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	11	Low Improved Building Value, Development Potential Over 25%		
423 NATIONAL CITY BLVD	5562102500		Downtown Specific Plan	3	115	0.34	Other Retail Trade and Strip Commercial	Yes - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	30	Low Improved Building Value, Aged Structure, Development Potential Over 25%		
1031 NATIONAL AVE	5565530500		Downtown Specific Plan	5B	115	0.35	Arterial Commercial	Yes - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	31	0	Low Improved Building Value, Aged Structure, Development Potential Over 25%		
21 4TH ST E	5561041700		Downtown Specific Plan	2	115	0.35	Other Retail Trade and Strip Commercial	Yes - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	30	Low Improved Building Value, Aged Structure, Development Potential Over 25%		
1470 NATIONAL CITY BLVD	5600630600		Downtown Specific Plan	12A	150	0.35	Hotel/Motel (Low-Rise)	Yes - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	16	Low Improved Building Value, Aged Structure, Development Potential Over 25%		
1441 PARAISO CT	5540430400		Low-Medium Density Residential	RS-2	9	0.36	Single Family Detached, 1	Yes - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	0	0	1	Low Improved Building Value, Aged Structure, Development Potential Over 25%		
1605 4TH ST E	5540501900		Mixed-Use Transit Corridor - Minor	MXC-1	48	0.36	Arterial Commercial	Yes - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	10	Low Improved Building Value, Development Potential Over 25%		
510 NATIONAL CITY BLVD	5550421500		Downtown Specific Plan	1B	185	0.36	Hotel/Motel (Low-Rise)	Yes - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	29	Low Improved Building Value, Aged Structure, Development Potential Over 25%	Consolidation Based on Ownership	
943 HIGHLAND AVE	5565103500		Mixed-Use Transit Corridor - Major	MXC-2	75	0.36	Neighborhood Shopping Center	Yes - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	18	Low Improved Building Value, Aged Structure, Development Potential Over 25%		
1615 PLAZA BLVD E	5574101100		Mixed-Use Transit Corridor - Major	MXD-2	75	0.37	Office (Low-Rise)	Yes - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	17	Low Improved Building Value, Aged Structure, Development Potential Over 25%		
111 NATIONAL CITY BLVD	5560112600		Downtown Specific Plan	2	115	0.37	Arterial Commercial	Yes - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	33	0	Low Improved Building Value, Aged Structure, Development Potential Over 25%		
1421 PARAISO CT	5540430300		Low-Medium Density Residential	RS-2	9	0.38	Single Family Detached, 1	Yes - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	0	0	1	Aged Structure, Development Potential Over 25%		
333 NATIONAL CITY BLVD	5561041800		Downtown Specific Plan	2	115	0.38	Other Retail Trade and Strip Commercial	Yes - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	0	0	35	Low Improved Building Value, Aged Structure, Development Potential Over 25%		
911 PLAZA BLVD	5565906200		Mixed-Use Transit District - Major	MXD-2	75	0.38	Neighborhood Shopping Center	Yes - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	19	Low Improved Building Value, Aged Structure, Development Potential Over 25%		
2504 HIGHLAND AVE	5620720600		Mixed-Use Transit Corridor - Major	MXC-2	75	0.38	Vacant	Yes - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	19	Low Improved Building Value, Development Potential Over 25%		
820 HIGHLAND AVE	5564921500		Mixed-Use Transit Corridor - Major	MXC-2	75	0.39	Arterial Commercial	Yes - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	18	Low Improved Building Value, Development Potential Over 25%		
710 8TH ST E	5564921000		Mixed-Use Transit Corridor - Major	MXC-2	75	0.39	Arterial Commercial	Yes - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	18	Low Improved Building Value, Aged Structure, Development Potential Over 25%		
2004 HIGHLAND AVE	5603101400		Mixed-Use Transit Corridor - Major	MXC-2	75	0.39	Arterial Commercial	Yes - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	16	Low Improved Building Value, Aged Structure, Development Potential Over 25%		
500 PLAZA BLVD E	5565603900		Mixed-Use Transit Corridor - Major	MXD-2	75	0.39	Vacant	Yes - Current	YES - City-Owned	Available	Not Used in Prior Housing Element	0	19	0	Low Improved Building Value, Development Potential Over 25%		
845 HIGHLAND AVE	5565100500		Mixed-Use Transit Corridor - Major	MXC-2	75	0.40	Neighborhood Shopping Center	Yes - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	17	Low Improved Building Value, Development Potential Over 25%		
127 NORTON AVE	5540431500		Low-Medium Density Residential	RS-2	9	0.40	Single Family Detached, 1	Yes - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	0	0	1	Low Improved Building Value, Aged Structure, Development Potential Over 25%		
1003 N AVE	5572500100		High Density Residential	RM-3	75	0.41	Single Family Detached, 1	Yes - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	0	0	17	Low Improved Building Value, Aged Structure, Development Potential Over 25%		
242 PALM AVE	5540302100		Mixed-Use Transit Corridor - Minor	MXC-1	48	0.41	Single Family Detached, 1	Yes - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	0	12	0	Low Improved Building Value, Aged Structure, Development Potential Over 25%		
305 8TH ST E	5563341900		Downtown Specific Plan	9	150	0.41	Office (Low-Rise)	Yes - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	50	Low Improved Building Value, Aged Structure, Development Potential Over 25%		
1924 HARDING AVE	5591051200		Westside Specific Plan	MCR-1	24	0.43	Single Family Multiple-Units, 4	Yes - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	3	0	0	Low Improved Building Value, Aged Structure, Development Potential Over 25%		
804 8TH ST E	5565103600		Mixed-Use Transit Corridor - Major	MXC-2	75	0.44	Service Station	Yes - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	21	Low Improved Building Value, Aged Structure, Development Potential Over 25%		
2835 HIGHLAND AVE	5631210800		Mixed-Use Transit Corridor - Major	MXC-2	75	0.51	Arterial Commercial	Yes - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	25	0	Low Improved Building Value, Aged Structure, Development Potential Over 25%		
1628 ORANGE ST	5611601600		Mixed-Use Transit Corridor - Minor	MXC-1	48	0.52	Undeveloped	Yes - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	16	0	0	Low Improved Building Value, Development Potential Over 25%		
815 HIGHLAND AVE	5565100400		Mixed-Use Transit Corridor - Major	MXC-2	75	0.57	Neighborhood Shopping Center	Yes - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	27	Low Improved Building Value, Aged Structure, Development Potential Over 25%		
1803 HIGHLAND AVE	5611711800		Mixed-Use Transit Corridor - Major	MXC-2	75	0.58	Service Station	Yes - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	27	Low Improved Building Value, Aged Structure, Development Potential Over 25%		
310 PALM AVE	5540301800		Mixed-Use Transit Corridor - Minor	MXC-1	48	0.61	Vacant	Yes - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	18	Low Improved Building Value, Aged Structure, Development Potential Over 25%		
1810 HIGHLAND AVE	5602400700		Mixed-Use Transit Corridor - Major	MXC-2	75	0.68	Arterial Commercial	Yes - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	33	Low Improved Building Value, Development Potential Over 25%		
1606 PLAZA BLVD	5574101500		Mixed-Use Transit Corridor - Major	MXD-2	75	0.61	Service Station	Yes - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	29	0	0	Low Improved Building Value, Development Potential Over 25%		
MILES OF CARS WAY & HOOV	5623406800		Mixed-Use Transit Corridor - Major	MXC-2	75	0.86	Automobile Dealership	Yes - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	0	0	42	Low Improved Building Value, Development Potential Over 25%		
325 MILES OF CARS WAY	5623405600		Mixed-Use Transit Corridor - Major	MXC-2	75	1.12	Automobile Dealership	Yes - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	55	Low Improved Building Value, Aged Structure, Development Potential Over 25%		
1005 PLAZA BLVD E	5565906300		Mixed-Use Transit Corridor - Major	MXD-2	75	1.62	Neighborhood Shopping Center	Yes - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	79	Low Improved Building Value, Aged Structure, Development Potential Over 25%		
E 30TH ST & D AVE	5623222600		Mixed-Use Transit Corridor - Major	MXD-2	75	1.85	Parking Lot - Surface	Yes - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	90	0	0	Low Improved Building Value, Development Potential Over 25%	INTRAConnect Site	
3700 D AVE	5623220100		Mixed-Use Transit Corridor - Major	MXD-2	75	2.41	Parking Lot - Surface	Yes - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	0	116	0	Low Improved Building Value, Development Potential Over 25%	INTRAConnect Site	
6000 D AVE	5623220200		Mixed-Use Transit Corridor - Major	MXD-2	75	2.41	Parking Lot - Surface	Yes - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	117	0	0	Low Improved Building Value, Development Potential Over 25%	INTRAConnect Site	
END ST & Q AVE	5540501100		Mixed-Use Transit Corridor - Minor	MXC-1	48	0.90	Other Public Services	Yes - Current	YES - City-Owned	Available	Used in Prior Housing Element - Non-Vacant	28	0	0	Low Improved Building Value, Development Potential Over 25%	INTRAConnect Site	
165 HIGHLAND AVE	5565906100		Mixed-Use Transit Corridor - Major	MXD-2	75	8.30	Community Shopping Center	Yes - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	403	Aged Structure, Development Potential Over 25%	Development Interest	
90 PLAZA BLVD E	5565902000		Mixed-Use Transit District - Major	MXD-2	75	1.02	Neighborhood Shopping Center	Yes - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	50	0	0	Low Improved Building Value, Development Potential Over 25%	Opportunity Zone Listing, Development Interest	
100 HIGHLAND AVE	5565604400		Mixed-Use Transit Corridor - Major	MXD-2	75	1.37	Neighborhood Shopping Center	Yes - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	67	0	0	Low Improved Building Value, Development Potential Over 25%		
ST & D AVE	5623804200		Mixed-Use Transit Corridor - Major	MXD-2	75	2.03	Parking Lot - Surface	Yes - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	99	0	0	Low Improved Building Value, Development Potential Over 25%	INTRAConnect Site	
T ST & D AVE	5623223000		Mixed-Use Transit Corridor - Major	MXD-2	75	2.24	Parking Lot - Surface	Yes - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	0	109	0	Low Improved Building Value, Development Potential Over 25%	INTRAConnect Site	
NATIONAL AVE	5601440300		Westside Specific Plan	MCR-1	24	0.56	Other Retail Trade and Strip Commercial	Yes - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	9	Low Improved Building Value, Aged Structure, Development Potential Over 25%	INTRAConnect Site	

Table A: Housing Element Sites Inventory

Site Address/Intersection	Assessor Parcel Number	Consolidated Sites	General Plan Designation (Current)	Zoning Designation (Current)	Max Density Allowed (units/acre)	Parcel Size (Acres)	Existing Use/Vacancy	Infrastructure	Publicly-Owned	Site Status	Identified in Last/Last Two Planning Cycle(s)	Lower Income Capacity	Moderate Income Capacity	Above Moderate Income Capacity	Total Capacity	Optional Information1	Optional Information2
W 21ST ST & WILSON AVE	5604433600		Westside Specific Plan	MCR-1	24	0.58	Arterial Commercial	Yes - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	0	0	9	Low Improved Building Value, Development Potential Over 25%		
S 18TH ST W	5604432600		Westside Specific Plan	MCR-1	24	0.58	Automobile Dealership	Yes - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	8	Aged Structure, Development Potential Over 25%		
RACHEL AVE & SHAW ST	5583301600		Low-Medium Density Residential	RS-2	9	0.44	Undeveloped	Yes - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	0	0	2	Low Improved Building Value, Development Potential Over 25%		
CUMBERLAND ST & RACHAEL	5583202100		Low-Medium Density Residential	RS-2	9	0.44	Vacant	Yes - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant	0	0	2	Low Improved Building Value, Development Potential Over 25%		
E PLAZA BLVD & N AVE	5573502000		High Density Residential	RM-3	75	0.45	Vacant	Yes - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant	0	20	0	Low Improved Building Value, Development Potential Over 25%		
205 HIGHLAND AVE	5564800100		Mixed-Use Transit Corridor - Minor	MXC-1	48	0.45	Arterial Commercial	Yes - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	13	Low Improved Building Value, Development Potential Over 25%		
1111 PLAZA BLVD	5565904900		Mixed-Use Transit Corridor - Major	MXD-2	75	0.46	Neighborhood Shopping Center	Yes - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	21	Low Improved Building Value, Aged Structure, Development Potential Over 25%		
1929 HARDING AVE	5591040300		Westside Specific Plan	MCR-2	45	0.46	Single Family Detached, 1	Yes - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	12	Low Improved Building Value, Development Potential Over 25%		
1940 HIGHLAND AVE	5604921400		Mixed-Use Transit Corridor - Major	MXC-2	75	0.47	Arterial Commercial	Yes - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	23	Low Improved Building Value, Aged Structure, Development Potential Over 25%		
E 24TH ST & PROSPECT ST	5614203000		Low-Medium Density Residential	RS-2	9	0.47	Vacant	Yes - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant	0	0	3	Low Improved Building Value, Development Potential Over 25%		
2222 5TH ST E	5570720200		Medium Density Residential	RS-3	15	0.49	Single Family Multiple-Units, 3	Yes - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	0	0	1	Low Improved Building Value, Development Potential Over 25%		
1734 11TH STE	5573804200		Low-Medium Density Residential	RS-2	9	0.49	Vacant	Yes - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	2	Low Improved Building Value, Development Potential Over 25%		
E 9TH ST & K AVE	5565106000		Mixed-Use Transit Corridor - Major	MXD-2	75	0.49	Neighborhood Shopping Center	Yes - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	24	0	Low Improved Building Value, Development Potential Over 25%		
1610 NATIONAL CITY BLVD	5604440200		Westside Specific Plan	MCR-1	24	0.49	Other Retail Trade and Strip Commercial	Yes - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	0	0	7	Low Improved Building Value, Development Potential Over 25%	INTRACONnect Site	
2440 JAVE	5650102300		Low-Medium Density Residential	RS-2	9	0.50	Single Family Detached, 1	Yes - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	0	0	2	Low Improved Building Value, Development Potential Over 25%		
844 ARCADIA PL	5580210600		Low-Medium Density Residential	RS-2	9	0.50	Single Family Detached, 1	Yes - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	0	0	2	Low Improved Building Value, Aged Structure, Development Potential Over 25%		
E 9TH ST & K AVE	5565105800		Mixed-Use Transit Corridor - Major	MXD-2	75	0.50	Vacant	Yes - Current	NO - Privately-Owned	Available	Used in Two Consecutive Prior Housing Elements - Vacant	0	24	0	Low Improved Building Value, Development Potential Over 25%		
W 22ND ST & HOOVER AVE	5623406700		Westside Specific Plan	MCR-2	45	1.21	Parking Lot - Surface	Yes - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	34	0	0	Low Improved Building Value, Development Potential Over 25%		
W 22ND ST & HOOVER AVE	5623406600		Westside Specific Plan	MCR-2	45	1.58	Parking Lot - Surface	Yes - Current	NO - Privately-Owned	Available	Used in Prior Housing Element - Non-Vacant	45	0	0	Low Improved Building Value, Development Potential Over 25%		

Site Inventory - Existing Conditions for Mixed Use Districts and Corridors



10 National City Blvd



21 W 7th St



122 National City Blvd



133 Highland Ave



139 E 8th St



140 Highland Ave



205 E 8th St



205 Highland Ave



213 Highland Ave



214 National City Blvd



310 National City Blvd



234 Highland Ave

Site Inventory - Existing Conditions for Mixed Use Districts and Corridors



510 National City Blvd



540 National City Blvd



702 Highland Ave



710 E 8th St



724 Highland Ave



740 E 8th St



831 E 8th St



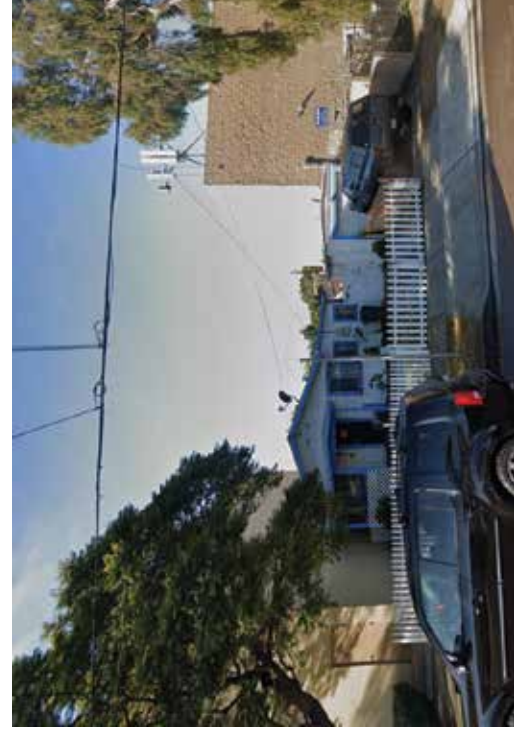
845 E 8th St



901 Coolidge Ave



907 E Plaza Blvd



922 Hoover Ave



1019 Highland Ave

Site Inventory - Existing Conditions for Mixed Use Districts and Corridors



1025 E 9th St



1105 E Plaza



1419 E 8th St



1539 E 8th St



1631 E 8th St



1903 Highland Ave



1919 Highland Ave



2004 Highland Ave



2005 Highland Ave



3119 D Ave



2035 Highland Ave



1602 E 18th St

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APPENDIX E: DEVELOPMENT CASE STUDIES

Mixed use and multi-family residential projects permitted and/or constructed within National City during the 5th Housing Element Cycle were analyzed for development trends. Projects ranged from 10 units to 131 and were developed in multiple different zones across the City. The following trends are observed from these case studies:

- » Projects vary in leveraging the maximum site capacity, across all zones. Projects range from 46 percent to 176 percent of the maximum potential density. In general, the highest average of the maximum potential density has been within the mixed use zones, Downtown Specific Plan Area, and Westside Specific Plan area.
- » Non-vacant sites have been successfully redeveloped to more intense uses. Projects such as the Kimball (47 units), Alinea Townhomes (10 units), and Vista Jardin (10 units) show the redevelopment of non-vacant sites, including formerly single-family residential uses, to more intense development.
- » Lot consolidation has been viable for both market rate and affordable housing. The Coachella Affordable Housing project (131 affordable units) and Mariner's Landing (61 market rate units) both involved successful lot consolidation. Within the Downtown, development patterns trend towards half to nearly full blocks.

Case studies are summarized in the following table; projects are each accompanied by a one-page information sheet.

MULTI-FAMILY RESIDENTIAL PROJECTS PERMITTED AND/OR CONSTRUCTED DURING CYCLE 5

Project	Units	Acreage	Zone	Max Density	Max FAR	Project Density	Adjustment Factor
RESIDENTIAL ZONES							
Vista Jardin	10	0.28	RM-3	75	N/A	36	0.48
Alinea Townhomes	10	0.29	RM-3	75	N/A	34	0.46
Average						35	0.47
MIXED USE ZONES							
Mariner's Landing	61	1.84	MXC-1	48	2.0:1	33	0.69
Plaza Del Rey	15	0.32	MXC-2	75	3.5:1	47	0.63
The Kimball	47	0.88	MXC-2	75	3.5:1	53	0.71
Bella Vita	70	1.76	MXD-2	75	2.5:1	40	0.53
Palm Plaza	77	2.2	MXD-2	75	2.5:1	35	0.47
Average						42	0.60
WESTSIDE SPECIFIC PLAN							
Paradise Creek Apartments	201	1.9	MCR-2TOD	60	2.5:1	106	1.76
Average						106	1.76
DOWNTOWN SPECIFIC PLAN							
8th and B (Malick)	108	0.66	DSP DZ 9	195	*	164	0.84
Coachella Affordable Housing	131	1.33	DSP DZ 5B	150	*	98	0.66
Average						131	0.75

* Estimate based on development scenario with at-grade parking, governed by FAR

BELLA VITA



Site location and prior use.



Completed project.

Project: Bella Vita
Address: 1447-1505 Sheryl Lane
APN: 5574302700; 5574301500

Prior Use: Vacant

Units Developed: 70

Above Moderate: 70

Moderate: 0

Lower: 0

Status: Constructed

Site Area (Acres): 1.76

Zone: MXD-2

Description: Mixed Use District, Major (Up to 75 du/ac)

Max Allowable Density: 75 du/ac

Project Density: 70 units

1.76 acres

40 du/ac

Adjustment Factor:

40 du/ac

75 du/ac

0.53

VISTA JARDIN



Site location and prior use.

Completed project.

Project:	Vista Jardin		
Address:	1904 F Ave		
APN:	5602521400		
Prior Use:	Non-Vacant (Single-Family Detached)		
Units Developed:	10		
Above Moderate:	10		
Moderate:	0		
Lower:	0		
Status:	Constructed		
Site Area (Acres):	0.28		
Zone:	RM-3		
Description:	Very High Density Multi-Unit Residential (49-75 du/ac)		
Max Allowable Density:	75 du/ac		
Project Density:	10 units	Adjustment Factor:	36 du/ac
	0.28 acres		75 du/ac
	36 du/ac		0.48

ALINEA TOWNHOMES



Site location and prior use.



Completed project.

Project:	Alinea Townhomes		
Address:	1823 F Ave		
APN:	5602331000		
Prior Use:	Non-Vacant (Single-Family Detached)		
Units Developed:	10		
Above Moderate:	10		
Moderate:	0		
Lower:	0		
Status:	Constructed		
Site Area (Acres):	0.29		
Zone:	RM-3		
Description:	Very High Density Multi-Unit Residential (49-75 du/ac)		
Max Allowable Density:	75 du/ac		
Project Density:	10 units	Adjustment Factor:	34 du/ac
	0.29 acres		75 du/ac
	34 du/ac		0.46

MARINER'S LANDING



Site location and prior use.



Completed project.

Project:	Mariner's Landing		
Address:	142 E 31st St		
APN:	5622521900; 5622521700; 5622521800; 5622522000		
Prior Use:	Non-Vacant (Multiple Single-Family Detached Units)		
Units Developed:	61		
Above Moderate:	61		
Moderate:	0		
Lower:	0		
Status:	Constructed		
Site Area (Acres):	1.84		
Zone:	MXC-2		
Description:	Mixed Use Corridor, Major (Up to 75 du/ac)		
Max Allowable Density:	75 du/ac		
Project Density:	15 units	Adjustment Factor:	8 du/ac
	1.84 acres		75 du/ac
	8 du/ac		0.11

PLAZA DEL REY



Site location and prior use.



Completed project.

Project:	Plaza Del Rey		
Address:	900 E 12th St		
APN:	5610110600		
Prior Use:	Non-Vacant		
Units Developed:	15		
Above Moderate:	15		
Moderate:	0		
Lower:	0		
Status:	Constructed		
Site Area (Acres):	0.32		
Zone:	MXC-2		
Description:	Mixed Use Corridor, Major (Up to 75 du/ac)		
Max Allowable Density:	75 du/ac		
Project Density:	15 units	Adjustment Factor:	47 du/ac
	0.32 acres		75 du/ac
	47 du/ac		0.63

THE KIMBALL



Site location and prior use.



Completed project.

Project:	The Kimball		
Address:	1110 E 8th St		
APN:	5565106300		
Prior Use:	Non-Vacant (Single-Family Detached)		
Units Developed:	47		
Above Moderate:	47		
Moderate:	0		
Lower:	0		
Status:	Constructed		
Site Area (Acres):	0.88		
Zone:	MXC-2		
Description:	Mixed Use Corridor, Major (Up to 75 du/ac)		
Max Allowable Density:	75 du/ac		
Project Density:	47 units	Adjustment Factor:	53 du/ac
	0.88 acres		75 du/ac
	53 du/ac		0.71

COACHELLA AFFORDABLE HOUSING



Site location and prior use.

Project: Coachella Affordable Housing Investors Project

Location: E 11th St & National City Boulevard
APN: 5565542500; 5565542600; 5565542000

Prior Use: Non-Vacant

Units Developed: 131

Above Moderate: 0

Moderate: 0

Lower: 131

Status: Construction In Progress

Site Area (Acres): 1.33

Zone: DSP DZ 5B

Description: Specific Plan (Max FAR of 4:1)

Max Allowable Density: 150 du/ac¹

¹ Estimate based on at-grade parking, governed by FAR

Project Density: 131 units

1.33 acres

98 du/ac

Adjustment Factor: 98 du/ac

150 du/ac

0.66

PALM PLAZA



Site location and prior use.



Completed project.

Project: Palm Plaza
Address: 1632-1640 Plaza Blvd E
APN: 5574102700; 5574102800
Prior Use: Vacant

Units Developed: 77

Above Moderate: 77

Moderate: 0

Lower: 0

Status: Constructed

Site Area (Acres): 2.2

Zone: MXD-2

Description: Mixed Use District, Major (Up to 75 du/ac)

Max Allowable Density: 75 du/ac

Project Density: 77 units
 2.2 acres

Adjustment Factor: 35 du/ac
 75 du/ac
0.47

35 du/ac

PARADISE CREEK APARTMENTS



Site location and prior use.



Completed project.

Project: Paradise Creek Apartments
Address: 2120 Hoover Ave
APN: 5602060800; 7602550200; 5603911100; 5603911200; 559124800
Prior Use: Non-Vacant (Industrial)
Units Developed: 201
Above Moderate: 0
Moderate: 47
Lower: 154
Status: Constructed
Site Area (Acres): 1.90
Zone: MCR-2
Description: Westside Specific Plan (60 du/ac)

Other: Affordable housing project developed using Low-Income Housing Tax Credit

Max Allowable Density: 60 du/ac
Project Density: 201 units
 1.90 acres
106 du/ac

Adjustment Factor: 106 du/ac
 60 du/ac
1.76

8TH AND B



Site location and prior use.



Conceptual project rendering.

Project: 8th and B (Malick)
Address: 130 E 8th St
APN: 7602357800
Prior Use: Non-Vacant (Retail)
Units Developed: 108
Above Moderate: 108
Moderate: 0
Lower: 0
Status: Construction In Progress
Site Area (Acres): 0.66
Zone: DSP DZ 9
Description: Specific Plan (Max FAR of 5:1)
Max Allowable Density: 179 du/ac¹

Other: Includes 7,000 s.f. commercial

¹ Estimate based on at-grade parking, governed by FAR

Project Density: 108 units **Adjustment Factor:** 164 du/ac
 0.66 acres 179 du/ac

164 du/ac **0.91**

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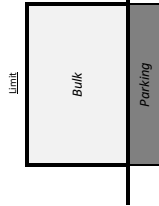
APPENDIX F: DOWNTOWN SITE CAPACITY ANALYSIS SCENARIOS

DOWNTOWN DEVELOPMENT SCENARIOS - FLOOR AREA RATIO (FAR) AND POTENTIAL DENSITY

Range (Low-to-High) in Residential Densities by FAR, Block Scale, and Development Scenario

Notes on Each Scenario

Bulk Diagram



Development Scenario: Below-Grade Parking (Maximum Program Bulk based on Limitations of Allowable FAR)

	FAR 2.0		FAR 2.5		FAR 3.0		FAR 4.0		FAR 5.0		FAR 6.0	
	Low	High	Low	High	Low	High	Low	High	Low	High	Low	High
Full Block	48	58	65	75	83	93	117	127	152	162	187	197
1/2 Block*	45	55	63	73	80	90	115	125	150	160	185	195
1/4 Block**	65	75	82	92	100	110	134	144	169	179	204	214

Below-grade parking development scenario maxes out the FAR and assumed that the geometry of each site can make below-grade parking work as needed; and accounts for assumed ground floor retail on full and half block sites. Below-grade parking will be more challenging on half and quarter block sites.

Development Scenario: At-Grade Parking (Max out Program Bulk based on Limitations of Allowable FAR)

	FAR 2.0		FAR 2.5		FAR 3.0		FAR 4.0		FAR 5.0		FAR 6.0	
	Low	High	Low	High	Low	High	Low	High	Low	High	Low	High
Full Block	48	58	65	75	83	93	117	127	152	162	187	197
1/2 Block	45	55	63	73	80	90	115	125	150	160	185	195
1/4 Block**	65	75	82	92	100	110	134	144	169	179	204	214

At-grade development scenario maxes out based on allowable FAR, so structures will be substantially taller and it is assumed that parking requirements are not met, and accounts for assumed ground floor retail on full and half block sites.

Development Scenario: At-Grade Parking (Max out Program Bulk based on Limitations of Parking Ratio)

	FAR 2.0		FAR 2.5		FAR 3.0		FAR 4.0		FAR 5.0		FAR 6.0	
	Low	High	Low	High	Low	High	Low	High	Low	High	Low	High
Full Block	22	32	22	32	22	32	22	32	22	32	22	32
1/2 Block	25	35	25	35	25	35	25	35	25	35	25	35
1/4 Block**	43	53	43	53	43	53	43	53	43	53	43	53

At-grade development scenario balances the amount of building with the land available for parking that meets assumed minimum ratios, thus bulk is limited based on that rather than FAR, and accounts for assumed ground floor retail on full and half block sites.

Development Scenario: Above-Grade Parking (Balances Program and Parking Bulk based on Limitations of Allowable FAR)

	FAR 2.0		FAR 2.5		FAR 3.0		FAR 4.0		FAR 5.0		FAR 6.0	
	Low	High	Low	High	Low	High	Low	High	Low	High	Low	High
Full Block	33	43	44	54	57	67	82	92	107	117	132	142
1/2 Block*	30	40	43	53	55	65	81	91	104	114	130	140
1/4 Block**	45	55	54	64	68	78	94	104	117	127	144	154

Above-grade parking development scenario balances the volume of the building with the volume of structured parking within the limitations of FAR, and assumed site geometry allows this; and accounts for assumed ground floor retail on full and half block sites.

Range can be adjusted to increase low/high range in table.

Structured parking will be difficult on these sites; however, the calculation has been done the same as the full block. Structured parking will be incredibly difficult on these sites; however, the calculation has been done the same as the full block and does NOT include adjustments for Ground Floor Retail.

Final Initial Study/Negative Declaration for the National City 6th Cycle Housing Element Update 2021-2029

National City, California



SCH No. 2021020241

July 2021

Organization of the Final Initial Study/Negative Declaration

The Final IS/ND has been prepared in accordance with the requirements of the California Environmental Quality Act (CEQA) (California Public Resources Code [PRC] 21000-21189) and the CEQA Guidelines (California Code of Regulations [CCR] 15000-15387). This Final IS/ND is organized as follows:

Clarifications and Modifications:

This section provides a detailed description of all the clarifications and modifications that were made to the body of the Draft IS/ND. Clarifications and modifications reflect changes made to the title of the project through to consultation between the City and consultant team, and do not constitute significant new information and does not change any conclusions made.

The public review period for the 6th Cycle Housing Element 2021-2019 was scheduled for February 17, 2021 to March 19th, 2021. During that time, no comments were received from the general public or reviewing agencies, and therefore, there are no responses to comments.

A letter of a No Effect Determination for the Project was received from the California Department of Fish and Wildlife (CDFW) on March 17, 2021 during this time and is included as Appendix 8.6.

Final IS/ND:

This section includes the Final IS/ND. Revisions to the original text, per the Clarifications and Modifications section, are included in tracked changes.

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List of Acronyms

Terminology	Acronym
American Community Survey	ACS
Airport Influence Area	AIA
Assembly Bill	AB
Best Management Practices	BMP
Climate Action Plan	CAP
California Building Code	CBC
California Department of Fish and Wildlife	CDFW
California Environmental Quality Act	CEQA
National City's Construction and Demolition Debris Ordinance	C&D Ordinance
Government Code	GC
Greenhouse Gas	GHG
State Department of Housing and Community Development	HCD
Initial Study	IS
Lead Agency	National City
Local Coastal Program	LCP
Multiple Species Conservation Program	MSCP
Metropolitan Planning Organization	MPO
National City	the "City"
Negative Declaration	ND
Regional Housing Needs Assessment	RHNA
San Diego Association of Governments	SANDAG
State Implementation Plan	SIP
Senate Bill	SB
Sustainable Communities Strategy	SCS
Standard Urban Stormwater Management Plan	SUSMP
Public Resources Code	PRC
Regional Transportation Plan	RTP
U.S. Army Corp of Engineers	USACE
Vehicle Miles Travelled	VMT

Clarifications and Modifications

Modifications made to the final IS/ND include a clarification made to the title of the project as referenced in the CEQA document and does not constitute significant new information and does not change any conclusions made.

The title change is as follows: “Focused General Plan Housing Element Update” to “6th Cycle Housing Element 2021-2019”. This change was made throughout the draft IS/ND and was made to better tie the CEQA document to the title of the document that was being analyzed.

1 **Final Initial Study/Negative Declaration**

1.1 Introduction

This Initial Study/Environmental Checklist and Negative Declaration has been prepared pursuant to the California Environmental Quality Act (CEQA) [Public Resources Code [Section 21000, et seq.] and the 2020 State CEQA Guidelines [California Code of Regulations Section 15000, et. Seq.]. Article 6, Sections 15070 to 15075 of the 2020 CEQA Guidelines was referenced in the preparation of this Negative Declaration.

This Initial Study/Environmental Checklist and Negative Declaration determines that the adoption of the City of National City ~~Focused General Plan 6th Cycle~~ Housing Element ~~2021-2029 Update~~ project will result in no impacts or less than significant impacts on the environmental resources and issues evaluated herein, and hence not have a significant impact on the environment. As a result, this document serves as a Negative Declaration pursuant to Public Resources Code Sections 21064 and 21080 (c) and Article 6 of the 2020 CEQA Guidelines.

1.2 Background

1.2.1 Housing Element

General Plans are required by State law (Government Code Section 65302(a)) to include a Housing Element. Since 1969, California has required that all local governments (cities and counties) adequately plan to meet the housing needs of everyone in the community. A Housing Element is adopted as part of a city’s General Plan and is updated on a five to eight-year basis. Each jurisdiction (city council or board of supervisors) must prepare an annual progress report on the jurisdiction’s status and progress in implementing its housing element. (Government Code Section 65400.)

The 2021-2029 Housing Element represents the City of National City’s effort in fulfilling the requirements under State Housing Element law. The law mandating that housing be included as an element of each jurisdiction’s general plan is known as “housing-element law.” California’s housing-element law acknowledges that, in order for the private market to adequately address the housing needs and demand of Californians, local governments must adopt plans and regulatory systems that provide opportunities for (and do not unduly constrain), housing development. As a result, housing policy in California rests largely on the effective implementation of local general plans and, in particular, local housing elements¹. The Housing Element makes recommendations on how the City will improve its housing development process, how it will increase its share of equitable, affordable and accessible housing options for all communities, and presents an up to date inventory of sites available for housing development in an effort to increase housing opportunities within the City in the next 8 years.

Prepared for the 6th Cycle, this Housing Element serves as National City’s blueprint for housing policy and regulation from April 2021 through April 2029. It takes into account the California Department of Housing and Community Development (HCD)’s guidance on the 6th cycle update, including recent legislation regarding housing; community, stakeholder and developer interviews for city-specific context on challenges and proposed solutions; and the San Diego Association of Government (SANDAG)’s Regional Housing Needs Assessment (RHNA) allocation for the planning period. The RHNA, mandated by state law, quantifies the need for housing and informs land use planning in addressing identified existing and future housing needs resulting from population, employment, and household growth.

1.2.2 Regional Housing Needs Assessment

The Region’s Metropolitan Planning Organization (MPO), the San Diego Association of Governments (SANDAG) is responsible for adopting a methodology and RHNA Plan for the projection period beginning June 2020 and ending April 2029. The SANDAG Board of Directors approved the final RHNA plan with the final housing unit allocation on July 10, 2020². The City was assigned a RHNA goal of 5,437 housing units.

Table 1-1. 6th Cycle RHNA Allocation

Very Low	Low	Moderate	Above Moderate	Total
645	506	711	3,575	5,437
SANDAG, https://www.sandag.org/uploads/projectid/projectid_189_27782.pdf				

¹ U.S. Department of Housing and Community Development. <https://www.hcd.ca.gov/community-development/housing-element/index.shtml>

² SANDAG, Regional Housing Needs Assessment 6th Housing Cycle 2021-2019 <https://www.sandag.org/index.asp?projectid=189&fuseaction=projects.detail>

1.2.3 Site Inventory

Government Code (GC) Section 65583(a)(3) requires local governments to prepare an inventory of land suitable for residential development, including vacant sites and sites having the potential for redevelopment, and an analysis of the relationship of zoning and public facilities and services to these sites. That inventory must identify specific sites or parcels that are available for residential development. Pursuant to Senate Bill (SB) 6 (Chapter 667, Statutes of 2019), for a housing element or amendment adopted on or after January 1, 2021, the planning agency shall submit to HCD an electronic copy of its inventory of these parcels using standards, forms, and definitions adopted by HCD. The inventory has been prepared pursuant to this bill and has concluded adequate sites to be available for the provision of housing per the RHNA goal for National City.

1.2.4 Housing Element Implementation

Housing goals, policies, and quantified objectives regarding the production, conservation, maintenance, preservation, and improvement of housing were revised from the 2011 General Plan Housing Element. These goals and policies guide the development of the programs and strategies that would implement the housing element and result in the development of housing to satisfy the RHNA.

For each program included in the Housing Element, a timeframe for implementation, specific objectives, funding sources, and responsible agencies was identified.

Potential strategies to implement the housing element's goals and policies include:

- The adoption of an Accessory Dwelling Unit (ADU) Ordinance
- The adoption of an inclusionary housing ordinance
- Provision of incentives to supplement the State Density Bonus Program
- The development of Objective Design Standards
- The reduction of parking requirements
- Streamlining of the entitlement process
- Continuation of provision of programs that provide support for homeowners and renters

These strategies will not be adopted as part of the Housing Element Update and are not subject to CEQA analysis within this Negative Declaration. Each strategy will be subject to further discretionary review and evaluated for consistency with the General Plan. The strategies would also be subject to public review and input and subsequent CEQA clearance, as applicable, prior to adoption.

1.2.5 Consistency with Local Plans

According to state planning law, the Housing Element must be consistent with the other General Plan elements. This Housing Element builds upon other General Plan elements and is entirely consistent with the policies and proposals set forth by the General Plan.

The Region's RHNA Plan is required by state law to allocate housing units within the region in a manner consistent with the development pattern included in the Sustainable Communities Strategy (SCS). Developed in accordance with California Senate Bill 375 (SB 375), the SCS is an element of the 2050 Regional Transportation Plan (RTP). The legislation requires MPO's to prepare a SCS as part of their RTPs, along with the traditional policy, action, and financial

requirements. The primary purpose of the SCS is to show how development patterns and the transportation system will work together to reduce greenhouse gas (GHG) emissions for cars and light trucks, providing a more sustainable future for our region, including a land use component that accommodates the RHNA. The RHNA Plan was developed by SANDAG to be consistent with forecasts and strategies of the 2050 RTP and SCS, which fed into the development of the National City [6th Cycle](#) Housing Element [2021-2029](#); therefore, the project is consistent with the 2050 RTP/SCS.

2 Project Information

Project Title:

National City ~~Focused General Plan Update~~ 6th Cycle Housing Element 2021-2029

Lead Agency Name and Address:

City of National City
140 E 12th Street, Suite B
National City, CA 91950

Contact Person and Phone Number:

Carlos Aguirre
National City Housing Authority Director
619-336-4391

Project Location:

National City, San Diego County

Project Sponsor's Name and Address:

City of National City
140 E 12th Street, Suite B
National City, CA 91950

General Plan Designation: Citywide

Zoning: Citywide

Description of Project:

The Project is an update to the 2011 National City General Plan Housing Element and serves as a plan to accommodate the City's housing needs of from 2021 through 2029. The proposed update would address new state laws regulating housing and would provide policy changes to encourage the production of adequate housing at all income levels to satisfy the 6th Housing Cycle RHNA goal. The Project includes a site inventory, revised programs, and revised policies to streamline the permit and development process, maintain affordability and access to housing across all income categories, and provide resources to residents. No physical development is authorized with the adoption of this Project. The ~~2021-2029~~^{6th} Cycle Housing Element 2021-2029 has been developed to meet California State legal requirement and is subject to review and certification by the State Department of Housing and Community Development (HCD).

The Housing Element is organized in the following manner:

Chapter 1. Introduction - Introduction to the purpose of the Housing Element, Organization of the Housing Element, A brief summary of the legislation that guided the development of the Housing Element in 2020 for the 6th Cycle.

Chapter 2. Community Profile - An updated profile on the demographics of the City as of 2020. A primer on the communities being served by this Housing Element using data sourced through U.S. Census data.

Chapter 3. Public Participation – A summary of the community, stakeholder, and developer outreach completed to gain insight and local knowledge of the City’s housing market, including challenges and potential solutions to barriers to housing production and access. Includes a summary of the feedback received from these activities.

Chapter 4. Housing Resources – A summary of the existing affordable housing resources currently available in the City, including an analysis of at-risk units, a summary on the historical use of Section 8 vouchers in the City and the updated income limits for qualifying for these vouchers, and a list of administrative and financial resources available to the City to pursue housing opportunities. Also outlines the methodology used to determine potential sites for housing within the City for the 6th Cycle. The Site Inventory located in Appendix [8.2](#) shows a map of potential sites for this analysis.

Chapter 5. Last Cycle Program Accomplishments - A brief analysis of the quantified objectives set by the 5th Cycle Housing Element (i.e. the previous housing element) and an evaluation of the success of the Programs of the 5th Cycle. Includes the recommendations made to develop the Programs and objectives established for this 6th Cycle.

Chapter 6. Housing Plan 2021-2029 – Details the Goals and Policies that guide the development and implementation of the 6th Cycle Housing Element, the Housing Programs to be implemented during the 6th Cycle, and the Quantified Objectives the City commits to meeting to implement the housing Programs.

Chapter 7. Appendices – Includes a reference table that summarizes the Programs and goals of the 6th Cycle Housing Element, the Site Inventory Map, and the Site Inventory List of Sites.

Surrounding Land Uses and Setting: The Project is city-wide. National City is a centrally located, 9.2 square-mile San Diego South Bay urban community that is home to an estimated 60, 900 residents as of 2018³. According to the 2019 RHNA from SANDAG, approximately 40.6 percent of households in National City are very low income. The City is bordered by San Diego to the north and east, Chula Vista to the south, the unincorporated areas of Lincoln Acres and Bonita to the south and southeast, and San Diego Bay to the west. National City is nearly entirely developed with a mix of residential neighborhoods and industrial and commercial uses, with access to a multitude of transit stops and the 8th St and 24th St San Diego Trolley Station within the City.

Decision-making bodies or agencies whose approval is required (e.g., permits, financing approval, or participation agreement):

The proposed Housing Element Update will require the following approvals:

- Approval of the Housing Element from the California Department of Housing and Community Development (HCD)
- Adoption of the Housing Element by the City Council of National City
- Recommend adoption of the Negative Declaration by the National City Housing Authority
- Adoption of the Negative Declaration by the City Council of National City

³ American Community Survey (ACS), Table B02001 RACE, 5-Year Estimate, (2013-2018), (2018)

Figure 2-1. Regional Map

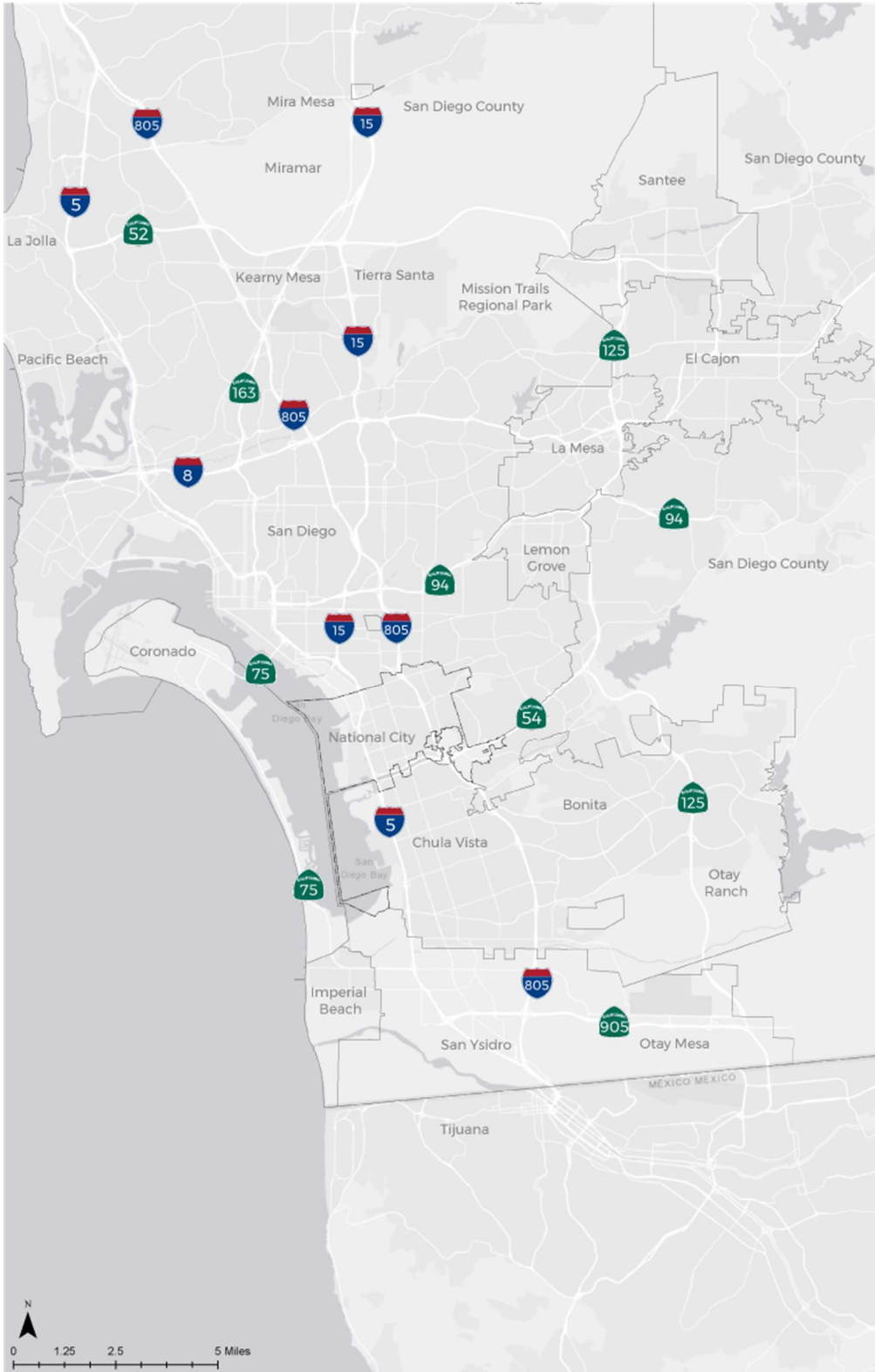
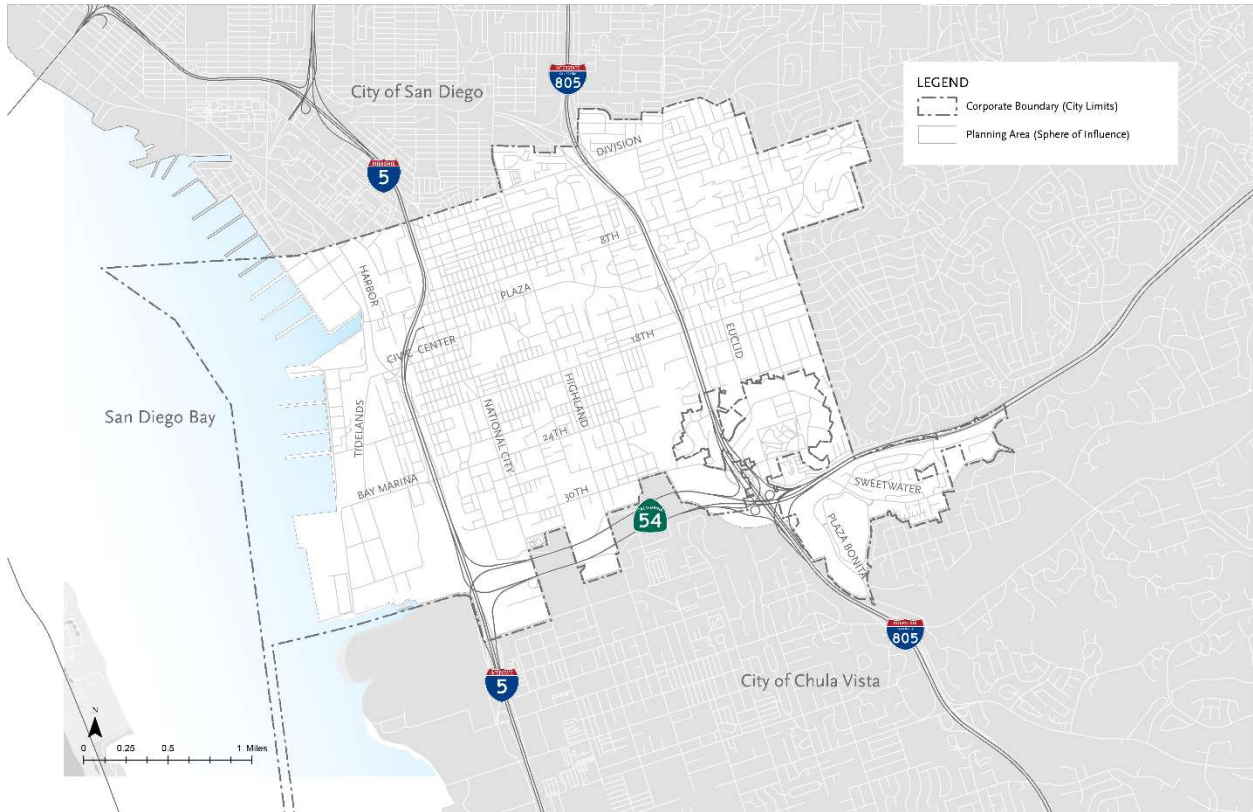


Figure 2-2. City Planning Boundaries



3 Environmental Factors Potentially Affected

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact," as indicated by the checklist on the following pages.

- | | | |
|--|---|---|
| <input type="checkbox"/> Aesthetics | <input type="checkbox"/> Agriculture / Forestry Resources | <input type="checkbox"/> Air Quality |
| <input type="checkbox"/> Biological Resources | <input type="checkbox"/> Cultural Resources | <input type="checkbox"/> Energy |
| <input type="checkbox"/> Geology/Soils | <input type="checkbox"/> Greenhouse Gas Emissions | <input type="checkbox"/> Hazards and Hazardous Materials |
| <input type="checkbox"/> Hydrology/Water Quality | <input type="checkbox"/> Land Use / Planning | <input type="checkbox"/> Mineral Resources |
| <input type="checkbox"/> Noise | <input type="checkbox"/> Population / Housing | <input type="checkbox"/> Public Services |
| <input type="checkbox"/> Recreation | <input type="checkbox"/> Transportation | <input type="checkbox"/> Tribal Cultural Resources |
| <input type="checkbox"/> Utilities / Service Systems | <input type="checkbox"/> Wildfire | <input type="checkbox"/> Mandatory Findings of Significance |

4 Determination

On the basis of this initial evaluation:

I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.

I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.

I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

I find that the proposed project MAY have a “potentially significant impact” or “potentially significant unless mitigated” impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.

I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

X

Martin Reeder, AICP
Principal Planner

5 Evaluation of Environmental Impacts

5.1 Impact Terminology

The following terminology is used to describe the potential level of significance of impacts:

- A finding of **no impact** is appropriate if the analysis concludes that there is no potential for the project to affect the resource in any way.
- An impact is considered **less than significant** if the project would not cause a substantial adverse change to the environment and would not require mitigation.
- An impact is considered **less than significant with mitigation incorporated** if the analysis concludes that the project would not cause a substantial adverse impact to the environment with the inclusion of an environmental commitment that has been agreed to be implemented by the applicant.
- An impact is considered a **potentially significant impact** if the analysis concludes that the project could have a substantial adverse impact on the environment.

6 CEQA Checklist

6.1 Aesthetics

I. AESTHETICS: Except as provided in Public Resources Code Section 21099, would the project:				
	Significant and Unavoidable Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from a publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

a. Less than significant.

Scenic vistas in National City include limited public views of the San Diego Bay, Downtown San Diego, neighboring communities, and the San Miguel, Jamul, and San Ysidro Mountains to the east from various viewpoints in the City. The San Diego Bay is only visible from west-facing slopes at higher elevations due to the presence of the Naval Base and Port of San Diego facilities that block views from lower vantage points.⁴ Adoption of Housing Element would not authorize physical development that could result in a substantial adverse impact on a scenic vista, such as through blocking an existing view. Implementation of the programs contained in the Housing Element could result in new housing that accommodates the City's RHNA allocation and addresses the City's policies supporting affordable housing. Residential development from implementation of the Housing Element would be subject to development standards that would reduce the potential for impacts to scenic vistas. In addition, proposed projects would be subject to City review for consistency with policies such as those in the Land Use Element protecting viewsheds. Therefore, impacts would be less than significant.

b. No Impact.

No state scenic highways exist within the City.⁵ Therefore, there would be no impacts on scenic highways from the adoption and implementation of the Housing Element.

c. Less than significant.

As an urbanized city, the visual character of the City is governed by development standards within the City's Municipal Code and policies of the Land Use Element protecting community character. The Housing Element is a policy document and does not, in itself, propose or authorize development. Development resulting from implementation of the Housing Element would be subject to City review for consistency with these regulations and therefore would have a less than significant impact from a conflict with an existing zoning designation or policy.

d. Less than significant.

Existing sources of light and glare within the City include existing developments, roadways, and the presence of Navy ships along the Bayside. The Housing Element is a policy document and does not, in itself, propose or authorize development. Therefore, its adoption would not produce physical infrastructure that would create a new source of substantial light or glare that would adversely impact daytime or nighttime views in the area and would have no impact on daytime or nighttime views.

Housing development resulting from the implementation of the policies and programs of the Housing Element would be consistent with applicable policies and regulations governing light and glare. Future development from implementation of the Housing Element would be subject to City review and assessed for impacts on the community's visual character and views, as well as on its potential to introduce a substantial source of light and glare. Therefore, impacts would be less than significant.

⁴ National City, 2011 General Plan Elements - Land Use Element, 2011

⁵ Caltrans, List of eligible and officially designated State Scenic Highways, Accessed September 22, 2020, <https://dot.ca.gov/programs/design/lap-landscape-architecture-and-community-livability/lap-liv-i-scenic-highways>

6.2 Agriculture and Forest Resources

<p>II. AGRICULTURE AND FOREST RESOURCES: In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state’s inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment Project; and the forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. Would the project:</p>				
	Significant and Unavoidable Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

a. through e. No impact.

There are no designated Prime Agricultural Land, Grazing Land, Farmlands of Local Importance, Farmlands of Statewide Importance⁶, Unique Farmland, Williamson Act Contracts, or forest lands in the City⁷. Therefore, there would be no impact to agricultural or forest lands.

The Housing Element is a policy document that addresses housing needs in the City; no actual development or rezoning/re-designation of land is proposed as part of the Housing Element that would result in zoning conflict or conversion of land. Therefore, there would be no impact to agricultural or forest lands.

⁶ California Department of Conservation, California Important Farmlands Map Viewer, Accessed September 22, 2020
https://www.arcgis.com/home/webmap/viewer.html?featurecollection=https%3A%2F%2Fgis.conservaion.ca.gov%2Fserver%2Frest%2Fservices%2FDLRP%2FCaliforniaImportantFarmland_2018%2FMapServer%3F%3Djson%26option%3Dfootprints&supportsProjection=true&supportsJSONP=true

⁷ National City, 2011 General Plan - Open Space and Agriculture Element, 2011

6.3 Air Quality

III. AIR QUALITY: Where available, the significance criteria established by the applicable air quality management district or air pollution control district may be relied upon to make the following determinations. Would the project:				
	Significant and Unavoidable Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

a. and b. No Impact.

Adoption of the Housing Element does not authorize physical development and therefore, would not produce physical environmental impacts that would impact air quality. Therefore, there would be no impact to the implementation of an air quality management plan or from the generation of a significant level of criteria pollutant for which the region is in nonattainment with its adoption.

Implementation of the programs contained in the Housing Element could result in new housing that accommodates the City's RHNA allocation and addresses the City's policies supporting affordable housing. The Housing Element includes policies and recommendations that encourage the development of housing near existing transit and along mixed-use corridors which would mitigate impacts to air quality from vehicular emissions. In addition, the Housing Element includes policies to encourage the sustainable development of housing through existing zoning designations, such as through infill development, higher density, and energy efficiency to reduce impacts to air quality. Project-level analysis would be required for proposed development projects and would be subject to regulations and ordinances protecting air quality and governing emissions.

c. and d. No Impact.

As previously noted, the Housing Element is a policy document that does not in itself authorize the physical development of housing, and therefore does not have the ability to generate pollutants or create odors impacting sensitive receptors. Therefore, its adoption would have no impact related to odors or exposing sensitive receptors to substantial pollutant concentrations.

Future buildout of the RHNA could expose sensitive receptors, such as residential units and schools, to pollutants during construction due to the location of potential new housing sites per the Housing Element Site Inventory map. These impacts would be minimized through the implementation of local ordinances and best management practices that would reduce the impacts of pollutants on sensitive receptors during construction, such as through dust control measures. Housing developments are not typically a source of odors.

6.4 Biological Resources

IV. BIOLOGICAL RESOURCES: Would the project:				
	Significant and Unavoidable Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife, U.S. Fish and Wildlife Service, or NOAA Fisheries?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

a through c. No Impact.

The Housing Element is a policy document that does not authorize physical development and therefore would not result in adverse impacts to sensitive natural communities, riparian vegetation or protected wetlands. Therefore, there would be no impact to special status species, riparian areas, sensitive communities, or federally protected areas with the adoption of the Housing Element.

d. No Impact.

Fish and wildlife species inhabit National City's urban waterbodies, including the San Diego Bay, Sweetwater River, Paradise Creek, and wildlife species migrate through undeveloped portions of the City.

The Housing Element is a policy document that does not authorize physical development with its adoption and therefore would have no impacts to migratory fish or wildlife species or with wildlife corridors or nursery sites. Sites identified in the Housing Element site inventory guides the development of where future housing will be developed; no sites were selected by or within the City's waterbodies. Therefore, no impact to wildlife corridors or nursery sites would occur from implementation of the Housing Element's programs.

e. and f. No Impact.

The Housing Element, as a policy document, does not authorize physical development and therefore would not result in impacts from conflict with any applicable policies, plans, or ordinances protecting biological resources. Development of housing from implementation of the Housing Element's programs and policies would adhere to the provisions of the General Plan and municipal code's development standards as it relates to conservation. No adopted habitat conservation plans, Natural Community Conservation Plans, or other approved local, regional, or state habitat conservation plans applicable to land in National City.

6.5 Cultural Resources

V. CULTURAL RESOURCES: Would the project:				
	Significant and Unavoidable Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Cause a substantial adverse change in the significance of a historical resource pursuant to in §15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Disturb any human remains, including those interred outside of dedicated cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

a. Less than significant.

The Housing Element is a policy document that does not authorize the physical development of housing that could impact the significance of a historic resource. Therefore, the adoption of the Housing Element would not result in impacts to the significance of historical resources within the City. Implementation of the programs contained in the Housing Element could result in new housing that accommodates the City's RHNA allocation and addresses the City's policies supporting affordable housing. Development that would result from the implementation of the Housing Element would comply with policies and regulations contained in the Open Space and Agriculture Element of the Adopted 2011 General Plan, Chapter 18.12.160 of the Municipal Code, and the provisions within the Land Use Code, respectively, that would minimize or avoid impacts to historical resources by requiring the protection of and preservation of such resources. Any development that has the potential to do so would be subject to additional analyses under CEQA as well as review by the Planning Division and City Council. Therefore, implementation of the Housing Element would have less than significant impacts.

b. Less than significant.

Adoption of the Housing Element would not directly result in physical construction that would have the potential to impact archaeological resources. Therefore, adoption of the Housing Element would have no impact on archaeological resources.

However, resulting construction from implementation of the Housing Element's policies and programs may result in direct or indirect impacts to both known and unknown archaeological resources. Construction activities such as grading and excavation could result in the accidental destruction or disturbance of archaeological sites but would be subject to local ordinances protecting these resources. Therefore, implementation of the Housing Element would have less than significant impacts.

c. Less than significant.

Adoption of the Housing Element would not directly result in ground disturbing activities and therefore would have no impacts related to the disturbance of human remains. Implementation of the Housing Element's policies and programs could result in the development of housing that would result in the potential for uncovering human remains through ground disturbance. Adopted 2011 General Plan policies would require monitoring for sub-surface cultural resources during grading and construction for all development projects that would result from implementation of the Housing Element. If human remains are found, compliance with the California Native Graves Protection and Repatriation Act, and coordination with the local County Coroner would be required. It is noted that the site inventory's sites have been disturbed previously for former uses and would have a low potential of encountering human remains, and would therefore have a less than significant impact.

6.6 Energy

VI. ENERGY: Would the project:				
	Significant and Unavoidable Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>a. and b. No Impact.</p> <p>Adoption of the Housing Element does not authorize physical development and therefore would have no impact due to wasteful or inefficient use of energy resources or from conflict with a state or local plan. The Housing Element includes policies that are consistent with the 2019 California Energy Code, and the City's Adopted 2011 Climate Action Plan (CAP) and therefore would have no impacts from conflict with applicable plans for energy.</p> <p>Development resulting from the implementation of the Housing Element's policies and programs would encourage projects to exceed the energy efficiency requirements set by the 2019 California Green Building Standards Code. The Housing Element encourages development to be constructed in smart growth areas to decrease fuel usage from vehicular use. Additionally, development would comply with the Land Use Code and policies of the Adopted 2011 CAP, which is intended to encourage efficient energy use and increase the use of clean and renewable energy sources, which would be compliant with California Title 24 Energy Efficiency Standards and the SANDAG 2014 Regional Energy Strategy.</p>				

6.7 Geology and Soils

VII. GEOLOGY AND SOILS: Would the project:				
	Significant and Unavoidable Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
ii) Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iii) Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iv) Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of waste water?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

a. (i through iv) Less than significant.

The Housing Element is a policy document and does not authorize physical development. Therefore, its adoption would have no direct or indirect impact on the risks of loss, injury, or death from geologic hazards. It is noted that National City is located within a seismically active region and earthquakes have the potential to cause ground shaking of significant magnitude. Although located near fault lines, the National City Planning Area lies within a low to medium-low probabilistic peak ground acceleration zone. It is also not a city that was determined by CGS to be impacted by the Alquist-Priolo Earthquake Fault Zones because nearby faults do not present a risk of ground rupture in the event of an earthquake. Historically, seismic shaking levels in the San Diego region, including National City, have not been sufficient enough to trigger liquefaction. National City has a low liquefaction risk; however, there are areas in the western and southern portions of the City that have a higher risk of liquefaction due to the presence of hydric soils or soils that are often saturated or characteristic of wetlands. Regardless, development resulting from implementation of the Housing Element's policies and programs would have a low potential to cause adverse effects involving geologic hazards because development would need to comply with development standards from the 2018 Edition of the California Building Code to minimize potential adverse effects from geologic hazards. Therefore, impacts would be less than significant.

b. No Impact.

Adoption of the Housing Element would have no impact on the susceptibility of National City's soils to erosion from wind or water since the document does not authorize physical development. The soils in National City are at a limited risk of erosion, and residential development resulting from implementation of policies and programs from the Housing Element would not alter conditions in such a way as to increase the likelihood of soil erosion since National City is highly urbanized.

c. No Impact.

The Housing Element is a policy document and does not authorize physical development and therefore would have no impact on causing adverse impacts from geologic units becoming unstable as a result of the project. Soils in San Diego County are generally granitic and the County and National City has no documented incidents of subsidence. New development resulting from projected buildout of the General Plan and Land Use Code would comply with Policy S-1.3 of the Adopted 2011 Safety Element, which would require all new development and redevelopment to comply with recognized standards for geologic hazards, soils (including but not limited to subsidence and liquefaction), and seismic hazards to ensure public safety. Compliance with CBC Section 1610, Soil Lateral Loads, would be necessary and requires design that resists lateral soil loads.

d. Less than significant.

Adoption of the Housing Element does not authorize physical development and therefore would not place development on expansive soils that could create substantial direct or indirect risks to life or property.

Soils in the National City area are susceptible to expansion and compaction; however, most soils have low shrink-swell potential. The weight of new and existing structures on underlying soils can cause consolidation and long-term settlement which could lead to structural damage to buildings. Potential impacts associated with expansion and consolidation can be prevented through standard geotechnical and soils engineering investigation and analysis, as required by Municipal Code and 2019 California Building Code (CBC). All new development in National City must comply with the CBC. Furthermore, according to Policy S-1.2 under Goal S-1 of the Adopted 2011 Safety Element, new residential developments must comply with development standards and building restrictions as a means to limit seismic-related risks to acceptable levels. There would be less than significant impacts from implementation of the Housing Element.

e. No Impact.

Adoption of the Housing Element does not authorize physical development and therefore would have no impact on the installation of septic tanks or alternative sewer systems. In the event of future development of housing resulting from implementation of the Housing Element's policies and programs, Municipal Code Section 14.06.020 prohibits the installation of septic tanks or other devices for disposal of sewage in the city where there is an available sewer system within 200 feet. All development proposed under the Housing Element's programs and policies would be located within 200 feet of the available sewer system and would be prohibited from installing a septic system since National City is adequately equipped with wastewater infrastructure systems. Therefore, there would be no impacts.

f. Less than significant.

Adoption of the Housing Element does not authorize physical development and therefore would have no impacts to paleontological resources and geologic rock features since no ground disturbance would occur. There are no known unique paleontological resources within the City. The City does contain several geologic formations (i.e. geologic rock features) which include a sequence of marine and non-marine sedimentary rock units that record portions of the last 140 million years of earth history.

Development of housing from implementation of the Housing Element's policies and programs to fulfill the RHNA would be required to adopt minimization measures as detailed in the Open Space and Agriculture Element of the Adopted 2011 General Plan to avoid or minimize impacts to paleontological resources and geologic formations during ground disturbance. All future development activities would comply with ordinances that require mitigation in the event of an unanticipated discovery.

6.8 Greenhouse Gas Emissions

VIII. GREENHOUSE GAS EMISSIONS: Would the project:				
	Significant and Unavoidable Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>a. No Impact.</p> <p>Adoption of the Housing Element does not authorize physical development and therefore would have no impacts associated with greenhouse gas emissions that may have a significant impact on the environment. Implementation of the programs contained in the Housing Element could result in new housing that accommodates the City's RHNA allocation through infill development in an urbanized city, which would not result in significant generation of emissions. In addition, the Housing Element encourages the strategic and sustainable development of housing in corridors that are transit accessible and that can accommodate higher density to reduce emissions associated with development. Therefore, there would be no impacts.</p> <p>b. No Impact.</p> <p>The Housing Element is a policy document that proposes policies and programs that are consistent with the Adopted 2011 CAP, which is intended to serve as a guide for the City to meet GHG emissions reduction targets set by the State of California under AB 32. The CAP is consistent with the Climate Action Strategy adopted by SANDAG and the San Diego regional targets set by CARB requiring reductions in GHG emissions from cars and light trucks. In addition, the Housing Element includes continuing policies aimed at developing sustainable housing through green building standards and energy conservation requirements. The Housing Element includes policies that support the reduction of GHG gases through developing infill housing by employment and transit opportunities. Therefore, adoption of the housing element would have no impact on conflict with applicable plan, policies, or regulations adopted for the purpose of reducing GHG emissions.</p>				

6.9 Hazards and Hazardous Materials

IX. HAZARDS AND HAZARDOUS MATERIALS: Would the project:				
	Significant and Unavoidable Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

a. and b. No Impact.

The adoption of the Housing Element, as a policy document, does not authorize development and would not result in the use, transportation, or disposal of hazardous material and waste within and throughout National City or in the accidental upset of hazardous waste that could cause hazards to the public. The Housing Element is a document that addresses the development of housing within the City, and its adoption would have no impact on hazards related to hazardous materials. The routine use, transportation, and disposal of hazardous material and waste within and through National City, is an unavoidable aspect of community operations. However, the risk of death, injury, and/or property loss is lessened through federal, State and local regulations and policies.

c. No Impact.

The adoption of the Housing Element, as a policy document that authorizes no physical development, would have no impact relating to the emission of hazardous materials within a quarter mile from a school. Implementation of the programs and policies of the Housing Element would result in the development of housing to fulfill the RHNA. This development would not occur on contaminated sites due to its intended residential use. Exposure to hazardous materials from construction would be limited, as all use of hazardous materials are subject to federal, State, and local laws that ensure that hazardous material use, emission and transportation are controlled to a safe level.

d. No Impact.

The adoption of the Housing Element, as a policy document, would not result in physical development and therefore its adoption would have no impacts related to a site that is included on the Cortese list (Government Code Section 65962.5) that could lead to exposing the public to hazardous materials. Although a number of sites in National City are included on a list of hazardous material sites compiled pursuant to Government Code Section 65962.5, development would not occur on contaminated sites due to future development's intended use for residential purposes and therefore would have no impact. Development as a result of the Housing Element would comply with local ordinances and the General Plan which contains policies designed to minimize the potential to create a significant hazard to the public or the environment.

e. No Impact.

The adoption of the Housing Element, as a policy document, would not result in physical development and therefore has no impact related to creating a safety hazard or excessive noise for people residing or working in the City. No airports are located within the City. The nearest airports to National City are not within 2 miles: The San Diego International Airport is located approximately 10 miles to the northwest and the Naval Air Station North Island airport is located approximately 3 miles northwest from the City. A portion of the northeastern extent of National City, lies within the Airport Influence Area (AIA) for the San Diego International Airport. Development from implementation of the Housing Element would have no impact associated with safety hazards or excessive noise for people residing or working in the City.

f. No Impact.

Adoption of the Housing Element would not impair implementation of, or physically interfere with, an adopted emergency response plan or emergency evacuation plan. No physical development would occur with the adoption of the Housing Element and therefore, no impacts would result. Population growth associated with development of new housing from implementation of the Housing Element may result in an increase in demand for emergency services. However, the City has adopted an Emergency Operations Plan, which includes an evacuation plan (June 2010) and a Safety Element that includes policies to maintain adequate response times with the growth of the City and therefore would have no impacts

g. No Impact.

The adoption of the Housing Element, as a policy document, would not result in physical development and would have no impact associated with placing structures or people in an area that would result in significant risk of loss, injury or death involving wildland fires. According to data from SANGIS, National City is mapped in a non-wildland area and therefore there would be no impact.

6.10 Hydrology and Water Quality

X. HYDROLOGY AND WATER QUALITY: Would the project:				
	Significant and Unavoidable Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such the project may impede sustainable groundwater management of the basin?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:				
(i) result in substantial erosion or siltation on- or off-site;	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(ii) substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite;	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(iii) create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(iv) impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

a. and e. No Impact.

Adoption of the Housing Element, a policy document, does not authorize physical development and therefore would have no impacts associated with the violation of any water quality standards or waste discharge requirements or the obstruction of the implementation of a water quality control plan or sustainable groundwater management plan. Implementation of the programs contained in the Housing Element could result in new housing development that would be subject to the Stormwater Management and Discharge Control Ordinance and federal, State, and local water quality regulations that would further reduce the potential for impacts from construction and operation. Therefore, there would be no impacts.

b. and c. No Impact.

Adoption of the Housing Element does not authorize physical development and would have no impact groundwater supplies or recharge or impacts on the drainage pattern of the city. Development of housing from implementation of the Housing Element would be considered infill development in an urbanized city and would have no impact.

d. No Impact.

Adoption of the Housing Element would have no impact associated with flood hazard, tsunami, seiche zones, or the risk release of pollutants due to project inundation since it would not authorize any physical development. Portions of National City along the coast and at the mouths of Paradise Creek and Sweetwater River are at risk of tsunami inundation. Housing would not be developed within a tsunami inundation zone per jurisdiction of that area to the Port. The closest landlocked body of water is the Sweetwater Reservoir, located 5.3 miles to the east, and there are no landlocked bodies of water in the City itself. San Diego Bay, a partially landlocked body of water adjacent to the Planning Area, poses the greatest risk for damage due to seiche in the City; however, a geologic event or other natural disaster of an unprecedented scale for the region would be required to induce a seiche capable of significant damage to people and property. There would be no impacts from risk of damage to people and property in the City from seiche. There would be no impact associated with the risk of mudslides because the City is highly urbanized with very few slopes with inclines greater than 25 percent. Housing would not be developed on contaminated land within known flood zones; therefore, there are no impacts associated with the release of pollutants in the event of inundation.

6.11 Land Use and Planning

XI. LAND USE AND PLANNING: Would the project:				
	Significant and Unavoidable Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>a. No Impact.</p> <p>Adoption of the Housing Element would not authorize the physical development of housing, nor does it propose changes to existing land use designations or zoning and therefore would have no impact on physically dividing an established community through its implementation.</p> <p>b. No impact.</p> <p>The Housing Element is a policy document and does not authorize the physical development of housing, which could result in a significant environmental impact. The Housing Element promotes infill development that is generally consistent with the Adopted 2011 General Plan, San Diego Sustainable Communities Strategy (SCS), and Regional Transportation Plan (RTP). The Housing Element does not propose changes to land use designations or zoning and therefore would have no impacts associated with policy conflicts.</p>				

6.12 Mineral Resources

XII. MINERAL RESOURCES: Would the project:				
	Significant and Unavoidable Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>a and b. No Impact.</p> <p>The State Mining and Geology Board establishes Mineral Resource Zone designations that quantify the mineral resource potential for specific locations across California. According to these designations, National City is located in the MRZ-3 zone. The MRZ-3 Mineral Resource Zone is defined as an area where the significance of mineral deposits cannot be determined from the available data. Regardless, National City contains a limited amount of land suitable for the extraction of mineral resources due to it being almost completely built out. Therefore, there are no known mineral resources or mineral resource recovery sites in the City and no impacts on mineral resources would occur from adoption or implementation of the Housing Element.</p>				

6.13 Noise

XIII. NOISE: Would the project result in:				
	Significant and Unavoidable Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Generation of excessive ground borne vibration or ground borne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>a. and b. Less than significant.</p> <p>The Housing Element is a policy document that does not authorize physical development and therefore, it's adoption would not generate an increase in ambient noise levels or cause ground borne noise or vibration levels through construction. Housing developed from implementation of the policies and programs of the Housing Element would be subject to policies in the Noise and Nuisance Element and noise ordinance to address noise generation and shielding in an urbanized setting and will have less than significant impacts associated with an increase in noise levels and ground borne noise and vibration levels in excess of thresholds set by local ordinances.</p> <p>c. No Impact.</p> <p>Noise levels resulting from aircraft overflights, although audible and noticeable at times, does not measurably contribute to daily average noise levels in the City. The majority of the City where development would occur is not located within an airport land use plan, or within 2 miles of a public airport or private airstrip and therefore would have no impact.</p>				

6.14 Population and Housing

XIV. POPULATION AND HOUSING: Would the project:				
	Significant and Unavoidable Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>a. No Impact.</p> <p>The RHNA quantifies the need for housing and informs land use planning in addressing identified existing and future housing needs resulting from population, employment, and household growth. As the council of governments, SANDAG is responsible for overseeing the RHNA process for the San Diego region. SANDAG generates a RHNA figure for National City, which is the minimum number of housing units necessary to accommodate population growth for all income levels in city. National City must be able to accommodate a total of 5,437 dwelling units in the eight-year RHNA cycle from 2021 to 2029. The Site Inventory contained within the Element includes assumptions about areas where additional development is likely to occur over the next eight years, parcels that are likely to develop or redevelop, and actual densities at which development is likely to occur. The Inventory demonstrated that the anticipated RHNA goal for National City could be physically accommodated during the 6th Cycle under existing zoning designations. Therefore, there would be no impact from unexpected population growth associated with implementation of the Housing Element.</p> <p>b. No Impact.</p> <p>Adoption of the Housing Element would not authorize the physical development of housing or propose changes to existing land use and zoning designations that would cause displacement and therefore would have no impact.</p>				

6.15 Public Services

XV. PUBLIC SERVICES:				
	Significant and Unavoidable Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
Fire protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>a. No Impact.</p> <p>The adoption of the Housing Element would not result in the need for the provision of new or physically altered government facilities, which would cause significant environmental impacts from their construction. The Housing Element is a policy document that addresses housing growth within the City and does not itself generate demand for new or expanded government facilities. Therefore, there would be no impacts resulting from construction of new or expanded facilities from the adoption of the Housing Element.</p> <p>According to the National City Fire Department and Police Department, both departments are currently operating at acceptable levels and service ratio times of fire and police protection services. The National School District Facilities Master Plan (April 2014) provided enrollment projects through 2023 and concluded adequate capacity for enrollment in its existing facilities. Since the National School District Master Plan had concluded a drop in enrollment through 2023, it is unlikely that its next update would result in the conclusion that new school facilities would need to be built to accommodate the growth in population over the next eight years.</p>				

6.16 Recreation

XVI. RECREATION:				
	Significant and Unavoidable Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>a. and b. No Impact.</p> <p>The Housing Element is a policy document that addresses the need for housing within the City and its adoption does not itself generate population growth that would impact the use of existing parks and recreational facilities that would cause substantial physical deterioration of those facilities. Therefore, there is no impact on existing parks and recreational facilities associated with adoption of the Housing Element.</p> <p>Projected buildout of the RHNA goal under implementation of the Housing Element's policies and programs would result in an increase in the City's population, which would increase the use of existing neighborhood and regional parks and other recreational facilities in the National City area. The General Plan has several goals and policies designed to help ensure that the City maintains existing parks and park facilities at a quality standard through maintenance as well as to provide additional park land to serve the growing population. The provision of parks and open space would be subject to development standards on a project-level basis.</p>				

6.17 Transportation

XVII. TRANSPORTATION: Would the project:				
	Significant and Unavoidable Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Conflict with a program, plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Would the project conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>a. and b. No Impact. Adoption of the Housing Element would not authorize physical development or propose changes in land use or zoning designation that would generate traffic that would necessitate analysis as required under CEQA Section 15064.3. The Housing Element proposes policies and programs that are generally consistent with local and regional adopted plans to reduce VMT and guides residential development along smart growth corridors to reduce VMT. Therefore, there is no impact from a conflict with applicable plans and policies or on the requirement under CEQA Guidelines section 15064.3, subdivision (b) or with applicable mobility standards with the adoption of the Element.</p> <p>c. and d. No impact Adoption of the Housing Element does not authorize the physical development of infrastructure and incompatible uses that would result in a substantial increase in hazards or in inadequate emergency access. Adoption of the Element would have no impact on incompatible uses or result in hazards or inadequate emergency access.</p> <p>Housing development resulting from implementation of the Housing Element would be required to comply with development standards, which would avoid inadequate emergency access to these developments and which would avoid the development of hazards from incompatible uses or geometric designs.</p>				

6.18 Tribal Cultural Resources

XVIII. TRIBAL CULTURAL RESOURCES: Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:				
	Significant and Unavoidable Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>a. and b. No Impact.</p> <p>Adoption of the Housing Element, a policy document addressing housing need, would not cause a substantial adverse change in the significance of a tribal cultural resource that is listed or eligible for listing in the CRHP or in a local register, nor to a resource that is not listed but that is significant to a local California Native American tribe. It is noted that no letters were received within the consultation period from local tribes after a request for consultation (per SB 18, AB 52 and Policy OS-8.9 of the Adopted 2011 Open Space and Agriculture Element) was sent on September 9, 2020 and no resources were identified. During the last Adopted General Plan Update in 2011, it was concluded through a records search that no resources of significance to local tribes are within the City boundaries. Regardless, the adoption of the Housing Element would have no impacts on the significance of potential tribal cultural resources since it does not authorize physical development and does not propose policies that could impact potential resources.</p> <p>Development of housing from implementation of the Housing Element is not anticipated to cause an impact to a tribal cultural resource, and development of individual projects would include mitigation per local ordinances to protect unanticipated finds of resources during project construction. Mitigation would provide protection and recovery procedures to any unanticipated resource found to be impacted by a specific project's development and recognized by a local tribe.</p>				

6.19 Utilities and Service Systems

XIX. UTILITIES AND SERVICE SYSTEMS: Would the project:				
	Significant and Unavoidable Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

a. through c. No Impact.

Adoption of the Housing Element itself would not generate uses that require water or wastewater and therefore would have no impact since it does not require relocation or construction of service systems that could result in physical impacts; nor would its adoption require an analysis to determine adequate water supplies and wastewater capacity for future development.

As future residential development projects are proposed, each project would be evaluated on a project-level basis to ensure that adequate water supplies and wastewater infrastructure capacity does exist to serve the project and if necessary, propose mitigation. Future development resulting from implementation of the Housing Element's policies and programs would be required to consult with these water utility entities to determine adequate supply. In the event that new infrastructure or relocation is necessary, project-level analysis on physical impacts and demand and supply would be completed.

d. and e. No Impact.

Adoption of the Housing Element, by itself, would not generate uses that would cause solid waste impacts and therefore would not result in the impairment of local solid waste reduction goals or conflict with solid waste regulations. No impact would result to solid waste goals with the adoption of the Housing Element.

Solid waste generated by future development resulting from implementation of the policies and programs of the Housing Element would be subject to local requirements governing handling and disposal and would be required to be analyzed on a project-level basis for impacts and mitigation.

6.20 Wildfire

XXI. WILDFIRE. If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:				
	Significant and Unavoidable Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Substantially impair an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>a. through c. No Impact.</p> <p>National City is not located in or near a state responsibility area or within an area classified as a very high fire hazard severity zone and therefore, no impacts would result.</p>				

6.21 Mandatory Findings of Significance

XXII. MANDATORY FINDINGS OF SIGNIFICANCE				
	Significant and Unavoidable Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

a. No Impact.

The Housing Element is a General Plan policy document that addresses housing need in the City; no actual development or rezoning/re-designation of land is proposed as part of the Housing Element. Therefore, its adoption would not significantly degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory since no physical development is authorized with its adoption.

b. No Impact.

No specific development projects would occur as a result of adoption of the Housing Element; and no re-designation/rezoning of land is proposed. Therefore, adoption of the Housing Element, in itself, would not result in cumulative impacts.

Cumulative impacts resulting from future development arising from implementation of the Housing Element's policies and programs would be analyzed through the City's development review process; future development projects would be evaluated for potential cumulative impacts and for consistency with all applicable policies of the General Plan and Zoning Ordinance.

c. No Impact.

As identified throughout the analysis herein, adoption of the Housing Element, as a policy document, would not have an environmental effect that would cause substantial adverse effects on human beings either directly or indirectly. Therefore, there would be no need for mitigation measures.

Future development arising from implementation of the Housing Element's policies and programs would be analyzed on a project-level basis but is unlikely to adversely impact human beings since the intent is to provide housing that is compliant with regional, state, and local programs and regulations to human beings within National City. At the time of each project's analysis, mitigation measures would be proposed to reduce potential significant impacts to a level that is less than significant.

7 List of Preparers

Lead Agency

National City Housing Authority

Carlos Aguirre, Director

Martin Reeder, Principal Planner

Angelita Palma, Community Development Manager

Myra Martinez, Intern

Lead Consultant

WSP USA

Stephanie Whitmore, Director, Environmental Planning

Annie Lee, Environmental Planner

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8 Appendices

8.1 Notice of Intent to Adopt a Negative Declaration

8.2 Final Housing Element (April 2021)

8.3 Native American Heritage Commission Request

8.4 Native American Heritage Commission Response and Tribal Consultation

8.5 Tribal Consultation Letter per SB18/AB 52

8.6 CDFW Letter of No Effect Determination

8.1 Notice of Intent to Adopt a Negative Declaration

Notice of Intent

6th Cycle Housing Element 2021-2029

National City, California



February 2021



**NOTICE OF INTENT AND AVAILABILITY FOR ENVIRONMENTAL REVIEW
AND COMMENT PERIOD OF A NEGATIVE DECLARATION
SCH NO. XXX**

Draft Initial Study/Negative Declaration (IS/ND) Comment Period: February 17, 2021 to March 19, 2021

Notice is hereby given that the City of National City (City), as the lead agency, is proposing to adopt a Negative Declaration (ND) in accordance with the California Environmental Quality Act (CEQA) for the proposed project as identified below. A 30-day public review and comment period has been established pursuant to CEQA Guidelines Section 15073 for the Negative Declaration which has been prepared for the proposed project.

LEAD AGENCY: City of National City Housing Authority

PROJECT NAME: 6th Cycle Housing Element 2021-2029

APPLICANT: City of National City Housing Authority

LOCATION: City-wide

DESCRIPTION:

General Plans are required by State law (Government Code Section 65302(a)) to include a Housing Element. Since 1969, California has required that all local governments (cities and counties) adequately plan to meet the housing needs of everyone in the community. The Housing Element is adopted as part of a city's General Plan which is updated on a five to eight year basis. Each jurisdiction (city council or board of supervisors) must prepare an annual progress report on the jurisdiction's status and progress in implementing its housing element. (Government Code Section 65400.)

The 2021-2029 Housing Element represents the City of National City's effort in fulfilling the requirements under State Housing Element law. Prepared for the 6th Cycle, the Housing Element serves as National City's blueprint for housing policy and regulation from April 2021 through April 2029. It takes into account the California Department of Housing and Community Development (HCD)'s guidance on the 6th cycle update, including recent legislation regarding housing; community, stakeholder and developer interviews for city-specific context on challenges and proposed solutions; and the San Diego Association of Government (SANDAG)'s Regional Housing Needs Assessment (RHNA) allocation for the planning period. The RHNA, mandated by state law, quantifies the need for housing and informs land use planning in addressing identified existing and future housing needs resulting from population, employment, and household growth.

SIGNIFICANT ENVIRONMENTAL EFFECTS ANTICIPATED AS A RESULT OF THE PROJECT: The Negative Declaration prepared determined that the City of National City's Focused General Plan Update, specifically, the 6th Cycle Housing Element 2021-2019 (Project) would result in no impacts on the environmental resources and issues evaluated and therefore have no impacts on the environment with its adoption.

REVIEW AND COMMENT PERIOD:

The City of National City invites you to comment on the Negative Declaration (ND). The Notice of Intent and accompanying ND are available for a 30-day public review period from **February 17, 2021 to March 19, 2021**. Pursuant to CEQA Guidelines Section 15082, responsible and trustee agencies and other interested parties, including members of the public, must submit any comments in response to this notice no later than 6:00 p.m. on March 19, 2021 to the following: **Martin Reeder – AICP, Principal Planner, Planning Division, 1243 National City Boulevard, National City, CA 91950**. During this period, the Draft IS/ND will be available for review, or for purchase at the cost of reproduction, at the City of National City Planning Division by appointment between the hours of 7 a.m. and 6 p.m. Mondays through Thursdays and at the City's website: <https://www.nationalcityca.gov/community/focused-general-plan-update>

FURTHER INFORMATION: For environmental review information, please contact Principal Planner Martin Reeder at the City of National City at 619.336.4313 or mreeder@nationalcityca.gov

8.2 Final Housing Element (April 2021)

8.3 Native American Heritage Commission Request



Community Development Department - Planning Division
1243 National City Blvd., National City, CA 91950

August 07, 2020

California Native American Heritage Commission

1550 Harbor Blvd, Suite 100
West Sacramento, CA 95691
916-373-3710 - Phone
916-373-5471 - Fax
nahc@nahc.ca.gov

Dear California Native American Heritage Commission,

On behalf of the City of National City, WSP USA is conducting a focused update to the General Plan. All cities and counties in the State of California are required to have an adopted General Plan, which provides the overarching policy direction for local growth and development. The City's General Plan was last updated in 2011. Since then, new state laws have been passed related to land use, housing, transportation, safety, and climate change. The intent of the focused update is to address these new requirements and compile more recent data to inform citywide goals and policies within the Land Use, Mobility, Housing, and Safety elements of the General Plan.

Per California Senate Bill (SB) 18 and Assembly Bill (AB) 52, we would like to request a Local Government Tribal Consultation list for the jurisdiction of National City, California. We would like to begin consultation with local tribal nations and to provide them notification of an opportunity to participate in local land use decisions for the General Plan Update, as well as to provide them opportunity to request in writing notification of the environmental scoping proposed for the General Plan Update.

Please send the list to our WSP USA consultant, Stephanie Whitmore and Annie Lee at Stephanie.Whitmore@wsp.com and Annie.Lee1@wsp.com.

Should you have any questions about this effort, please direct them to myself, Martin Reeder who can be reached at (619) 336-4313 and mreeder@nationalcityca.gov.

Kind regards,

Martin Reeder
Principal Planner

XX/xx
Encl. Map of National City, NAHC Local Government Tribal Consultation List Request form.
cc:



Community Development Department – Planning Division
1243 National City Blvd., National City, CA 91950

Map of National City



8.4 Native American Heritage Commission Response & Tribal Consultation List



STATE OF CALIFORNIA

Gavin Newsom, Governor

NATIVE AMERICAN HERITAGE COMMISSION

September 1, 2020

Martin Reeder
City of National City

Via Email to: stephanie.whitmore@wsp.com

CHAIRPERSON
Laura Miranda
Luiseño

VICE CHAIRPERSON
Reginald Pagaling
Chumash

SECRETARY
Merri Lopez-Keifer
Luiseño

PARLIAMENTARIAN
Russell Ahebery
Karuk

COMMISSIONER
Marshall McKay
Wintun

COMMISSIONER
William Mungary
Paiute/White Mountain
Apache

COMMISSIONER
[Vacant]

COMMISSIONER
Julie Tumamait-Stenslie
Chumash

COMMISSIONER
[Vacant]

EXECUTIVE SECRETARY
Christina Snider
Pomo

NAHC HEADQUARTERS
1550 Harbor Boulevard
Suite 100
West Sacramento,
California 95691
(916) 373-3710
nahc@nahc.ca.gov
NAHC.ca.gov

Re: Native American Consultation, Pursuant to Senate Bill 18 (SB18), Government Codes §65352.3 and §65352.4, as well as Assembly Bill 52 (AB52), Public Resources Codes §21080.1, §21080.3.1 and §21080.3.2, City of National City Project, San Diego County

Dear Mr. Reeder:

Attached is a consultation list of tribes with traditional lands or cultural places located within the boundaries of the above referenced counties or projects.

Government Codes §65352.3 and §65352.4 require local governments to consult with California Native American tribes identified by the Native American Heritage Commission (NAHC) for the purpose of avoiding, protecting, and/or mitigating impacts to cultural places when creating or amending General Plans, Specific Plans and Community Plans.

Public Resources Codes §21080.3.1 and §21080.3.2 requires public agencies to consult with California Native American tribes identified by the Native American Heritage Commission (NAHC) for the purpose of avoiding, protecting, and/or mitigating impacts to tribal cultural resources as defined, for California Environmental Quality Act (CEQA) projects.

The law does not preclude local governments and agencies from initiating consultation with the tribes that are culturally and traditionally affiliated within your jurisdiction. The NAHC believes that this is the best practice to ensure that tribes are consulted commensurate with the intent of the law.

Best practice for the AB52 process and in accordance with Public Resources Code §21080.3.1 (d), is to do the following:

Within 14 days of determining that an application for a project is complete or a decision by a public agency to undertake a project, the lead agency shall provide formal notification to the designated contact of, or a tribal representative of, traditionally and culturally affiliated California Native American tribes that have requested notice, which shall be accomplished by means of at least one written notification that includes a brief description of the proposed project and its location, the lead agency contact information, and a notification that the California Native American tribe has 30 days to request consultation pursuant to this section.

The NAHC also recommends, but does not require that lead agencies include in their notification letters, information regarding any cultural resources assessment that has been completed on the area of potential affect (APE), such as:

1. The results of any record search that may have been conducted at an Information Center of the California Historical Resources Information System (CHRIS), including, but not limited to:
 - A listing of any and all known cultural resources have already been recorded on or adjacent to the APE, such as known archaeological sites;
 - Copies of any and all cultural resource records and study reports that may have been provided by the Information Center as part of the records search response;
 - Whether the records search indicates a low, moderate or high probability that unrecorded cultural resources are located in the APE; and
 - If a survey is recommended by the Information Center to determine whether previously unrecorded cultural resources are present.

2. The results of any archaeological inventory survey that was conducted, including:
 - Any report that may contain site forms, site significance, and suggested mitigation measures.

All information regarding site locations, Native American human remains, and associated funerary objects should be in a separate confidential addendum, and not be made available for public disclosure in accordance with Government Code Section 6254.10.

3. The result of the Sacred Lands File (SFL) check conducted through the Native American Heritage Commission. The request form can be found at <http://nahc.ca.gov/wp-content/uploads/2015/08/Local-Government-Tribal-Consultation-List-Request-Form-Update.pdf>.

4. Any ethnographic studies conducted for any area including all or part of the potential APE; and

5. Any geotechnical reports regarding all or part of the potential APE.

Lead agencies should be aware that records maintained by the NAHC and CHRIS is not exhaustive, and a negative response to these searches does not preclude the existence of a tribal cultural resource. A tribe may be the only source of information regarding the existence of a tribal cultural resource.

This information will aid tribes in determining whether to request formal consultation. In the event, that they do, having the information beforehand well help to facilitate the consultation process.

If you receive notification of change of addresses and phone numbers from tribes, please notify the NAHC. With your assistance we can assure that our consultation list remains current.

If you have any questions, please contact me at my email address: steven.quinn@nahc.ca.gov.

Sincerely,



Steven Quinn
Cultural Resources Analyst

Attachment

**Native American Heritage Commission
Tribal Consultation List
San Diego County
9/1/2020**

Barona Group of the Capitan Grande

Edwin Romero, Chairperson
1095 Barona Road Diegueno
Lakeside, CA, 92040
Phone: (619) 443 - 6612
Fax: (619) 443-0681
cloyd@barona-nsn.gov

Jamul Indian Village

Lisa Cumper, Tribal Historic Preservation Officer
P.O. Box 612 Diegueno
Jamul, CA, 91935
Phone: (619) 669 - 4855
lcumper@jiv-nsn.gov

Campo Band of Diegueno Mission Indians

Ralph Goff, Chairperson
36190 Church Road, Suite 1 Diegueno
Campo, CA, 91906
Phone: (619) 478 - 9046
Fax: (619) 478-5818
rgoff@campo-nsn.gov

Jamul Indian Village

Erica Pinto, Chairperson
P.O. Box 612 Diegueno
Jamul, CA, 91935
Phone: (619) 669 - 4785
Fax: (619) 669-4817
epinto@jiv-nsn.gov

Ewiaapaayp Band of Kumeyaay Indians

Robert Pinto, Chairperson
4054 Willows Road Diegueno
Alpine, CA, 91901
Phone: (619) 445 - 6315
Fax: (619) 445-9126
wmicklin@leaningrock.net

Kwaaymii Laguna Band of Mission Indians

Carmen Lucas,
P.O. Box 775 Diegueno
Pine Valley, CA, 91962 Kwaaymii
Phone: (619) 709 - 4207

Ewiaapaayp Band of Kumeyaay Indians

Michael Garcia, Vice Chairperson
4054 Willows Road Diegueno
Alpine, CA, 91901
Phone: (619) 445 - 6315
Fax: (619) 445-9126
michaelg@leaningrock.net

La Posta Band of Diegueno Mission Indians

Gwendolyn Parada, Chairperson
8 Crestwood Road Diegueno
Boulevard, CA, 91905
Phone: (619) 478 - 2113
Fax: (619) 478-2125
LP13boots@aol.com

lipay Nation of Santa Ysabel

Virgil Perez, Chairperson
P.O. Box 130 Diegueno
Santa Ysabel, CA, 92070
Phone: (760) 765 - 0845
Fax: (760) 765-0320

La Posta Band of Diegueno Mission Indians

Javaughn Miller, Tribal Administrator
8 Crestwood Road Diegueno
Boulevard, CA, 91905
Phone: (619) 478 - 2113
Fax: (619) 478-2125
jmiller@LPtribe.net

Inaja-Cosmit Band of Indians

Rebecca Osuna, Chairperson
2005 S. Escondido Blvd. Diegueno
Escondido, CA, 92025
Phone: (760) 737 - 7628
Fax: (760) 747-8568

Manzanita Band of Kumeyaay Nation

Angela Elliott Santos, Chairperson
P.O. Box 1302 Diegueno
Boulevard, CA, 91905
Phone: (619) 766 - 4930
Fax: (619) 766-4957

This list is current only as of the date of this document and is based on the information available to the Commission on the date it was produced. Distribution of this list does not relieve any person of statutory responsibility as defined in Section 7050.5 of the Health and Safety Code, Section 5097.94 of the Public Resources Code and Section 5097.98 of the Public Resources Code.

This list is applicable only for consultation with Native American tribes under Government Code Sections 65352.3, 65352.4 et seq. and Public Resources Code Sections 21080.3.1 for the proposed City of National City Project, San Diego County.

**Native American Heritage Commission
Tribal Consultation List
San Diego County
9/1/2020**

***Mesa Grande Band of Diegueno
Mission Indians***

Michael Linton, Chairperson
P.O Box 270 Diegueno
Santa Ysabel, CA, 92070
Phone: (760) 782 - 3818
Fax: (760) 782-9092
mesagrandeband@msn.com

***San Pasqual Band of Diegueno
Mission Indians***

Allen Lawson, Chairperson
P.O. Box 365 Diegueno
Valley Center, CA, 92082
Phone: (760) 749 - 3200
Fax: (760) 749-3876
allenl@sanpasqualtribe.org

***Sycuan Band of the Kumeyaay
Nation***

Cody Martinez, Chairperson
1 Kwaaypaay Court Kumeyaay
El Cajon, CA, 92019
Phone: (619) 445 - 2613
Fax: (619) 445-1927
ssilva@sycuan-nsn.gov

***Viejas Band of Kumeyaay
Indians***

John Christman, Chairperson
1 Viejas Grade Road Diegueno
Alpine, CA, 91901
Phone: (619) 445 - 3810
Fax: (619) 445-5337

This list is current only as of the date of this document and is based on the information available to the Commission on the date it was produced. Distribution of this list does not relieve any person of statutory responsibility as defined in Section 7050.5 of the Health and Safety Code, Section 5097.94 of the Public Resources Code and Section 5097.98 of the Public Resources Code.

This list is applicable only for consultation with Native American tribes under Government Code Sections 65352.3, 65352.4 et seq. and Public Resources Code Sections 21080.3.1 for the proposed City of National City Project, San Diego County.

8.5 Tribal Consultation Letter per SB18/AB 52



September 03, 2020

Name
 Tribe
 Address
 Phone
 Fax
 Email

Dear [Name],

On behalf of the City of National City, WSP USA is conducting a focused update to the General Plan. All cities and counties in the State of California are required to have an adopted General Plan, which provides the overarching policy direction for local growth and development. The City's General Plan was last updated in 2011. Since then, new state laws have been passed related to land use, housing, transportation, safety, and climate change. The intent of the focused update is to address these new requirements and compile more recent data to inform citywide goals and policies within the Land Use, Mobility, Housing, and Safety elements of the General Plan.

Per California Senate Bill (SB) 18, we would like to notify you of the intent to update the National City General Plan from 2011 and provide you an opportunity to consult with us on land use decisions being made within the General Plan Update. Please also consider this letter a formal notification of the proposed Project's intent to complete an environmental document as required under California Environmental Quality Act Public Resources Code 21080.3.1 and Chapter 532 Statutes of 2014 (i.e. Assembly Bill (AB) 52).

We are requesting any information you wish to contribute regarding the sensitivity for cultural tribal resources in the area and your concerns regarding the Project's potential effect on those resources. As such, if you would like to request formal consultation with us for the General Plan Update process and for the environmental scoping proposed for the General Plan Update, please notify us of your request in writing.

Should you have any questions about this effort, please direct them to myself, Martin Reeder who can be reached at (619) 336-4313 and mreeder@nationalcityca.gov and our consultant team at WSP USA, Stephanie Whitmore, Stephanie.Whitmore@wsp.com and Annie Lee. Annie.Lee1@wsp.com.

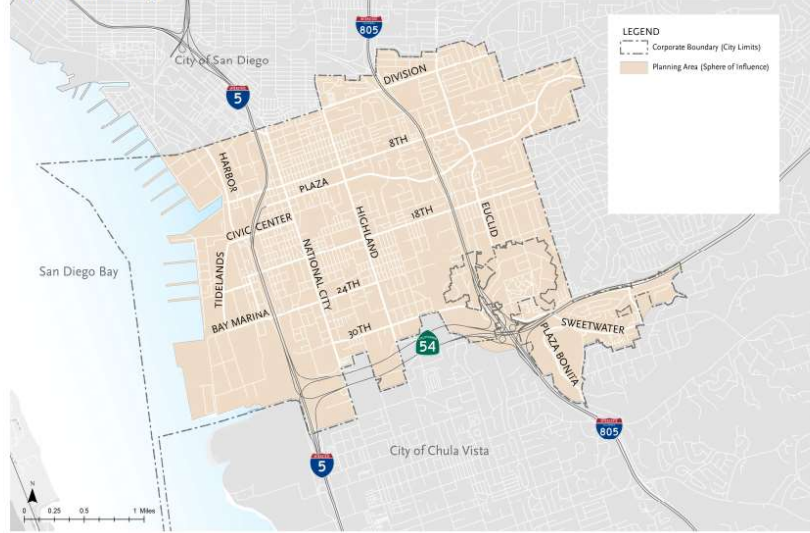
Kind regards,

Martin Reeder
 Principal Planner

XX/xx
 Encl. Map of National City
 cc:



Map of National City



8.6 CDFW Letter of No Effect Determination

DocuSign Envelope ID: 0DF69336-14FD-457B-BDFC-755562EC46C1



State of California – Natural Resources Agency
DEPARTMENT OF FISH AND WILDLIFE
South Coast Region
3883 Ruffin Road
San Diego, CA 92123
www.wildlife.ca.gov

EDMUND G. BROWN JR., Governor
CHARLTON H. BONHAM, Director



CEQA Filing Fee No Effect Determination

Applicant Name and Address:

Martin Reeder
National City
1243 National City Blvd.
National City, CA 91950
mreeder@nationalcityca.gov

CEQA Lead Agency: National City

Project Title: Housing Element Update

CEQA Document Type: Negative Declaration

State Clearinghouse Number: 2021020241

Project Location: National City, San Diego County, California

Brief Project Description: The Project is City-wide. National City is a centrally located, 9.2 square-mile San Diego South Bay urban community in San Diego County, California.

The Project is an update to the 2011 National City General Plan Housing Element and serves as a plan to accommodate the City's housing needs of from 2021 through 2029. The proposed update would address new state laws regulating housing and would provide policy changes to encourage the production of adequate housing at all income levels to satisfy the 6th Housing Cycle RHNA goal. The Project includes a site inventory, revised programs, and revised policies to streamline the permit and development process, maintain affordability and access to housing across all income categories, and provide resources to residents. No physical development is authorized with the adoption of this Project. The 2021-2029 Housing Element has been developed to meet California State legal requirement and is subject to review and certification by the State Department of Housing and Community Development (HCD).

Determination: Based on a review of the project as proposed, the Department of Fish and Wildlife has determined that for purposes of the assessment of CEQA filing fees (Fish & G. Code, § 711.4, subd. (c)) the project has no effect on fish, wildlife or their habitat and the project as described does not require payment of a CEQA filing fee. This determination does not in any way imply that the project is exempt from CEQA and does not determine the significance of any potential project effects evaluated pursuant to CEQA.

Please retain this original determination for your records. Local lead agencies are required to file two copies of this determination with the county clerk at the time of filing the Notice of Determination (NOD) after the project is approved. State lead agencies are required to file two copies of this determination with the Governor's Office of Planning and Research (i.e., State Clearinghouse) at the time of filing the NOD. If you do not file a copy of this determination as appropriate with the county clerk or State Clearinghouse at the time of filing the NOD, the appropriate CEQA filing fee will be due and payable.

Conserving California's Wildlife Since 1870

DocuSign Envelope ID: 0DF69336-14FD-457B-BDFC-755562EC46C1

Martin Reeder
National City
Page 2

Without a valid CEQA Filing Fee No Effect Determination form or proof of fee payment, the project will not be operative, vested, or final and any local permits issued for the project will be invalid, pursuant to Fish and Game Code section 711.4, subdivision (c)(3).

Approved by: DocuSigned by: Jennifer Turner Date: 3/17/2021
C3D449ECB7C14DE... Signature

Jennifer Turner, Senior Environmental Scientist (Supervisory)
Name, Title

FOR COUNTY CLERK USE ONLY

Stamp or initial inside the box to indicate acceptance of this signed No Effect Determination in lieu of a CEQA Document Filing Fee.

County Clerk Stamp or Initial

**DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
DIVISION OF HOUSING POLICY DEVELOPMENT**

2020 W. El Camino Avenue, Suite 500
Sacramento, CA 95833
(916) 263-2911 / FAX (916) 263-7453
www.hcd.ca.gov



April 16, 2021

Carlos Aguirre, Director
National City Housing Authority
City of National City
140 E 12th Street, Suite B
National City, CA 91950

Dear Carlos Aguirre:

RE: Review of National City's 6th Cycle (2021-2029) Draft Housing Element

Thank you for submitting National City's (City) draft housing element received for review on February 16, 2021, along with revisions received on April 9, 2021. Pursuant to Government Code section 65585, subdivision (b), the California Department of Housing and Community Development (HCD) is reporting the results of its review. Our review was facilitated by a telephone conversation on April 1, 2021 with the City's housing element team. In addition, HCD considered comments from the San Diego Housing Federation pursuant to Government Code section 65585, subdivision (c).

The draft element addresses many statutory requirements; however, revisions will be necessary to comply with State Housing Element Law (Article 10.6 of the Gov. Code). The enclosed Appendix describes revisions needed to comply with State Housing Element Law.

As a reminder, the City's 6th cycle housing element was due April 15, 2021. As of today, the City has not completed the housing element process for the 6th cycle. The City's 5th cycle housing element no longer satisfies statutory requirements. HCD encourages the City to revise the element as described above, adopt, and submit to HCD to regain housing element compliance.

To remain on an eight-year planning cycle, the City must adopt its housing element within 120 calendar days from the statutory due date of April 15, 2021 for SANDAG localities. If adopted after this date, Government Code section 65588, subdivision (e)(4), requires the housing element be revised every four years until adopting at least two consecutive revisions by the statutory deadline. For more information on housing element adoption requirements, please visit HCD's website at: http://www.hcd.ca.gov/community-development/housing-element/housing-element-memos/docs/sb375_final100413.pdf

Public participation in the development, adoption and implementation of the housing element is essential to effective housing planning. Throughout the housing element process, the City should continue to engage the community, including organizations that represent lower-income and special needs households, by making information regularly available and considering and incorporating comments where appropriate.

For your information, some General Plan element updates are triggered by housing element adoption. For information, please see the Technical Advisories issued by the Governor's Office of Planning and Research at:

http://opr.ca.gov/docs/OPR_Appendix_C_final.pdf and
http://opr.ca.gov/docs/Final_6.26.15.pdf.

Several federal, state, and regional funding programs consider housing element compliance as an eligibility or ranking criteria. For example, the CalTrans Senate Bill (SB) 1 Sustainable Communities grant; the Strategic Growth Council and HCD's Affordable Housing and Sustainable Communities programs; and HCD's Permanent Local Housing Allocation consider housing element compliance and/or annual reporting requirements pursuant to Government Code section 65400. With a compliant housing element, the City will meet housing element requirements for these and other funding sources.

HCD appreciates the hard work and dedication the City's housing element team provided during the course of our review. We are committed to assisting the City in addressing all statutory requirements of State Housing Element Law. If you have any questions or need additional technical assistance, please contact Jose Ayala, of our staff, at Jose.Ayala@hcd.ca.gov.

Sincerely,



Shannan West
Land Use & Planning Unit Chief

APPENDIX CITY OF NATIONAL CITY

The following changes are necessary to bring the City's housing element into compliance with Article 10.6 of the Government Code. Accompanying each recommended change, we cite the supporting section of the Government Code.

Housing element technical assistance information is available on HCD's website at <http://www.hcd.ca.gov/community-development/housing-element/housing-element-memos.shtml>. Among other resources, the housing element section contains HCD's latest technical assistance tool, *Building Blocks for Effective Housing Elements (Building Blocks)*, available at <http://www.hcd.ca.gov/community-development/building-blocks/index.shtml> and includes the Government Code addressing State Housing Element Law and other resources.

A. Review and Revision

Review the previous element to evaluate the appropriateness, effectiveness, and progress in implementation, and reflect the results of this review in the revised element. (Gov. Code, § 65588 (a) and (b).)

As part of the evaluation of programs in the past cycle (Table HE-34), the element must provide an explanation of the effectiveness of goals, policies and related action in meeting the housing needs of special needs populations (e.g., elderly, persons with disabilities, large households, female headed households, farmworkers and persons experiencing homelessness).

B. Housing Needs, Resources, and Constraints

1. *Affirmatively further[ing] fair housing in accordance with Chapter 15 (commencing with Section 8899.50) of Division 1 of Title 2...shall include an assessment of fair housing in the jurisdiction (Gov. Code, § 65583, subd. (c)(10)(A))*

The element, and the accompanying revisions, provide a general overview of Fair Housing issues in the jurisdiction. However, the element, among other things, must include outreach, an assessment of fair housing, analysis of identified sites, identification and prioritization of contributing factors to fair housing issues and goals and actions sufficient to overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity. While the Regional Analysis of Impediments is a useful data source, the element should also include more localized data and information. HCD will provide additional resources and data under separate cover. For more information, please contact HCD and visit <https://www.hcd.ca.gov/community-development/housing-element/housing-element-memos.shtml>.

2. *Include an analysis of population and employment trends and documentation of projections and a quantification of the locality's existing and projected needs for all income levels, including extremely low-income households. (Gov. Code, § 65583, subd. (a)(1).)*

The element provides analysis regarding population and employment trends in the jurisdiction. However, the element must also quantify and analyze the number of

existing extremely low-income households and the projected number of extremely low-income households to fully meet the requirements.

3. *Include an analysis and documentation of household characteristics, including level of payment compared to ability to pay, housing characteristics, including overcrowding, and housing stock condition. (Gov. Code, § 65583, subd. (a)(2).)*

The element includes preliminary data regarding household characteristics and the housing stock but must still address several factors, as follows:

- *Overpayment*: Identify and analyze overpayment for lower income households.
- *Overcrowding*: Identify and analyze overcrowded households by tenure (i.e., owner and renter).
- *Housing Conditions*: Estimate of the number of units in need of rehabilitation and/or replacement. For example, the City can use local data collected from 5th Cycle Programs 3 and 4 to meet this requirement.
- *Housing Types*: Provide additional information regarding housing units by type, for example, the number of single-family, duplex, multifamily, mobile home (etc.) units throughout the jurisdiction.
- *Housing Costs*: Provide cost information for rents by housing types. Currently, the element analyzes single-family and condominium units, but does not provide any rental information.

Please contact HCD with any data needs and visit the Building Blocks for additional guidance at <https://www.hcd.ca.gov/community-development/building-blocks/index.shtml>.

4. *An inventory of land suitable and available for residential development, including vacant sites and sites having realistic and demonstrated potential for redevelopment during the planning period to meet the locality's housing need for a designated income level, and an analysis of the relationship of zoning and public facilities and services to these sites. (Gov. Code, § 65583, subd. (a)(3).)*

The City has a regional housing need allocation (RHNA) of 5,437 housing units, of which 1,151 are for lower-income households. To address this need, the element relies on nonvacant sites, including sites in Specific Plan Areas and within the Mixed-Use Transit Corridor. To demonstrate the adequacy of these sites and strategies to accommodate the City's RHNA, the element must include complete analyses:

Progress in Meeting the RHNA: The City's RHNA may be reduced by the number of new units built since June 30, 2020, however, the element must describe the City's methodology for assigning these units to the various income groups based on actual sales price or rent level of the units and demonstrate their availability in the planning period.

Realistic Capacity: The element explains a “discount factor” of either 0.60 or 0.65 is being applied to the maximum density of sites. While generally a safe assumption, given the reliance on sites in the non-residential zones, the element must also analyze the likelihood for 100% non-residential development to support realistic capacity assumptions.

Suitability of Non-Vacant Sites: The element must include an analysis to demonstrate the potential for redevelopment. The analysis shall consider factors including, but not limited to, the extent existing uses constitute an impediment, recent developments, development trends and market conditions. In addition, if relying on non-vacant sites to accommodate 50 percent or more of the housing needs for lower-income households triggers requirements to make findings based on substantial evidence that the existing use is not an impediment and will likely discontinue in the planning period. The element provides examples of past projects but does not relate those projects to sites currently listed in the inventory. Furthermore, the element states that the City has either discussed the potential redevelopment with the property owner, the site has been analyzed through a separate planning study, is available on the market, or the site has been entitled, but does not relate that information to the site inventory. The element must still evaluate whether existing uses will likely discontinue in the planning period. HCD will provide examples of adequate analyses under separate cover.

Small Sites: The element identifies several sites at less than a half-acre. These sites are not eligible absent a demonstration that sites of equivalent size were successfully developed during the prior planning period for an equivalent number of lower-income housing units as projected for the site or unless other evidence is provided. The inventory indicates some sites can be consolidated but should also provide analysis demonstrating the potential for consolidation. For example, the analysis could describe the City’s role or track record in facilitating small-lot consolidation, policies or incentives offered or proposed to encourage and facilitate lot consolidation, conditions rendering parcels suitable and ready for lot consolidation, or information from the owners of each aggregated site.

Suitability and Availability of Infrastructure: The element gives a general overview of water and sewer infrastructure but must also describe if there is sufficient infrastructure capacity to meet the RHNA. Additionally, the element acknowledges the requirement to grant water and sewer priority for developments with units affordable to lower-income households but must also describe how the City meets these requirements.

Sites with Zoning for a Variety of Housing Types: The element generally describes how housing types are permitted by zone, but must address all housing types, such as multifamily housing and accessory dwelling units (ADUs). Specifically, the analysis must address zoning consistent with the Employee Housing Act (Health and Safety Code sections 17021.5, 17021.6 and 17021.8), by-right permanent supportive housing (Government Code section 65651), low barrier navigation centers (Government Code section 65660), group homes or residential care facilities, including for seven or more

persons, and single-room occupancy units. The element must include programs as appropriate based on the outcomes of this analysis.

5. *An analysis of potential and actual governmental constraints upon the maintenance, improvement, or development of housing for all income levels, including the types of housing identified in paragraph (1) of subdivision (c), and for persons with disabilities as identified in the analysis pursuant to paragraph (7), including land use controls, building codes and their enforcement, site improvements, fees and other exactions required of developers, and local processing and permit procedures. (Gov. Code, § 65583, subd. (a)(5).)*

Fees and Exactions: Currently, the element generally explains the cost of construction for a single-family residence. However, the element should also address the cumulative impact or total fees on the development costs of a typical single-family and multifamily development within the jurisdiction. HCD will send a regional fee study under separate cover. Additionally, the element must clarify its compliance with new transparency requirements for posting fees and inclusionary requirements on the jurisdiction's website.

Local Processing and Permit Procedures: The element provides a general overview of the City's processing and permit procedures. However, the element should provide average processing times for single-family and multifamily developments. This can be included in the form of a narrative. Additionally, the element must clarify compliance with a streamlined ministerial approval process pursuant to Government Code section 65913.4 (Senate Bill 35, 2017).

On/Off-Site Improvements: The element provides a general overview of the site improvement requirements but should list and analyze the actual standards including typical on- and off-site improvements.

Codes and Enforcement: The element generally describes that there are local amendments to the California Building Code but should also clarify the actual amendments and analyzes impacts on housing costs. Furthermore, the element must fully describe the code enforcement process and whether enforcement is done on a proactive, reactive, and/or complaint basis.

Constraints on Housing for Persons with Disabilities: The element briefly describes its reasonable accommodation procedures but should further explain its reasonable accommodation criteria and process and analyze the family definition as a potential constraint.

Zoning and Development Standards: The element must clarify its compliance with new transparency requirements for posting all zoning and development standards for each parcel on the jurisdiction's website.

6. *An analysis of potential and actual nongovernmental constraints upon the maintenance, improvement, or development of housing for all income levels, including the availability of financing, the price of land, the cost of construction, the requests to develop housing at densities below those anticipated in the analysis required by subdivision (c) of Government Code section 65583.2, and the length of time between receiving approval for a housing development and submittal of an application for building permits for that housing development that hinder the construction of a locality's share of the regional housing need in accordance with Government Code section 65584. The analysis shall also demonstrate local efforts to remove nongovernmental constraints that create a gap between the locality's planning for the development of housing for all income levels and the construction of that housing. (Gov. Code, § 65583, subd. (a)(6).)*

The element must include analysis regarding local efforts to address non-governmental constraints that create a gap in the jurisdiction's ability to meet RHNA by income category, an identification and analysis of requests to develop at densities below the density identified in the site inventory, and a description of the length of time between project approval and request for building permit that hinders the jurisdiction's ability to accommodate RHNA by income category. For example, the City can look at recent developments in the jurisdiction and identify any non-governmental constraints.

7. *Analyze any special housing needs such as elderly; persons with disabilities, including a developmental disability; large families; farmworkers; families with female heads of households; and families and persons in need of emergency shelter. (Gov. Code, § 65583, subd. (a)(7).)*

The element provides a general overview of the different special housing needs groups, but additional analysis is needed to fully meet requirements, as follows:

- *Persons with Disabilities:* Identify and analyze data by disability type.
 - *Elderly:* Identify and analyze elderly tenure (i.e., owner and renter).
 - *Large Households:* Identify and analyze large households as households comprised of 5 or more persons; currently, the element uses a standard of 4 or more persons per household.
 - *Farmworkers:* Identify and analyze the housing needs of farmworkers relative to the region. Farmworkers may choose to live within a city in order to ensure higher access to services but travel to more rural areas of the County for work. Comparing National City's farmworker population relative to the region would help fully describe the farmworker housing need. HCD will provide data under separate cover.
8. *Analyze existing assisted housing developments that are eligible to change to non-low-income housing uses during the next 10 years due to termination of subsidy contracts, mortgage prepayment, or expiration of use restrictions. (Gov. Code, § 65583, subd. (a)(9) through 65583, subd. (a)(9)(D).)*

The element currently provides a general overview of assisted housing projects at risk of converting to non-low income uses. However, the element should also describe the local efforts to maintain affordability of National City Park Apartments I and II, beyond having conversations with the property owner. The element should describe specific actions and timeframes to ensure continued affordability of these units. Additionally, the element must identify qualified entities and potential funding to preserve affordability.

C. Housing Programs

1. *Identify actions that will be taken to make sites available during the planning period with appropriate zoning and development standards and with services and facilities to accommodate that portion of the city's or county's share of the regional housing need for each income level that could not be accommodated on sites identified in the inventory completed pursuant to paragraph (3) of subdivision (a) without rezoning, and to comply with the requirements of Section 65584.09. Sites shall be identified as needed to facilitate and encourage the development of a variety of types of housing for all income levels, including multifamily rental housing, factory-built housing, mobilehomes, housing for agricultural employees, supportive housing, single-room occupancy units, emergency shelters, and transitional housing. (Gov. Code, § 65583, subd. (c)(1).)*

As noted in the Finding B4, the element does not include a complete analysis. Based on the results, programs may need to be added, or revised.

2. *The housing element shall contain programs which assist in the development of adequate housing to meet the needs of extremely low-, very low-, low- and moderate-income households. (Gov. Code, § 65583, subd. (c)(2).)*

The element must include a program which specifically assists the development of adequate housing to meet the needs of extremely low-, very low-, low-, and moderate-income households, including persons with special needs. HCD will provide examples under separate cover.

3. *Address and, where appropriate and legally possible, remove governmental and nongovernmental constraints to the maintenance, improvement, and development of housing, including housing for all income levels and housing for persons with disabilities. The program shall remove constraints to, and provide reasonable accommodations for housing designed for, intended for occupancy by, or with supportive services for, persons with disabilities. (Gov. Code, § 65583, subd. (c)(3).)*

As noted in Findings B5 and B6 the element requires a complete analysis of potential non-governmental and governmental constraints. Depending upon the results of that analysis, the City may need to revise or add programs and address and remove or mitigate any identified constraints.

4. *The housing element shall include programs to conserve and improve the condition of the existing affordable housing stock. (Gov. Code, § 65583, subd. (c)(4).)*

Based on the outcomes of analysis of household characteristics and housing conditions as noted in Finding B3, the element must include programs to conserve and improve the condition of the existing affordable housing stock.

5. *Promote and affirmatively further fair housing opportunities and promote housing throughout the community or communities for all persons regardless of race, religion, sex, marital status, ancestry, national origin, color, familial status, or disability, and other characteristics protected by the California Fair Employment and Housing Act (Part 2.8 (commencing with Section 12900) of Division 3 of Title 2), Section 65008, and any other state and federal fair housing and planning law. (Gov. Code, § 65583, subd. (c)(5).)*

As noted in finding B1, the element must include a complete analysis of affirmatively furthering fair housing. Based on the outcome of that analysis, the element must add or modify programs.

6. *The housing program shall preserve for low-income household the assisted housing developments identified pursuant to paragraph (9) of subdivision (a). The program for preservation of the assisted housing developments shall utilize, to the extent necessary, all available federal, state, and local financing and subsidy programs identified in paragraph (9) of subdivision (a), except where a community has other urgent needs for which alternative funding sources are not available. The program may include strategies that involve local regulation and technical assistance. (Gov. Code, § 65583, subd. (c)(6).)*

As noted in Finding B8, the element does not include a complete analysis, and based on the result of a complete analysis, the City should add or modify programs to preserve units at-risk of converting to non-low income uses.

D. Quantified Objectives

Establish the number of housing units, by income level, that can be constructed, rehabilitated, and conserved over a five-year time frame. (Gov. Code, § 65583, subd. (b)(1 & 2).)

While the element includes objectives for new construction and conservation, it must also include rehabilitation objectives and include objectives for extremely low-income households.

E. Coastal Zone Localities

The element explains the City is located within the Coastal Zone and may be subject to reporting on affordable housing requirements. However, the City may be exempt from this requirement if the total Coastal Zone area is less than 50 acres of land, in aggregate, is vacant and available for residential use. The City should analyze this requirement and

provide additional information if not exempt. Specifically, the housing element must identify the number of low- and moderate-income dwelling units that have been replaced, demolished, and/or converted, within the coastal zone, since January 1, 1982. The element must also identify the number of residential dwelling units for low- and moderate-income households that have been constructed or required for replacement within the coastal zone. For additional information and a sample program, see the *Building Blocks* at <http://www.hcd.ca.gov/community-development/building-blocks/other-requirements/analysis-consistency-general-plan.shtml>.

RESOLUTION NO. 2021-

PUBLIC HEARING AND RESOLUTION OF THE CITY COUNCIL OF THE CITY OF NATIONAL CITY APPROVING AN AMENDMENT TO THE GENERAL PLAN TO ADOPT THE 2021-2029 HOUSING ELEMENT (CASE NO. 2021 – 14GP), PURSUANT TO ARTICLE 10.6 OF THE GOVERNMENT CODE (SECTIONS 65880 ET AL), WHICH PROVIDES A COMPREHENSIVE STRATEGY FOR PROMOTING THE PRODUCTION, PRESERVATION, AND MAINTENANCE OF HOUSING TO MEET CURRENT AND FUTURE COMMUNITY HOUSING NEEDS IN THE CITY OF NATIONAL CITY; AND ADOPTING THE NEGATIVE DECLARATION FOR THE 2021-2029 HOUSING ELEMENT

WHEREAS, the City Council of the City of National City considered General Plan Amendment (2021- 14 GP) for the Housing Element Update at a duly advertised Public Hearing held on August 3, 2021, at which time oral and documentary evidence was presented; and

WHEREAS, at said Public Hearing, the City Council considered the staff report contained in Case File No. 2021- 14 GP maintained by the City of National City (City) and incorporated herein by reference along with public comment; and

WHEREAS, prior to said Public Hearing the City sought out and considered public input during the preparation of the 2021-2029 Housing Element through a community survey, public webinars, stakeholder interviews, a dedicated webpage, and the publication and posting of notices; and

WHEREAS, the draft 2021-2029 Housing Element was available for public review from January 26, 2021 through April 1, 2021 and routed to the California Department of Housing and Community Development (HCD) for review; and

WHEREAS, in compliance with Section 15070 of the California Environmental Quality Act (CEQA) Guidelines, a draft Negative Declaration (ND) was prepared and advertised for public review from February 17, 2021 to March 19, 2021 in accordance with CEQA and the draft Notice of Declaration was routed for State agency review through the Clearinghouse (SCH# 2021020241) from February 17, 2021 to March 19, 2021; and

WHEREAS, the City submitted the 2021-2029 Housing Element document to the California Department of HCD for initial review as required by state law on February 15, 2021; in response, HCD sent a letter to the City on April 16, 2021, the letter identified necessary revisions; the City submitted the needed revisions to the State on May 25, 2021; the City continues to work with the agency to ensure any further changes meet the statutory requirements of state housing element law and are made to the satisfaction of the City Attorney. Should HCD require substantial changes to the Housing Element adopted herein, staff shall bring such changes back to City Council for review and adoption; and

WHEREAS, based on a variety of factors including development trends, property owner interest, structure age, property valuation, and development capacity, the existing uses on the sites identified in the site inventory to accommodate the lower-income RHNA are likely to be discontinued during the planning period, and therefore do not constitute an impediment to additional residential development during the period covered by the Housing Element; and

WHEREAS, this action is taken pursuant to all applicable procedures required by State law and City law; and

WHEREAS, the action recited herein is found to be essential for the preservation of public health, safety, and general welfare.

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

Section 1: The testimony and evidence presented to the City Council at the Public Hearing held on August 3, 2021, support the following findings:

1. The 2021 – 2029 Housing Element complies with the provisions of Article 10.6 of the California Government Code, including addressing the needs of all income levels and including the identification and analysis of existing and projected housing needs and a statement of goals, policies, quantified objectives, financial resources, and scheduled programs for the preservation, improvement, and development of housing.
2. The 2021 – 2029 Housing Element furthers housing goals for the preservation, improvement, and development of housing through programs such as rental assistance (Section 8), new construction assistance, at-risk monitoring, and community housing development organizations (CHDO) funding, and fair housing programs.
3. The 2021 – 2029 Housing Element contains a housing plan for the eight-year planning period, and includes housing goals, policies, and programs to achieve a wide variety of housing types throughout the City for all income categories and special needs groups.
4. The 2021 – 2029 Housing Element is consistent with State housing law and the General Plan and is in the public interest since it encourages the development of affordable housing for all income categories and special needs groups and addresses the City’s allocated share of the regional housing needs.
5. The City has conducted extensive public outreach efforts in the development of the 2021 – 2029 Housing Element, and public input has been considered prior to the adoption of the Housing Element Update.
6. The City Council authorizes staff to make non-substantive changes to the Housing Element as necessary to make it internally consistent, compliant with HCD requirements, and in conformity with the Planning Commission action on the project and made to the satisfaction of the City Attorney. Should HCD require substantial changes to the Housing Element adopted herein, staff shall bring such changes back to Planning Commission for review and adoption recommendation.

Section 2: Adopts the 2021 – 2029 Housing Element as an amendment to the General Plan and adopts the 2021 – 2029 Housing Element Negative Declaration.

Section 3: The City Clerk shall certify to the passage and adoption of this Resolution and enter it into the book of original Resolution.

PASSED and ADOPTED this 3rd day of August, 2021.

Alejandra Sotelo-Solis, Mayor

ATTEST:

Luz Molina, City Clerk

APPROVED AS TO FORM:

Charles E. Bell Jr., City Attorney

The following page(s) contain the backup material for Agenda Item: [Resolution of the City Council of the City of National City: 1\) authorizing the Mayor to adopt the 2019 San Diego Integrated Regional Water Management \(IRWM\) Plan; 2\) authorizing the City Manager to execute the Proposition 1 IRWM Implementation Grant Agreement for the Paradise Creek Water Quality and Community Enhancement – Phase II project; and 3\) establishing corresponding revenue and expenditure accounts. \(Engineering/Public Works\)](#)

Please scroll down to view the backup material.

**CITY OF NATIONAL CITY, CALIFORNIA
COUNCIL AGENDA STATEMENT**

MEETING DATE: August 3, 2021

AGENDA ITEM NO.

ITEM TITLE:

Resolution of the City Council of the City of National City, 1) authorizing the Mayor to adopt the 2019 San Diego Integrated Regional Water Management (IRWM) Plan; 2) authorizing the City Manager to execute the Proposition 1 IRWM Implementation Grant Agreement for the Paradise Creek Water Quality and Community Enhancement – Phase II project; and 3) establishing corresponding revenue and expenditure accounts.

PREPARED BY: Luca Zappiello, Assistant Civil Engineer

PHONE: 619-336-4360

DEPARTMENT: Engineering/Public Works

APPROVED BY: 

EXPLANATION:

See attached.

FINANCIAL STATEMENT:

ACCOUNT NO.

Prop 1 IRWM Grant - \$3,681,056.00

Expenditure Account - 296-409-500-598-6199 (Paradise Creek Water Quality and Community Enhancement Phase II)

Revenue Account - 296-06199-3463

APPROVED: 

Finance

APPROVED: _____

MIS

ENVIRONMENTAL REVIEW:

CEQA documentation has been certified and filed with County Recorder's Office

ORDINANCE:

INTRODUCTION:

FINAL ADOPTION:

STAFF RECOMMENDATION:

Adopt Resolution authorizing the Mayor to adopt the 2019 San Diego IRWM Plan and authorizing the City Manager to execute the Proposition 1 IRWM Implementation Grant Program.

BOARD / COMMISSION RECOMMENDATION:

N/A

ATTACHMENTS:

1. Explanation w/ Exhibit
2. Agreement
3. Resolution

EXPLANATION

Integrated Regional Water Management (IRWM) is a planning framework developed by the State of California to encourage collaboration among water resource managers and stakeholders to improve local water supply reliability and protect water quality and natural resources. The State Department of Water Resources (DWR) makes grant funding available to regions with approved IRWM Plans. Today's action would adopt a resolution to approve the 2019 San Diego IRWM Plan in order to allow the City to accept IRWM-related grant funding.

The San Diego IRWM Plan establishes regional water management goals as well as criteria for how projects are selected for inclusion in regional grant applications submitted to the State for IRWM funding consideration. Since 2008, the State has awarded \$96.4 million in grants to the San Diego IRWM planning region. IRWM Plans must be adopted to have eligibility for State grant funding. The 2019 IRWM Plan complies with State requirements to reflect current priorities. For example, the 2019 Plan assigns high priority to projects that enhance climate change resilience, capture stormwater runoff for reuse, or benefit disadvantaged communities.

On May 22, 2019, staff filed a Proposition 1 IRWM Implementation Grant Program application for the second phase of the Paradise Creek Water Quality and Community Enhancement project in the amount of \$5,425,000.00.

It should be noted that the first phase (see attached Exhibit) of the project with a final contract amount of \$1,150,018.95 was completed on June 2020 and included the construction of a biofiltration detention basin for treatment of the storm water flows collected from Paradise Creek and an access road for Public Works' staff in order to provide regular maintenance of the creek. This phase also provided the installation of slope stability and erosion control measures surrounding the biofiltration basin with native trees, shrubs, mulch, and drought tolerant landscaping to reduce the sediment pollutant loads from entering the biofiltration basin during and after a storm event.

The proposed second phase of the Paradise Creek Water Quality and Community Enhancement project is located on the north side of Paradise Valley Road, east of Paradise Avenue. The project will remove the existing deteriorated concrete lining of the channel and replace it with turf reinforcement, reducing the potential for sediment transport due to erosion. Lastly, the project proposes to increase the flood conveyance capacity of the existing creek by upsizing a culvert at the intersection of Plaza Blvd and Paradise Valley Rd.

On July 8, 2020, the IRWM's staff notified the City that the second phase of the Paradise Creek Water Quality and Community Enhancement project has been awarded a grant amount of \$3,681,056.00 with no local match required. From July 8, 2020 until May 11, 2021, IRWM and the State of California Department of Water Resources worked to finalize the attached Agreement. The period of performance to deliver the project ends September 30, 2025.

The IRWM notified City's staff that in order to receive the grant funding and prior to the grant agreement execution, the City must adopt 2019 San Diego IRWM Plan. Staff and the City Attorney's office have reviewed the Plan and do not have any objections.

The City Council Resolution authorizing the City Manager to execute a grant agreement between the San Diego County Water Authority and the City is required to allow for use of grant funds. A copy of the Final Agreement is attached for reference. In addition, City's staff is requesting authorization to establish an Engineering Grant Fund appropriation in the amount of \$3,681,056.00 and corresponding revenue budget in order to allow for reimbursement of project expenses.

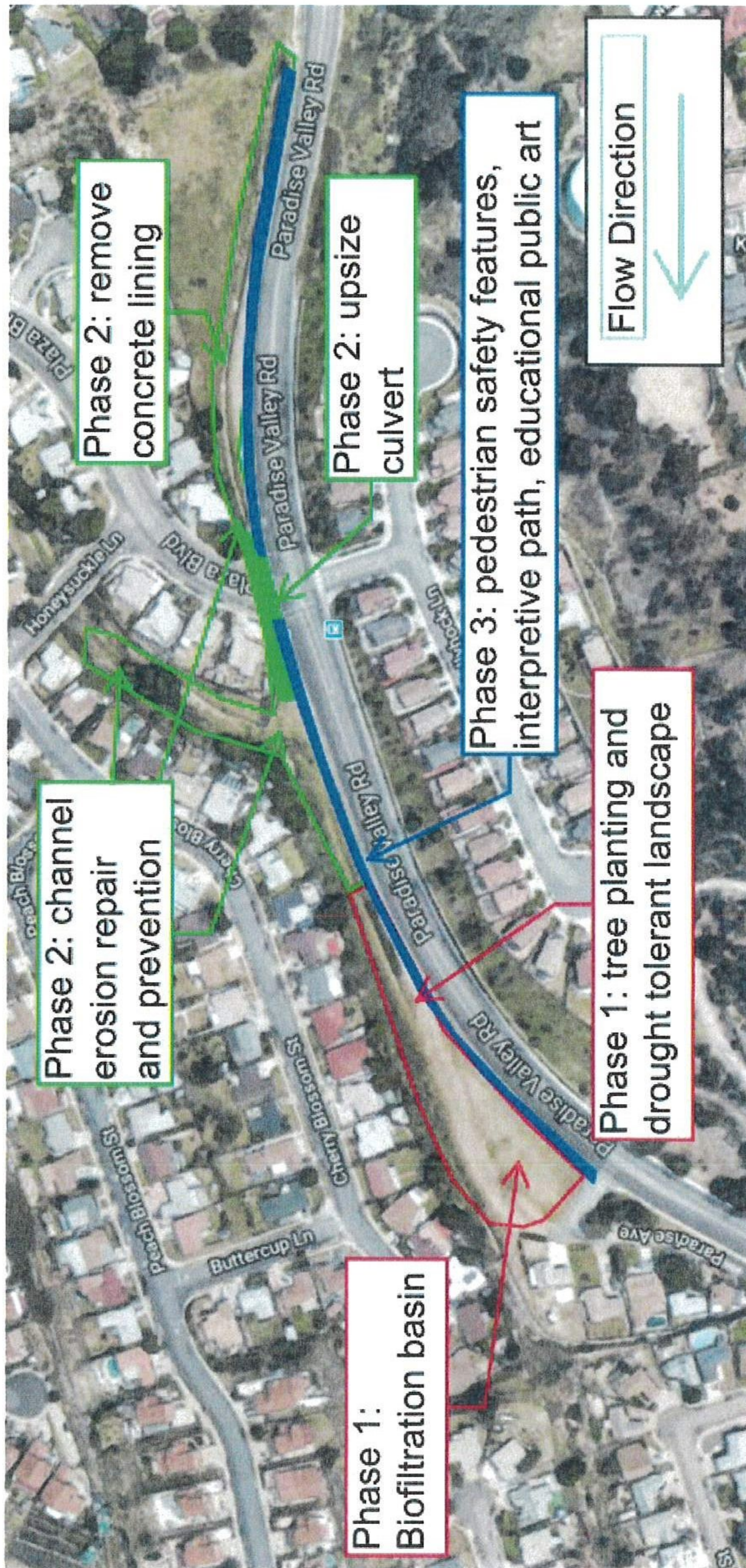
The Engineering Department is researching grant opportunities in order to fund the remaining \$1,563,944 as part of a third phase of this project.

Paradise Creek Water Quality and Community Enhancement project

Phase I - Complete;

Phase II - IRWM will fund this phase in amount of \$3,681,056;

Phase III - Staff will pursue grant funds.



**LOCAL PROJECT SPONSOR AGREEMENT BETWEEN THE SAN DIEGO COUNTY WATER
AUTHORITY AND CITY OF NATIONAL CITY FOR THE INTEGRATED REGIONAL WATER
MANAGEMENT PROGRAM RELATED TO THE PROPOSITION 1 ROUND 1 INTEGRATED REGIONAL
WATER MANAGEMENT (IRWM) IMPLEMENTATION GRANT**

PROJECT ID: 1-1-2-80076

This Agreement between the San Diego County Water Authority (Water Authority/Grantee), a county water authority, and the City of National City, a Local Project Sponsor (LPS), sets forth the understanding of the Water Authority and the LPS (collectively Parties) for distribution of a grant award from the State of California Department of Water Resources (State).

RECITALS:

- 1) WHEREAS, in November 2014, California voters approved Proposition 1, the Water Quality, Supply, and Infrastructure Improvement Act of 2014, providing \$510 million in Integrated Regional Water Management to support projects included in State-approved and adopted Integrated Regional Water Management (IRWM) Plans, and
- 2) WHEREAS, to qualify for IRWM funding from Proposition 1, an IRWM planning region must have an IRWM Plan that is consistent with Water Code section 10530 et. seq. and been approved by the State, and the 2019 San Diego IRWM Plan has met those requirements, and
- 3) WHEREAS, since June of 2005, the City of San Diego, County of San Diego, and Water Authority have jointly operated as a Regional Water Management Group (RWMG) under successive Memoranda of Understanding (MOU) for purposes that include division of responsibilities regarding the IRWM Plan and for administration of IRWM grant monies awarded to the San Diego IRWM Region by the State, and
- 4) WHEREAS, on December 15, 2020, the RWMG executed a new MOU for the San Diego IRWM Plan and Grant Program for calendar years 2021 through 2025, replacing prior MOUs and any amendments, and reaffirming the respective roles of each party, including the Water Authority as the responsible party for administration of IRWM grant monies.

The Recitals are incorporated herein, and the Parties agree as follows:

- 1) **DEFINITIONS.** The following words and terms, unless otherwise defined, shall mean:
 - A. LPS means Local Project Sponsor. A LPS is a proponent of an individual project that will be funded as part of the IRWM Program from the State. The role of the LPS could be performed by entities such as the Water Authority, County of San Diego, City of San Diego, a Water Authority member agency, a municipality, a joint powers authority, a local public agency, a non-profit 501(c)(3) or a Native American tribe. The LPS for this Agreement is the City of National City.
 - B. Grantee and Water Authority mean the San Diego County Water Authority.
 - C. Grant Agreement means Grant Agreement No. 4600013830 between the San Diego County Water Authority and the State of California, Department of Water Resources dated April 9, 2021, for the disbursement of \$15,336,336 in grant funds, and is available upon request.
 - D. Project (1-1-2-80076): **Paradise Valley Creek Water Quality and Community Enhancement**

- E. Agreement means this Local Project Sponsor Agreement between the Water Authority and the LPS for the performance of the Project and receipt of the grant funds allocated for that Project.
- F. Grant/Grant funds/Grant funding/Grant amount means the funding awarded to the Project from the State under the Grant Agreement.

- 2) TERM OF AGREEMENT. The term of this Agreement begins on June 27, 2020, and terminates upon final payment plus three (3) years unless otherwise terminated or amended as provided in this Agreement. However, all work described in Exhibit A (Work Plan) must be completed by the date reflected in Exhibit C (Schedule) or by **September 30, 2025, whichever is sooner**.
- 3) GRANT AMOUNT. The maximum grant funds payable by this Agreement shall not exceed **\$3,681,056**.
- 4) COST SHARE. Cost Share is the amount needed to fund the project above the Grant amount. The LPS is to provide a minimum of 50% of total project costs, unless eligible to be waived, reflected as "Required Cost Share: Non-state Fund Source", as set forth in Exhibit B (Budget). Required Cost Share may include Eligible Project Costs directly related to Exhibit A incurred after January 1, 2015. A change in the Project's total costs may change the required Cost Share.

Other Cost Share is the amount necessary to fund the Project above the Grant amount and Required Cost Share. Other Cost Share will not be reviewed by the Water Authority or the State for invoicing purposes; however, the LPS is required to maintain all financial records associated with the Project in accordance with Exhibit H (State and Water Authority Audit Document Requirements for the LPS).

- 5) LPS RESPONSIBILITIES. LPS and its representatives shall:
 - A. Faithfully and expeditiously perform or cause to be performed all work as described in Exhibit A and in accordance with Exhibits B and C. LPS shall be responsible for oversight, compliance, and operations and maintenance of Project(s) identified in this Agreement.
 - B. LPS or its representatives shall perform regular inspections of any construction work in progress.
 - C. Accept and agree to comply with all terms, provisions, conditions, and written commitments of this Agreement, including all incorporated documents, and to fulfill all assurances, declarations, representations, and statements made by LPS in the application, documents, amendments, and communications filed in support of its request for funding.
 - D. Comply with all applicable California, federal, and local laws and regulations to execute this Agreement and implement the Project.
 - E. Fulfill its obligations under the Agreement and be responsible for the performance of the Project.
 - F. Obtain any and all permits, licenses, and approvals required for performing any work under this Agreement, including those necessary to perform design, construction, or operation and maintenance of the Project. LPS shall provide copies of permits and approvals to the Water Authority.
 - G. Be solely responsible for design, construction, and operation and maintenance of projects within Exhibit A (Work Plan). Review or approval of plans, specifications, bid documents or other construction documents by the State is solely for the purpose of proper administration of funds by the State, or the Water Authority, and shall not be deemed to relieve or restrict responsibilities of LPS under this Agreement.

- H. Be solely responsible for all work and for persons or entities engaged in work performed pursuant to this Agreement, including, but not limited to, contractors, subcontractors, suppliers, and providers of services. The LPS shall be responsible for any and all disputes arising out of its contracts for work on the Project, including but not limited to payment disputes with contractors and subcontractors. The Water Authority will not mediate disputes between the LPS and any other entity concerning responsibility for performance of work.
- I. LPS shall fulfill its obligations in a manner that is consistent with this Agreement, the Grant Agreement (4600013830), and the IRWM Program.
- J. LPS shall reimburse the Water Authority for grant administration services costs as provided in Exhibit J through the term of this Agreement, three years after final payment, as prescribed in Paragraph 2, "Term of Agreement."
- K. The LPS has reviewed and shall demonstrate compliance with all eligibility criteria as set forth on pages 9-11, inclusive, of the 2019 IRWM Implementation Grant Program (Program) Guidelines (2019 Guidelines). The 2019 IRWM Program Guidelines are available here: [Guidelines <https://water.ca.gov/Work-With-Us/Grants-And-Loans/IRWM-Grant-Programs/Proposition-1/Implementation-Grants>](https://water.ca.gov/Work-With-Us/Grants-And-Loans/IRWM-Grant-Programs/Proposition-1/Implementation-Grants)

6) GENERAL CONDITIONS.

- A. Unless exempt as per the 2019 IRWM Implementation Grant Proposal Solicitation Package, project(s) that are subject to the California Environmental Quality Act (CEQA) including final land purchases, shall not be included in this Agreement until the CEQA process is completed and all permits necessary to begin construction are acquired. Projects providing at least 75% of benefits to a disadvantaged community (DAC), economically distressed area (EDA), and/or Tribe (based on population or geography), or projects implemented by Tribes will be exempt from this requirement.
 - i. Such projects are included in the Agreement as a placeholder. Placeholder projects are not eligible for grant reimbursement and may not submit invoices to DWR until such time as they are fully included in the Agreement.
 - ii. Placeholder projects that complete CEQA and/or acquire permits (necessary to begin construction) within eighteen (18) months of the agreement execution date will be amended into the agreement. At the end of the eighteen (18)-month term, any placeholder projects that fail to complete CEQA and/or acquire permits will be deleted from the Agreement. The total grant award will be reduced by the amount of the deleted project(s). Replacement projects will not be allowed. Reduced amount will be made available to the respective Funding Area in future funding rounds on a competitive basis. Deleted placeholder projects will not be eligible to receive any grant reimbursement under this Agreement; however, such project could be eligible under the next round of grant solicitation.
- B. The Water Authority shall have no obligation to disburse money for the Project under this Agreement until the LPS has satisfied the following conditions (if applicable):
 - i. For the term of this Agreement, the LPS shall submit quarterly Progress Reports which may accompany an invoice and all invoice backup documentation (\$0 invoices are acceptable). The quarterly Progress Report shall be submitted no later than the fifteenth day of the month following the end of the Calendar Quarter (i.e. reports are due April 15, July 15, October 15, and January 15) and all other deliverables as required by Paragraph 15, "Submission of Reports" and Exhibit A (Work Plan).

- ii. Prior to the commencement of construction or implementation activities, if applicable, the LPS shall cause to be submitted to the State, via the Water Authority, the following:
 1. Final plans and specifications certified, signed and stamped by a California Registered Civil Engineer (or equivalent registered professional, as appropriate) to certify compliance for the approved Project, as listed in Exhibit A of this Agreement.
 2. Work that is subject to the California Environmental Quality Act (CEQA) (including final land purchases) shall not proceed under this Agreement until the following actions are performed:
 - a) The LPS submits to the Water Authority all applicable environmental permits, as indicated on the Environmental Information Form to the State,
 - b) Documents that satisfy the CEQA process are received by the State, via the Water Authority,
 - c) The State has completed its CEQA process as a Responsible Agency, and
 - d) The LPS receives written notification from the State via the Water Authority of concurrence with the Lead Agency's CEQA documents (s) and State's notice of verification of environmental permit submittal.

The State's concurrence of Lead Agency's CEQA documents is fully discretionary and shall constitute a condition precedent to any work (i.e., construction or implementation activities) for which it is required. Once CEQA documentation has been completed, the State will consider the environmental documents and decide whether to continue to fund the project, or to require changes, alterations, or other mitigation. Proceeding with work subject to CEQA prior to the State's concurrence shall constitute a material breach of this Agreement. Local Project Sponsor (LPS) shall also demonstrate that it has complied with all applicable requirements of the National Environmental Policy Act (NEPA) by submitting copies of any environmental documents, including Environmental Impact Statements, Finding of No Significant Impact, mitigation monitoring programs, and environmental permits as may be required prior to beginning construction/implementation.

- iii. A monitoring plan as required by Paragraph 17, "Monitoring Plan Requirements," if applicable.

7) DISBURSEMENT OF GRANT FUNDS FROM THE STATE VIA THE WATER AUTHORITY.

Pursuant to Paragraph 9 "Method of Payment for Reimbursement" and subject to the availability of funds disbursed to the Water Authority by the State, the Water Authority will release to the LPS, through normal Water Authority processes, the grant reimbursement amount approved by and received from the State for reimbursement to the LPS. Notwithstanding any other provision of this Agreement, no disbursement shall be required at any time or in any manner which is in violation of, or in conflict with, federal or state laws, rules, or regulations, or which may require any rebates to the federal government, or any loss of tax-free status on state bonds, pursuant to any federal statute or regulation. Any and all money disbursed to the LPS under this Agreement and all interest earned by the LPS shall be used solely to pay Eligible Project Costs.

- 8) ELIGIBLE PROJECT COST.** The LPS shall apply State grant funds received only to Eligible Project Costs in accordance with applicable provisions of the law and Exhibit B (Budget). Eligible Project Costs include the reasonable costs of studies, engineering, design, land and easement acquisition and associated legal fees, preparation of environmental documentation, environmental mitigations, monitoring, and project construction. Reimbursable administrative expenses are the necessary

costs incidental but directly related to the Project included in this Agreement. Costs incurred after June 26, 2020, may be eligible for reimbursement.

Costs **not eligible** for reimbursement include, but are not limited to, the following:

- A. Costs, other than those noted above, incurred prior to the award date of this Grant.
 - B. Costs for preparing and filing a grant application.
 - C. Operation and maintenance costs, including post construction performance and monitoring costs.
 - D. Purchase of equipment that is not an integral part of a project.
 - E. Establishing a reserve fund.
 - F. Purchase of water supply.
 - G. Replacement of existing funding sources for ongoing programs.
 - H. Meals, food items, or refreshments.
 - I. Payment of any punitive regulatory agency requirement, federal or state taxes.
 - J. Purchase of land in excess of the minimum required acreage necessary to operate as an integral part of a project, as set forth and detailed by engineering and feasibility studies, or acquisition of land by eminent domain.
 - K. Overhead and Indirect Costs. "Indirect Costs" means those costs that are incurred for a common or joint purpose benefiting more than one cost objective and are not readily assignable to the funded project (i.e., costs that are not directly related to the funded project). Examples of Indirect Costs include, but are not limited to: central service costs; general administration of the LPS; non-project-specific accounting and personnel services performed within the LPS' organization; depreciation or use allowances on buildings and equipment; the costs of operating and maintaining non-project-specific facilities; tuition and conference fees; forums, trainings, and seminars; and, generic overhead or markup. This prohibition applies to the LPS and any subcontract or sub-agreement for work on the Project that will be reimbursed pursuant to this Agreement.
 - L. Mitigation for environmental impacts not resulting from implementation of the Project funded by this program.
- 9) **METHOD OF PAYMENT FOR REIMBURSEMENT.** After the disbursement requirements in Paragraph 6, "General Conditions" are met, the Water Authority will disburse the whole or portions of State grant funding received from the State to the LPS, following receipt from the LPS of an electronic invoice transmitted via the Water Authority's IRWM grants webtool (or other methods as directed by the Water Authority) for costs incurred, including Cost Share, and timely Quarterly Progress Reports as required by Paragraph 15, "Submission of Reports." Payment will be made no more frequently than quarterly in arrears, upon receipt of an invoice bearing the LPS Agreement number. Quarterly Progress Reports must accompany an invoice (\$0 invoices are acceptable) and shall be submitted within 15 days following the end of the quarter (i.e., invoices are due April 15, July 15, October 15, and January 15). The Water Authority will notify the LPS, in a timely manner, whenever, upon review of an invoice, the Water Authority or the State determines that any portion or portions of the costs claimed are not eligible costs or are not supported by documentation or receipts acceptable to the State. The LPS may, within fifteen (15) calendar days of the date of receipt of such notice, submit additional documentation to the Water Authority to cure such deficiency(ies). If the LPS fails to submit adequate documentation curing the deficiency(ies), the

Water Authority or State will adjust the pending invoice by the amount of ineligible or unapproved costs.

Invoices submitted by the LPS shall include the following information:

- A. Costs incurred for work performed in implementing the Project during the period identified in the particular invoice.
- B. Costs incurred for any interests in real property (land or easements) that have been necessarily acquired for a project during the period identified in the particular invoice for the implementation of a project.
- C. Invoices shall be submitted on forms and by methods as provided by the Water Authority and shall meet the following format requirements:
 - i. Invoices shall contain the date of the invoice, either the time period covered by the invoice or the invoice date received within the time period covered, and the total amount due.
 - ii. Invoices shall be itemized based on the categories (i.e., tasks) specified in Exhibit B (Budget). The amount claimed for salaries/wages/consultant fees shall include a calculation formula (i.e., hours or days worked times the hourly or daily rate = the total amount claimed). The amount claimed for LPS salaries/wages shall be in accordance with the Personnel Billing Rates letter provided to the Water Authority.
 - iii. One set of sufficient evidence (i.e., receipts, copies of checks, personnel hours summary table, time sheets) shall be provided for all costs included in the invoice.
 - iv. Each invoice shall clearly delineate those costs claimed for reimbursement from the Grant funding amount, as depicted in Paragraph 3, "Grant Amount" and those costs that represent the LPS costs, as applicable, in Paragraph 4, "Cost Share."
 - v. Submit an electronic invoice, certified and transmitted online to the Water Authority's IRWM grants webtool (or other methods as directed by the Water Authority) from the authorized representative reflected in Paragraph 25 of this Agreement.

All invoices submitted shall be accurate and signed under penalty of law. Any and all costs submitted pursuant to this Agreement shall only be for the tasks set forth herein. The LPS shall not submit any invoice containing costs that are ineligible or have been reimbursed from other funding sources unless required and specifically noted as such (i.e., cost share). Any eligible costs for which the LPS is seeking reimbursement shall not be reimbursed from any other source. Double or multiple billing for time, services, or any other eligible cost is illegal and constitutes fraud. Any suspected occurrences of fraud, forgery, embezzlement, theft, or any other misuse of public funds may result in suspension of disbursements of grant funds and/or termination of this Agreement requiring the repayment of all funds disbursed hereunder plus interest. Additionally, the State and the Water Authority may request an audit pursuant to Exhibit D, Standard Conditions, Paragraph D.5, "Audits", and refer the matter to the Attorney General's Office or the appropriate district attorney's office for criminal prosecution or the imposition of civil liability. (Civ. Code, §§ 1572-1573; Pen. Code, §§ 470, 487-489.)

- 10) **ADVANCED PAYMENT.** Water Code section 10551 authorizes advanced payment by the State for projects included and implemented in an applicable Integrated Regional Water Management Plan, and when the project proponent is a nonprofit organization; a disadvantaged community (DAC); or the project benefits a DAC. If a project is awarded less than \$1,000,000 in grant funds, the project proponent may receive an advanced payment of fifty (50) percent of the grant award; the remaining fifty (50) percent of the grant award will be reimbursed in arrears after the advanced funds of a budget category have been fully expended. Within thirty (30) calendar days of execution of the

Agreement, the LPS may provide the Water Authority an Advanced Payment Request. Advanced Payment Requests received thirty-one (31) calendar days after the execution of this Agreement will not be eligible to receive an advanced payment.

A. LPS requesting the advanced payment shall include:

- i. Descriptive information of the Project with an update on Project status.
- ii. Identification as to whether the LPS, or any of its local project proponents (LPP) are nonprofit organizations or a DAC, or whether the Project benefits a DAC.
- iii. A detailed Funding Plan which includes how the advanced payment will be expended (in terms of workplan, budget, and schedule) within a timeframe agreed upon by the Water Authority and the LPS. The Funding Plan must clearly identify the total budget (at Budget Category Level) for the Project clearly showing the portion of advanced payment and reimbursement funds.
- iv. Any other information that the Water Authority may deem necessary.

B. Upon review and approval of the Advanced Payment Request submitted to the State by the Water Authority on behalf of the LPS, the State will authorize release of grant funds in the fully requested amount for the qualified Project to the Water Authority, and the Water Authority will release the funds to the LPS. Based on the Project's Funding Plan and other considerations, the State may determine it is not prudent to advance the full request in a single disbursement. In such a case, the State and the Water Authority will develop a "Disbursement Schedule" to disburse funds in installments. This Disbursement Schedule may change based on the Project's ongoing compliance with the Advanced Payment requirements and the Project's cash flow needs.

C. Once the Advanced Payment Request is authorized by the State, the LPS shall submit to the Water Authority an Advanced Payment Invoice(s) for the initial amount based on the "Disbursement Schedule" to the Water Authority's IRWM grants webtool (or other methods as directed by the Water Authority) with signature and date of the LPS' Project Manager, as indicated in Paragraph 25, "Project Managers." The Water Authority shall be responsible for the timely distribution of the advanced funds to the LPS. The Advanced Payment Invoice(s) shall be submitted on forms provided by the Water Authority and shall meet the following format requirements:

- i. Invoice shall contain the date of the invoice, the time period covered by the invoice, and the total amount due.
- ii. Invoice shall be itemized based on the budget categories specified in Exhibit B (Budget).
- iii. The Water Authority will notify the LPS, in a timely manner, when, upon review of an Advance Payment Invoice, the State determines that any portion or portions of the costs claimed are not eligible costs. The LPS may, within fifteen (15) calendar days of the date of receipt of such notice, submit additional documentation to cure such deficiency(ies).
- iv. On a quarterly basis, the LPS will submit an Accountability Report to the Water Authority that demonstrates how actual expenditures compare with the scheduled budget. The Accountability Report shall include the following information:
 1. An itemization of how advanced funds have been spent to date (Expenditure Report), including documentation that supports the disbursements (e.g., contractor invoices, receipts, personnel hours, etc.). Accountability Reports shall be itemized based on the budget categories (i.e., tasks) specified in Exhibit B.

2. An updated Accountability Report including an updated Funding Plan that depicts how the remaining advanced funds will be expended and the activities and deliverables associated with the advanced funds within the timeframe agreed upon by DWR and the LPS when the advanced payment request was approved.
 3. Documentation that the funds were placed in a non-interest bearing account, including the dates of deposits and withdrawals from that account.
 4. Proof of distribution of advanced funds to LPS(s), if applicable.
 - v. The Water Authority will notify the LPS, in a timely manner, when, upon review of the Accountability Report, the State determines that any portion of the expenditures claimed are not eligible costs. The LPS may, within fifteen (15) calendar days of the date of receipt of such notice, submit additional documentation to cure such deficiency(ies). If costs are not consistent with the tasks in Exhibit A, the claim will be rejected and the costs removed from the Accountability Report.
- D. Once the LPS has spent all advanced funds in a budget category, then the method of payment will revert to the reimbursement process for that budget category specified in Paragraph 9, "Method of Payment for Reimbursement."

11) REPAYMENT OF ADVANCES. The Water Authority may demand repayment from the LPS of all or any portion of the advanced funding along with interest at the California general obligation bond interest rate at the time the Water Authority notifies the LPS, as directed by the State, and take any other action that it deems necessary to protect its interests for the following conditions:

- A. The Project is not being implemented in accordance with the provisions of the Agreement.
- B. The LPS has failed in any other respect to comply with the provisions of this Agreement, and if the LPS does not remedy any such failure to the Water Authority's satisfaction.
- C. Failure by the LPS to submit complete and accurate quarterly Accountability Reports by the required due dates, unless otherwise approved by the Water Authority.
- D. Failure to deposit funds in a non-interest-bearing account.
- E. Use of Advance Payment funds for ineligible expenses and/or activities not consistent with this Agreement.
- F. Inappropriate use of funds, as deemed by the Water Authority and/or the State.
- G. Repayment amounts may also include:
 - i. Actual costs incurred which are not consistent with the activities presented in Exhibit A, not supported, or are ineligible.
 - ii. Advanced funds which are not fully expended by Project completion, notwithstanding Water Code section 10551(c)(4). Unused grant funds shall be returned to the Water Authority within thirty (30) calendar days.

Any repayment of advanced funds may consist of reducing the amount from future reimbursement invoices. The Water Authority may consider the LPS' refusal to repay the requested advanced amount a material breach of this Agreement subject to the default provisions in Paragraph 13, "Default Provisions." If the Water Authority notifies the LPS of its decision to demand repayment or withhold the entire funding amount from the LPS pursuant to this Paragraph, this Agreement shall terminate upon receipt of such notice by the LPS and the Water Authority shall no longer be required to provide funds under this Agreement.

12) WITHHOLDING OF DISBURSEMENTS BY THE WATER AUTHORITY.

- A. If the Water Authority determines that the Project is not being implemented in accordance with the provisions of this Agreement, or that the LPS has failed in any other respect to comply with the provisions of this Agreement, and if the LPS does not remedy any such failure to the Water Authority's satisfaction, the Water Authority may withhold from the LPS all or any portion of the grant funding and take any other action that it deems necessary to protect its interests. Where a portion of the grant funding has been disbursed to the LPS and the Water Authority notifies the LPS of its decision not to release funds that have been withheld pursuant to Paragraph 13, "Default Provisions," the portion that has been disbursed shall thereafter be repaid immediately with interest at the California general obligation bond interest rate at the time the Water Authority notifies the LPS, as directed by the Water Authority. The Water Authority may consider the LPS' refusal to repay the requested disbursed amount a material breach subject to the default provisions in Paragraph 13, "Default Provisions." If the Water Authority notifies the LPS of its decision to withhold the entire funding amount from the LPS pursuant to this Paragraph, this Agreement shall terminate upon receipt of such notice by the LPS and the Water Authority shall no longer be required to provide funds under this Agreement and the Agreement shall no longer be binding on either party.
- B. The Water Authority shall withhold future LPS disbursements for non-payment of grant administration services costs.

13) DEFAULT PROVISIONS. The LPS shall be in default under this Agreement if any of the following occur:

- A. Substantial breaches of this Agreement, or any supplement or amendment to it, or any other agreement between the LPS and the Water Authority evidencing or securing the LPS' obligations.
- B. Making any false warranty, representation, or statement with respect to this Agreement or the application filed to obtain the Grant for the Project.
- C. Failure to operate or maintain the Project in accordance with this Agreement.
- D. Failure to make any remittance required by this Agreement, including any remittance recommended as the result of an audit conducted pursuant to Exhibit D, Standard Conditions, Paragraph D.5, "Audits."
- E. Failure to submit timely quarterly progress reports pursuant to Paragraph 6, "General Conditions."
- F. Failure to routinely invoice pursuant to Paragraph 9, "Method of Payment for Reimbursement."
- G. Failure to meet any of the requirements set forth in Paragraph 14, "Continuing Eligibility."
- H. Failure to pay grant administration costs.

In the event the Water Authority finds it necessary to enforce this provision of this Agreement in the manner provided by law, the LPS agrees to pay all costs incurred by the Water Authority including, but not limited to, costs incurred by and reimbursed to the State by the Water Authority, reasonable attorneys' fees, legal expenses, and costs.

Should an event of default occur, the Water Authority shall provide a notice of default to the LPS and shall give the LPS at least ten (10) calendar days to cure the default with notice established pursuant to Paragraph 22, "Notices." If the LPS fails to cure the default within the time prescribed by the Water Authority, the Water Authority may do any of the following:

- i. Declare the funding be immediately repaid, with interest, which shall be equal to State of California general obligation bond interest rate in effect at the time of the default.
- ii. Terminate any obligation to make future payments to the LPS.
- iii. Terminate this Agreement.
- iv. Take any other action that it deems necessary to protect its interests.

14) **CONTINUING ELIGIBILITY.** The LPS shall meet the following ongoing requirement(s) and all eligibility criteria outlined in the 2019 Guidelines to remain eligible to receive Grant funds:

- A. An urban water supplier that receives Grant funds pursuant to this Agreement shall maintain compliance with the Urban Water Management Planning Act (UWMP; Wat. Code, § 10610 et seq.) and Sustainable Water Use and Demand Reduction (Wat. Code, § 10608 et seq.) as set forth on page 11 of the 2019 Guidelines and as stated on page 22 of the Proposal Solicitation Package, available online at: <https://water.ca.gov/Work-With-Us/Grants-And-Loans/IRWM-Grant-Programs/Proposition-1/Implementation-Grants>.
- B. An agricultural water supplier receiving Grant funds shall comply with Sustainable Water Use and Demand Reduction requirements outlined in Water Code section 10608, et seq. and have their Agricultural Water Management Plan (AWMP) deemed consistent by the State. To maintain eligibility and continue funding disbursements, an agricultural water supply shall have their 2015 AWMP identified on the State's website. For more information, visit the website listed in Appendix A in the 2019 Guidelines.
- C. A surface water diverter receiving Grant funds shall maintain compliance with diversion reporting requirements as outlined in Water Code section 5100 et. seq.
- D. If applicable, the LPS shall demonstrate compliance with the Sustainable Groundwater Management Act (SGMA) set forth on page 10 of the 2019 Guidelines.
- E. If the LPS has been designated as a monitoring entity under the California Statewide Groundwater Elevation Monitoring (CASGEM) Program, the LPS shall maintain reporting compliance, as required by Water Code section 10932 and the CASGEM Program.
- F. The LPS shall adhere to the protocols developed pursuant to The Open and Transparent Water Data Act (Wat. Code, § 12406, et seq.) for data sharing, transparency, documentation, and quality control.

15) **SUBMISSION OF REPORTS.** The submittal and approval of all reports is a requirement for the successful completion of this Agreement. Reports shall meet generally accepted professional standards for technical reporting and shall be proofread for content, numerical accuracy, spelling, and grammar prior to submittal to the Water Authority. All reports shall be submitted to the Water Authority's Project Manager and shall be submitted via the Water Authority's IRWM grants webtool (or other methods subsequently directed in writing). If requested, the LPS shall provide within 5 business days any additional requested information deemed necessary by the Water Authority for the approval of reports. Reports shall be presented in the formats described in the applicable portion of Exhibit F (Report Formats and Requirements). The timely submittal of reports is a requirement for initial and continued disbursement of Grant funds. Submittal and subsequent approval by the State of a Project Completion Report is a requirement for the release of any funds retained for the Project.

- A. **Quarterly Progress Reports:** The LPS shall submit quarterly Progress Reports to meet the Water Authority's requirement for disbursement of Grant funds. Progress Reports shall be uploaded via the Water Authority's IRWM grants webtool (or other methods subsequently directed in writing). Progress Reports shall, in part, provide a brief description of the work

performed, the LPS' activities, milestones achieved, meetings held and/or attended, any accomplishments and any problems encountered in the performance of the work under this Agreement during the reporting period. The first Progress Report must accompany an invoice (\$0 invoices are acceptable) and shall be submitted within fifteen (15) days following the end of the Calendar Quarter.

- B. Accountability Report: The LPS shall prepare and submit to the Water Authority an Accountability Report with the quarterly Progress Report if the LPS received an advanced payment, consistent with the provisions in Paragraph 10, "Advanced Payment."
- C. Project Completion Report: The LPS shall prepare and submit to the Water Authority a Project Completion Report for the Project (or a Component Completion Report, if a Project has multiple Components) within sixty (60) calendar days of Project/Component completion in the format outlined in Exhibit F.
- D. Post-Performance Reports: The LPS shall prepare and submit to the Water Authority Post-Performance Reports within sixty (60) calendar days after the first operational year of the Project has elapsed. This record keeping and reporting process shall be repeated annually for a total of three (3) years after the Project begins operation.

16) OPERATION AND MAINTENANCE OF PROJECT. For the useful life of construction and implementation projects and in consideration of the Grant funding made available by the State via the Water Authority, the LPS agrees to ensure or cause to be performed the commencement and continued operation of the Project, and shall ensure or cause the Project to be operated in an efficient and economical manner; shall ensure all repairs, renewals, and replacements necessary to the efficient operation of the same are provided; and shall ensure or cause the same to be maintained in as good and efficient condition as upon its construction, ordinary and reasonable wear and depreciation excepted. The Water Authority shall not be liable for any cost of such maintenance, management, or operation. The LPS or their successors may, with the written approval of the Water Authority, transfer this responsibility to use, manage, and maintain the property. For purposes of this Agreement, "useful life" means period during which an asset, property, or activity is expected to be usable for the purpose it was acquired or implemented; "operation costs" include direct costs incurred for material and labor needed for operations, utilities, insurance, and similar expenses, and "maintenance costs" include ordinary repairs and replacements of a recurring nature necessary for capital assets and basic structures and the expenditure of funds necessary to replace or reconstruct capital assets or basic structures. Refusal by the LPS to ensure operation and maintenance of the Projects in accordance with this provision may, at the option of the Water Authority, be considered a breach of this Agreement and may be treated as default under Paragraph 13, "Default Provisions."

17) MONITORING PLAN REQUIREMENTS. A Monitoring Plan shall be submitted to the Water Authority prior to disbursement of Grant funds for construction or monitoring activities. The Monitoring Plan should incorporate Post-Performance Monitoring Report requirements as defined and listed in Exhibit F, and follow the guidance provided in Exhibit I (Project Monitoring Plan Guidance).

18) STATEWIDE MONITORING REQUIREMENTS. The LPS shall ensure that all groundwater Project(s) and Project(s) that include groundwater monitoring requirements are consistent with the Groundwater Quality Monitoring Act of 2001 (Water Code § 10780 et seq.) and, where applicable, that Project(s) that affect water quality shall include a monitoring component that allows the integration of data into statewide monitoring efforts, including where applicable, the Surface Water Ambient Monitoring Program carried out by the State Water Resources Control Board. See Exhibit G for web links and information regarding other State monitoring and data reporting requirements.

19) INDEMNIFICATION.

- A. To the fullest extent permitted by law, the LPS shall:
- i. immediately defend, and
 - ii. indemnify the Water Authority, the State, and their directors, officers, and employees from and against all liabilities including, regardless of nature or type arising out of or resulting from LPS' performance of services under this agreement including but not limited to any claims or damages arising from planning, design, construction, maintenance and/or, or any negligent or wrongful act or omission of the LPS or LPS' officers, employees, agents, or subcontractors and in any breach of this Agreement. Liabilities subject to the duties to defend and indemnify include, without limitation all claims, losses, damages, penalties, fines, and judgments; associated investigation and administrative expenses; defense costs, including but not limited to reasonable attorneys' fees; court costs; and costs of alternative dispute resolution. The LPS' obligation to indemnify applies unless it is adjudicated that its liability was caused by the sole negligence or willful misconduct of an indemnified party. If it is finally adjudicated that liability is caused by the comparative active negligence or willful misconduct of an indemnified party, the LPS indemnification obligation shall be reduced in proportion to the established comparative liability of the indemnified party.
- B. The duty to defend is a separate and distinct obligation from the LPS duty to indemnify. The LPS shall be obligated to defend, in all legal, equitable, administrative, or special proceedings, with counsel approved by the Water Authority and State, their directors, officers, and employees, immediately upon tender to the LPS of the claim in any form or at any stage of an action or proceeding, whether or not liability is established. An allegation or determination of comparative active negligence or willful misconduct by an indemnified party does not relieve the LPS from its separate and distinct obligation to defend Water Authority and State. The obligation to defend extends through final judgment, including exhaustion of any appeals.
- C. The review, acceptance or approval of the LPS' work or work product by any indemnified party shall not affect, relieve or reduce the LPS' indemnification or defense obligations. This Paragraph survives completion of the services or the termination of this contract. The provisions of this Paragraph are not limited by and do not affect the provisions of this contract relating to insurance.

20) INSURANCE:

- A. The LPS shall procure and maintain Insurance and Bonds as required in the Grant Agreement with the State until Project completion.
- B. The LPS shall procure and maintain during the period of performance of this Agreement insurance from insurance companies admitted doing business in the State of California, as set forth in this Paragraph or as additionally required by supplemental condition. An approved combination of pooled and self-insurance coverage is an acceptable alternative for General Liability coverage. This policy shall be primary insurance as to the Water Authority so that any other coverage held by the Water Authority shall not contribute to any loss under the LPS' insurance. Coverage may be provided by a combination of primary and excess insurance policies, provided all insurers meet the requirements of this Paragraph.
- C. All insurance shall cover occurrences during the coverage period.
- D. The coverage amount of each policy of insurance shall be as required by the Water Authority.
- i. The following insurance and limits are required for the agreement:

Commercial General Liability: Coverage at least as broad as ISO form GC 00 01 10 01. Limit per occurrence and aggregate: \$2,000,000.

- E. The insurance policies shall be endorsed as follows:
- i. For the general commercial liability as well as excess or umbrella insurance covering risks within the scope of that type of insurance, the San Diego County Water Authority, its directors, officers, employees and agents and the State of California, its directors, officers, employees and agents are included as additional insureds with regards to liability and defense of suits or claims arising from the operations, products and activities performed by or on behalf of the Named Insured. The LPS' insurance applies separately to each insured, including insureds added pursuant to this Paragraph, against whom claim is made or suit is brought except with respect to the policy limits of liability. The inclusion of any person or entity as an insured shall not affect any right which the person or entity would have as a claimant if not so included. Any failure of the named insureds to comply with reporting provisions of the policy or breaches or violations of warranties shall not affect coverage provided to the insureds added pursuant to this Paragraph. The additional insured endorsement shall provide coverage at least as broad as ISO form CG 20 10 11 85.
 - ii. The LPS insurance shall be primary. Any other insurance or self-insurance available to the Water Authority or persons stated in Paragraph 20.E.i. shall be in excess of and shall not contribute to the Contractor's insurance.
 - iii. The insurance shall not be canceled or materially reduced in coverage except after 30 days prior written notice receipted delivery has been given to the Water Authority, except 10 days' notice shall be allowed for non-payment of premium.
- F. Unless otherwise specified, the insurance shall be provided by an acceptable insurance provider, as determined by the Water Authority, which satisfies the following minimum requirements: An insurance carrier admitted doing business in California and maintaining an agent for process within the state. Such insurance carrier shall maintain a current A.M. Best rating classification of "A- (A minus)" or better and a financial size of \$10 million to \$24 million (Class V) or better, or a Lloyds of London program provided by syndicates of Lloyds of London and other London insurance carriers, providing all participants are qualified to do business in California and the policy provides for an agent for process in the state and the program assures a financial capability at least equal to the required classification and size for admitted insurers.
- G. Certificates of insurance and endorsements shall be provided by the LPS and approved by the Water Authority before execution of the Agreement. Endorsements may be provided on forms provided by the Water Authority, or substantially equivalent forms provided by the insurer.
- H. Additional Insured: All Consultants/Contractors performing the scope of work on behalf of the LPS shall name the Water Authority and State (including their directors, officers, employees, and agents) as an additional insured on their Commercial General Liability policy and the policy shall be endorsed with use of an ISO form CG 20 10 10 93 or equivalent.

21) NOTIFICATION OF WATER AUTHORITY. The LPS shall promptly notify the Water Authority, in writing, of the following items:

- A. Events or proposed changes that could affect the scope, budget, or work performed under this Agreement. The LPS agrees that no substantial change in the scope of the Project will be undertaken until written notice of the proposed change has been provided to the Water Authority and the Water Authority has given written approval for such change. Substantial changes generally include changes to the scope of work, schedule or term, and budget.

- B. Any public or media event publicizing the accomplishments and/or results of this Agreement and provide the opportunity for attendance and participation by the Water Authority' and State's representatives. The LPS shall make such notification at least thirty (30) calendar days prior to the event.
- C. Discovery of any potential archaeological or historical resource. Should a potential archaeological or historical resource be discovered during construction, the LPS agrees that all work in the area of the find shall cease until a qualified archaeologist has evaluated the situation and made recommendations regarding preservation of the resource, and the Water Authority in consultation with the State has determined what actions should be taken to protect and preserve the resource. The LPS agrees to implement appropriate actions as directed by the Water Authority.
- D. The initiation of any litigation or the threat of litigation against the LPS or an LPS regarding the Project or which may affect the Project in any way.
- E. Applicable to construction projects only: Final inspection of the completed work on the Project by a Registered Professional (Civil Engineer, Engineering Geologist, or other State approved certified/licensed Professional), in accordance with Exhibit D. The LPS shall notify the Water Authority's Project Manager of the inspection date at least thirty (30) calendar days prior to the inspection in order to provide the Water Authority and State the opportunity to participate in the inspection.

22) NOTICES. Any notice, demand, request, consent, or approval that either party desires or is required to give to the other party under this Agreement shall be in writing. Notices may be transmitted by any of the following means:

- A. By delivery in person.
- B. By certified U.S. mail, return receipt requested, postage prepaid.
- C. By "overnight" delivery service; provided that next-business-day delivery is requested by the sender.
- D. By electronic means.
- E. Notices delivered in person will be deemed effective immediately on receipt (or refusal of delivery or receipt). Notices sent by certified mail will be deemed effective given ten (10) calendar days after the date deposited with the U.S. Postal Service. Notices sent by overnight delivery service will be deemed effective one business day after the date deposited with the delivery service. Notices sent electronically will be effective on the date of transmission, which is documented in writing. Notices shall be sent to the addresses listed below. Either party may, by written notice to the other, designate a different address that shall be substituted for the one below.

23) PERFORMANCE EVALUATION. Upon completion of this Agreement, the LPS' performance may be evaluated by the Water Authority and a copy of the evaluation placed in the Water Authority's file and a copy sent to the LPS.

24) GRANT FUNDING REALLOCATION. Grant funding awarded to the Project may be reallocated to one or more projects if one of the conditions stated in the *IRWM Administrative Policy and Procedures for Reallocation of Grant Funding* has been met. The LPS confirms it has reviewed the policy and will abide by its terms, such policy available at: <http://www.sdirwmp.org/agreements-policies>.

25) PROJECT MANAGERS. Either Party may change its Project Manager upon written notice to the other Party. The Water Authority's Project Manager shall be its representative for the administration of this Agreement and shall have full authority to act on behalf of the Water Authority, including the authority to execute all payment requests. The LPS Project Manager shall be its representative for the administration of this Agreement and shall have full authority to act on behalf of the LPS, including the authority to execute all payment requests, demand, request, consent, or approval that either Party desires or is required to give to the other Party under this Agreement in writing. The Project Managers during the term of this Agreement are as follows:

City of National City

Roberto Yano
 Director of Public Works/City Engineer
 1243 National City Blvd.
 National City, CA 91950
 Phone: (619) 336-4380
 Email: ryano@nationalcityca.gov

San Diego County Water Authority

Loisa O. Burton
 San Diego IRWM Program Grants Administrator
 4677 Overland Ave
 San Diego, CA 92123
 Phone: (858) 522-6739
 Email: lburton@sdewa.org

26) STANDARD PROVISIONS. This Agreement is complete and is the final Agreement between the Parties. The following Exhibits are attached and made a part of this Agreement by this reference:

- Exhibit A Work Plan
- Exhibit B Budget
- Exhibit C Schedule
- Exhibit D Standard Conditions
- Exhibit E Local Project Sponsor Agency Designation and Project Location
- Exhibit F Report Formats and Requirements
- Exhibit G Requirements for Data Submittal
- Exhibit H State and Water Authority Audit Document Requirements for the LPS
- Exhibit I Project Monitoring Plan Guidance
- Exhibit J Reimbursement to the Water Authority for Grant Administration Services Costs

IN WITNESS WHEREOF, the parties hereto have executed this Agreement.

SAN DIEGO COUNTY WATER AUTHORITY Approved as to form:

By: _____

Kelley Gage
Director of Water Resources

By: _____

Anna Brathwaite
Assistant General Counsel

Date: _____

Date: _____

CITY OF NATIONAL CITY

Approved as to form:

By: _____

Brad Raulston
City Manager

By: _____

Charles E. Bell, Jr.
City Attorney

Date: _____

Date: _____

EXHIBIT A
WORK PLAN

PROPOSITION 1 ROUND 1 SAN DIEGO IRWM IMPLEMENTATION GRANT

PROJECT 2: Paradise Valley Creek Water Quality and Community Enhancement

IMPLEMENTING AGENCY: City of National City

PROJECT DESCRIPTION: The project will increase the flood conveyance capacity of the existing creek by upsizing a culvert and reducing erosion along the creek. The existing culvert will be replaced with a new 325-foot long 5-foot by 10-foot box culvert, which is sized for the 100-year flood flows in the creek. Much of the creek upstream of Plaza Boulevard is concrete-lined channel; this project will remove the concrete lining and replace it with turf lining. Drought-tolerant vegetation will be planted along the creek for erosion control.

Existing curb inlets along adjacent streets will be modified to divert runoff to the creek for conveyance to an existing biofiltration basin, reducing the amount of street flooding on Plaza Blvd. The project will remove an estimated 1.35 acres from the 100-year floodplain, treat 30 acre-feet per year (AFY) of stormwater, and infiltrate 4.6 AFY of stormwater.

Budget Category (a): Project Administration

Task 1: Project Management

Manage contract with Grantee including compliance with grant requirements, and preparation and submission of supporting grant. Prepare invoices including relevant supporting documentation for submittal to DWR via Grantee. This task also includes administrative responsibilities associated with the project such as coordinating with partnering agencies and managing consultants/contractors.

Deliverables:

- Invoices and associated backup documentation

Task 2: Reporting

Prepare progress reports detailing work completed during reporting period as outlined in Exhibit F of this Agreement. Submit reports to DWR via Grantee.

Prepare a Project Completion Report and submit to DWR via Grantee, no later than 90 days after project completion for DWR Project Manager's comment and review. The report shall be prepared and presented in accordance with guidance as outlined in Exhibit F.

Deliverables:

- Quarterly Project Progress Reports
- Project Completion Report with Stormwater Pollution Prevention Plan, Traffic Control Plan, and Dewatering Plan included in Appendices
- Documentation (e.g., photo) of "Acknowledgment of Credit" per Standard Condition D.2

Budget Category (b): Land Purchase/Easement

Task 3: Land Purchase – Not Applicable

Budget Category (c): Planning/Design/Engineering/Environmental Documentation**Task 4: Feasibility Studies**

Project Feasibility Studies were completed under the Proposition 1 Disadvantaged Community Involvement grant program.

Deliverables:

- Feasibility Study Report

Task 5: CEQA Documentation

A Notice of Determination for a Mitigated Negative Declaration was filed in San Diego County in February of 2018 for this project. Prepare letter stating no legal challenges (or addressing legal challenges).

Deliverables:

- All completed CEQA documents as required
- Legal Challenges Letter

Task 6: Permitting

Necessary permits for this project were obtained under the Proposition 1 Disadvantaged Community Involvement grant program and include: U.S. Army Corps of Engineers Section 404 permit, San Diego RWQCB 401 permit, California Department of Fish and Wildlife 1602 permit.

Deliverables:

- Permits as required

Task 7: Design

Final design drawings and specifications were prepared for this project under the Proposition 1 Disadvantaged Community Involvement grant program.

Deliverables:

- Basis of Design Report
- 100% Design Plans and Specifications

Task 8: Project Monitoring Plan

Prior to disbursement of State funds for construction or monitoring activities, develop and submit a Project Monitoring Plan per Paragraph 16 for DWR's review and approval.

Deliverables:

- Project Monitoring Plan

Budget Category (d): Construction/Implementation**Task 9: Contract Services**

This task must comply with the Standard Condition D.11 – Competitive Bidding and Procurements. Activities necessary (as applicable) to secure a contractor and award the contract, including: develop bid documents, prepare advertisement and contract documents for construction contract bidding, conduct pre-bid meeting, bid opening and evaluation, selection of the contractor, award of contract, and issuance of notice to proceed.

Deliverables:

- Bid Documents
- Proof of Advertisement
- Award of Contract
- Notice to Proceed

Task 10: Construction Administration

This task includes managing contractor submittal review, answering requests for information, and issuing work directives. A full-time engineering construction observer will be on site for the duration of the project. Construction observer duties include documenting of pre-construction conditions, daily construction diary, preparing change orders, addressing questions of contractors on site, reviewing/ updating project schedule, reviewing contractor log submittals and pay requests, forecasting cash flow, notifying contractor if work is not acceptable. A Letter of Map Revision will be required upon the completion of the project to remove the properties from the Federal Emergency Management Agency Special Flood Hazard Area. Upon completing the project, the DWR Certificate of Project Completion and record drawings will be prepared under this task and provided to DWR.

Deliverables:

- DWR Certificate of Project Completion
- Record Drawings
- Letter of Map Revision

Task 11: Construction

Construction activities include removal of concrete lining in the creek, removal of the existing culvert and installation of the upsized culvert, creek bank stabilization, and planting of native vegetation. All work along the creek will be completed in compliance with applicable permits and standards. Construction activities are outlined below.

- 11(a): Mobilization, Demobilization, and Site Preparation: Mobilization and demobilization include setting up the construction site and cleaning up to restore the site to pre-construction conditions. Site preparation includes preparing and implementing a Stormwater Pollution Prevention Plan, installing construction erosion controls, preparing and implementing a Traffic Control Plan, developing a dewatering plan, and installing a dewatering system for construction.
- 11(b): Channel Improvements: Concrete lining will be removed from approximately 700 linear feet of the creek, about 35,500 square feet of turf reinforcement will be installed along the creek, and re-vegetation with drought-tolerant landscaping will be implemented to improve erosion control in the creek.
- 11(c): Culvert Replacement: Upsizing the existing culvert will include removal of the existing culvert and installation of a new box culvert. This subtask will replace the existing culvert crossing with approximately 325 linear feet of 5-foot by 10-foot reinforced concrete box culvert. To reduce downstream erosion from flows through the culvert, approximately one-ton of rip rap will be installed at the culvert's outlet.
- 11(d): Curb Construction and Safety Measures: Modifications of the existing curb inlets to divert more flows into the creek will be made, including installation of an 18-inch diameter reinforced concrete pipe storm drain and concrete curb inlet, along with concrete headwalls. Two Americans with Disabilities Act- compliant ramps and a crosswalk will be installed at Plaza Boulevard during this work to improve safety at the site.

11(e): Educational Signage: Three interpretive signs will be installed to educate the public on the project benefits. The interpretive signage will contain facts about the local habitat and wildlife, water quality, and the interrelation between water quality, surface water, and groundwater, how the project functions, and contact information for public communication. Drafts of permanent signage will be submitted to DWR prior to installation.

Deliverables:

- Photographic Documentation of Progress
- Draft of Permanent Educational, Interpretive Signage

**EXHIBIT B
BUDGET**

PROPOSITION 1 ROUND 1 SAN DIEGO IRWM IMPLEMENTATION GRANT

**PROJECT 2: Paradise Valley Creek Water Quality and Community Enhancement
Implementing Agency: City of National City**

Project directly serves a need of a Disadvantaged Community: Yes

BUDGET CATEGORY		Grant Amount	Required Cost Share: Non-State Fund Source*	Other Cost Share	Total Cost
a	Project Administration	\$100,000	\$0	\$0	\$100,000
b	Land Purchase / Easement	\$0	\$0	\$0	\$0
c	Planning / Design / Engineering / Environmental Documentation	\$10,000	\$0	\$0	\$10,000
d	Construction / Implementation	\$3,571,056	\$0	\$0	\$3,571,056
TOTAL COSTS		\$3,681,056	\$0	\$0	\$3,681,056

NOTES: Eligible costs for each Budget Category will only be approved for reimbursement and Cost Share for the work completed within the date ranges listed in Exhibit C.

*This project received a 100% cost share waiver.

**EXHIBIT C
SCHEDULE**

PROPOSITION 1 ROUND 1 SAN DIEGO IRWM IMPLEMENTATION GRANT

PROJECT 2: Paradise Valley Creek Water Quality and Community Enhancement

BUDGET CATEGORY		Start Date	End Date
a	Project Administration	8/2/2020	1/20/2023
b	Land Purchase / Easement	N/A	N/A
c	Planning / Design / Engineering / Environmental Documentation	10/2/2020	4/26/2021*
d	Construction / Implementation	5/2/2020	11/20/2022

*Project Performance Monitoring Plan activities in Category c overlap with Category d schedule.

EXHIBIT D**STANDARD CONDITIONS**

- D.1. **ACCOUNTING AND DEPOSIT OF FUNDING DISBURSEMENT:**
- A. **Separate Accounting of Funding Disbursements and Interest Records:** Local Project Sponsor shall account for the money disbursed pursuant to this Local Project Sponsor Agreement separately from all other LPS funds. LPS shall maintain audit and accounting procedures that are in accordance with generally accepted accounting principles and practices, consistently applied. LPS shall keep complete and accurate records of all receipts and disbursements on expenditures of such funds. LPS shall require its contractors or subcontractors to maintain books, records, and other documents pertinent to their work in accordance with generally accepted accounting principles and practices. Records are subject to inspection by the Water Authority and the State at any and all reasonable times.
 - B. **Fiscal Management Systems and Accounting Standards:** The LPS agrees that, at a minimum, its fiscal control and accounting procedures will be sufficient to permit tracing of grant funds to a level of expenditure adequate to establish that such funds have not been used in violation of state law, this Agreement or the Proposition 1, Integrated Regional Water Management (IRWM) Implementation Grant Agreement 4600013830.
 - C. **Disposition of Money Disbursed:** All money disbursed pursuant to this Agreement shall be deposited, administered, and accounted for pursuant to the provisions of applicable law, and be placed in a non-interest-bearing account.
 - D. **Remittance of Unexpended Funds:** LPS shall remit to the Water Authority any unexpended funds that were disbursed to the LPS under this Agreement and were not used to pay Eligible Project Costs within a period of thirty (30) calendar days from the final disbursement from the Water Authority to the LPS of funds or, within fifteen (15) calendar days of the expiration of the Agreement, whichever comes first.
- D.2. **ACKNOWLEDGEMENT OF CREDIT AND SIGNAGE:** LPS shall include appropriate acknowledgement of credit to the State for its support when promoting the Project or using any data and/or information developed under this Agreement. Signage shall be posted in a prominent location at Project site(s) (if applicable) or at the LPS' headquarters and shall include the Department of Water Resources color logo and the following disclosure statement: "Funding for this project has been provided in full or in part from the Water Quality, Supply, and Infrastructure Improvement Act of 2014 and through an agreement with the State Department of Water Resources." The LPS shall also include in each of its contracts for work under this Agreement a provision that incorporates the requirements stated within this Paragraph.
- D.3. **AMENDMENT:** This Agreement may be amended at any time by mutual agreement of the Parties, except insofar as any proposed amendments are in any way contrary to applicable law. Requests by the LPS for amendments must be in writing stating the amendment request and the reason for the request. Requests solely for a time extension must be submitted at least 120 days prior to the work completion date set forth in Paragraph 2, "Term of Agreement." Any other request for an amendment must be submitted at least 180 days prior to the work completion date set forth in Paragraph 2, "Term of Agreement." Water Authority shall have no obligation to agree to an amendment.
- D.4. **AMERICANS WITH DISABILITIES ACT:** By signing this Agreement, LPS assures the Water Authority and the State that it complies with the Americans with Disabilities Act

(ADA) of 1990, (42 U.S.C. § 12101 et seq.), which prohibits discrimination on the basis of disability, as well as all applicable regulations and guidelines issued pursuant to the ADA.

- D.5. AUDITS: The State or the Water Authority reserve the right to conduct an audit at any time between the execution of this Agreement and the completion of the Project, with the costs of such audit borne by the Water Authority or the State. After completion of the Project, the State or the Water Authority may require Grantee to conduct a final audit to the State's specifications, at the LPS' expense, such audit to be conducted by and a report prepared by an independent Certified Public Accountant. Failure or refusal by LPS to comply with this provision shall be considered a breach of this Agreement, and the Water Authority or the State may elect to pursue any remedies provided in Paragraph 13, "Default Provisions", or take any other action it deems necessary to protect its interests. The LPS agrees it shall return any audit disallowances to the Water Authority for transmittal to the State.

Pursuant to Government Code section 8546.7, the LPS shall be subject to the examination and audit by the State and the Water Authority for a period of three (3) years after final payment under Grant Agreement 4600013830 with respect of all matters connected with this Agreement, including but not limited to, the cost of administering this Agreement. All records of LPS or its contractor or subcontractors shall be preserved for this purpose for at least three (3) years after Grant Agreement 4600013830 is completed by the State and the Water Authority. If an audit reveals any impropriety, the Bureau of State Audits or the State Controller's Office may conduct a full audit of any or all of the Grantee's activities. (Water Code, § 79708(b).) Please see Exhibit H of this Agreement (State and Water Authority Audit Document Requirements) and Cost Share guidelines for a listing of documents/records that the State Auditors and the Water Authority may need to review in case of an audit.

- D.6. BUDGET CONTINGENCY: If the State Budget Act of the current year covered under this Agreement does not appropriate sufficient funds for this program, this Agreement shall be of no force and effect. This provision shall be construed as a condition precedent to the obligation of State and the Water Authority to make any payments under this Agreement. In this event, the Water Authority shall have no liability to pay any funds whatsoever to the LPS or to furnish any other considerations under this Agreement and the LPS shall not be obligated to perform any provisions of this Agreement. Nothing in this Agreement shall be construed to provide LPS with a right of priority for payment over any other LPS. If funding for any fiscal year after the current year covered by this Agreement is reduced or deleted by the State's Budget Act, by Executive Order, or by order of the Department of Finance, the Water Authority shall have the option to either cancel this Agreement with no liability occurring to the Water Authority, State, or offer a LPS Agreement amendment to LPS to reflect the reduced amount.
- D.7. CALIFORNIA CONSERVATION CORPS: LPS may use the services of the California Conservation Corps or other community conservation corps as defined in Public Resources Code section 14507.5.
- D.8. CEQA: Activities funded under this Grant agreement, regardless of funding source, must be in compliance with the California Environmental Quality Act (CEQA). (Pub. Resources Code, § 21000 et seq.) Any work that is subject to CEQA and funded under this Agreement shall not proceed until documents that satisfy the CEQA process are received by the Water Authority's Project Manager and the State has completed its CEQA compliance. Work funded under this Agreement that is subject to a CEQA

document shall not proceed until and unless approved by the State (Department of Water Resources). Such approval is fully discretionary and shall constitute a condition precedent to any work for which it is required. If CEQA compliance by the LPS is not complete at the time the Water Authority signs this Agreement, once the State has considered the environmental documents, it may decide to require changes, alterations, or other mitigation to the Project; or to not fund the Project. Should the State decide to not fund the Project, this Agreement shall be terminated in accordance with Paragraph 13, "Default Provisions."

- D.9. **CHILD SUPPORT COMPLIANCE ACT:** The LPS acknowledges in accordance with Public Contract Code section 7110, that:
- A. The LPS recognizes the importance of child and family support obligations and shall fully comply with all applicable state and federal laws relating to child and family support enforcement, including, but not limited to, disclosure of information and compliance with earnings assignment orders, as provided in Family Code section 5200 et seq.; and
 - B. The LPS, to the best of its knowledge, is fully complying with the earnings assignment orders of all employees and is providing the names of all new employees to the New Hire Registry maintained by the California Employment Development Department.
- D.10. **CLAIMS DISPUTE:** Any claim that the LPS may have regarding performance of this Agreement including, but not limited to, claims for additional compensation or extension of time, shall be submitted to the IRWM San Diego Program Manager within fifteen (15) days of the LPS' knowledge of the claim. The Water Authority and the LPS shall then attempt to negotiate a resolution of such claim and process an amendment to this Agreement to implement the terms of any such resolution.
- D.11. **COMPETITIVE BIDDING AND PROCUREMENTS:** LPS contracts with other entities for the acquisition of goods and services and construction of public works with funds provided by State, via the Water Authority, under this Agreement must be in writing and shall comply with all applicable laws and regulations regarding the securing of competitive bids and undertaking competitive negotiations. If the LPS does not have a written policy to award contracts through a competitive bidding or sole source process, the Department of General Services' *State Contracting Manual* rules must be followed and are available at: <https://www.dgs.ca.gov/OLS/Resources/Page-Content/Office-of-Legal-Services-Resources-List-Folder/State-Contracting>.
- D.12. **COMPUTER SOFTWARE:** LPS certifies that it has appropriate systems and controls in place to ensure that state funds will not be used in the performance of this Agreement for the acquisition, operation, or maintenance of computer software in violation of copyright laws.
- D.13. **CONFLICT OF INTEREST:** All participants are subject to State and Federal conflict of interest laws. Failure to comply with these laws, including business and financial disclosure provisions, will result in the application being rejected and any subsequent contract being declared void. Other legal action may also be taken. Applicable statutes include, but are not limited to, Government Code section 1090 and Public Contract Code sections 10410 and 10411, for State conflict of interest requirements.
- A. **Current State Employees:** No State officer or employee shall engage in any employment, activity, or enterprise from which the officer or employee receives compensation or has a financial interest and which is sponsored or funded by any State agency, unless the employment, activity, or enterprise is required as a

- condition of regular State employment. No State officer or employee shall contract on his or her own behalf as an independent contractor with any State agency to provide goods or services.
- B. Former State Employees: For the two-year period from the date he or she left State employment, no former State officer or employee may enter into a contract in which he or she engaged in any of the negotiations, transactions, planning, arrangements, or any part of the decision-making process relevant to the contract while employed in any capacity by any State agency. For the twelve-month period from the date he or she left State employment, no former State officer or employee may enter into a contract with any State agency if he or she was employed by that State agency in a policy-making position in the same general subject area as the proposed contract within the twelve-month period prior to his or her leaving State service.
 - C. Employees of the LPS: Employees of the LPS shall comply with all applicable provisions of law pertaining to conflicts of interest, including but not limited to any applicable conflict of interest provisions of the California Political Reform Act. (Gov. Code, § 87100 et seq.)
 - D. Employees and Consultants to the LPS: Individuals working on behalf of a LPS may be required to file a Statement of Economic Interests (Fair Political Practices Commission Form 700) if it is determined that an individual is a consultant for Political Reform Act purposes.
- D.14. DELIVERY OF INFORMATION, REPORTS, AND DATA: LPS agrees to expeditiously provide throughout the term of this Agreement, such reports, data, information, and certifications as may be reasonably required by the Water Authority and the State.
- D.15. DISPOSITION OF EQUIPMENT: LPS shall provide the Water Authority, not less than forty-five (45) calendar days prior to submission of the final invoice, an itemized inventory of equipment purchased with funds provided by State, via the Water Authority. The inventory shall include all items with a current estimated fair market value of more than \$5,000.00 per item. Within seventy-five (75) calendar days of receipt of such inventory, the Water Authority shall provide LPS with a list of the items on the inventory that State will take title to. All other items shall become the property of LPS. The Water Authority shall arrange for delivery, from the LPS to the State, of items the State takes title to. Cost of transportation, if any, shall be borne by the State.
- D.16. DRUG-FREE WORKPLACE CERTIFICATION: Certification of Compliance: By signing this Agreement, the LPS, its contractors or subcontractors hereby certify, under penalty of perjury under the laws of State of California, are in compliance with the requirements of the Drug-Free Workplace Act of 1990 (Gov. Code, § 8350 et seq.) and have or will provide a drug-free workplace by taking the following actions:
- A. Publish a statement notifying employees, contractors, and subcontractors that unlawful manufacture, distribution, dispensation, possession, or use of a controlled substance is prohibited and specifying actions to be taken against employees, contractors, or subcontractors for violations, as required by Government Code section 8355.
 - B. Establish a Drug-Free Awareness Program, as required by Government Code section 8355 to inform employees, contractors, or subcontractors about all of the following:
 - i. The dangers of drug abuse in the workplace,
 - ii. The LPS' policy of maintaining a drug-free workplace,

- iii. Any available counseling, rehabilitation, and employee assistance programs, and
 - iv. Penalties that may be imposed upon employees, contractors, and subcontractors for drug abuse violations.
- C. Provide, as required by Government Code section 8355, that every employee, contractor, and/or subcontractor who works under this Agreement:
- i. Will receive a copy of the LPS' drug-free policy statement, and
 - ii. Will agree to abide by terms of the LPS' condition of employment, contract or subcontract.
- D.17. EASEMENTS: Where the LPS acquires property in fee title or funds improvements to real property already owned in fee by the LPS using State funds provided via the Water Authority through this Agreement, an appropriate easement or other title restriction providing for floodplain preservation and agricultural and/or wildlife habitat conservation for the subject property in perpetuity, approved by the State and the Water Authority, shall be conveyed to a regulatory or trustee agency or conservation group acceptable to the State and the Water Authority. The easement or other title restriction must be in first position ahead of any recorded mortgage or lien on the property unless this requirement is waived by the State and the Water Authority.
- Where the LPS acquires an easement under this Agreement, the LPS agrees to monitor and enforce the terms of the easement, unless the easement is subsequently transferred to another land management or conservation organization or entity with State and Water Authority permission, at which time monitoring and enforcement responsibilities will transfer to the new easement owner.
- Failure to provide an easement acceptable to the State and Water Authority may result in termination of this Agreement.
- D.18. FINAL INSPECTIONS AND CERTIFICATION OF REGISTERED PROFESSIONAL: Upon completion of the Project, LPS shall provide for a final inspection and certification by a California Registered Professional (i.e., Professional Civil Engineer, Engineering Geologist), that the Project has been completed in accordance with submitted final plans and specifications and any modifications thereto and in accordance with this Grant agreement.
- D.19. GOVERNING LAW: This agreement is governed by and shall be interpreted in accordance with the laws of the State of California.
- D.20. INCOME RESTRICTIONS: The LPS agrees that any refunds, rebates, credits, or other amounts (including any interest thereon) accruing to or received by the LPS under this Agreement shall be paid by the LPS to the Water Authority for remitting to the State, to the extent that they are properly allocable to costs for which the LPS has been reimbursed under this Agreement. The LPS shall also include in each of its contracts for work under this Agreement a provision that incorporates the requirements stated within this Paragraph.
- D.21. INDEPENDENT CAPACITY: LPS, and the agents and employees of the LPS, in the performance of this Agreement, shall act in an independent capacity and not as officers, employees, or agents of the State or the Water Authority.
- D.22. INSPECTION OF BOOKS, RECORDS, AND REPORTS: During regular office hours, each of the parties hereto and their duly authorized representatives shall have the right to inspect and to make copies of any books, records, or reports of either party pertaining to this Agreement or matters related hereto. Each of the parties hereto shall

maintain and shall make available at all times for such inspection accurate records of all its costs, disbursements, and receipts with respect to its activities under this Agreement. Failure or refusal by the LPS to comply with this provision shall be considered a breach of this Agreement, and the State and Water Authority may withhold disbursements to the LPS or take any other action it deems necessary to protect its interests.

- D.23. INSPECTIONS OF PROJECT BY STATE AND THE WATER AUTHORITY: The State and the Water Authority shall have the right to inspect the work being performed at any and all reasonable times during the term of this Agreement. This right shall extend to any subcontracts, and the LPS shall include provisions ensuring such access in all its contracts or subcontracts entered into pursuant to its Agreement with the Water Authority.
- D.24. LABOR CODE COMPLIANCE: The LPS agrees to be bound by all the provisions of the Labor Code regarding prevailing wages and shall monitor all contracts subject to reimbursement from this Agreement to assure that the prevailing wage provisions of the Labor Code are being met. Current Department of Industrial Relations (DIR) requirements may be found at: <http://www.dir.ca.gov/lcp.asp>. For more information, please refer to DIR's Public Works Manual at: <https://www.dir.ca.gov/dlse/PWManualCombined.pdf>. The LPS affirms that it is aware of the provisions of section 3700 of the Labor Code, which requires every employer to be insured against liability for workers' compensation or to undertake self-insurance, and the LPS affirms that it will comply with such provisions before commencing the performance of the work under this Agreement and will make its contractors and subcontractors aware of this provision.
- D.25. MODIFICATION OF OVERALL WORK PLAN: At the request of the LPS, or when found to be necessary by the Water Authority and the LPS agrees, the Water Authority will forward any requests for non-material changes to Exhibits A, B, and C which concern the budget and schedule to the State. The State may, at its sole discretion, approve those non-material changes, and upon such approval, such changes will be made herein without formal amendment to this Agreement. Non-material changes with respect to the budget are changes that only result in reallocation of the budget and will not result in an increase in the amount of the Grant. Non-material changes with respect to the Project schedule are changes that will not extend the term of this Agreement. Requests for non-material changes to the budget and schedule must be submitted by the LPS to the Water Authority in writing and are not effective unless and until specifically approved by the State, via the Water Authority, in writing.
- D.26. NONDISCRIMINATION: During the performance of this Agreement, the LPS and its contractors or subcontractors shall not unlawfully discriminate, harass, or allow harassment against any employee or applicant for employment because of sex (gender), sexual orientation, gender identity, race, color, ancestry, religion, creed, national origin (including language use restriction), pregnancy, physical disability (including HIV and AIDS), mental disability, medical condition (cancer/genetic characteristics), age (over 40), marital/domestic partner status, and denial of medical and family care leave or pregnancy disability leave. The LPS and its contractors or subcontractors shall ensure that the evaluation and treatment of their employees and applicants for employment are free from such discrimination and harassment. The LPS and its contractors or subcontractors shall comply with the provisions of the California Fair Employment and Housing Act (Gov. Code, § 12990.) and the applicable regulations promulgated there under (Cal. Code Regs., tit. 2, § 11000 et seq.). The

applicable regulations of the Fair Employment and Housing are incorporated into this Agreement by reference. The LPS and its contractors or subcontractors shall give written notice of their obligations under this clause to labor organizations with which they have a collective bargaining or other agreement. The LPS shall include the nondiscrimination and compliance provisions of this clause in all subcontracts to perform work under the Agreement.

- D.27. OPINIONS AND DETERMINATIONS: Where the terms of this Agreement provide for action to be based upon, judgment, approval, review, or determination of either party hereto, such terms are not intended to be and shall never be construed as permitting such opinion, judgment, approval, review, or determination to be arbitrary, capricious, or unreasonable.
- D.28. PERFORMANCE BOND/SURETY: Where contractors are used, the LPS shall not authorize construction to begin until each contractor has furnished a performance bond in favor of the LPS in the following amounts: faithful performance (100%) of contract value, and labor and materials (100%) of contract value. This requirement shall not apply to any contract for less than \$25,000.00. Any bond issued pursuant to this Paragraph must be issued by a California-admitted surety. (Pub. Contract Code, § 7103; Code Civ. Proc., § 995.311.)
- D.29. PRIORITY HIRING CONSIDERATIONS: If this Agreement includes services in excess of \$200,000, the LPS shall give priority consideration in filling vacancies in positions funded by the Grant to qualified recipients of aid under Welfare and Institutions Code section 11200 in accordance with Public Contract Code section 10353.
- D.30. PROHIBITION AGAINST DISPOSAL OF PROJECT WITHOUT STATE PERMISSION: The LPS shall not sell, abandon, lease, transfer, exchange, mortgage, hypothecate, or encumber in any manner whatsoever all or any portion of any real or other property necessarily connected or used in conjunction with the Project, or with LPS' service of water, without prior written notification to the Water Authority and written permission of the State. LPS shall not take any action, including but not limited to actions relating to user fees, charges, and assessments that could adversely affect the ability of Grantee meet its obligations under this Agreement, without prior written to the Water Authority and prior written permission of the State. The Water Authority may require that the proceeds from the disposition of any real or personal property be remitted to the Water Authority for prompt disbursement to the State.
- D.31. PROJECT ACCESS: The LPS shall ensure that the Water Authority, State, the Governor of the State, or any authorized representative of the foregoing, will have safe and suitable access to the Project site at all reasonable times during Project construction and thereafter for the term of this Agreement.
- D.32. REMAINING BALANCE: In the event the LPS does not submit invoices requesting all of the funds encumbered under this Grant Agreement for its Project, any remaining funds revert to the State. The Water Authority will notify the LPS stating that the Project file is closed and any remaining balance will be disencumbered and unavailable for further use under the Agreement.
- D.33. REMEDIES NOT EXCLUSIVE: The use by either Party of any remedy specified herein for the enforcement of this Agreement is not exclusive and shall not deprive the Party using such remedy of, or limit the application of, any other remedy provided by law.

- D.34. **RETENTION:** The State shall withhold ten percent (10%) of the funds, for each project, until the project is complete, and a Final Project Report is approved and accepted by DWR. If a project has multiple Components (within a project), at the State's discretion and upon a written request by the LPS, any retained amount attributable to a single component may be released when that component is complete and the Final Component Completion Report is approved. Upon approval of the Final Project Report and/or Final Component Completion Report, any retained amounts due to the LPS will be promptly disbursed to the Grantee, without interest, for prompt payment to the LPS.
- D.35. **RIGHTS IN DATA:** LPS agrees that all data, plans, drawings, specifications, reports, computer programs, operating manuals, notes and other written or graphic work produced in the performance of this Grant agreement shall be made available to the Water Authority and the State, and shall be in the public domain to the extent to which release of such materials is required under the California Public Records Act. (Gov. Code, § 6250 et seq.) LPS may disclose, disseminate and use in whole or in part, any final form data and information received, collected and developed under this Agreement, subject to appropriate acknowledgement of credit to the State for financial support. The LPS shall not utilize the materials for any profit-making venture or sell or grant rights to a third party who intends to do so. The State and Water Authority shall have the right to use any data described in this Paragraph for any public purpose.
- D.36. **SEVERABILITY:** Should any portion of this Agreement be determined to be void or unenforceable, such shall be severed from the whole and the Agreement shall continue as modified.
- D.37. **SUSPENSION OF PAYMENTS:** This Agreement may be subject to suspension of payments or termination, or both if the State or Water Authority determines that:
A. The LPS, its contractors, or subcontractors have made a false certification, or
B. The LPS, its contractors, or subcontractors violates the certification by failing to carry out the requirements noted in this Agreement.
- D.38. **SUCCESSORS AND ASSIGNS:** This Agreement and all of its provisions shall apply to and bind the successors and assigns of the parties. No assignment or transfer of this Agreement or any part thereof, rights hereunder, or interest herein by the LPS shall be valid unless and until it is approved by Water Authority made subject to such reasonable terms and conditions as the Water Authority may impose.
- D.39. **TERMINATION BY LPS:** Subject to State and Water Authority approval which may be reasonably withheld, the LPS may terminate this Agreement and be relieved of contractual obligations. In doing so, the LPS must provide a reason(s) for termination. The LPS must submit all progress reports summarizing accomplishments up until termination date.
- D.40. **TERMINATION FOR CAUSE:** Subject to the right to cure under Paragraph 13, "Default Provisions," the Water Authority may terminate this Agreement and be relieved of any payments should the LPS fail to perform the requirements of this Agreement at the time and in the manner herein, provided including but not limited to reasons of default under Paragraph 13, "Default Provisions."
- D.41. **TERMINATION WITHOUT CAUSE:** The Water Authority may terminate this Agreement without cause on 30 days' advance written notice. The LPS shall be reimbursed for all reasonable expenses incurred up to the date of termination.

- D.42. THIRD PARTY BENEFICIARIES: The parties to this Agreement do not intend to create rights in, or grant remedies to, any third party as a beneficiary of this Agreement, or any duty, covenant, obligation or understanding established herein.
- D.43. TIMELINESS: Time is of the essence in this Agreement.
- D.44. TRAVEL – DAC, EDA, TRIBES PROJECT: Travel is only an eligible reimbursable expense for projects providing at least 75% of benefits to DACs, EDAs, and/or Tribes (based on population or geographic area). Only ground transportation and lodging are eligible for grant reimbursement. Per diem costs will not be eligible for grant reimbursement. Any reimbursement for necessary travel shall be at rates not to exceed those set by the California Department of Human Resources. These rates may be found at: <http://www.calhr.ca.gov/employees/Pages/travel-reimbursements.aspx>. Reimbursement will be at the State travel amounts that are current as of the date costs are incurred. No travel outside of the IRWM region shall be reimbursed unless prior written authorization is obtained from the State, via the Water Authority.
- D.45. UNION ORGANIZING: The LPS, by signing this Agreement, hereby acknowledges the applicability of Government Code sections 16645 through 16649 to this Agreement. Furthermore, the LPS, by signing this Agreement, hereby certifies that:
- A. No State funds disbursed by this Agreement will be used to assist, promote, or deter union organizing.
 - B. The LPS shall account for State funds disbursed for a specific expenditure by this Agreement to show those funds were allocated to that expenditure.
 - C. The LPS shall, where State funds are not designated as described in (B) above, allocate, on a pro rata basis, all disbursements that support the program.
 - D. If the LPS makes expenditures to assist, promote, or deter union organizing, the LPS will maintain records sufficient to show that no State funds were used for those expenditures and that the LPS shall provide those records to the State Attorney General, via the Water Authority, upon request.
- D.46. VENUE: The Water Authority and the LPS hereby agree that any action arising out of this Agreement shall be filed and maintained in the Superior Court in and for the County of Sacramento, California, or in the United States District Court in and for the Eastern District of California. The LPS hereby waives any existing sovereign immunity for the purposes of this Agreement.
- D.47. WAIVER OF RIGHTS: None of the provisions of this Agreement shall be deemed waived unless expressly waived in writing. It is the intention of the parties hereto that from time to time either party may waive any of its rights under this Agreement unless contrary to law. Any waiver by either party of rights arising in connection with this Agreement shall not be deemed to be a waiver with respect to any other rights or matters, and such provisions shall continue in full force and effect.
- D.48. WORKERS' COMPENSATION: LPS affirms that it is aware of the provisions of §3700 of the Labor Code, which requires every employer to be insured against liability for workers' compensation or to undertake self-insurance in accordance with the provisions of that code, and LPS affirms that it will comply with such provisions before commencing the performance of the work under this LPS Agreement and will make its contractors and subcontractors aware of this provision.

EXHIBIT E

LOCAL PROJECT SPONSOR AGENCY DESIGNATION AND PROJECT LOCATION

The Water Authority has designated the City of National City (City) as the Local Project Sponsor (LPS) for its Project, Paradise Valley Creek Water Quality and Community Enhancement, according to the roles of the participating agencies identified in the IRWM Plan. As the assigned LPS, the City may act on behalf of the Water Authority for the purposes of management, oversight, compliance, and operations and maintenance of its Project. The LPS and Project are identified below with a map and coordinates of Project location.

Sponsored Project: Project 2: Paradise Valley Creek Water Quality and Community Enhancement

Sponsor Agency: City of National City

Agency Address: 1243 National City Blvd., National City, CA 91950

Project Location: National City, California (32.68805556, -117.07000000)

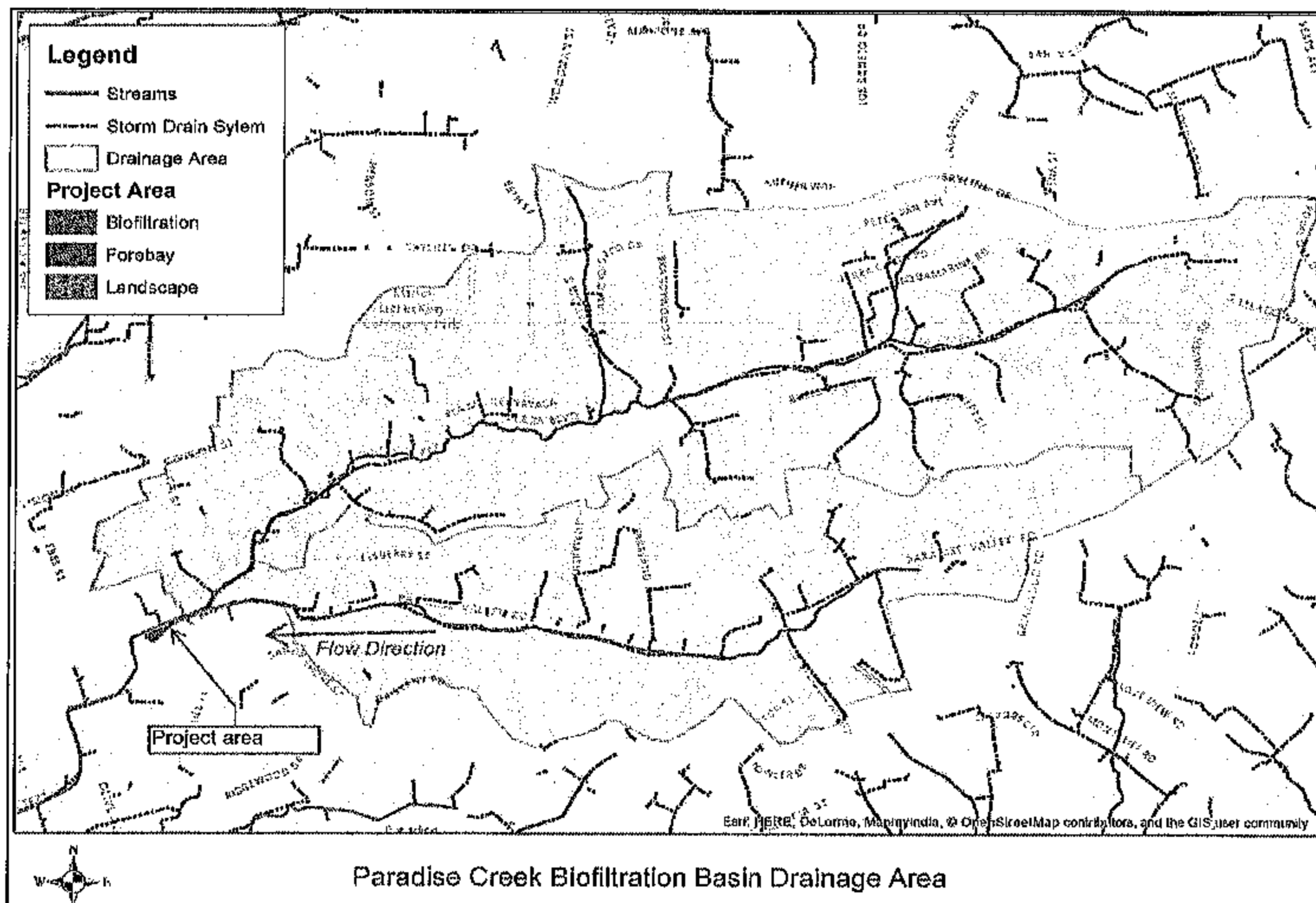
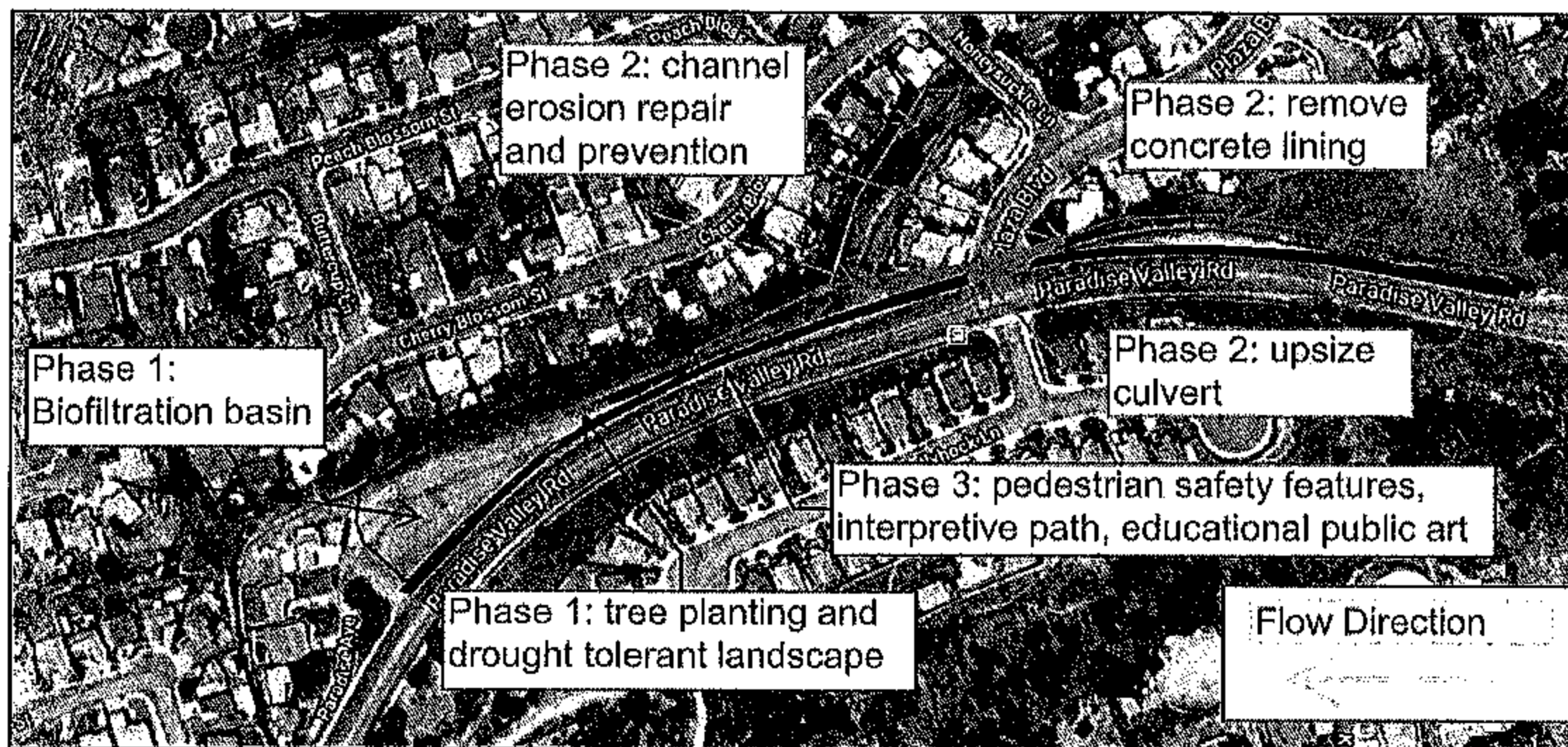


EXHIBIT F

REPORT FORMATS AND REQUIREMENTS

The following reporting formats should be utilized. Please obtain Water Authority approval prior to submitting a report in an alternative format.

PROGRESS REPORTS

Progress reports shall generally use the following format. This format and report contents may be modified by the Water Authority as necessary to effectively communicate information. For each project, discuss the following, as organized in Exhibit A:

- Percent complete
- Discussion of work accomplished during the reporting period
- Milestones or deliverables completed/submitted during the reporting period
- Meetings held or attended
- Scheduling concerns and issues encountered that may delay completion of the task
- Budget projections for grant share for the next two quarters
- Work anticipated for the next reporting period
- Photo documentation, as appropriate
- Any schedule or budget modifications approved by DWR during the reporting period

PROJECT COMPLETION REPORT

The Project Completion Report (or a Component Completion Report, if a Project has multiple Components) shall generally use the following format provided below for each project after completion.

Executive Summary

The Executive Summary should include a brief summary of project information and include the following items:

- Brief description of work proposed to be done in the original Grant application
- List any official amendments to this Agreement, with a short description of the amendment

Reports and/or Products

The following items should be provided, unless already submitted as a deliverable:

- A copy of any final technical report or study, produced for or utilized in this Project as described in the Exhibit A
- Electronic copies of any data collected, not previously submitted
- Discussion of problems that occurred during the work and how those problems were resolved
- Final project schedule showing actual progress versus planned progress as shown in Exhibit C

Additional information that may be applicable for implementation projects includes the following:

- Record drawings
- Final geodetic survey information
- Project photos

Cost & Disposition of Funds

A list showing:

- Summary of Project costs including the following items:
 - Accounting of the cost of project expenditure;
 - Include all internal and external costs not previously disclosed (i.e., additional cost share); and
 - A discussion of factors that positively or negatively affected the project cost and any deviation from the original Project cost estimate.

Additional Information

- Benefits derived from the Project, with quantification of such benefits provided
- If applicable, Certification from a California Registered Professional (Civil Engineer or Geologist, as appropriate), consistent with Exhibit D, that the project was conducted in accordance with the approved Work Plan in Exhibit A and any approved amendments thereto
- Submittal schedule for the Post-Performance Report

POST-PERFORMANCE REPORT

The Post-Performance Report (PPR) should be concise and focus on how each project is performing compared to its expected performance; whether the project is being operated and maintained and providing intended benefits as proposed. A PPR template may be provided by the Water Authority's Grant Administration Program. The PPR should follow the general format of the template and provide requested information as applicable. The following information, at a minimum, shall be provided:

Reports and/or products

- Header including the following:
 - LPS Name
 - Implementing Agency (if different from LPS)
 - Grant Agreement Number and LPS Agreement Nos.
 - Project Name
 - Funding grant source (i.e., 2019 Proposition 1 IRWM Implementation Grant)
 - Report number
- Post-Performance Report schedule
- Time period of the annual report (e.g., January 2018 through December 2018)
- Project Description Summary
- Discussion of the project benefits
- An assessment of any differences between the expected versus actual project benefits as stated in the original application. Where applicable, the reporting should include quantitative metrics (e.g., new acre-feet of water produced that year, etc.).
- Summary of any additional costs and/or benefits deriving from the project since its completion, if applicable
- Any additional information relevant to or generated by the continued operation of the project

EXHIBIT G

REQUIREMENTS FOR DATA SUBMITTAL

Surface and Groundwater Quality Data:

Groundwater quality and ambient surface water quality monitoring data that include chemical, physical, or biological data shall be submitted to the State as described below, with a narrative description of data submittal activities included in project reports.

Surface water quality monitoring data shall be prepared for submission to the California Environmental Data Exchange Network (CEDEN). The CEDEN data templates are available on the CEDEN website. Inclusion of additional data elements described on the data templates is desirable. Data ready for submission should be uploaded to your CEDEN Regional Data Center via the CEDEN website. CEDEN website: <http://www.ceden.org>.

If a project's Work Plan contains a groundwater ambient monitoring element, groundwater quality monitoring data shall be submitted to the State for inclusion in the State Water Resources Control Board's Groundwater Ambient Monitoring and Assessment (GAMA) Program. Information on the GAMA Program can be obtained at: https://www.waterboards.ca.gov/water_issues/programs/gama/. If further information is required, the LPS can contact the State Water Resources Control Board (SWRCB) GAMA Program. A listing of SWRCB staff involved in the GAMA program can be found at: https://www.waterboards.ca.gov/water_issues/programs/gama/contact.shtml.

Groundwater Level Data

For each project that collects groundwater level data, the LPS will need to submit this data to DWR's Water Data Library (WDL), and report on the Progress Reports with a narrative description of data submittal activities included in project reports, as described in Exhibit F (Report Formats and Requirements). Information regarding the WDL and in what format to submit data in can be found at: <http://www.water.ca.gov/waterdatalibrary/>.

EXHIBIT H

STATE AND WATER AUTHORITY AUDIT DOCUMENT REQUIREMENTS FOR THE LPS

The following provides a list of documents typically required by State Auditors or the Water Authority and general guidelines for the Local Project Sponsor (Agency). List of documents pertains to both State funding and the Local Project Sponsor's Cost Share and details the documents/records that State Auditors and the Water Authority would need to review in the event this Agreement is audited. The Local Project Sponsor should ensure that such records are maintained for the Project.

State and Water Authority Audit Document Requirements

Internal Controls

1. Organization chart (e.g., Agency's overall organization chart and organization chart for the State funded Project).
2. Written internal procedures and flowcharts for the following:
 - a) Receipts and deposits
 - b) Disbursements
 - c) State reimbursement requests
 - d) Expenditure tracking of State funds
 - e) Guidelines, policy, and procedures on State funded Program/Project
3. Audit reports of the Agency internal control structure and/or financial statements within the last two years.
4. Prior audit reports on the State funded Program/Project.

State Funding:

1. Original Grant Agreement, any amendment(s) and budget modification documents.
2. A listing of all bond-funded grants, loans, or subventions received from the State.
3. A listing of all other funding sources for the Project.

Contracts:

1. All subcontractor and consultant contracts and related or partners' documents, if applicable.
2. Contracts between the Agency, member agencies and local project partners as related to the State funded Project.

Invoices:

1. Invoices from vendors and subcontractors for expenditures submitted to the State via the Water Authority for payments under this Agreement.
2. Documentation linking subcontractor invoices to State reimbursement, requests and related Grant Agreement budget line items.
3. Reimbursement requests submitted to the State, via Water Authority, under this Agreement.

Cash Documents:

1. Receipts (copies of warrants) showing payments received from the State via the Water Authority.

2. Deposit slips (or bank statements) showing deposit of the payments received from the State via the Water Authority.
3. Cancelled checks or disbursement documents showing payments made to vendors, subcontractors, consultants, and/or agents under the grants or loans.
4. Bank statements showing the deposit of the receipts.

Accounting Records:

1. Ledgers showing entries for funding receipts and cash disbursements.
2. Ledgers showing receipts and cash disbursement entries of other funding sources.
3. Bridging documents that tie the general ledger to requests for LPS Agreement reimbursement.

Administration Costs:

1. Supporting documents showing the calculation of administration costs.

Personnel:

1. List of all contractors and Agency staff that worked on the State-funded Project.
2. Payroll records including timesheets for contractor staff and the Agency and local project partner personnel who provided services charged to the Project.

Project Files:

1. All supporting documentation maintained in Project files.
2. All LPS Agreement related correspondence.

EXHIBIT I

PROJECT MONITORING PLAN GUIDANCE

Introduction

For each project contained in Exhibit A, please include a brief description of the project (maximum ~150 words) including project location, implementation elements, need for the project (what problem will the project address) and responds to the requirements listed below.

Project Monitoring Plan Requirements

The Project Monitoring Plan shall contain responses to the following questions:

- What are the anticipated project physical benefits?
- What are the corresponding numeric targets for each project benefit?
- How will proposed numeric targets be measured?
- What are baseline conditions?
- When will the targets be met (e.g., upon project completion, five years after completion)?
- How often will monitoring be undertaken (e.g., monthly, yearly)?
- Where are monitoring point locations (e.g., meter located at..., at stream mile...)? Include relevant maps.
- How will the project be maintained (e.g., irrigation, pest management, weed abatement)?
- What will be the frequency and duration of maintenance proposed activities?
- Are there any special environmental considerations (e.g., resource agency requirements, permit requirements, CEQA/NEPA mitigation measures)?
- Who is responsible for collecting the samples (i.e., who is conducting monitoring and/or maintenance)?
- How, and to whom, will monitoring results be reported (e.g., paper reports, online databases, public meetings)?
- What adaptive management strategies will be employed if problems are encountered during routine monitoring or maintenance?
- What is the anticipated life of the project?

EXHIBIT J

REIMBURSEMENT TO THE WATER AUTHORITY FOR GRANT ADMINISTRATION SERVICES COSTS

As the responsible party for IRWM grant contract administration, the Water Authority manages the Proposition 1 Implementation Grant through its Grant Agreement with the State and its individual Agreements with LPS, ensuring each Project is implemented accordingly. As such, the Water Authority's Grant Administration Program (GAP) performs necessary grants administration services that include: compiling, finalizing and submitting quarterly reports, invoices, deliverables, completion reports, and retention release requests; processing agreement amendment requests and resulting agreement amendments; responding to questions and requests for information and resolving issues; and performing other grants administration tasks deemed necessary to lawfully fulfill and responsibly execute its agreements with the State and LPS.

The following scope of work, estimated billing rates, and billing and payment method for reimbursement by the LPS to the Water Authority for incurred GAP costs are in force beyond September 30, 2025, or when otherwise deemed necessary and agreed upon by both Parties, through the termination of this Agreement (i.e. three years after final payment, as stated in Paragraph 2, "Term of Agreement").

1. Grant Administration Costs: Scope of Work

- a) **Agreement Administration:** This task includes grants administration work involved in administering the Grant Agreement, LPS Agreements, and any subsequent agreement amendments. This task also includes work related to disseminating Grant Program compliance information to the Project Manager responsible for implementing the Project; tracking and monitoring of all agreement requirements; and obtaining and retaining evidence of compliance, such as CEQA/NEPA documents, equipment inventory, reports, deliverables, and etc.
- b) **Invoice and Report Processing:** This task includes GAP serving as the lead in the quarterly review of and submitting to the State as one package: invoices and supporting documentation that ensure costs eligibility, agreement compliance, and budget adherence; progress reports that ensure work is performed according to agreement; and a Grant Administration progress report that summarizes grant administration efforts and activities of the previous quarter. Work includes responding to questions and requests for information and managing issues; preparing and submitting a Grant Program completion report; and receiving, reviewing and submitting to the State annual post-performance reports received from LPS.
- c) **Budget Updating and Monitoring:** This task includes updating and monitoring the Grant program budget through the life of the Grant Program, Project budgets, and the monitoring and tracking of reported Project expenditures and cost reimbursements received from the State and disbursed to LPS.
- d) **Grant Web Tool/Grants Management System Site Monitoring and Maintenance:** This task includes GAP monitoring and maintenance of the Water Authority's IRWM Web Tool/Grants Management System to provide LPS an internet-based method of submitting Project invoices, progress reports, deliverables and other requested information, as needed, for GAP processing and uploading to the State's GRanTS website, the official records repository for the State's grant-funded projects.

- e) **Coordination:** This task involves progress reporting on Grant program financial status and Project progress, agreements and amendments to the State, the RWMG, and the Regional Advisory Group, as necessary. Work under this task also includes facilitating LPS meetings and providing any other coordination as needed.
- f) **Post-performance reporting support:** This task involves monitoring, review, and submittal to the State of the required annual Project post-performance reports prepared and provided to the Water Authority by the LPS. Review may include discussion, clarifying questions, and/or necessary edits pertaining to report contents. Monitoring ensures reports are filed according to schedule and include required information.
- g) **Audit support:** This task includes assisting the LPS in responding to the State in case of an audit. This work includes coordination between the State and the LPS and submittal of documentation supporting reimbursement requests, deliverables and other required reports as previously submitted by the LPS.

2. Grant Administration Costs: Billing Rate

Costs for Grant Administration Program services are based on the following estimated loaded hourly rate-ranges:

Senior Management Analyst	\$80 - \$100 per hour
Management Analyst	\$70 - \$90 per hour
Assistant Management Analyst	\$65 - \$85 per hour

These rates are estimates and subject to change.

3. Grant Administration Costs: Billing and Payment Method

- a) The Water Authority shall provide an invoice(s) to the LPS, which includes the number of labor hours charged by classification, a brief description of work performed, and the total costs incurred.
- b) All invoices will be sent to the attention of the Project Manager.
- c) Invoices must be paid to the Water Authority within 30 calendar days of invoice date. Invoice payment shall be sent to the address indicated on the invoice and must include the Project number.
- d) If a LPS fails to make timely payment, a delinquent charge of two percent (2%) of the delinquent invoice amount for each month, or portion thereof that the payment remains delinquent, shall apply. If the delinquency does not exceed five (5) business days, the charge shall be equal to one percent (1) of the delinquent invoice amount.
- e) If a LPS fails to make a payment, the LPS shall be in default of the Agreement in accordance with Paragraph 13, "Default Provisions".

RESOLUTION NO. 2021 -

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF NATIONAL CITY, CALIFORNIA, 1) AUTHORIZING THE MAYOR TO ADOPT THE 2019 SAN DIEGO INTEGRATED REGIONAL WATER MANAGEMENT (“IRWM”) PLAN; 2) AUTHORIZING THE CITY MANAGER TO EXECUTE THE PROPOSITION 1 IRWM IMPLEMENTATION GRANT AGREEMENT FOR THE PARADISE CREEK WATER QUALITY AND COMMUNITY ENHANCEMENT – PHASE II PROJECT; AND 3) ESTABLISHING CORRESPONDING REVENUE AND EXPENDITURE ACCOUNT

WHEREAS, the IRWM is a planning framework developed by the State of California to encourage collaboration among water resource managers and stakeholders to improve local water supply reliability and protect water quality and natural resources; and

WHEREAS, the State Department of Water Resources (DWR) makes grant funding available to regions with approved IRWM Plans; and

WHEREAS, for the City of National City (“City”) to accept IRWM related grant funding, it must adopt a resolution approving the 2019 IRWM Plan; and

WHEREAS, on May 22, 2019, City staff filed a Proposition 1 IRWM Implementation Grant Program application for the Paradise Creek Water Quality and Community Enhancement – Phase II project in the amount of \$5,425,000.00; and

WHEREAS, the Paradise Creek Water Quality and Community Enhancement – Phase II project will remove the existing deteriorated concrete lining of the channel and replace it with turf reinforcement, reducing the potential for sediment transport due to erosion; and

WHEREAS, on July 8, 2020, IRWM notified City Staff that the Paradise Creek Water Quality and Community Enhancement – Phase II project had been awarded a grant amount of \$3,681,056.00 with no local match requirement; and

WHEREAS, City staff is requesting City Council (1) authorize the Mayor to adopt the 2019 IRWM plan; 2) authorize the City Manager to execute the Proposition 1 IRWM Implementation Grant Agreement for the Paradise Creek Water Quality and Community Enhancement – Phase II Project; and 3) establishing corresponding revenue and expenditure account.

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

Section 1: Authorizes the Mayor to adopt the 2019 IRWM plan.

Section 2: Authorize the City Manager to execute the Proposition 1 IRWM Implementation Grant Agreement for the Paradise Creek Water Quality and Community Enhancement – Phase II Project.

Section 3: Authorize establishing corresponding revenue and expenditure account.

Section 4: The City Clerk shall certify to the passage and adoption of this Resolution and enter it into the book of original Resolutions.

PASSED and ADOPTED this 3rd day of August 2021.

Alejandra Sotelo-Solis, Mayor

ATTEST:

Luz Molina, City Clerk

APPROVED AS TO FORM:

Charles E. Bell Jr., City Attorney

The following page(s) contain the backup material for Agenda Item: [Resolution of the City Council of the City of National City, California: \(1\) approving participation in the Clean Mobility Options \(CMO\) voucher pilot program from the California air resources board for the Free Ride Around National City \(FRANC\) Neighborhood Electric Vehicle \(NEV\) system and \(2\) authorizing the city manager to execute the approval of CMO voucher funds, reiterate CMO program commitment, and compliance with CMO program requirements to the CMO program administrator team. \(Engineering/Public Works\)](#)

Please scroll down to view the backup material.

**CITY OF NATIONAL CITY, CALIFORNIA
COUNCIL AGENDA STATEMENT**

MEETING DATE: August 3, 2021

AGENDA ITEM NO.

ITEM TITLE:

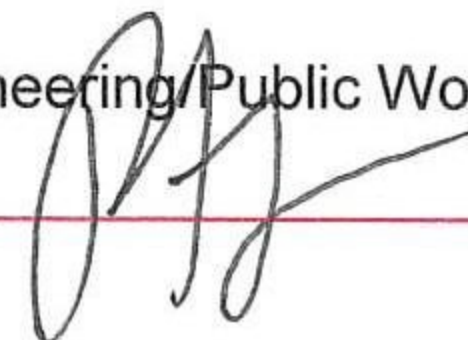
Resolution of the city council of the city of national city, California (1) approving participation in the Clean Mobility Options (CMO) voucher pilot program from the California air resources board for the Free Ride Around National City (FRANC) Neighborhood Electric Vehicle (NEV) system and (2) authorizing the city manager to execute the approval of CMO voucher funds, reiterate CMO program commitment, and compliance with CMO program requirements to the CMO program administrator team

PREPARED BY: Roberto Yano, Director of Public Works /
City Engineer

PHONE: 619-336-4383

DEPARTMENT: Engineering/Public Works

APPROVED BY: _____



EXPLANATION:

See attached.

FINANCIAL STATEMENT:

ACCOUNT NO.

N/A

APPROVED: _____ **Finance**

APPROVED: _____ **MIS**

ENVIRONMENTAL REVIEW:

N/A

ORDINANCE: INTRODUCTION: FINAL ADOPTION:

STAFF RECOMMENDATION:

Adopt the Resolution approving participation in the clean mobility option voucher program

BOARD / COMMISSION RECOMMENDATION:

N/A

ATTACHMENTS:

1. Explanation w/ Attachments
2. Resolution

The Clean Mobility Options Voucher Pilot Program is an initiative of the California Air Resources Board funded by the California Climate Investment program. It's primary goal is to provide funding for zero-emission shared mobility options to underserved communities in California. The City of National City submitted a grant request late last year for a Mobility Hub and program at the 8th Street Trolley Station and were notified this spring of the intent to award along with 19 other projects in California.

The Free Ride Around National City (FRANC) program requested funding reimbursement for the construction of solar panels on shade structures as well as the purchase of two NEV shuttle vehicles and a cage for overnight storage and recharging of the NEVs. In addition, 10 electric bikes and 10 electric scooters would also be purchased under this program along with charging stations for these vehicles as well (see attachment 1 – for site layout)

The shuttle system is intended to provide first and last mile connections for the trolley station as well as connections to other origins and destinations in Downtown and Westside National City through a combination of fixed routes (along 8th Street and Roosevelt on a new multi-use path being covered by other grants) as well on demand services using streets that are under 35mph posted speeds where the vehicle is considered to be street legal. The shuttle vehicles will have a capacity of 8 passengers and the driver. It will be summoned by smart phone hailing or from a fixed morning and afternoon commute schedule with a pre-determined route. The research to outline the service areas and the anticipated pre-determined routes will be done through the operational partner and will include market demand study and service area analysis. (See attachment 2 for possible routes).

The City has partnered with Naval Base San Diego to provide links for Navy personnel, encouraging living, shopping and recreation in Downtown National City. MTS and SANDAG are cooperating agencies. Circuit, the operators of the downtown San Diego FRED shuttle system, will be the operating partner for the set up phase of this grant. Staff will issue a Request For Proposal (RFP) and return to council to award a contract to operate the system.

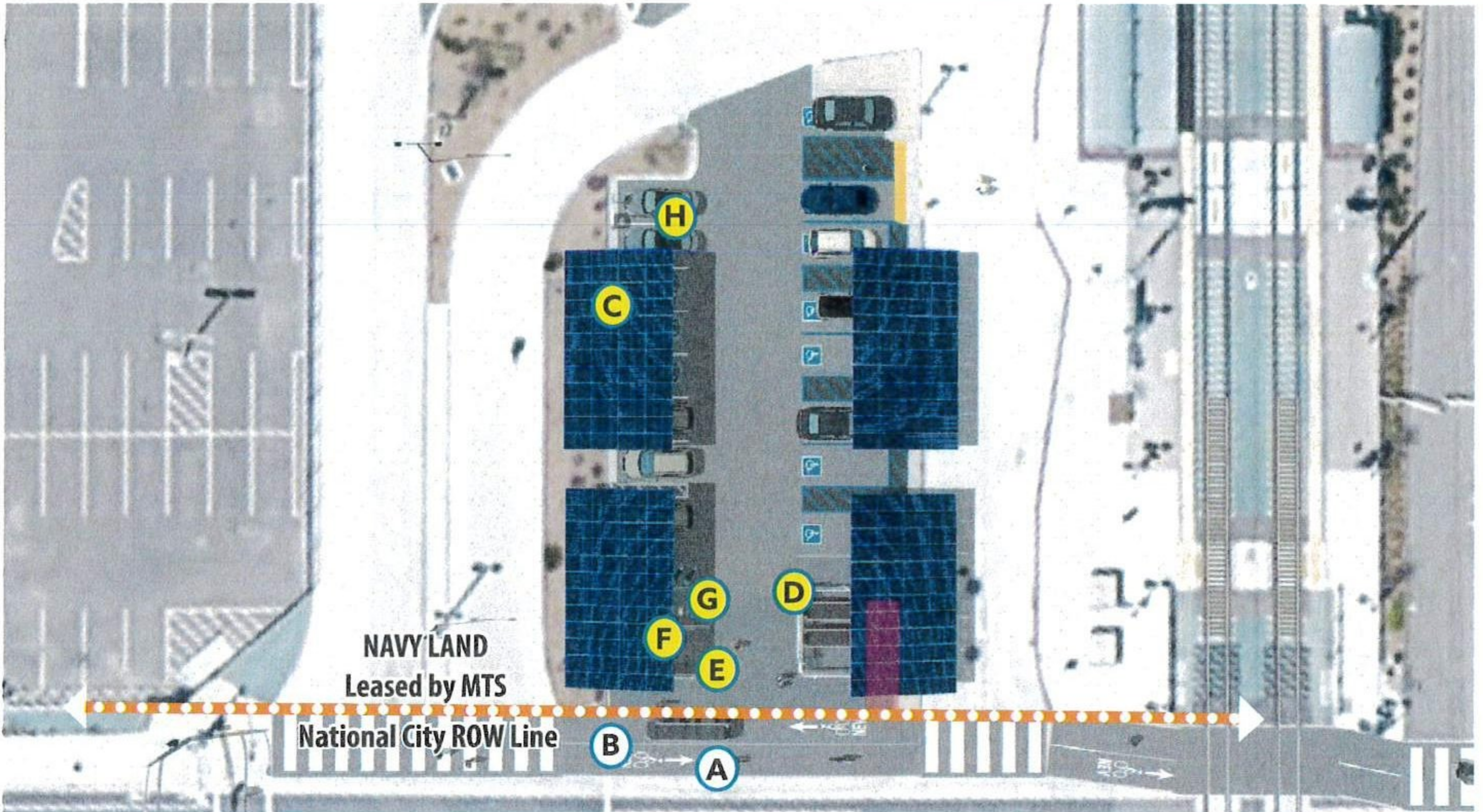
The voucher program will reimburse set up and operations of the shuttle system for 3 years including all payroll, management, advertising and maintenance costs. A maximum of \$999,996 will be available over the implementation phase, with commitments needed from the City to operate the system at their own expense for year 4 and 5 of the pilot program. The amount required to run the program for years 4 and 5 is estimated to be \$219,000. This cost is projected to be recovered through a variety of methods including revenue from advertisements, micromobility recharging, housing development partnerships (parking fees), fairbox return on NEV, etc. See Voucher Application - Attachment 3.

Several agreement with the different partners will follow in early fall. A 3-month period of design and approvals will be required with another 6-months of construction and another 3-months to test, program, and train and manage the program. This system could come on line for the public around the fall of 2022
Attachment 4 - proposed Schedule.

The City will provide additional staff time in coordinating this project through the design, engineering, permitting and bidding process. Staff time can be reimbursed to this program up to \$45,000. The City will also provide notification and promotional efforts of the shuttle program for its citizens and businesses in the community. This will be done through publications, newsletters, email blasts and other City website or social media platforms. Staff will partner with The National City Chamber of Commerce to participate in promotional efforts.

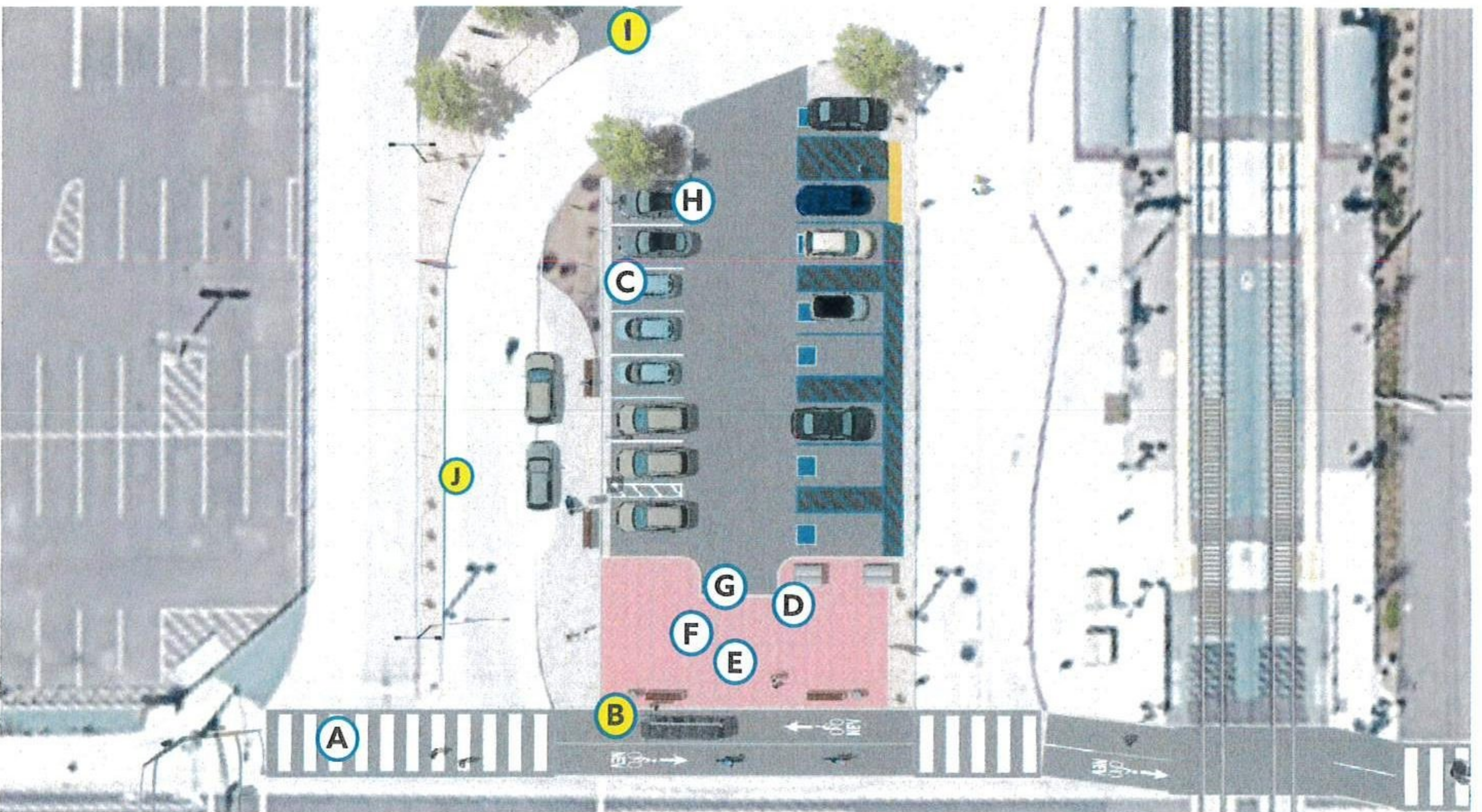
In addition to the \$219,000 commitment as mentioned, this program requires the city to that 10 % of the funds received from the state to go to marketing and promotions as well as insurance for the City, operator and consultants.

Staff is requesting approval to participate in the clean mobility option voucher program.



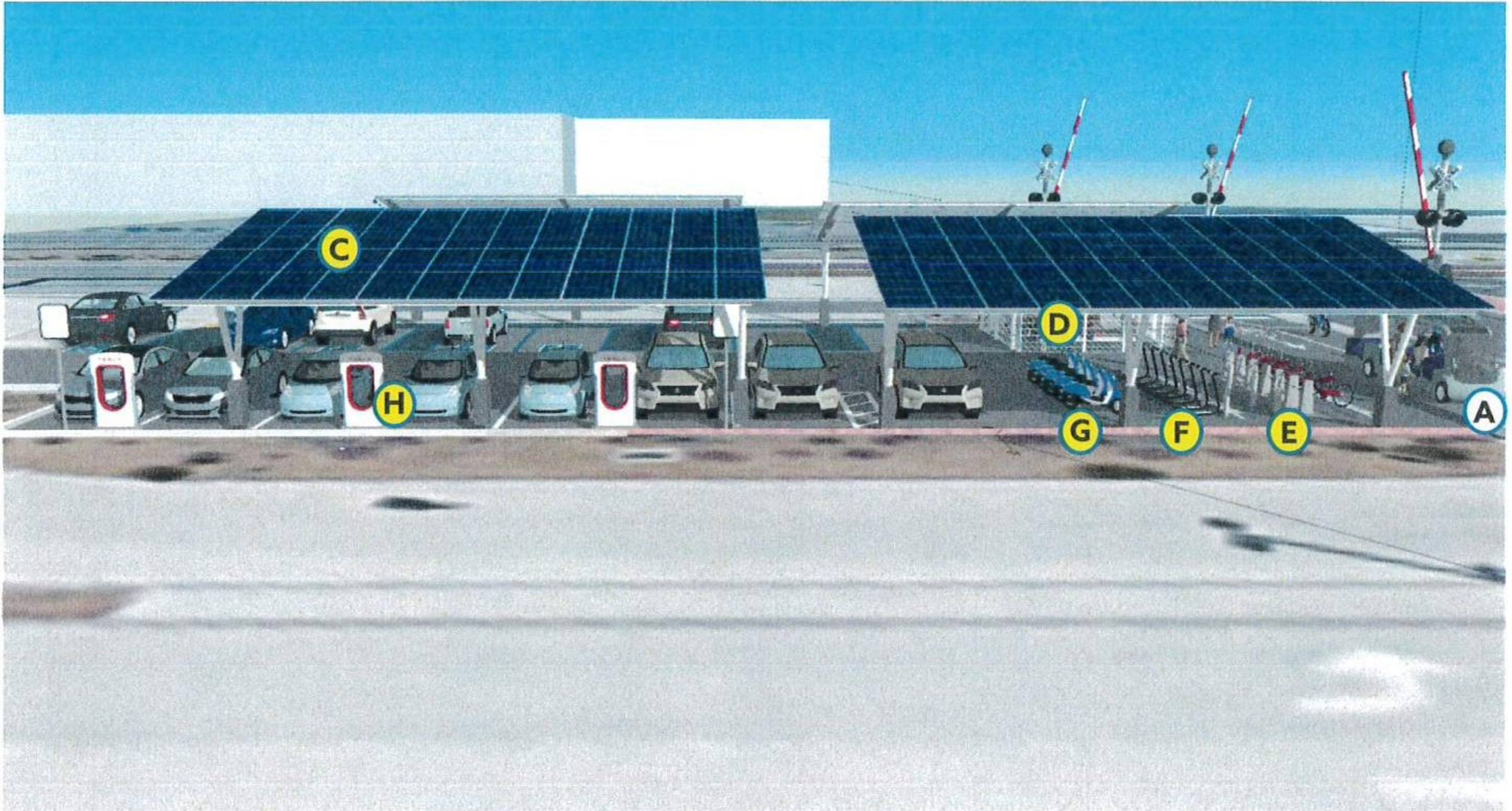
Site Plan for the Proposed Clean Mobility Options Hub Components

- A** Multi-use Path (CALTRANS ATP)
- D** 2- NEV Storage / Charging Station (CMO)
- G** 3- Elect. Moped Charging Station (CMO)
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- H** 3-Carpool / Carshare Parking (CMO)
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- I** Reconfigure Exit Route (STEP)



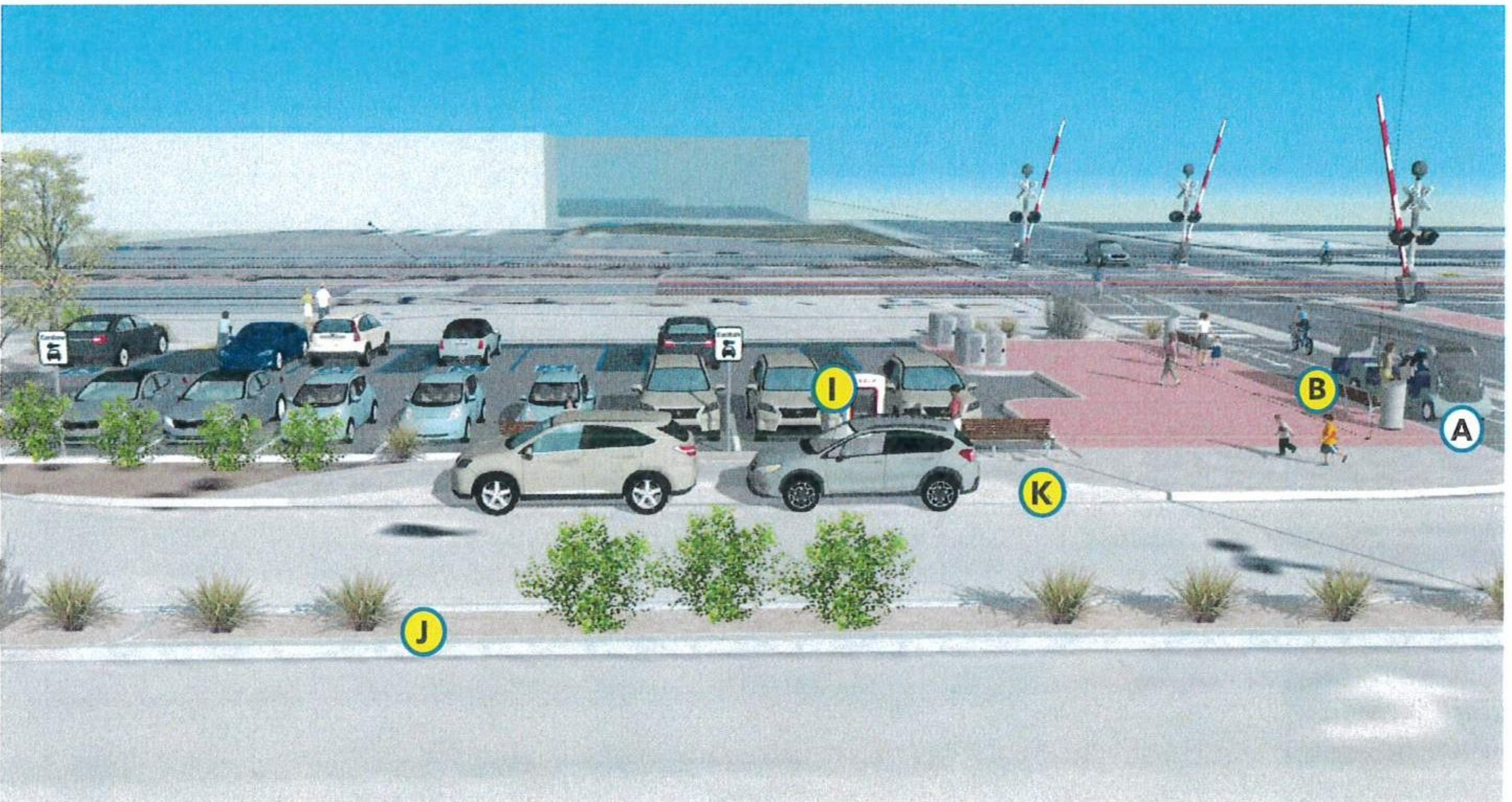
Site Plan for the Proposed STEP Grant Components

- B** NEV Shuttle Stop Improvements (STEP)
- I** Reconfigure Exit Route (STEP)
- J** Reconfigure Stormwater Areas (STEP)



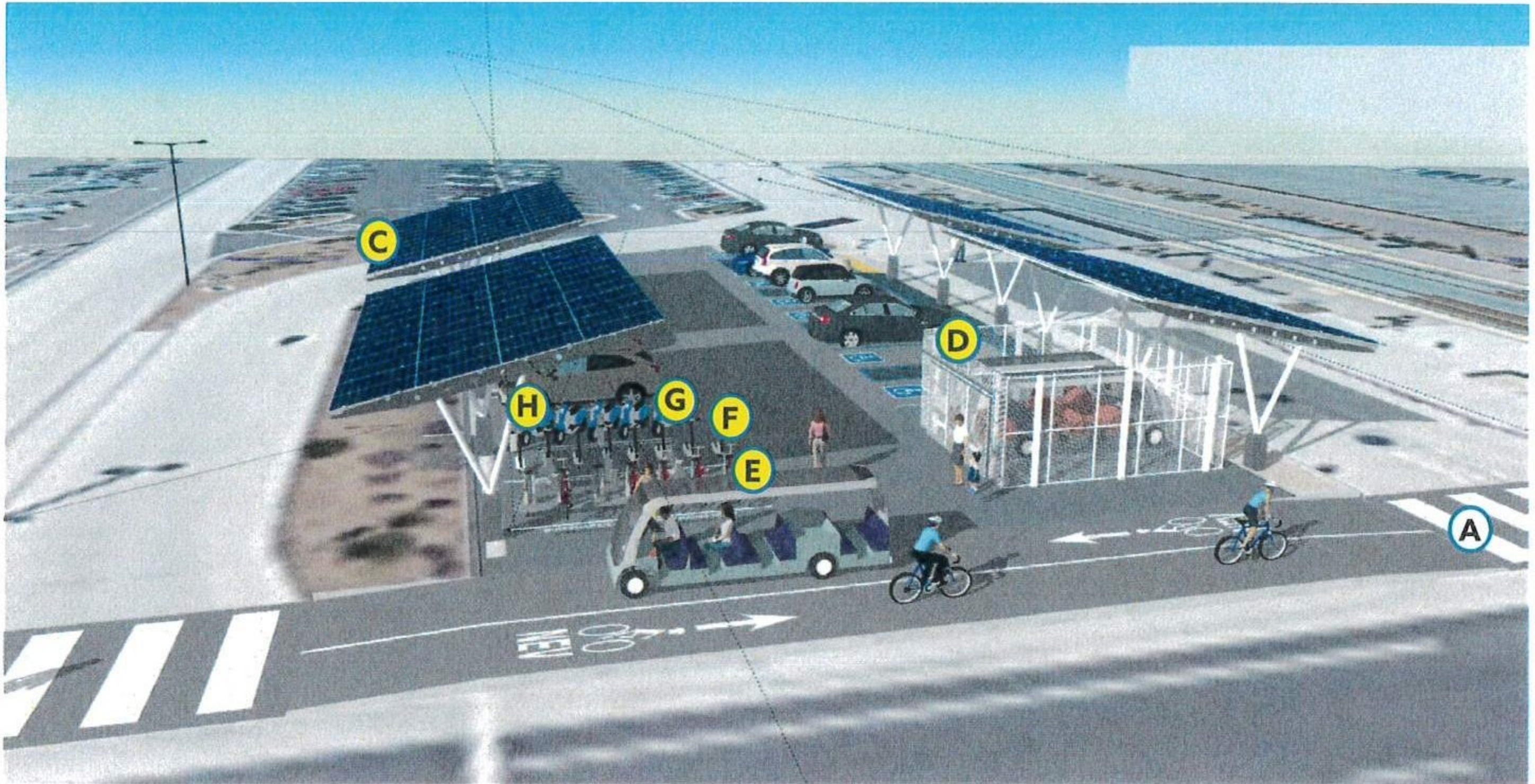
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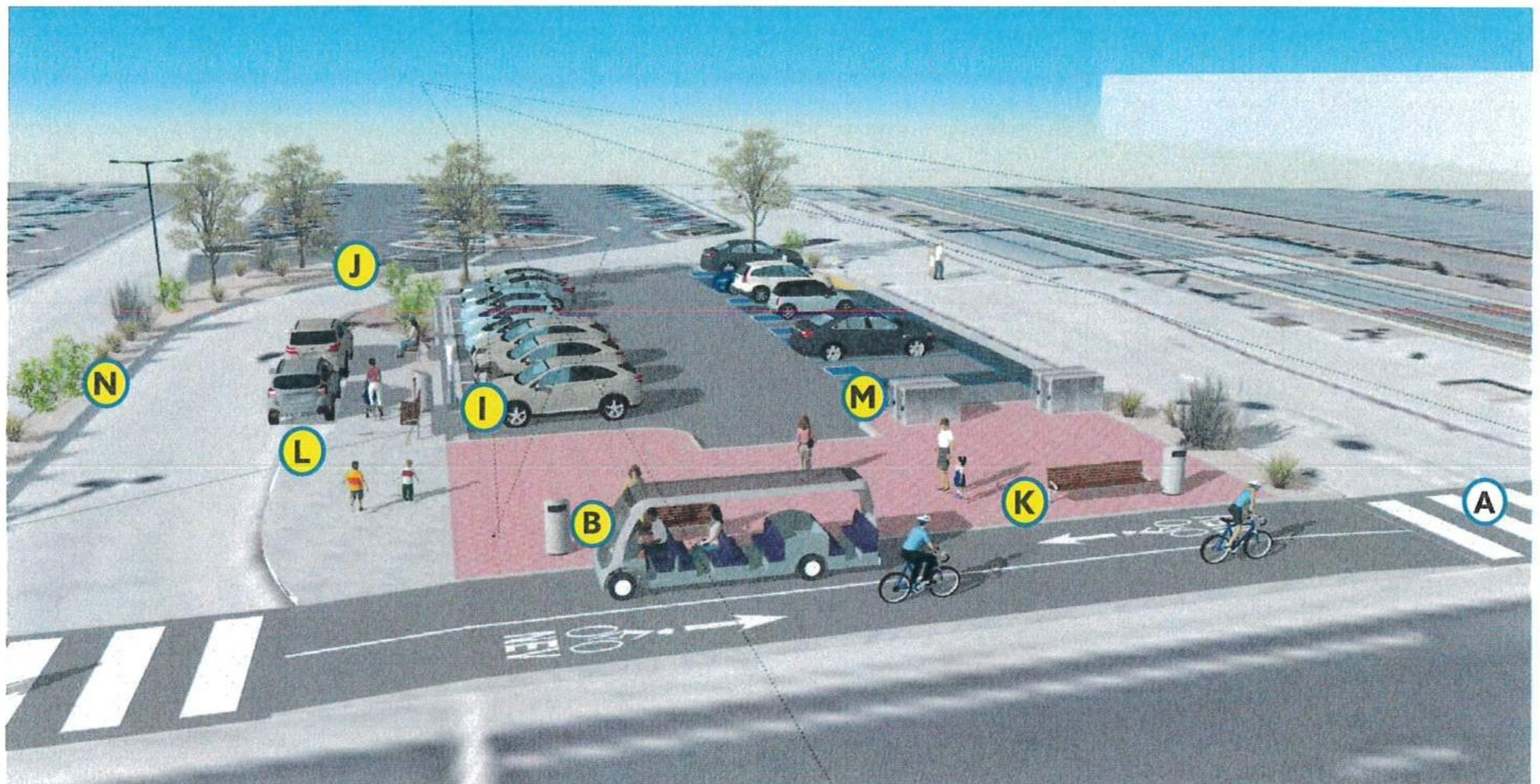
Looking East- Site Plan for the Proposed STEP Grant Components

- B** NEV Shuttle Stop (STEP)
- I** Electric Vehicle Charging (STEP)
- J** Reconfigure Stormwater (STEP)
- K** New Drop-off Zone (STEP)



Looking North- Site Plan for the Proposed Clean Mobility Options Hub Components

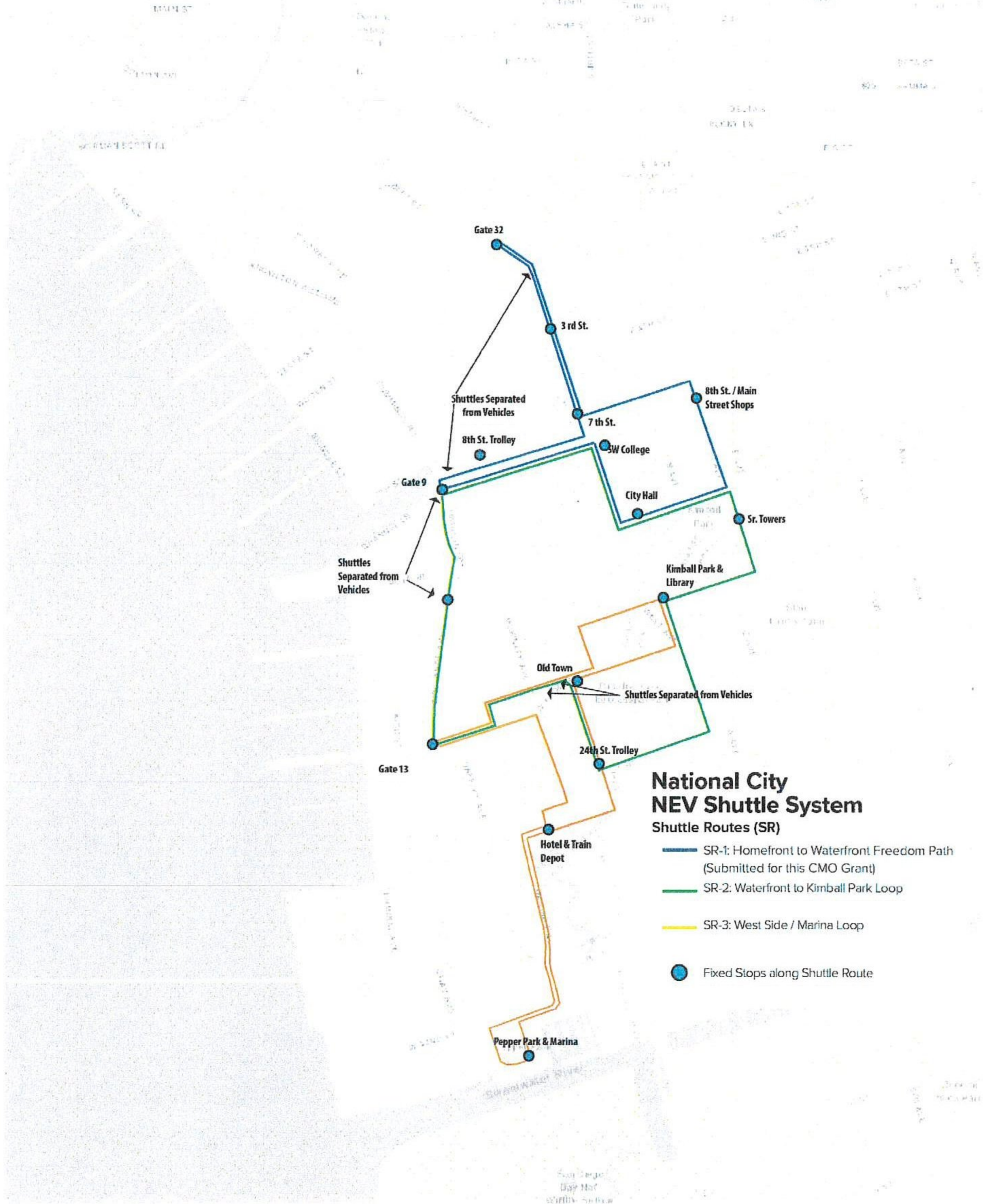
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Looking North- Site Plan for the Proposed STEP Grant Components

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- (K)** Raised Permeable Plaza (STEP)
- (L)** Drop-off (STEP)
- (M)** Bike Storage (STEP)
- (N)** Reconfigured Stormwater (STEP)

ATTACHMENT 2: POTENTIAL SERVICE AREA



**National City
NEV Shuttle System
Shuttle Routes (SR)**

- SR-1: Homefront to Waterfront Freedom Path (Submitted for this CMO Grant)
- SR-2: Waterfront to Kimball Park Loop
- SR-3: West Side / Marina Loop
- Fixed Stops along Shuttle Route



Travel Using Neighborhood Electric Shuttles

**The 8th Street Transit Center Mobility Hub, PV and NEV Shuttle
Submitted for the Clean Mobility Options Voucher Grant**



2020 Clean Mobility Options Voucher Program

Prime Applicant



Project Partner



MOBILITY PROJECT VOUCHER APPLICATION

FOR THE CLEAN MOBILITY VOUCHER PILOT PROGRAM



**Clean
Mobility
Options**





Travel Using Neighborhood Electric Shuttles

**The 8th Street Transit Center Mobility Hub, PV and NEV Shuttle
Submitted for the Clean Mobility Options Voucher Grant**

Application Attachments

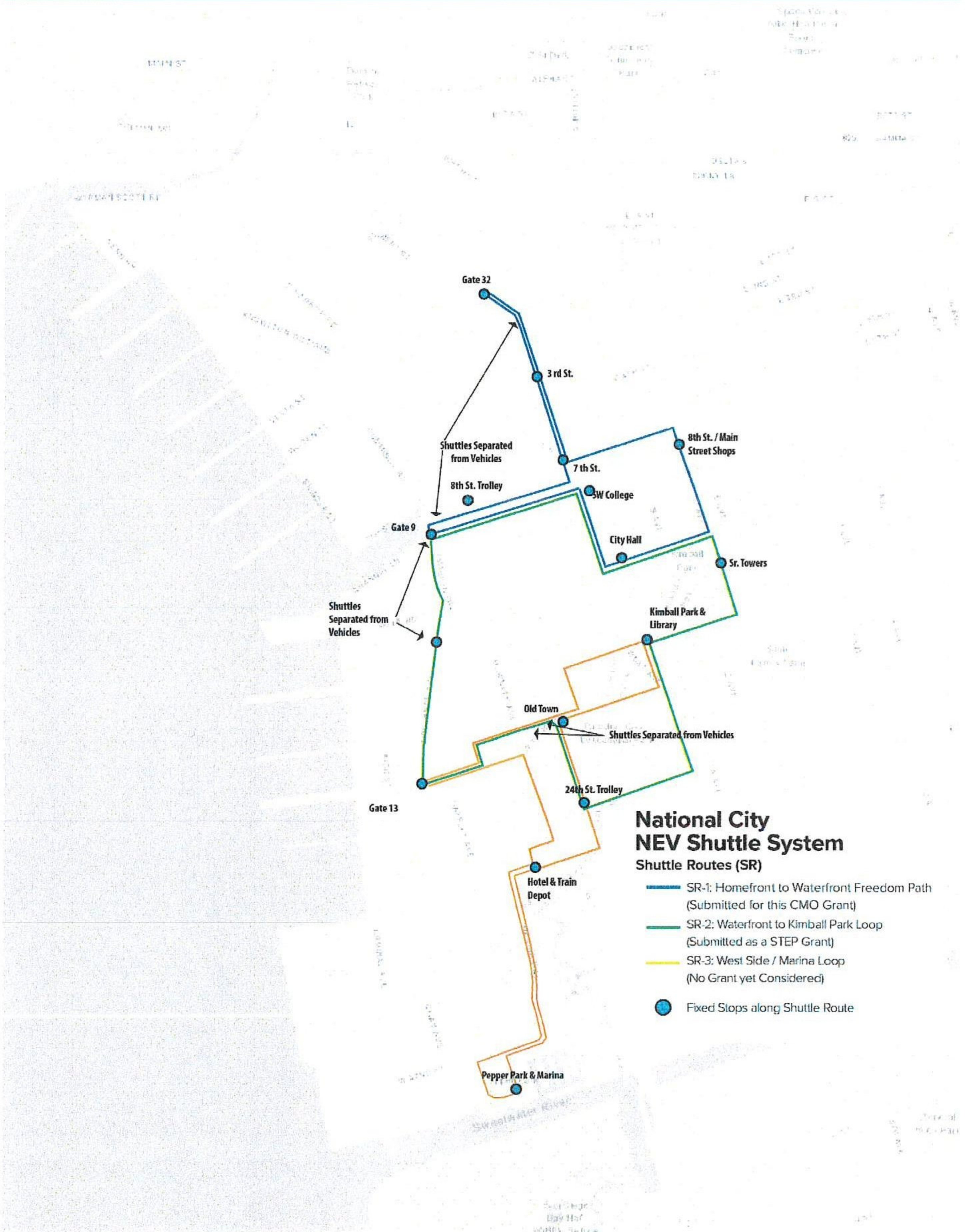
Project Maps 1-6

Prime Applicant



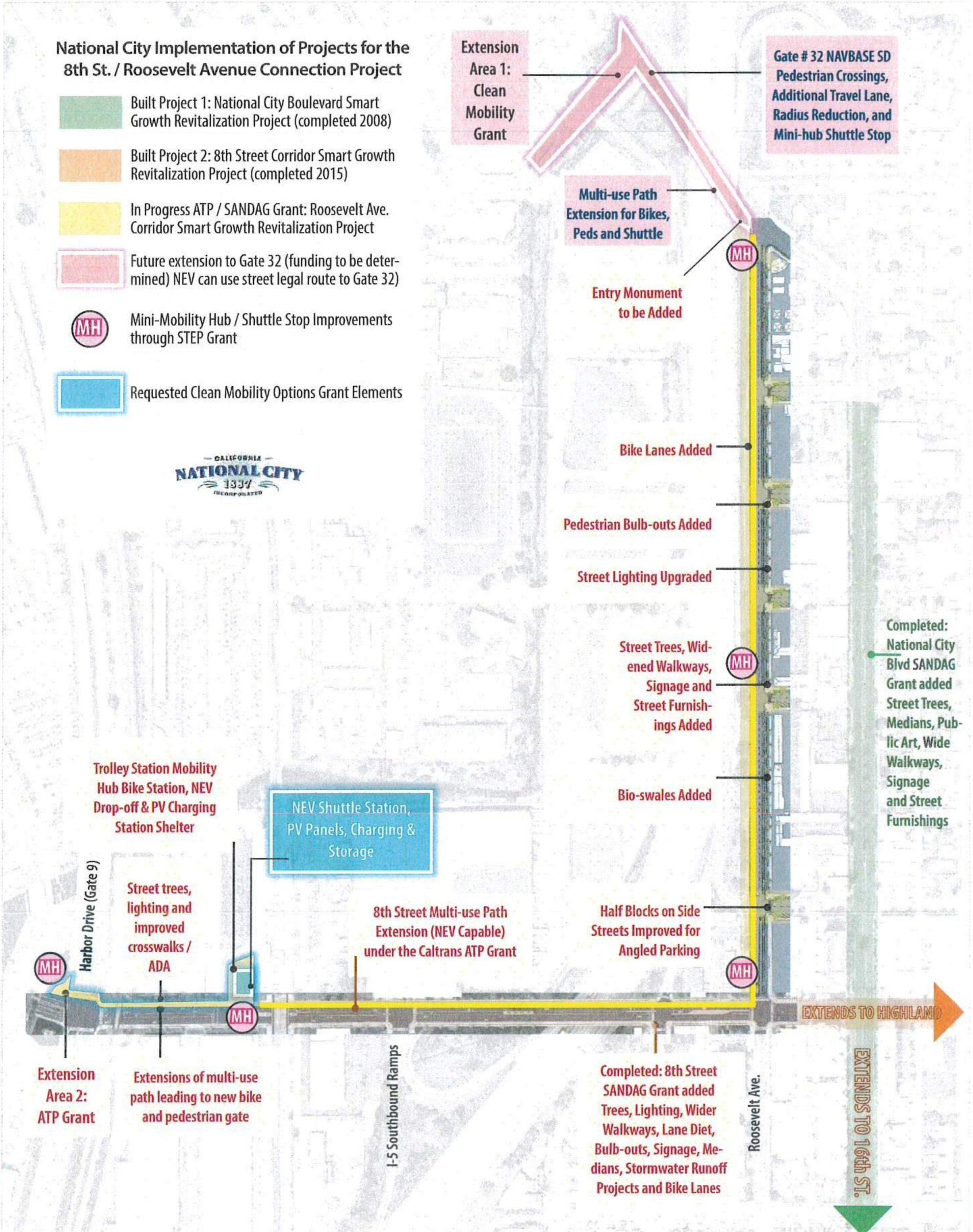
Project Partner

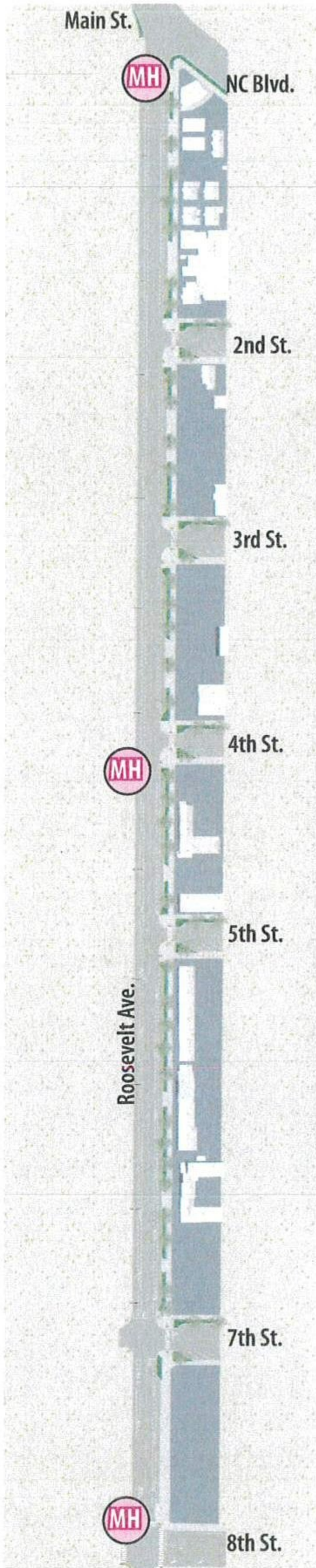




National City Implementation of Projects for the 8th St. / Roosevelt Avenue Connection Project

- Built Project 1: National City Boulevard Smart Growth Revitalization Project (completed 2008)
- Built Project 2: 8th Street Corridor Smart Growth Revitalization Project (completed 2015)
- In Progress ATP / SANDAG Grant: Roosevelt Ave. Corridor Smart Growth Revitalization Project
- Future extension to Gate 32 (funding to be determined) NEV can use street legal route to Gate 32
- MH Mini-Mobility Hub / Shuttle Stop Improvements through STEP Grant
- Requested Clean Mobility Options Grant Elements





ROOSEVELT SANDAG SGIP GRANT

- 1) Large canopy trees
- 2) Stormwater runoff parkway
- 3) Widened walkway
- 4) Corner bulb-outs
- 5) Angled parking
- 6) New lighting
- 7) Added bike lane

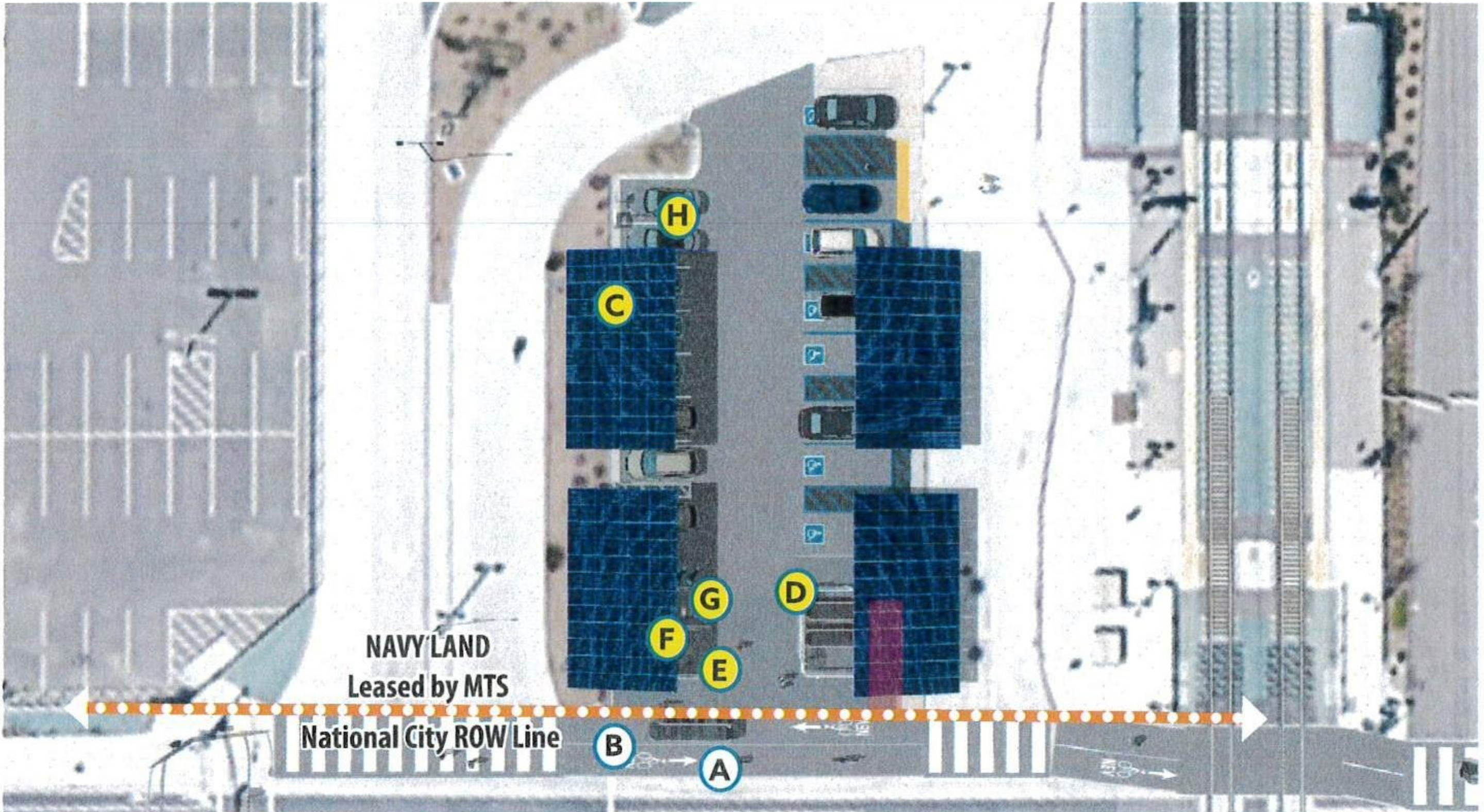
ROOSEVELT CALTRANS ATP, CYCLE 4 GRANT

- 1) Large canopy trees
- 2) Stormwater runoff parkway
- 3) 14' Multi Use Path (NEV capable)
- 4) Corner bulb-outs
- 5) Angled parking
- 6) New lighting

NO CMO GRANT COMPONENTS ON THIS PAGE EXCEPT FOR NEV

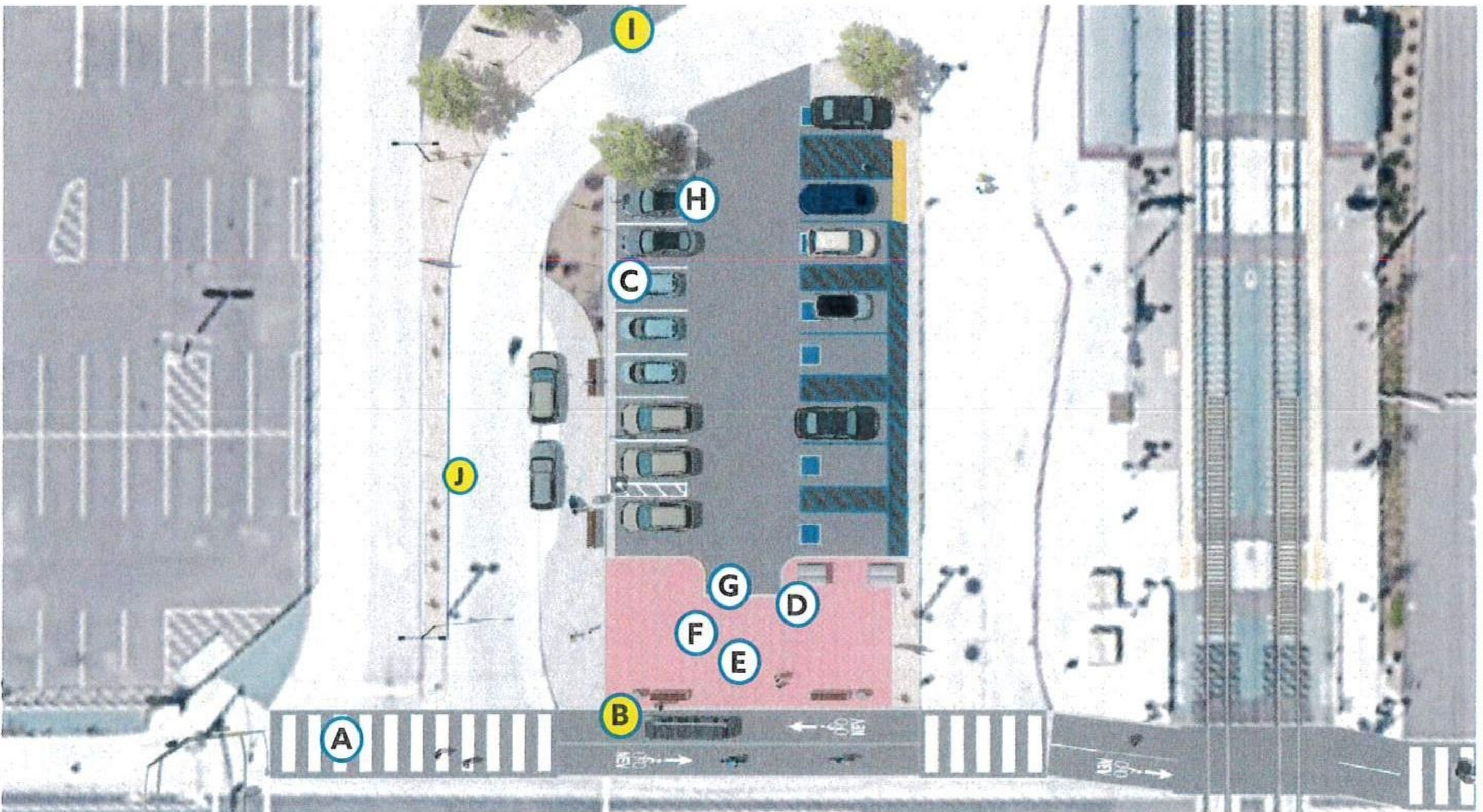


Proposed Roosevelt Ave. Corridor (west side covered by the Caltrans ATP Grant / east side covered by the SANDAG Grant)



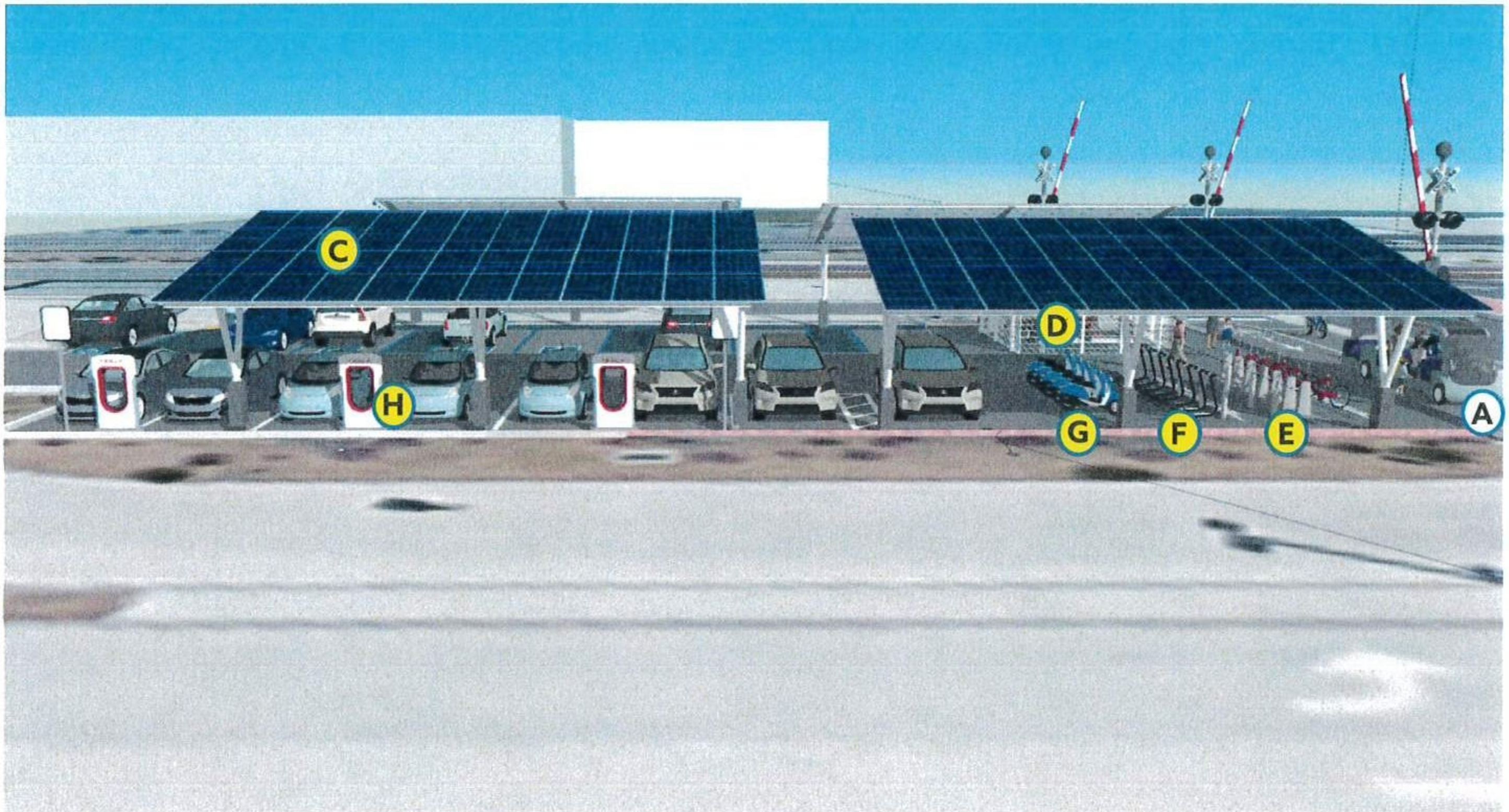
Site Plan for the Proposed Clean Mobility Options Hub Components

- | | | |
|---|--|---|
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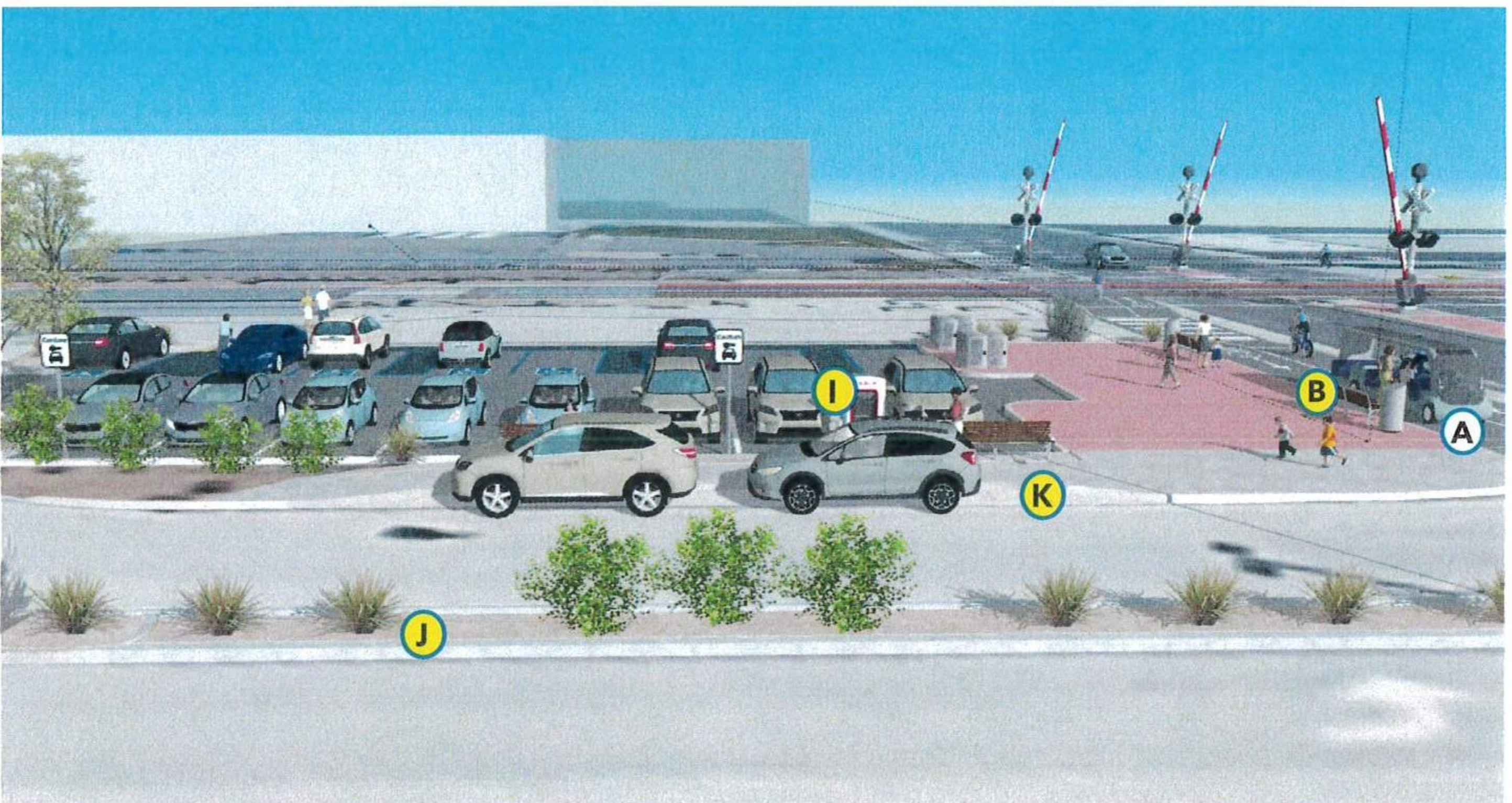
Site Plan for the Proposed STEP Grant Components

- | | | |
|---|--|--|
| B NEV Shuttle Stop Improvements (STEP) | I Reconfigure Exit Route (STEP) | J Reconfigure Stormwater Areas (STEP) |
|---|--|--|



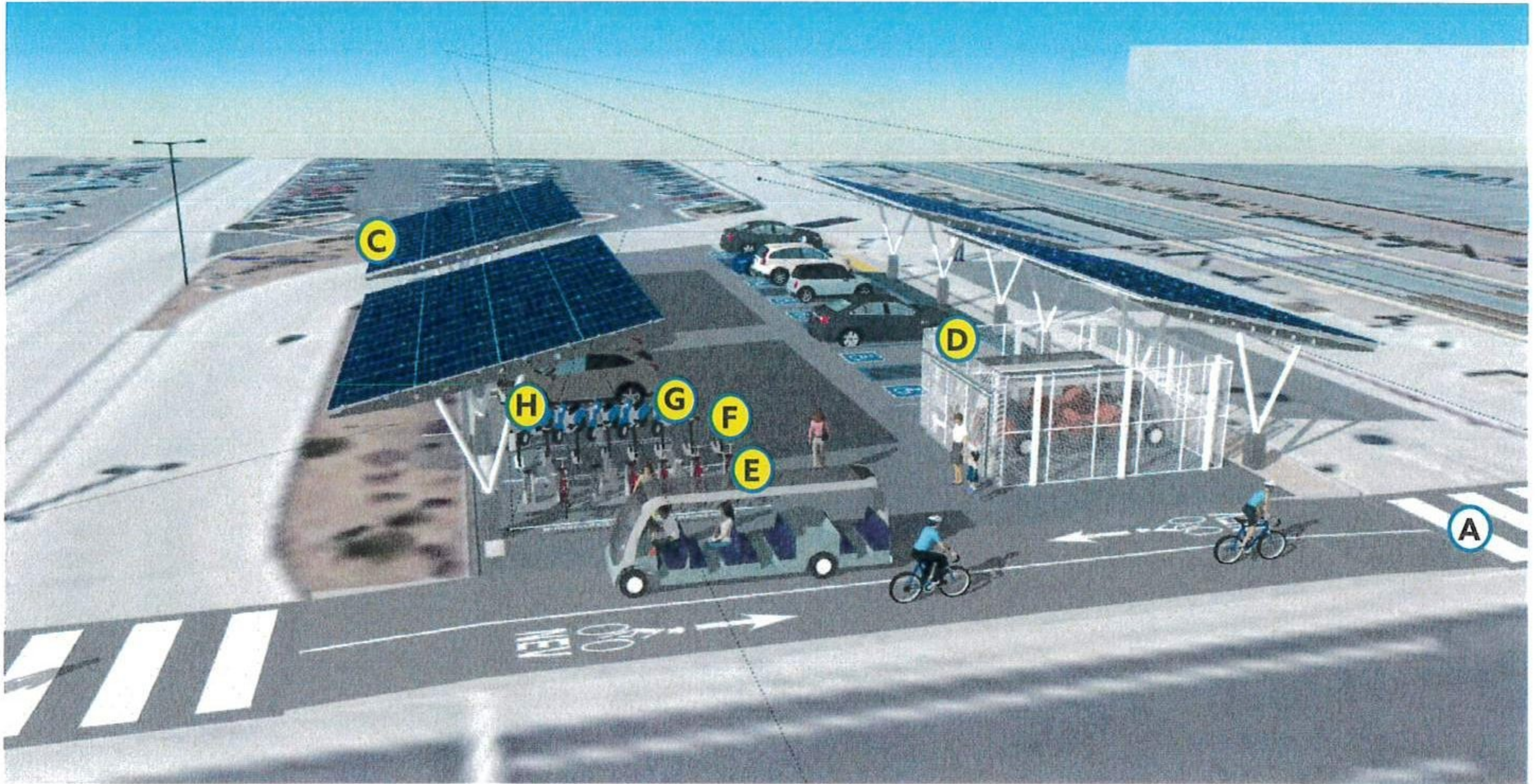
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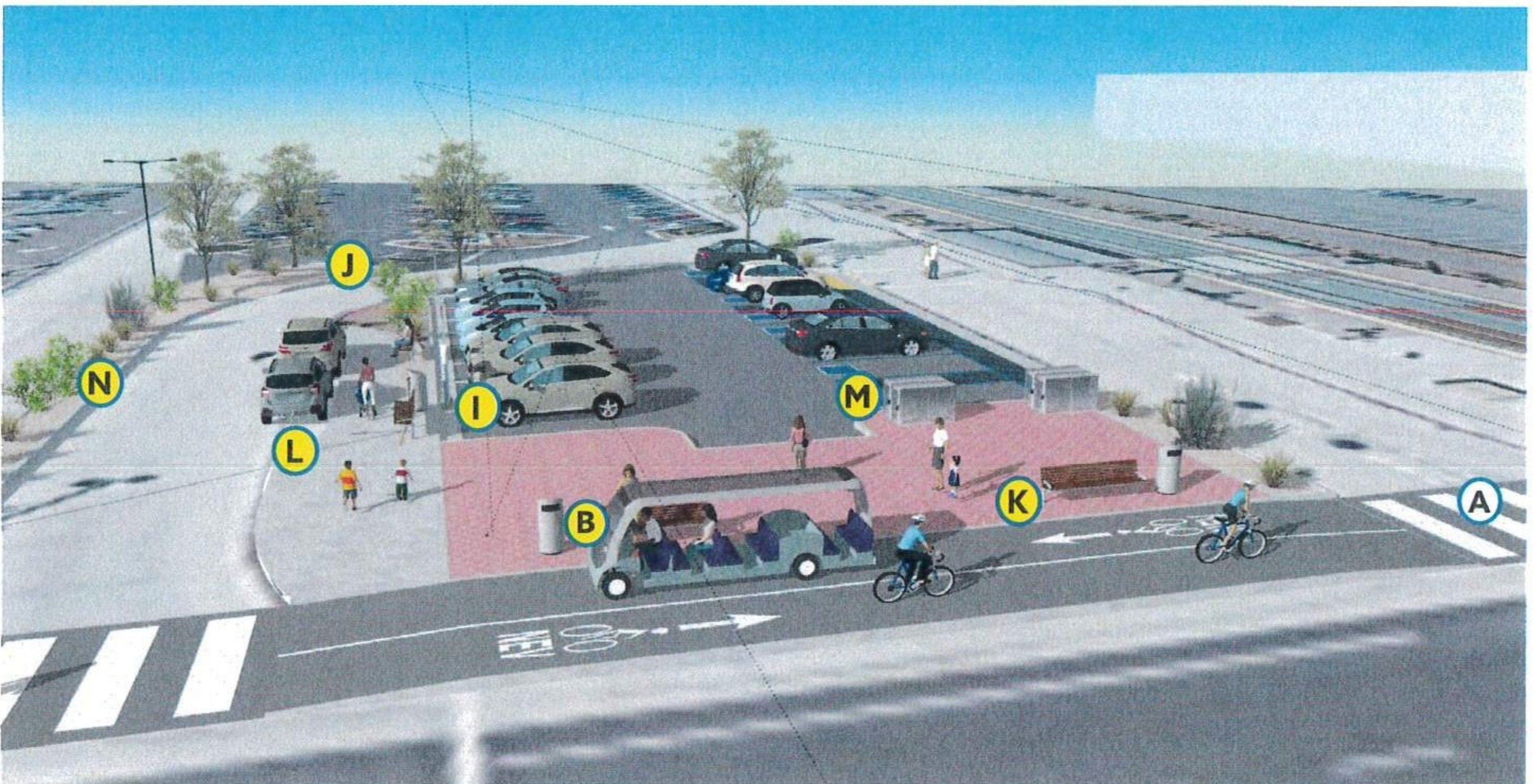
Looking East- Site Plan for the Proposed STEP Grant Components

- B** NEV Shuttle Stop (STEP)
- I** Electric Vehicle Charging (STEP)
- J** Reconfigure Stormwater (STEP)
- K** New Drop-off Zone (STEP)



Looking North- Site Plan for the Proposed Clean Mobility Options Hub Components

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Looking North- Site Plan for the Proposed STEP Grant Components

- (B) NEV Shuttle Stop (STEP)
- (I) Electric Vehicle Charging (STEP)
- (J) Reconfigured Aisle Drive (STEP)
- (K) Raised Permeable Plaza (STEP)
- (L) Drop-off (STEP)
- (M) Bike Storage (STEP)
- (N) Reconfigured Stormwater (STEP)

CMO PROJECT MILESTONE SCHEDULE

ATTACHMENT 4: PRELIMINARY SCHEDULE

CITY OF NATIONAL CITY			
PROJECT MILESTONE SCHEDULE OVER 5-YEAR MOBILITY PROJECT VOUCHER TERM			
A. MILESTONE NUMBER	B. DESCRIPTION OF MILESTONE TO BE ACHIEVED	C. MONTH NUMBER ACHIEVED	D. CALENDAR DATE
1st Funding Year - PLANNING (0 - 12 months) Launch is required by the 12th month			
1.1	Voucher agreement executed and project insurance verified	By Month "0"	[Input AFTER Voucher executed]
1.2	Complete contracts with a consultant team to include a structural engineer, electrical engineer, solar specialist, civil engineer, and planner to manage the package of construction documents.	By Month "1"	[Input AFTER Voucher executed]
1.3	Secure contract with a Mobility Provider/Partner. Provide proof of contract to the Program Administrator that a mobility provider is secured and under contract.	By Month "2"	[Input AFTER Voucher executed]
1.4	Complete a refined site plan, shade structure plan, structural calculations for shade structures, solar panel and electrical engineering and solar panel research that represents a 35% effort of a full biddable construction document. Initiate review of plans by National City and MTS.	By Month "2"	[Input AFTER Voucher executed]
1.5	Complete a 65% set of biddable construction documents.	By Month "3"	[Input AFTER Voucher executed]
1.6	Initiate program planning, research, demand, routes, software to be used, rates (if any), advertising revenue plan, ability to offset solar investments with mobility partner using solar sourced energy and year 4 and 5 financing plan.	By Month "3"	[Input AFTER Voucher executed]
1.7	Complete a 100% set of construction plans for	By Month "4"	[Input AFTER Voucher

CMO PROJECT MILESTONE SCHEDULE

	bidding purposes and initiate final plan reviews by National City and MTS and provide plans to SANDAG and NAVBASE SD for courtesy review.		executed]
1.8	Receive final approval / permits from National City and MTS. Initiate publication of bidding opportunities and instructions.	By Month "5"	[Input AFTER Voucher executed]
1.9	Select a qualified bidder and authorize mobilization.	By Month "6"	[Input AFTER Voucher executed]
1.10	Acquire all planned CMO-funded vehicles and submit for reimbursement. Finalize an agreement with a mobility provider to manage a bike and scooter share program and take possession of the required scooters and bikes.	By Month "6"	[Input AFTER Voucher executed]
1.11	Complete strategy plan, marketing, accounting, administration, staff requirements, training, routes, scheduling, technology draft plans.	By Month "6"	[Input AFTER Voucher executed]
1.12	Complete driver training, route familiarity, marketing initiation, NEV storage operations and recharging plans.	By Month "10"	[Input AFTER Voucher executed]
1.13	Complete site construction and final installation of all planned CMO-funded infrastructure and submit for reimbursement.	By Month "11"	[Input AFTER Voucher executed]
1.14	Launch mobility service. Intended users of the service start using the service (if services have not already been launched).	By Month "12"	[Input AFTER Voucher executed]
2nd Funding Year - OPERATION YEAR 1			
2.1	Continue operating mobility service in compliance with CMO T&Cs.	From Month "13" through Month "24"	[Input AFTER Voucher executed]
2.2	Monitor ridership, operational issues, survey customer satisfaction, seek advertisers, and energy production, use and revenue enhancements.	From Month "13" through Month "24"	[Input AFTER Voucher executed]
2.3	Final punch list items or adjustments for construction items not completed by Month 12 (limited to non-essential non-operational support	By Month "14"	[Input AFTER Voucher executed]

CMO PROJECT MILESTONE SCHEDULE

	items).		
2.4	Set aside excess revenue beyond costs to fund and operate the NEV system for Year 3 and 4 as well as collect in-lieu parking fees and developer impact fees for the Downtown Specific Plan area.	By Month "24"	[Input AFTER Voucher executed]
3rd Funding Year - OPERATION YEAR 2			
3.1	Continue operating mobility service in compliance with CMO T&Cs.	From Month "24" through Month "36"	[Input AFTER Voucher executed]
3.2	Monitor ridership, operational issues, survey customer satisfaction, seek advertisers, and energy production, use and revenue enhancements.	From Month "37" through Month "38"	[Input AFTER Voucher executed]
3.3	Set aside excess revenue beyond costs to fund and operate the NEV system for Year 3 and 4 as well as collect in-lieu parking fees and developer impact fees for the Downtown Specific Plan area.	By Month "36"	[Input AFTER Voucher executed]
4th Voucher Year (No CMO Funding) - OPERATION YEAR 3			
4.1	Continue operating mobility service in compliance with CMO T&Cs.	From Month "24" through Month "36"	[Input AFTER Voucher executed]
4.2	Monitor ridership, operational issues, survey customer satisfaction, seek advertisers, and energy production, use and revenue enhancements.	From Month "24" through Month "36"	[Input AFTER Voucher executed]
4.3	Set aside excess revenue beyond costs to fund and operate the NEV system for Year 3 and 4 as well as collect in-lieu parking fees and developer impact fees for the Downtown Specific Plan area.	By Month "36"	[Input AFTER Voucher executed]
5th Voucher Year (No CMO Funding) - OPERATION YEAR 4			
5.1	Continue operating mobility service in compliance with CMO T&Cs.	From Month "36" through Month "48"	[Input AFTER Voucher executed]

CMO PROJECT MILESTONE SCHEDULE

5.2	Monitor ridership, operational issues, survey customer satisfaction, seek advertisers, and energy production, use and revenue enhancements.	From Month "36" through Month "48"	[Input AFTER Voucher executed]
5.3	Set aside excess revenue beyond costs to fund and operate the NEV system for Year 3 and 4 as well as collect in-lieu parking fees and developer impact fees for the Downtown Specific Plan area.	By Month "48"	[Input AFTER Voucher executed]

RESOLUTION NO. 2021 -

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF NATIONAL CITY, CALIFORNIA (1) APPROVING PARTICIPATION IN THE CLEAN MOBILITY OPTIONS VOUCHER PILOT PROGRAM FROM THE CALIFORNIA AIR RESOURCES BOARD FOR THE FREE RIDE AROUND NATIONAL CITY (FRANC) NEIGHBORHOOD ELECTRIC VEHICLE (NEV) SYSTEM AND (2) AUTHORIZING THE CITY MANAGER TO EXECUTE THE APPROVAL OF CMO VOUCHER FUNDS, REITERATE CMO PROGRAM COMMITMENT, AND COMPLIANCE WITH CMO PROGRAM REQUIREMENTS TO THE CMO PROGRAM ADMINISTRATOR TEAM

WHEREAS, the City of National City (“City”) is eligible to receive funding through for the Clean Mobility Options Voucher Pilot Program (“CMO”), a statewide initiative funded by California Climate Investments, and administered by California Air Resource Board’s Program Administrator team to provide funding for zero-emission shared mobility options to under-resourced communities in California; and

WHEREAS, the City, as Lead Applicant, submitted a Mobility Project Voucher Application in October 20th, 2020, CMO.

WHEREAS, the application submitted was for the 8th Street Transit Center Mobility Hub, PV and NEV Shuttle program. This project is intended to offer the citizens of National City and neighboring communities and employers like Naval Base San Diego, the opportunity to utilize a neighborhood electric vehicle shuttle system, using clean energy produced by the project’s solar panels on shade structures at the 8th Street Trolley Station.

WHEREAS, the CMO will pay for the operation of the shuttle systems for a one (1) year start up for planning initiation and two years of operation. In addition, the funding was approved for two nine (9) person NEVs, ten (10) electric bikes and ten (10) electric scooters along with electric charging stations for the e-bikes and e-scooters as well as the NEV shuttles; and

WHEREAS, the City agrees to comply with the following CMO program requirements: (1) will accept the CMO voucher funds of \$999,996; (2) will set aside the anticipated amount of \$219,000 funding in time to operate the system for an additional two years after the two years funded by the CMO voucher program.

WHEREAS, the \$219,000 funding to operate for two additional years is committed to by this resolution for the 8th Street Transit Center Mobility Hub, PV and NEV Shuttle program as required by the CMO application and as amended by the Program Administrator and awardee;

WHEREAS, City staff requests City Council to (1) approve participation in the CMO from the California Air Resources Board for the Free Ride Around National City (FRANC) Neighborhood Electric Vehicle (NEV) system and (2) authorize the City Manager to execute the approval of CMO voucher funds, reiterate CMO program commitment, and compliance with CMO program requirements to the CMO program administrator team

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

Section 1: Approve participation in the CMO from the California Air Resources Board for the Free Ride Around National City (FRANC) Neighborhood Electric Vehicle (NEV) system.

Section 2: Authorize the City Manager to execute the approval of CMO voucher funds, reiterate CMO program commitment, and compliance with CMO program requirements to the CMO program administrator team.

Section 3: The City Clerk shall certify to the passage and adoption of this Resolution and enter it into the book of original Resolutions.

PASSED and ADOPTED this 3rd day of August, 2021.

Alejandra Sotelo-Solis, Mayor

ATTEST:

Luz Molina, City Clerk

APPROVED AS TO FORM:

Charles E. Bell Jr., City Attorney

The following page(s) contain the backup material for Agenda Item: [Discuss and provide direction to staff on the American Rescue Plan Act expenditure plan. \(City Manager & Administrative Services\)](#)

Please scroll down to view the backup material.

**CITY OF NATIONAL CITY, CALIFORNIA
COUNCIL AGENDA STATEMENT**

MEETING DATE: August 3, 2021

AGENDA ITEM NO. _____

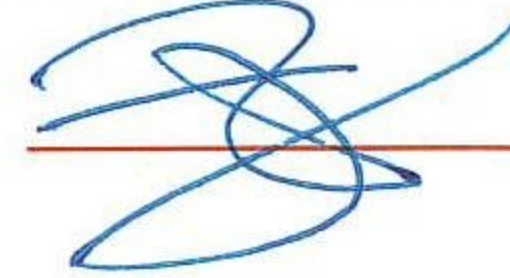
ITEM TITLE:

Discuss and provide direction to staff on the American Rescue Plan Act expenditure plan.

PREPARED BY: Tony Winney, Assistant City Manager **DEPARTMENT:** City Manager's Office / Admin. Services
Molly Brennan, Director of Administrative Services

PHONE: (619) 336-4240

APPROVED BY: _____



EXPLANATION:

See attached Exhibit A.

FINANCIAL STATEMENT:

APPROVED:  Finance

ACCOUNT NO.

APPROVED: _____ MIS

In March 2021, a \$1.9 trillion economic stimulus bill titled the American Rescue Plan Act of 2021 (ARPA) was enacted by the federal government. \$350 billion was allocated for state, local, territorial, and Tribal governments to respond to the COVID-19 emergency and promote economic growth. The City of National City is receiving \$18,010,907. The City has received half of the funding, \$9,005,453.50, and will receive the other half around June 2022.

ENVIRONMENTAL REVIEW:

N/A

ORDINANCE: INTRODUCTION:

FINAL ADOPTION:

STAFF RECOMMENDATION:

Discuss and provide direction on the American Rescue Plan Act expenditure plan.

BOARD / COMMISSION RECOMMENDATION:

N/A

ATTACHMENTS:

Exhibit A – Explanation

Exhibit B – US Treasury Summary Sheet – Coronavirus State and Local Fiscal Recovery Funds



City Council Staff Report

August 3, 2021

AGENDA ITEM: Discuss and provide direction to staff on the American Rescue Plan Act expenditure plan.

EXPLANATION:

In March 2021, a \$1.9 trillion economic stimulus bill titled the American Rescue Plan Act of 2021 (ARPA) was enacted by the federal government. Of the \$1.9 trillion, \$350 billion was allocated for state, local, territorial, and Tribal governments to respond to the COVID-19 emergency and promote economic growth. The Federal Government refers to this portion of the stimulus bill as the Coronavirus State and Local Fiscal Recovery Funds. Of the \$350 billion, the City of National City is receiving \$18,010,907. The City has received half of the funding, \$9,005,453.50, and will receive the other half around June 2022. The City is required to submit quarterly expenditure reports to the US Treasury Department (Treasury) and annual revenue loss reports. All expenditures need to be incurred by December 31, 2024 and paid by December 31, 2026.

The U.S. Treasury issued an Interim Final Rule with guidance on the funding allocation methodology, distribution process, and reporting requirements as well as Frequently Asked Questions to assist jurisdictions in interpreting the policy language. The Treasury accepted comments on the Interim Final Rule until July 16, 2021, and thereafter will issue the Final Rule that will govern the program. Attachment 1 to this report is the U.S. Treasury Department quick reference guide, which summarizes eligible uses of the State and Local Fiscal Recovery Funds.

The four funding objectives of the State and Local Fiscal Recovery Funds are:

1. Support urgent COVID-19 response efforts to continue to decrease spread of the virus and bring the pandemic under control.
2. Replace lost public sector revenue to provide government services to the extent of the reduction in revenue experienced due to the pandemic.
3. Respond to the negative economic impacts of the pandemic, including assistance to households, small businesses, and non-profits, and aid to impacted industries.
4. Address systemic public health and economic challenges that have contributed to the unequal impact of the pandemic on certain populations.

COVID-19 Response Efforts. The City is currently pursuing reimbursement through FEMA or through direct reimbursement from the County of San Diego for all costs incurred directly related to the public health response to the COVID-19 pandemic. Therefore, the ARPA funding does not need to be allocated for this purpose, unless current efforts are unsuccessful.

Replacement of Lost Revenues. The Treasury rule details how each entity is required to calculate revenue loss in relation to funding objective number two. If revenue loss is demonstrated in accordance with the Treasury calculation, the City is allowed to use an equal amount of the ARPA funding to pay for any general governmental services. The revenue loss calculation is based on total revenue of the City as a whole, not on specific revenue sources, such as sales tax. The Treasury rule as currently written requires the inclusion of sewer service fees, sewer permits, developer impact fees, and state and local grants.

City staff strongly disagrees with the inclusion of these revenue sources, as they cannot be spent on general governmental services and can fluctuate widely from year to year. City staff submitted a comment to Treasury requesting the exclusion of the specific revenue sources mentioned above. If the Treasury rule remains as currently written, the revenue loss calculation for calendar year 2020 shows no revenue loss for the City of National City. The increase in sewer rates, one-time awards from state and local grants, and developer impact fees more than offset the losses in sales tax, TOT, and general service fees.

Once Treasury publishes the final rule, City staff will revisit the revenue loss calculation and communicate any changes to City Council. For the time being, we are operating within the rule as provided and the inability to allocate any ARPA funding for governmental services under funding objective number two. If the revenue loss calculation is adjusted to exclude grants, developer impact fees, and sewer service charges in the final rule, the City will have a loss of approximately \$4.4 million for calendar year 2020 and estimated revenue loss for the following four calendar years (2021-2024) would be about \$4 million per year. In that alternate scenario, the City will have great flexibility to allocate the funds for any governmental services, with the exception of the prohibited uses listed below:

- Deposits to reserves or rainy day funds
- Deposits to pension funds for unfunded liabilities (current service costs may be eligible)
- Debt service payments
- Offset to tax cuts caused by a change in local law

If the final rule does not change the revenue loss calculation, then all of the City's ARPA funding will need to be allocated to eligible projects that achieve funding objectives three and four listed on above. Examples of eligible costs that fall within these categories include:

- Rebuilding public sector capacity by rehiring staff to pre-pandemic levels
- Providing premium pay to essential workers, with limitations and a priority on low- and moderate-income workers
- Water, sewer, and broadband infrastructure
- Equity-focused services to address health and educational disparities, affordable housing, and promote healthy childhood environments within a Qualified Census Tract (the majority of the City is in a Qualified Census Tract)
- Support for small businesses and impacted industries

Currently Budgeted Allowed Uses. Since the City may be unable to use the flexibility of the revenue loss replacement category, staff reviewed the General Fund Fiscal Year (FY) 2021-2022 adopted budget for projects and programs that were already planned and budgeted, but are eligible to be paid with ARPA funds. By shifting those expenditures from the General Fund to ARPA funding, the General Fund savings can reduce the anticipated budget deficit or can be allocated to fund new projects. The following General Fund budget expenditures are eligible to be funded with ARPA.

- Personnel expenditures to bring staffing back to pre-pandemic levels across all departments
- Parks & recreation maintenance due to increased demand on outdoor facilities and promoting healthy childhood environments
- Homeless services, including the Homeless Outreach Team in the Police Department and the homeless services provided by the Neighborhood Services Department
- Library digital literacy and youth focused programming
- Storm drain projects
- Chamber of Commerce contribution for COVID-19 economic recovery work

These expenditures total approximately \$2,060,000 for FY 2022. Looking forward, everything except the Chamber of Commerce contribution are on-going costs, therefore the ARPA funds could be used for \$2,010,000 in both FY 2023 and FY 2024, for a total General Fund offset of \$6,080,000 over three fiscal years. The \$6 million can be saved to reduce the anticipated budget deficit or it can be allocated for priority projects that are not directly eligible expenditures under ARPA rules.

During the FY 2022 budget cycle, a list of capital improvement projects were discussed with the intention that other funds (predominately ARPA) would be the funding source. However, without revenue loss under the current Treasury rules, the only way to fund the following \$4.25 million of projects will be to use some of the \$6 million of General Fund dollars offset by the above listed items.

- Street Light Conversion - \$1.5 million
- Facility Improvements:
 - City Hall Retrofit - \$1 million
 - MLK Community Center - \$100,000
 - Police Department - \$440,000
 - Fire Department - \$210,000
- Street Paving - \$1million

Qualified Census Tract Expenditures. On a more positive note, since the majority of the City is in a Qualified Census Tract, there is broad latitude to use the funding for equity-focused services to address health and educational disparities, affordable housing, and promote healthy childhood environments. This includes investment in parks, public plazas, and outdoor recreation spaces to “be responsive to the needs of disproportionately impacted communities by promoting healthier living environments and outdoor recreation and socialization to mitigate the spread of COVID-19.”

The following \$2,680,000 of priority capital projects are eligible within this category.

- Casa de Salud Youth Center Facility Improvements - \$180,000
- Las Palmas Pool Major Maintenance
 - Replaster - \$1 million
 - Deck Rehabilitation - \$1,150,000
 - Locker Room & ADA Upgrades - \$350,000

If the revenue loss calculation remains unchanged in the final rule and all of the funding has to be spent on directly eligible ARPA projects, the City may want to consider this an opportunity to expand the Las Palmas Pool capital improvement project. Instead of updating the existing locker room building for an estimated \$350,000, the building could be demolished and a 10,000 sq. ft. multi-purpose facility built in its place. The new facility would be multi-level and include lockers, a kitchen, and activity/meeting rooms as the City's new Wellness Center, at an estimated cost of \$5-10 million. The expansion would allow for greater flexibility when programming the facility and allowing for group facility rentals for birthdays and special events.

Response to Negative Impacts. In addition to the outdoor and healthy living related capital projects, the following are also examples of directly eligible ARPA costs that staff can explore further:

- Small business assistance
- Premium pay for City employees
 - Restricted to employees who earned less than 150% of state's average annual wage for all occupations
 - Restricted to portion of time spent working in person, telecommuting is excluded
- Job training programs
- Additional storm drain infrastructure (\$200,000 budgeted now)
- Purchase of new Dispatch Center IT system (currently being financed)
- Affordable housing land acquisition and development

Summary. Staff has identified \$6,080,000 of General Fund expenditures over the next three fiscal years that can be shifted to ARPA funding, \$2,330,000 of facility improvements (youth center & pool maintenance), and either \$350,000 for pool locker room updates or up to \$10,000,000 Las Palmas Pool Wellness Center. If City Council is interested in pursuing the Las Palmas Wellness Center, the total of identified eligible ARPA projects exceeds the City's allocation by \$400,000. These estimates do not take into account any eligible project categories that City Council can direct staff to explore further, such as premium pay or creation of a job training program.

Next Steps. When developing the preliminary expenditure plan within this agenda report, staff focused on the ability to offset current General Fund expenditures, the ease of administering tentative projects and the ability to create long term impacts within the community through use of the funding. Staff also reviewed ARPA funds being granted to other segments of the economy in an effort to avoid providing funding to those activities that were already in line to receive federal funding.

Staff seeks direction from City Council on potential funding priorities and eligible projects. Due to the uncertainty of the potential changes to the revenue loss calculation in the final rule, staff recommends waiting until the Treasury Department publishes the final rule in late August/early September before consideration of a final expenditure plan. If the rule changes in the City's favor, the spending options will substantially grow. Staff will return to City Council with a final spending plan for consideration of all \$18 million of ARPA funding at that time.



Coronavirus State and Local Fiscal Recovery Funds

The American Rescue Plan will deliver \$350 billion for state, local, territorial, and Tribal governments to respond to the COVID-19 emergency and bring back jobs.

The Coronavirus State and Local Fiscal Recovery Funds provide a substantial infusion of resources to help turn the tide on the pandemic, address its economic fallout, and lay the foundation for a strong and equitable recovery.

Funding Objectives

- **Support urgent COVID-19 response efforts** to continue to decrease spread of the virus and bring the pandemic under control
- **Replace lost public sector revenue** to strengthen support for vital public services and help retain jobs
- **Support immediate economic stabilization** for households and businesses
- **Address systemic public health and economic challenges** that have contributed to the inequal impact of the pandemic

Eligible Jurisdictions & Allocations

Direct Recipients

- States and District of Columbia (\$195.3 billion)
- Counties (\$65.1 billion)
- Metropolitan cities (\$45.6 billion)
- Tribal governments (\$20.0 billion)
- Territories (\$4.5 billion)

Indirect Recipients

- Non-entitlement units (\$19.5 billion)



Support Public Health Response

Fund COVID-19 mitigation efforts, medical expenses, behavioral healthcare, and certain public health and safety staff



Address Negative Economic Impacts

Respond to economic harms to workers, families, small businesses, impacted industries, and the public sector



Replace Public Sector Revenue Loss

Use funds to provide government services to the extent of the reduction in revenue experienced due to the pandemic



Premium Pay for Essential Workers

Offer additional support to those who have and will bear the greatest health risks because of their service in critical infrastructure sectors



Water and Sewer Infrastructure

Make necessary investments to improve access to clean drinking water and invest in wastewater and stormwater infrastructure



Broadband Infrastructure

Make necessary investments to provide unserved or underserved locations with new or expanded broadband access



For More Information: Please visit www.treasury.gov/SLFRP

For Media Inquiries: Please contact the U.S. Treasury Press Office at (202) 622-2960

For General Inquiries: Please email SLFRP@treasury.gov for additional information



Example Uses of Funds

Support Public Health Response

- **Services to contain and mitigate the spread of COVID-19**, including vaccination, medical expenses, testing, contact tracing, quarantine costs, capacity enhancements, and many related activities
- **Behavioral healthcare services**, including mental health or substance misuse treatment, crisis intervention, and related services
- **Payroll and covered benefits** for public health, healthcare, human services, and public safety staff to the extent that they work on the COVID-19 response

Replace Public Sector Revenue Loss

- **Ensure continuity of vital government services** by filling budget shortfalls
- **Revenue loss is calculated** relative to the expected trend, beginning with the last full fiscal year pre-pandemic and adjusted annually for growth
- **Recipients may re-calculate revenue loss** at multiple points during the program, supporting those entities that experience revenue loss with a lag

Water & Sewer Infrastructure

- **Includes improvements to infrastructure**, such as building or upgrading facilities and transmission, distribution, and storage systems
- **Eligible uses aligned to Environmental Protection Agency project categories** for the Clean Water State Revolving Fund and Drinking Water State Revolving Fund

Equity-Focused Services

- **Additional flexibility for the hardest-hit communities and families** to address health disparities, invest in housing, address educational disparities, and promote healthy childhood environments
- **Broadly applicable** to Qualified Census Tracts, other disproportionately impacted areas, and when provided by Tribal governments

Address Negative Economic Impacts

- **Deliver assistance to workers and families**, including support for unemployed workers, aid to households, and survivor's benefits for families of COVID-19 victims
- **Support small businesses** with loans, grants, in-kind assistance, and counseling programs
- **Speed the recovery of impacted industries**, including the tourism, travel, and hospitality sectors
- **Rebuild public sector capacity** by rehiring staff, replenishing state unemployment insurance funds, and implementing economic relief programs

Premium Pay for Essential Workers

- **Provide premium pay to essential workers**, both directly and through grants to third-party employers
- **Prioritize low- and moderate-income workers**, who face the greatest mismatch between employment-related health risks and compensation
- **Key sectors include** healthcare, grocery and food services, education, childcare, sanitation, and transit
- **Must be fully additive** to a worker's wages

Broadband Infrastructure

- **Focus on households and businesses** without access to broadband and those with connections that do not provide minimally acceptable speeds
- **Fund projects that deliver reliable service** with minimum 100 Mbps download / 100 Mbps upload speeds unless impracticable
- **Complement broadband investments** made through the Capital Projects Fund

Ineligible Uses

- **Changes that reduce net tax revenue** must not be offset with American Rescue Plan funds
- **Extraordinary payments into a pension fund** are a prohibited use of this funding
- **Other restrictions apply** to eligible uses

The examples listed in this document are non-exhaustive, do not describe all terms and conditions associated with the use of this funding, and do not describe all the restrictions on use that may apply. The U.S. Department of the Treasury provides this document, the State and Local contact channels, and other resources for informational purposes. Although efforts have been made to ensure the accuracy of the information provided, the information is subject to change or correction. Any Coronavirus State and Local Fiscal Recovery Funds received will be subject to the terms and conditions of the agreement entered into by Treasury and the respective jurisdiction, which shall incorporate the provisions of the Interim Final Rule and/or Final Rule that implements this program.

The following page(s) contain the backup material for Agenda Item: [Resolution of the Community Development Commission-Housing Authority of the City of National City \(“Housing Authority”\) adopting the National City Housing Authority 2021-2025 Housing Strategic Plan to establish guidance for the Housing Authority to utilize City-owned real estate and financial assets for housing purposes. \(Housing Authority\)](#)

Please scroll down to view the backup material.

**CITY OF NATIONAL CITY, CALIFORNIA
COMMUNITY DEVELOPMENT COMMISSION-HOUSING AUTHORITY
COUNCIL AGENDA STATEMENT**

MEETING DATE: August 03, 2021

AGENDA ITEM NO. |

ITEM TITLE:

Resolution of the Community Development Commission-Housing Authority of the City of National City ("Housing Authority") adopting the National City Housing Authority 2021-2025 Housing Strategic Plan to establish guidance for the Housing Authority to utilize City-owned real estate and financial assets for housing purposes.

PREPARED BY: Carlos Aguirre, Director

DEPARTMENT: Housing Authority

PHONE: (619) 336-4391

APPROVED BY: _____



EXPLANATION:

See Attachment No. 1

FINANCIAL STATEMENT:

ACCOUNT NO. Not applicable

APPROVED: _____ **Finance**
APPROVED: _____ **MIS**

ENVIRONMENTAL REVIEW:

The Housing Authority Strategic Plan is not considered a project as defined by the California Environmental Quality Act (CEQA), and is therefore not subject to CEQA.

ORDINANCE: INTRODUCTION: FINAL ADOPTION:

STAFF RECOMMENDATION:

Adopt the Resolution

BOARD / COMMISSION RECOMMENDATION:

Housing Advisory Committee did not have any comments on the National City Housing Authority 2021-2025 Housing Strategic Plan.

ATTACHMENTS:

1. Explanation
2. Housing Authority 2021-2025 Housing Strategic Plan
3. Resolution

City of National City, California
Community Development Commission-Housing Authority
August 3, 2021
Staff Report Explanation

Resolution of the Community Development Commission-Housing Authority of the City of National City (“Housing Authority”) adopting the National City Housing Authority 2021-2025 Housing Strategic Plan to establish guidance for the Housing Authority to utilize City-owned real estate and financial assets for housing purposes.

A. Background

The purpose of the National City Housing Authority Housing Strategic Plan (“Strategic Plan”) is to establish guidance for the Housing Authority to utilize City-owned¹ real estate and financial assets for housing purposes. Examples of other housing authorities that have adopted strategic plans include the San Diego Housing Commission, Fresno Housing Authority, and Seattle Housing Authority.

The Strategic Plan establishes a work plan for the Housing Authority to make progress towards the goals and objectives of the 6th Cycle Housing Element and help meet the housing needs of National City residents. While City-owned financial and real estate assets alone cannot meet all of the projected housing needs identified in the 6th Housing Element, they can be leveraged to make progress towards National City’s housing-related goals. The Strategic Plan includes recommended actions, metrics, and a timeline to guide the Housing Authority’s resources for the first four years (2021-2025) of the eight-year Housing Element planning period (2021-2029).

This Strategic Plan is an advisory document intended to support the Housing Authority, which will monitor plan implementation over time. The recommendations of this plan are flexible and can be adapted to match the availability of resources in order to best serve the needs of National City residents.

B. Strategic Plan Overview

The Strategic Plan consists of the following chapters:

- **Chapter 1: Introduction** – Introduces the purpose of the Strategic Plan, relationship to other plans and documents, and the strategic planning process.
- **Chapter 2: Housing Strategic Plan** – Outlines the objectives and metrics to guide plan implementation and provides a roadmap of activities for the Housing Authority.
- **Chapter 3: Organizational Overview** – Provides an overview of the Housing Authority’s existing structure and programs.
- **Chapter 4: Financial Resources** – Summarizes key funding sources. This section also provides recommendations to guide a future Notice of Funding Availability (NOFA) of up to \$10 million for housing projects.

¹ City-owned broadly refers to assets owned by the City of National City, National City Housing Authority, and Successor Agency to the National City Redevelopment Agency.

- **Chapter 5: Property and Real Estate** – Identifies City-owned real estate assets to prioritize for housing development and provides development guidance.

The Strategic Plan identifies the following objectives to guide the Housing Authority's actions during the 2021-2025 period:

- Objective #1: Leverage City-owned assets to support progress towards the City's RHNA.
- Objective #2: Affirmatively further fair housing choice by encouraging the development of resource-rich housing.
- Objective #3: Expand housing choices, including homeownership opportunities, for lower- and moderate-income households. Promote mixed-income housing as opportunities allow.
- Objective #4: Enhance the quality of National City's existing housing stock.

Metrics, shown in

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Table 1, are intended to guide the Housing Authority's use of the City-owned financial and real estate assets during the 2021-2025 strategic planning period.

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Table 1: Metrics for the Housing Strategic Plan (2021-2025)

	Extremely Low	Very Low	Low	Moderate	Total
	(0-30% AMI)	(31-50% AMI)	(51-80% AMI)	(81-120% AMI)	
New Construction (City-Owned Sites)	105				105 ^{1,2}
New Construction (Kimball Highland Master Plan)	145			0	145 ³
New Construction (Non City-Owned Sites)	400-500			0	400-500 ⁴
First-Time Homebuyer Program	8				8
Rental Assistance (Section 8)	1,123			0	1,123 ⁵
Rehabilitation (Home Repair Loans)	11			0	11 ⁶
<p>¹ Projection is based on a 60-65 percent of the estimated maximum yield on the sites identified in this Housing Strategic Plan (refer to Chapter 5: Property and Real Estate). Efforts to maximize the number of units through tools such as the State Density Bonus are encouraged.</p> <p>² A portion of these units are intended to be homeownership opportunities supported through a community land trust or other mechanism(s) to expand homeownership opportunities.</p> <p>³ Estimate reflects the Disposition and Development Agreement (DDA) commitment for the Kimball Highland Master Plan.</p> <p>⁴ Estimate reflects units that could be funded through a Notice of Funding Availability (NOFA) of up to 10 million.</p> <p>⁵ The City has received an allocation of 32 Section 8 vouchers for homeless families through the American Rescue Plan (ARP) Act of 2021.</p> <p>⁶ An owner-occupied emergency home repair program is anticipated to provide approximately \$15,000-\$20,000 per unit.</p>					

C. City-Owned Financial Assets

The Housing Authority has up to \$10 million available for a Notice of Funding Availability (NOFA) to support housing project(s) within National City. The Housing Authority intends to provide gap financing for 1-2 projects. Multifamily projects, including new construction and rehabilitation, would be eligible to apply for funds. The Strategic Plan provides high-level guidance for evaluating proposals; the highest scoring proposals should:

- Demonstrate progress towards the City’s RHNA and Housing Element goals, including mixed-income housing opportunities. Proposals should focus on lower- and moderate-income housing that serve the greatest number of residents and optimize project cost on a per-bedroom basis.
- Be within proximity to transit and other resources.
- Provide public benefits such as enhanced streetscape, community gathering areas, and other enhancements to the public realm.
- Be of high-quality design that positively reinforces National City’s image and character.
- Be performed by an experienced development team with a successful track record in completing housing projects.
- Provide initial preference to National City residents unless otherwise required by funding source² and be marketed within National City.
- Leverage external funding sources and State and federal programs as available.
- Demonstrate project readiness and a reasonable timeframe for project completion.

Refer to Chapter 4: Financial Resources of the Strategic Plan for more details.

D. City-Owned Real Estate Assets

The City of National City, National City Housing Authority, Successor Agency to the Community Development Commission, and the National City Parking Authority own in fee simple 87 individual parcels. Of the 87 parcels, 16 properties are independently developable.³ Of the 16 independently developable properties, six have been identified as resources that can support housing and contribute to the City’s RHNA goals. These properties and are grouped into four general sites:

- Site 1: Purple Cow
- Site 2: Scattered Sites Community Land Trust
 - Site 2a: Corner of Division and R
 - Site 2b: Roosevelt Corner Lot
 - Site 2c: A Ave
- Site 3: Lambs’ Theater Property
- Site 4: Plaza Bonita Center Way

² Refer to Housing Element Policy 3.5.

³ February 2, 2021 City Council Staff Report and Presentation.

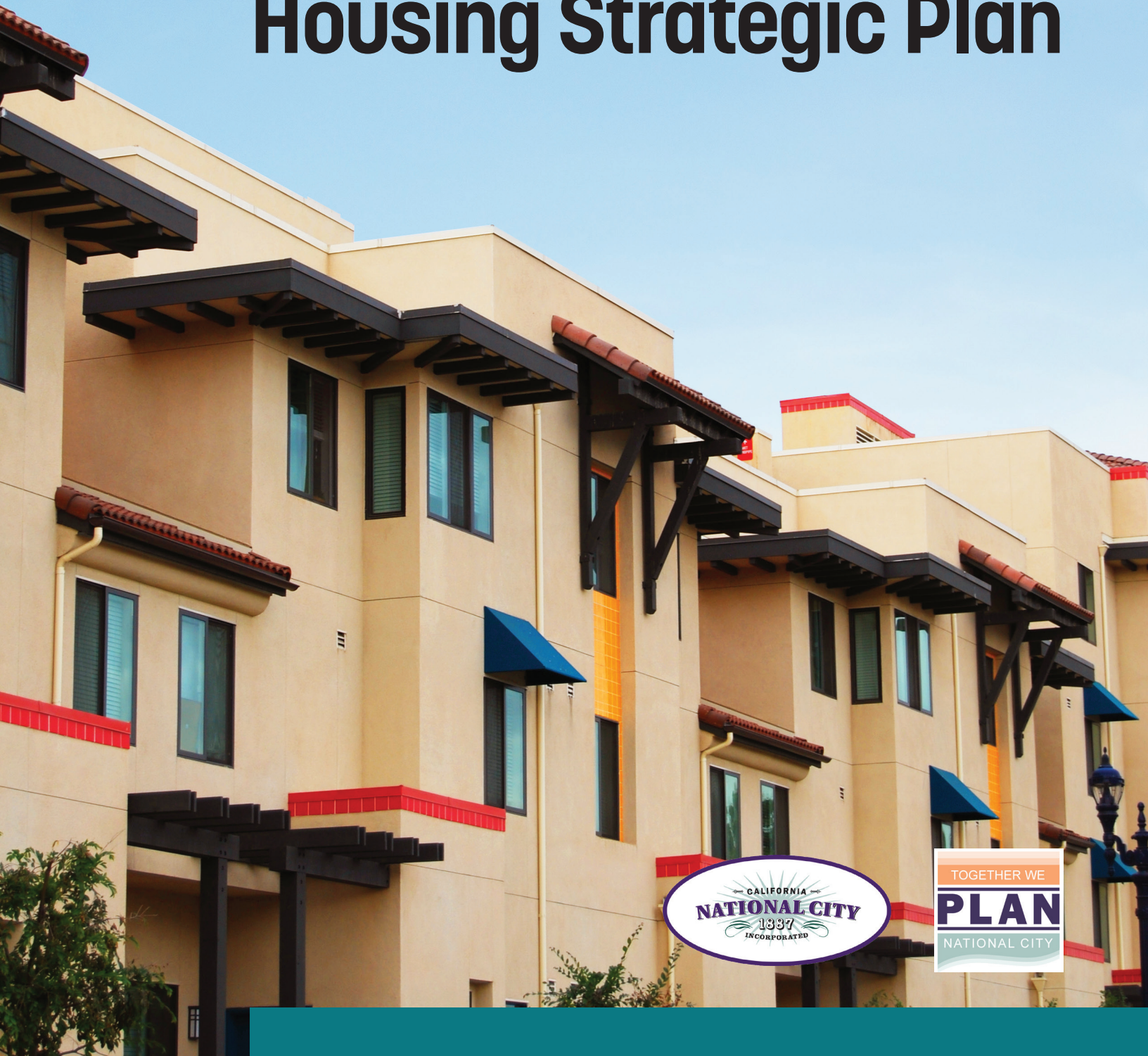
Proposals to develop these sites will be solicited through Requests for Proposals (RFPs) consistent with the Surplus Lands Act and all other necessary local and State requirements. The Strategic Plan identifies general and site-specific development parameters for soliciting and evaluating proposals. Refer to Chapter 5: Property and Real Estate Assets of the Strategic Plan for more details.

E. Strategic Planning Process

The strategic planning process builds from the 6th Cycle Housing Element and takes into consideration its findings and recommendations. Input collected from developers, non-profit organizations, and the public during the outreach conducted for the Housing Element were used to inform the content of the Strategic Plan. Strategic plans for other housing authorities and public agencies were also reviewed as a part of best practices research. National City engaged in peer exchange sessions with other jurisdictions in San Diego County to discuss housing-related issues, as well. Jurisdictions that participated in these peer exchange sessions include the cities of Imperial Beach, El Cajon, Oceanside, and Escondido.

NATIONAL CITY HOUSING AUTHORITY

2021-2025 Housing Strategic Plan



Acknowledgments

CITY COUNCIL

Mayor Alejandra Sotelo-Solis
Vice Mayor Jose Rodriguez
Councilmember Marcus Bush
Councilmember Mona Rios
Councilmember Ron Morrison

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National City Housing Authority

2021-2025 Housing Strategic Plan

Draft July 2021

Prepared for:

City of National City

Prepared by:

WSP USA

Veronica Tam & Associates

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1. Introduction

1.1. Purpose and Responsibility

The City of National City (“City”) strives to facilitate the production of diverse housing opportunities that can meet the needs of all National City residents. The National City Housing Authority (“Housing Authority”) plays a key role in this endeavor by working to expand housing opportunities for very low, low, and moderate-income families. The Housing Authority also seeks to provide affordable and accessible housing throughout the City for special needs populations including larger families, seniors, and people with disabilities.

The purpose of this Housing Strategic Plan (“Strategic Plan”) is to establish guidance for the Housing Authority to utilize City-owned¹ real estate and financial assets for housing purposes. This Strategic Plan establishes a work plan for the Housing Authority to make progress towards the goals and objectives of the 6th Cycle Housing Element and help meet the housing needs of National City residents. The work plan includes recommended actions, metrics, and a timeline to guide the Housing Authority’s resources for the first four years (2021-2025) of the eight-year Housing Element planning period (2021-2029).

This Strategic Plan is an advisory document intended to support the Housing Authority, which will monitor plan implementation over time. The recommendations of this plan are flexible and should be adapted to match the availability of resources in order to best serve the needs of National City residents.

1.2. Relationship to Other Plans and Documents

This Strategic Plan is an action item identified in the 6th Cycle Housing Element (“Housing Element”). Program 18 of the Housing Element directs the City to: “Develop a Housing Strategic Plan specific to the National City Housing Authority that provides guidance for the utilizing the City’s real estate and financial assets for housing purposes. Provide a work plan for the Housing Authority to make progress towards the goals and objectives of this 6th Cycle Housing Element” (p. 111).

While the primary goal of this Strategic Plan is to direct progress towards National City’s housing needs, this plan also recognizes the importance of City-owned assets in catalyzing progress towards broader land use and community goals. The recommendations within this plan seek to further the overall vision established in the General Plan (2011) for a sustainable community that reduces its impact on the environment, maintains economic health, and promotes a high quality of life for all.

In 2019, National City adopted a citywide Strategic Plan for the 2020-2025 time period to identify organizational focus areas, as well. One of these focus areas is Housing and Community Development and includes the following goals:

- Pursue new housing options at all income levels.
- Ensure preservation of existing affordable housing stock.
- Streamline permitting and improve code compliance.
- Enhance role in reducing homelessness.

¹ City-owned broadly refers to assets owned by the City of National City, National City Housing Authority, and Successor Agency to the National City Redevelopment Agency.

This Housing Strategic Plan is intended to support the Housing Authority's progress towards these organizational goals.

1.3. Strategic Planning Process

The strategic planning process builds from the 6th Cycle Housing Element and takes into consideration its findings and recommendations. Input collected from developers, non-profit organizations, and the public during the outreach conducted for the Housing Element have informed the content of this Strategic Plan, as well.

Strategic plans for other housing authorities and public agencies were also reviewed as a part of best practices research. This includes strategic plans for the San Diego Housing Commission, Seattle Housing Authority, City of Fort Collins, Delaware State, and Fresno Housing Authority.

National City also engaged in a series of peer exchange sessions with other jurisdictions in San Diego County to discuss housing-related issues. These peer exchange sessions discussed lessons learned from housing element-related processes, successes and challenges developing publicly-owned assets, and general ideas for housing-related programs. Jurisdictions that participated in these peer exchange sessions include the cities of Imperial Beach, El Cajon, Oceanside, and Escondido. Example housing-related Requests for Proposals (RFPs) were reviewed from these and other jurisdictions.

2. Housing Strategic Plan

The goal of the Housing Authority is to be a leader in housing programs and in the preservation, revitalization, and the development of affordable housing projects in National City's neighborhoods. The Housing Authority plays a key role in supporting the quality of life for National City's residents by working to expand housing opportunities for very low, low, and moderate-income families. The Housing Authority also seeks to provide affordable and accessible housing throughout the City for special needs populations including larger families, seniors, and people with disabilities.

The Housing Authority focuses on four main areas of service, including:

- (1) Increasing the availability of safe, quality affordable housing and improving neighborhood infrastructure;
- (2) Administering programs that expand economic prosperity and self-sufficiency such as the Section 8 Housing Choice Voucher Program;
- (3) Aggressively pursuing grants and supporting programs that improve the quality of life for residents and sustain neighborhoods and healthy families; and
- (4) Using real estate assets to create additional housing and economic development opportunities.

This Strategic Plan builds upon these areas of service and provides recommended actions, metrics, and a timeline for the 2021-2025 period to guide the use of City-owned financial and real estate assets and address the housing needs of National City's residents.

2.1. Objectives

The following objectives have been identified to guide the Housing Authority's actions during the 2021-2025 period.

- Objective #1: Leverage City-owned assets to support progress towards the City's RHNA.
- Objective #2: Affirmatively further fair housing choice by encouraging the development of resource-rich housing.
- Objective #3: Expand housing choices, including homeownership opportunities, for lower- and moderate-income households. Promote mixed-income housing as opportunities allow.
- Objective #4: Enhance the quality of National City's existing housing stock.

The metrics below are intended to support staff with monitoring progress towards these objectives.

2.2. Metrics

Table 1 summarizes the quantifiable objectives from National City's 6th Cycle Housing Element for the eight-year period from 2021-2029.

Table 1: Quantifiable Objectives from the 6th Cycle Housing Element (2021-2029)

	Extremely Low	Very Low	Low	Moderate	Above Moderate	Total
	(0-30% AMI)	(31-50% AMI)	(51-80% AMI)	(81-120% AMI)	(Over 120% AMI)	
New Construction	387	258	50	771	3,575	5,437
First-Time Homebuyer Program	16				0	16
Rental Assistance (Section 8)	1,123			0	0	1,123
Rehabilitation (Home Repair Loans)	17			0	0	17

While City-owned financial and real estate assets alone cannot meet all of the projected housing needs identified in the 6th Housing Element, they can be leveraged to make progress towards National City's housing-related goals. The metrics in Table 2 are intended to guide the Housing Authority's use of the City-owned financial and real estate assets during the 2021-2025 strategic planning period.

Table 2: Metrics for the Housing Strategic Plan (2021-2025)

	Extremely Low	Very Low	Low	Moderate	Total
	(0-30% AMI)	(31-50% AMI)	(51-80% AMI)	(81-120% AMI)	
New Construction (City-Owned Sites)			105		105 ^{1,2}
New Construction (Kimball Highland Master Plan)		145		0	145 ³
New Construction (Non City-Owned Sites)		400-500		0	400-500 ⁴
First-Time Homebuyer Program			8		8
Rental Assistance (Section 8)		1,123		0	1,123 ⁵
Rehabilitation (Home Repair Loans)		11		0	11 ⁶
<p>¹ Projection is based on a 60-65 percent of the estimated maximum yield on the sites identified in this Housing Strategic Plan (refer to Chapter 5: Property and Real Estate). Efforts to maximize the number of units through tools such as the State Density Bonus are encouraged.</p> <p>² A portion of these units are intended to be homeownership opportunities supported through a community land trust or other mechanism(s) to expand homeownership opportunities.</p> <p>³ Estimate reflects the Disposition and Development Agreement (DDA) commitment for the Kimball Highland Master Plan.</p> <p>⁴ Estimate reflects units that could be funded through a Notice of Funding Availability (NOFA) of up to 10 million.</p> <p>⁵ The City has received an allocation of 32 Section 8 vouchers for homeless families through the American Rescue Plan (ARP) Act of 2021.</p> <p>⁶ An owner-occupied emergency home repair program is anticipated to provide approximately \$15,000-\$20,000 per unit.</p>					

2.3. Implementation Roadmap

Table 3 provides an implementation roadmap for the Housing Authority to make progress towards the objectives and metrics identified in this Strategic Plan. Note that this implementation roadmap does not take into consideration the Housing Authority's routine functions such as administration of the Section 8 program or preparation of the City's Annual Action Plan; it focuses on unique actions that can make progress towards National City's housing related needs. Every fiscal year, staff should review the activities in this implementation roadmap with anticipated resources. The recommendations of this plan are flexible and should be adapted over time to best serve the needs of National City residents.

Table 3: Housing Strategic Plan - Implementation Roadmap for 2021-2025

<p>Year 1: July 1, 2021 to June 30, 2022</p> <ul style="list-style-type: none"> • Adopt the Housing Strategic Plan and 6th Cycle Housing Element. • Issue Request for Proposals (RFPs) for the following sites: <ul style="list-style-type: none"> ○ Site #1: Purple Cow ○ Site #2: Scattered Sites Community Land Trust • Issue a Notice of Funding Availability (NOFA) for up to \$10 million. • Establish an interdepartmental team to monitor housing production (Program 1 in the Housing Element). • Collaborate with the Planning Division on the development of a Complete Communities Incentive Program (Program 9 in the Housing Element). • Collaborate with the Planning Division on the establishment of a Developer Information Program (Program 17 in the Housing Element). • Establish the framework for a small-scale home repair loan program (Program 19 in the Housing Element).
<p>Year 2: July 1, 2022 to June 30, 2023</p> <ul style="list-style-type: none"> • Issue RFP for the following site: <ul style="list-style-type: none"> ○ Site #3: Lambs' Theater Property • Collaborate with the Planning Division on the adoption of the Focused General Plan Update – Transit-Oriented Development Opportunities (Program 8 in the Housing Element). • Collaborate with the Planning Division on the adoption of a Complete Communities Incentive Program (Program 9 in the Housing Element).
<p>Year 3: July 1, 2023 to June 30, 2024</p> <ul style="list-style-type: none"> • Issue RFP for the following site: <ul style="list-style-type: none"> ○ Site #4: Plaza Bonita Center Way • Update the City's inventory of deed-restricted units with projects built since the start of the 6th Cycle (Program 20 of the Housing Element).
<p>Year 4: July 1, 2021 to June 30, 2025</p> <ul style="list-style-type: none"> • Conduct an evaluation of the Strategic Plan. Determine the need for updates to guide the Housing Authority's actions for the remainder of the Housing Element period from 2025-2029.

3. Organizational Overview

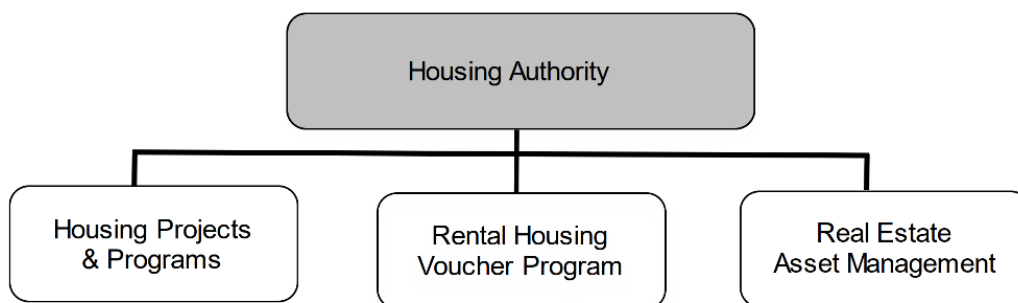
3.1. Housing Authority Structure

The Housing Authority operates in four key areas:

- **Affordable Housing Development:** The Housing Authority partners with non-profit and for-profit developers to increase housing opportunities at all income levels.
- **Section 8 Housing Choice Voucher Program:** The Housing Authority administers the Housing Choice Voucher Program for eligible low-income families, the elderly, and the disabled that either live or work in National City to afford decent, safe, and sanitary housing in the private market. The Housing Choice Voucher Program is a federally funded program under the U.S. Department of Housing and Urban Development (HUD) which enables participants to find their own housing, including single-family homes, townhouses and apartments.
- **Housing Programs and Grants:** The Housing Authority manages the HOME Investment Partnerships Program (HOME) and Community Development Block Grant Program (CDBG). Other federal, state, and local funds are also leveraged to further develop and preserve affordable housing and provide services to low- and moderate-income residents while improving infrastructure and services in the City.
- **Real Estate Asset Management:** The Housing Authority is responsible for the tracking and management of all City-owned real estate assets, including acquisition, disposition, and leasing. Some of the assets that are vacant or underutilized can be used to provide housing at all income levels and to promote economic development in the City.

Figure 4-1 shows the organizational chart of the programs the Housing Authority leads.

Figure 1: Housing Authority Organizational Chart



Source: City of National City, FY 2021 Adopted Budget, p. III-108.

3.1.1. Key Organizational Documents

The Housing Authority is responsible for a number of key documents that are required by state and federal programs in order to receive funding. These documents are summarized in Table 4.

Table 4: Summary of Key Organizational Documents

Document	Frequency of Update	Related Funding Source(s)
Housing Element	Every 8 Years	State
Housing Element – Annual Progress Report (APR)	Annually	State
Analysis of Impediments to Fair Housing Choice	Every 5 Years	State; Federal (CDBG & HOME)
Five-Year Consolidated Plan	Every 5 Years	Federal (CDBG & HOME)
Annual Action Plan	Annually	Federal (CDBG & HOME)
Comprehensive Annual Progress Report (CAPER)	Annually	Federal (CDBG & HOME)
Citizen and Community Participation Plan (CPP)	As Needed	Federal (CDBG & HOME)
Housing Choice Voucher (Section 8) Administrative Plan	Annually	Federal (Housing Choice Voucher)
Five-Year Public Housing Agency Plan	Every 5 Years	Federal (Housing Choice Voucher; CDBG & HOME)
Annual Public Housing Agency Plan	Annually	Federal (Housing Choice Voucher; CDBG & HOME)

3.1.2. Staffing Capacity

The Housing Authority has a total of 14 full time equivalent staff in a variety of roles as outlined in Table 5. Housing Authority staff are funded through a variety of local and federal sources shown in Table 7. As various programs in the Housing Element and recommendations from the Strategic Plan are implemented, the Housing Authority should review its staffing capacity and anticipated resources as a part of the City's annual budget cycle.

Table 5: Housing Authority Staffing Summary

Position	FTE
Director of Housing and Economic Development	1.00
Community Development Manager	1.00
Community Development Specialist II	1.00
Executive Assistant IV	1.00
Housing Assistant	2.00
Housing Inspector I	1.00
Housing Programs Manager	1.00
Housing Specialist	5.00
Property Agent	1.00
Senior Housing Specialist	1.00
Total	15.00
Source: City of National City, FY 2022 Proposed Budget, Summary of Funded Authorized Positions by Department (pp. II-43)	

Table 6: Funding for Housing Authority Staff Positions

Acct.	Acct. Title	FTE
001	General Fund	0.50
301	Community Development Block Grant	1.90
501	Housing Authority Fund	2.50
502	Housing Choice Voucher Fund	9.10
532	Low and Moderate-Income Housing Fund	0.70
505	HOME Fund	0.30
	Total	15.00
Source: City of National City, FY 2022 Proposed Budget, Summary of Funded Authorized Positions by Fund (pp. II-46 – II-51)		

3.1.3. Relationship to Planning Division

The Planning Division engages in both current and long-range planning efforts by reviewing development proposals, supporting the Planning Commission, and recommending and implementing changes to the land use portion of the Municipal Code. As such, the Planning Division is a partner in long-term housing capacity forecasting and planning. The Housing Authority focuses on program administration to increase access to affordable housing and realize the long-range visions and plans that the Planning Division produces and recommends. Both departments work together to ensure that housing opportunities are available throughout National City.

One of the programs in the 6th Cycle Housing Element is the establishment of an interdepartmental team to establish a coordinated approach to monitoring housing production (Program 1 in the Housing Element). This interdepartmental team is envisioned to include members of both the Housing Authority, Planning Division, and other relevant departments to exchange information and coordinate staff capacity for housing-related activities such as:

- Tracking the availability of sites, such as those included in the Housing Element Site Inventory, for residential development;
- Gathering, tracking, and reporting data annually on development permits and construction into annual reports per the Department of Housing and Community Development (HCD) requirements; and
- Assessing the City's progress towards meeting Housing Element goals and objectives including the number of affordable housing units permitted in the reporting year.

3.2. Active Programs

The Housing Authority supports a variety of housing and community-related programs directly or through other departments and non-profit partners. Active programs may change annually based on available resources and funding. During recent years, the Housing Authority has administered or funded a variety of programs including:

- Housing Choice Voucher Program (Section 8)
- Casa de Salud Youth Afterschool Program
- Literacy Services Program
- First-Time Homebuyer Program
- NCPD Support Service: Domestic Violence Response Team
- Trauma Intervention Program
- Automated External Defibrillators (AEDs) for Police Vehicles
- Housing Inspection Program
- Fair Housing and Tenant-Landlord Education
- Tenant Based Rental Assistance (TBRA)
- Community Housing Development Organization (CHDO) Set-Aside

These programs play a key role in improving housing opportunities and community resources. The CHDO program for example helped support the development of six affordable homeownership units in partnership with San Diego Habitat for Humanity.

3.3. Planned Programs

The 6th Cycle Housing Element identifies a number of programs to support progress towards the City's RHNA and improve housing opportunities for National City's residents. Of the 21 programs identified in the Housing Element, the Housing Authority is listed as a lead or partner entity in over half (i.e., 13) programs. These programs are listed in Table 7. Some of these programs represent on-going functions of the Housing Authority such as administration of the Housing Choice Voucher (Section 8) Program (Program 2 in the Housing Element). Others are unique one-time efforts that can support affordable housing production such as the Complete Communities Incentives Program (Program 9 in the Housing Element). External funding sources such as Regional Early Action Program (REAP), Senate Bill 2 funds, grants, and other sources can potentially be leveraged to implement these programs and support housing production. These additional funding sources are discussed in Chapter 4: Financial Resources.

Table 7: 6th Cycle Housing Element - Housing Authority Related Programs

Housing Element No.	Program	Description
1.	Housing Production Monitoring Program	Create an interdepartmental team consisting of the Planning Department, Housing Authority, and other relevant departments to monitor progress towards the City's RHNA allocation. Track the availability of sites, such as those included in the Housing Element Site Inventory, for residential development. Gather, track, and report data annually on development permits and construction. Compile information into a report, per HCD requirements, describing progress towards meeting Housing Element goals and objectives including the number of affordable housing units permitted in the reporting year.
2.	Housing Choice Voucher (Section 8) Rental Assistance Program	Rental subsidies to low-income households that would otherwise spend more than 30 percent of gross income on housing expenses. The subsidy represents the difference between 30 percent of household monthly income and housing costs (maximum payment based on fair market rents). Tenant-Based - Vouchers issued to eligible households that locate their own housing. Project-Based - Guaranteed payment to owners that rent to eligible households.
3.	First-Time Homebuyer Program	Provide first-time homebuyer assistance to low and moderate-income households to achieve homeownership.
4.	Fair Housing Program	<p>Address the recommendations developed in the Regional Analysis of Impediments to Fair Housing Choice to mitigate and/or remove fair housing impediments. Implement actions to address fair housing issues through CDBG and HOME activities. Contract with the fair housing organizations to perform investigation, reporting, monitoring, dispute mediation, tenant counseling, landlord and manager training, and education on fair housing law. Property owner fair housing training of staff engaged in sale, rental, or lease of housing in new projects with 10 or more units. Adopt a source of income protection ordinance.</p> <p>National City is also identified as having an over-concentration of Section 8. Engage in on-going regional coordination to promote voucher use in other locations to allow residents to have better choices for their housing options/locations. Conduct periodic testing of discrimination.</p>

5.	Community Housing Development Organizations (CHDO) Program	Funding of CHDOs to assist in acquisition, development, and/or rehabilitation of affordable housing for lower-income households.
6.	Community Land Trust (CLT) Program	The establishment of community land trusts to preserve the long-term availability of land for affordable housing using the San Diego Community Land Trust model or similar program.
7.	Housing Education and Resource Outreach	Host events and provide informational materials providing education to residents regarding residential development, tenant and homeowner rights and requirements, resources available to residents experiencing hardship or who are looking for guidance, and home purchasing and renovation/rehabilitation guidance. Host events and disseminate this information in both English and Spanish.
9.	Complete Communities Incentive Program	Create an opt-in program that provides additional incentives beyond the State Density bonus to encourage developers to reserve a percentage of units in new market-rate developments for affordable housing. Offset developer costs through incentives and additional density to build housing at below-market prices.
17.	Developer Information Program	Prepare and maintain informational materials regarding residential development, including the specific plans, mixed-use zones, development standards, design guidelines, and density bonus provisions. Conduct regular outreach and provide presentations to development-oriented organizations such as the Urban Land Institute.
18.	Housing Strategic Plan	Develop a Housing Strategic Plan specific to the National City Housing Authority that provides guidance for the utilizing the City's real estate and financial assets for housing purposes. Provide a work plan for the Housing Authority to make progress towards the goals and objectives of the 6 th Cycle Housing Element.
19.	Home Repair Loan Program	Establish a program for lower-income residents to request low-interest loans to fund home repairs for health and safety items, including roof repair and heating, electrical, or plumbing systems.
20.	At-Risk Inventory and Monitoring Program	Maintain an inventory of publicly assisted units that are deed restricted for long-term affordability. Currently, no publicly assisted units are considered at risk of converting to market rate housing between April 15, 2021 and April 15, 2029.

21.	Affordable Housing Priority Production	<p>Facilitate affordable housing development in National City for lower and moderate-income households, including households with special needs.</p> <p>Provide technical assistance to non-profit organizations and housing developers on zoning and density bonus incentives. Conduct annual outreach to non-profit organizations and housing developers to identify potential partnership opportunities, as well. Develop a process for providing streamlined review for projects that provide affordable housing units.</p> <p>Additionally, support applications for affordable housing funds for projects or programs that are consistent with the goals and objectives of the Housing Element. Conduct annual research to identify potential funding sources to support the development of deed-restricted housing for extremely low and very low incomes.</p>
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3.4. Homelessness Programs

In 2019, National City established a Homeless Outreach Team (HOT). The mission of the HOT Team is to build and maintain a strong relationship with the homeless population in the City; to reduce homelessness through a multi-disciplinary approach; and to find long-term solutions for individuals and families through outreach and community education. HOT is comprised of two full-time National City Police Department officers that work as a team to establish contact with homeless individuals and families, and provide them with resources.

The Housing Authority works in partnership with the HOT, other City departments, and non-profit agencies, to provide housing and supportive services to the homeless population. The Housing Authority has developed a Homeless Spending Plan to fund basic and emergency services for the homeless, including outreach, case management, homeless prevention, emergency housing, and rental assistance, through Permanent Local Housing Allocation (PHLA) funds (further described in Chapter 4: Financial Resources). The Housing Authority also received 32 Emergency Housing Vouchers (EHV) from the Department of Housing and Urban Development (HUD) to assist individuals who are (1) homeless, (2) at risk or homelessness, (3) fleeing, or attempting to flee, domestic violence, dating violence, sexual assault, stalking, or human trafficking, or (4) recently homeless. The Housing Authority is also considering the future development of a Homelessness Plan in partnership with the Regional Task Force on the Homeless (RTFH) to guide the City's resources and homelessness-related programs.

3.5. Programs for Future Consideration

During peer agency outreach strategy sessions conducted to help inform the development of the Housing Strategic Plan, several potentially beneficial programs for the National City Housing Authority were identified, including:

- Density Transfer Program (City of Escondido)
- Affirmative Marketing Plan (City of Imperial Beach)

- ADU Office Hours (City of Imperial Beach)
- Developer Handbook (City of Imperial Beach)
- Section 3 Business Opportunities Program (City of Oceanside)

A brief description of each of these additional programs follows.

The City of Escondido currently operates a Density Transfer Program, whereby developments within the Downtown Specific Plan area may build beyond the maximum zoned density by using “leftover” density from other projects which did not build out to the maximum allowable density. This “leftover” density is compiled into a common pool that other developments may use and acts as a density bonus. This program has been successful in Escondido’s Downtown Specific Plan area due to the higher maximum zoned density in this location; National City has several areas, including the Downtown Specific Plan area, with higher maximum zoned density levels. This program could thus be adapted to National City to facilitate more housing construction.

The City of Imperial Beach has planned to implement an Affirmative Marketing Plan to emphasize marketing new affordable housing development to areas of the city with concentrations of minority and low-income residents. Projects proposing affordable units will be required to implement the Affirmative Marketing Plan. When forming this program, city staff plans to directly engage council members representing districts with residents who are more at risk of displacement in order to combat displacement. National City could similarly develop a program that requires direct engagement with at-risk community members for developments that are planning affordable units.

Similarly, the City of Imperial Beach is also developing marketing materials to distribute to developers that outlines density bonus incentives and programs in order to encourage the construction of affordable housing. National City’s Housing Authority could develop place-based marketing materials to distribute to developers outlining the numerous programs the city has in place to facilitate affordable housing construction.

The City of Imperial Beach currently hosts ADU Office Hours, during which interested parties may directly engage with city staff and ask questions about ADUs. National City could similarly host ADU Office Hours as a supplement to the planned Developer Information Program.

The City of Oceanside currently operates a Section 3 Business Opportunities Program as a method to address gentrification. This program operates a list of local businesses which developers are encouraged to use during construction. The use of local labor and the engagement of local businesses channels the economic benefits of development back into the community to mitigate gentrification. National City could adopt a similar program to facilitate the employment of National City residents and invest in the community during housing construction.

4. Financial Resources

4.1. Key Funding Sources

State and federal funding sources play a key role in supporting the Housing Authority's daily operation and programs. Key funding sources that support the Housing Authority's operations are described in Table 8. Annual allocations may fluctuate and are addressed through the City's annual budget cycle.

Table 8: Key Funding Sources

Fund	Description
Housing Choice Voucher Fund	This fund accounts for the activities of the Housing Choice Voucher Program, which provides rental assistance to low income families by subsidizing a portion of the rent directly to landlords on behalf of low-income households.
Community Development Block Grant (CDBG) Fund	This fund is used to account for federal funds received from the United States Department of Housing and Urban Development (HUD) Community Development Block Grant (CDBG) program.
HOME Fund	This fund accounts for federal funds received from the HUD HOME program.
Permanent Local Housing Allocation (PLHA) Fund	<p>The Permanent Local Housing Allocation (PLHA) Program funding is made possible through California Senate Bill (SB) 2 of 2017. The PLHA is a non-competitive entitlement fund to support local affordable housing and homeless services initiatives. The following priorities have been identified by the Housing Authority as a part of its five-year (2019-2023) spending plan:</p> <p>In Years One and Two, funds will be used to assist households experiencing or at-risk of homelessness, including but not limited to providing outreach rapid rehousing, supportive/case management services to allow people to obtain and retain housing, and operating and capital cost for navigation centers and emergency shelters. In Years Three, Four, and Five, the City of National City will use 100% of its PLHA Funds for the predevelopment, development, acquisition, rehabilitation, and preservation of affordable rental and ownership housing, including accessory dwelling units (ADUs), which meet the needs of a growing workforce earning up to 120 percent of AMI, or 150 percent of AMI in high-cost areas. ADUs shall be available for occupancy for a term of no less than 30 days.</p>
Housing Authority Fund	This fund is to assist housing programs and projects by complementing existing Federal and state funding sources and effectively increasing and preserving the supply of affordable housing in National City.
Low and Moderate Income Housing Asset Fund	This fund is related to affordable housing assets and activities transferred from the former Redevelopment Agency in compliance with California Health & Safety Code Section 34176.1.

4.2. Recommended NOFA Guidelines

As of the drafting of this Housing Strategic Plan, the Housing Authority has up to \$10 million available for a Notice of Funding Availability (NOFA) to support housing project(s) within National City. The Housing Authority intends to provide gap financing for 1-2 projects. Multifamily projects, including new construction and rehabilitation, would be eligible to apply for funds. The highest scoring proposals should:

- Demonstrate progress towards the City’s RHNA and Housing Element goals, including mixed-income housing opportunities. Proposals should focus on lower- and moderate-income housing that serve the greatest number of residents and optimize project cost on a per-bedroom basis.
- Be within proximity to transit and other resources.
- Provide public benefits such as enhanced streetscape, community gathering areas, and other enhancements to the public realm.
- Be of high-quality design that positively reinforces National City’s image and character.
- Be performed by an experienced development team with a successful track record in completing housing projects.
- Provide initial preference to National City residents unless otherwise required by funding source² and be marketed within National City.
- Leverage external funding sources and State and federal programs as available.
- Demonstrate project readiness and a reasonable timeframe for project completion.

4.3. Grants and Other Funding Opportunities

4.3.1. Federal and State Funding Opportunities

A number of federal and state funding opportunities exist to support affordable housing production. The Housing Authority can encourage developers to pursue these funding sources and, if needed, support applications for projects that meet National City’s goals and objectives identified in the Housing Element. Programs include the Low-Income Housing Tax Credit (LIHTC) and various discretionary grant programs.

The LIHTC is administered by the California Tax Credit Allocation Committee (CTCAC) to support the development of affordable rental housing units. Tax credits are available for new construction projects or existing properties undergoing rehabilitation. Two types of credits are available: nine percent (9%) and four percent (4%) credits. Each number refers to the approximate percentage that is multiplied against a project’s “qualified basis.” The “qualified basis” is related to the proportion of the property used for affordable housing. The “qualified basis” then determines the amount of annual credits CTCAC will award the project.³ In general nine percent credits are awarded competitively, and four percent credits are awarded non-competitively.

A variety of State departments, including HCD, also administer competitive grant programs to support affordable housing production. Programs include the Affordable Housing and Sustainable Communities (AHSC), which has successfully funded affordable housing within National City. Other programs include

² Refer to Housing Element Policy 3.5.

³ Retrieved from <https://www.treasurer.ca.gov/ctcac/tax.asp>

the Infill Infrastructure Grant (IIG), Transit-Oriented Development (TOD) Housing Program, and Housing for a Healthy California (HHC) Program. The Housing Authority can monitor these various programs, which each have their own unique requirements, and support applications for projects that help meet the City's housing goals.

4.3.2. Local Funding Opportunities

Regional Early Action Planning (REAP) grants provide a one-time funding source for regional governments to support affordable housing production. Several councils of governments (COGs) in other regions have used their funds to provide technical assistance or pass-through funds to local jurisdictions. The San Diego Association of Governments (SANDAG) is currently developing its REAP program. In addition, SANDAG administers the *TransNet* Smart Growth Incentive and Active Transportation Grant Programs. These programs fund capital improvements and can potentially be used to support public realm improvements that are in proximity to existing or proposed affordable housing projects.

5. Property and Real Estate

The City of National City, National City Housing Authority, Successor Agency to the Community Development Commission, and the National City Parking Authority own in fee simple 87 individual parcels. Note that in some cases multiple contiguous parcels form one whole property. These properties are classified in Table 8 as either potential development opportunities; encroachments; retain for government use (right-of-way, remnant parcels); and parks, facilities, and leases.

Table 9: National City Real Estate Assets

Category	Successor Agency	City	Housing Authority	Parking Authority	Total in Category
Potential Development	9	4	2	1	16
Encroachments	0	7	0	0	7
Retain for Govt. Use (right-of-way, remnant parcels)	0	25	0	0	25
Parks, Facilities, and Leases	12	27	0	0	39
Total	21	63	2	1	87

Source: February 2, 2021 City Council Staff Report and Presentation

All City-owned properties are shown in Figure 1. Of the 87 parcels, 16 properties are independently developable.⁴

5.1. Priority Assets for Housing Development

Of the 16 independently developable properties, six have been identified as resources that can support housing and contribute to the City's RHNA goals in the 6th Cycle Housing Element. The Housing Element Site Inventory is shown for reference in Figure 2.

⁴ February 2, 2021 City Council Staff Report and Presentation.

Figure 2: National City Real Estate Assets

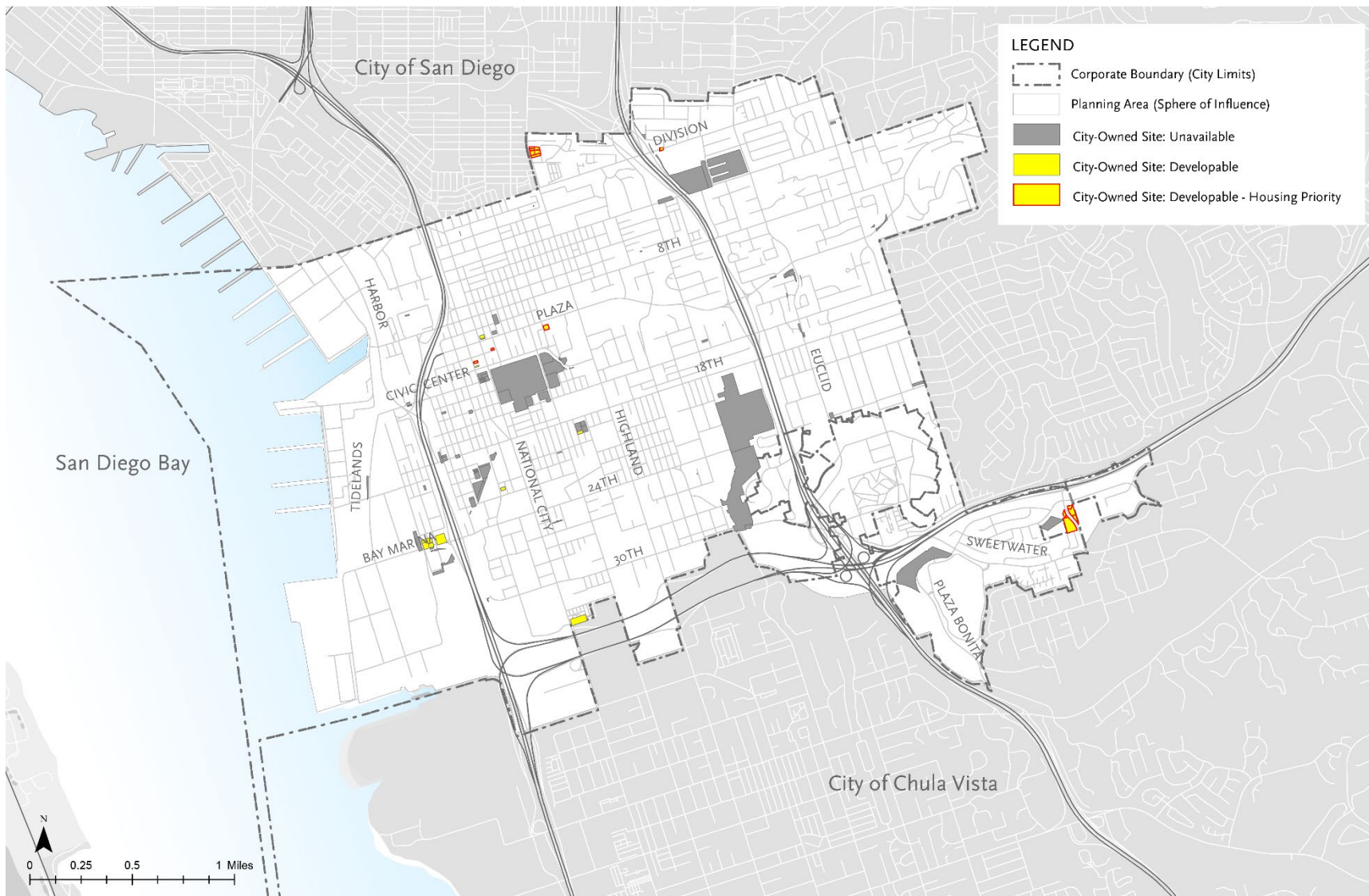
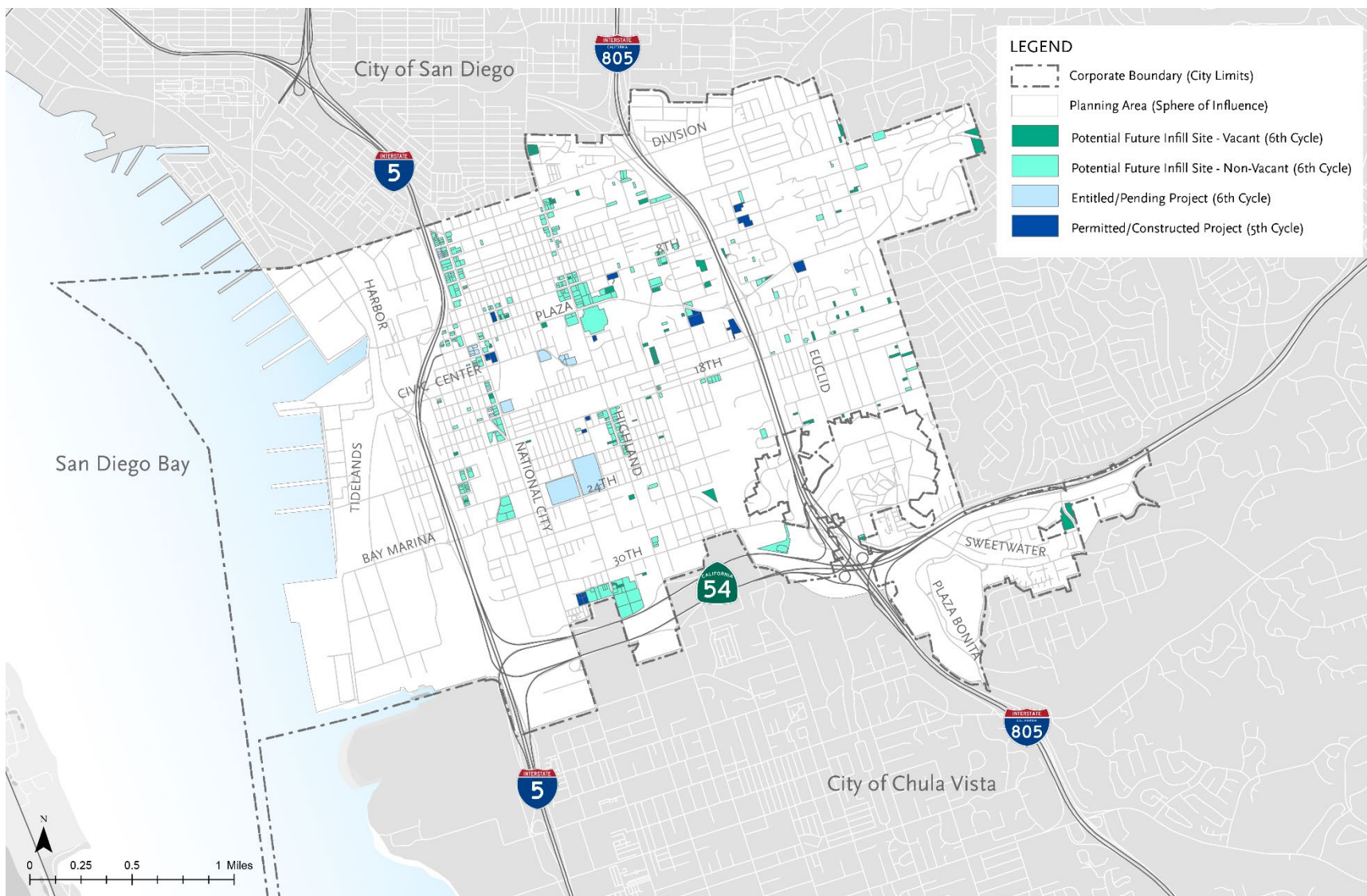


Figure 3: 6th Cycle Housing Element – Site Inventory



This Strategic Plan provides general guidance for the future development of these six high-priority areas for housing between 2021-2025. These properties and are grouped into four general sites:

- Site 1: Purple Cow
- Site 2: Scattered Sites Community Land Trust
 - Site 2A: Corner of Division and R
 - Site 2B: Roosevelt Corner Lot
 - Site 2C: A Ave
- Site 3: Lambs' Theater Property
- Site 4: Plaza Bonita Center Way

5.1.1. General Development Guidance

Proposals to develop these sites will be solicited through Requests for Proposals (RFPs) consistent with the Surplus Lands Act and all other necessary local and State requirements.

While unique goals have been identified for each site, the following guidance has been identified for all properties. The highest scoring proposals should:

- Demonstrate progress towards the City's RHNA and Housing Element goals, including the development of mixed-income housing.⁵
- Provide initial preference to National City residents unless otherwise required by funding source⁶ and be marketed within National City.
- Leverage external funding sources and State and federal programs as available. The State Density Bonus, for example, may be used to maximize unit yield.
- Provide public benefits such as enhanced streetscape, community gathering areas, and other enhancements to the public realm.
- Be of high-quality and design that positively reinforces National City's image and character.
- Be performed by an experienced development team with a successful track record in completing housing projects.

5.1.2. Site-Specific Guidance

Following is a brief summary of each site accompanied by more tailored guidance for future development.

⁵ National City's RHNA includes 695 lower income units and 771 moderate income units. While multiple projects are currently underway in National City that provide lower income units, moderate income units generally have fewer dedicated funding sources and can be difficult to incentivize. City-owned assets can play a role in: (a) expanding affordability options at this level; and (b) promoting mixed-income housing.

⁶ Refer to Housing Element Policy 3.5.

SITE 1: PURPLE COW

The Purple Cow site is an approximately 2.35-acre site at Highland Avenue and Epsilon Street owned by the Housing Authority. The site is within the MXC-1 zone, which allows up to 48 dwelling units per acre (du/ac) and can yield an estimated 47 to 113 units; this, however, can be further maximized through the State Density Bonus. This site is envisioned to provide units that are affordable to households anywhere from 60-120% AMI. Special consideration will be given to homeownership opportunities. A community land trust or long-term lease may also be considered on this site.



Assessor Parcel Numbers (APNs): 551-470-15; 551-470-17; 551-470-18; 551-470-19; 551-470-43; 551-470-48

Owner: Housing Authority

Lot Size (sq. ft.): 102,437

Acreage: 2.35

Existing Use: Vacant

Zoning: MXC-1 (48 du/ac maximum)

Estimated Yield: 47 to 113 units

Development Guidance:

- Anywhere from 60-120% AMI
- Consideration for homeownership
- Willing to consider community land trust or long-term lease

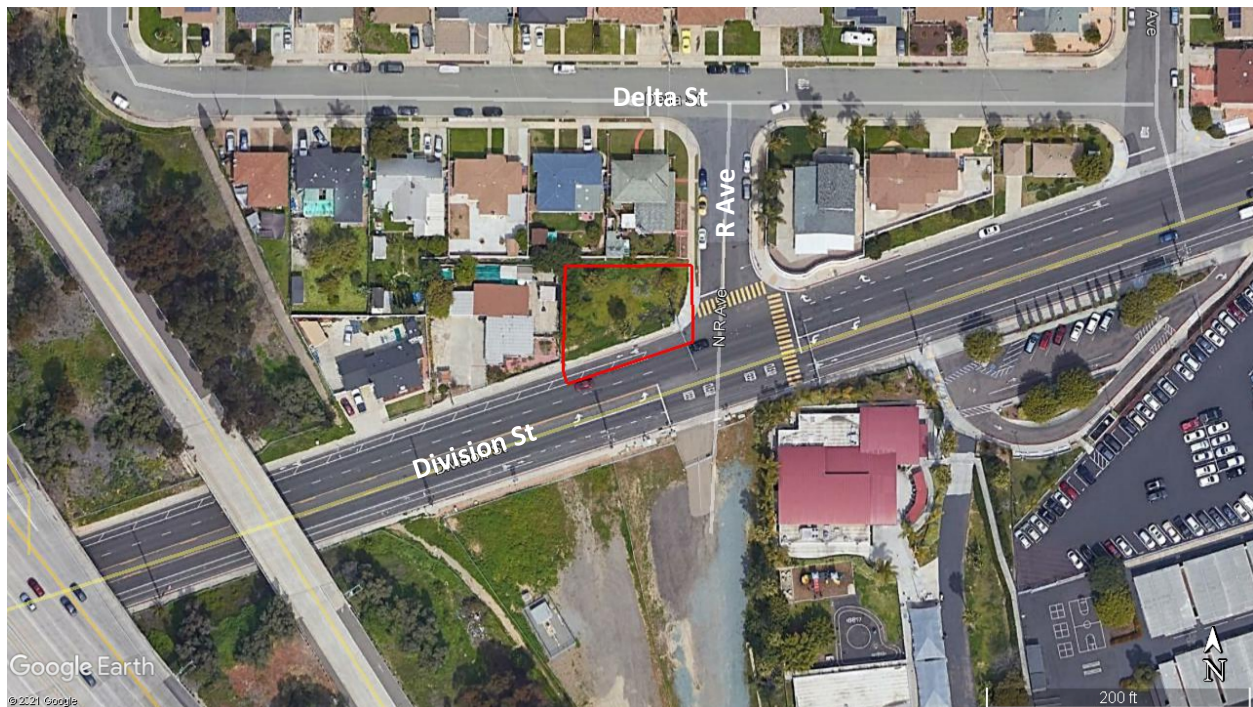
SITE 2: SCATTERED SITES COMMUNITY LAND TRUST

This site consists of three parcels that can be established as a scattered site community land trust and developed jointly to improve their development feasibility. If a community land trust is proposed for Site 1: Purple Cow, the parcels included in Site 2: Scattered Sites Community Land Trust can be combined into one scattered site community land trust proposal.

The parcels in Site 2 are located throughout the City:

- Site 2A: Division Street and R Avenue
- Site 2B: Roosevelt Avenue and W 11th Street
- Site 2C: A Avenue and E 11th Street

Each site has a different zoning designation; in aggregate they are estimated to yield between 22 to 24 units. This site is envisioned to provide units that are affordable to households anywhere from 60-120% AMI. Special consideration will be given to homeownership opportunities.

Site 2A: Division Street and R Avenue

Assessor Parcel Numbers (APNs): 552-403-14

Owner: City of National City

Lot Size (sq. ft.): 6,400

Acreage: 0.15

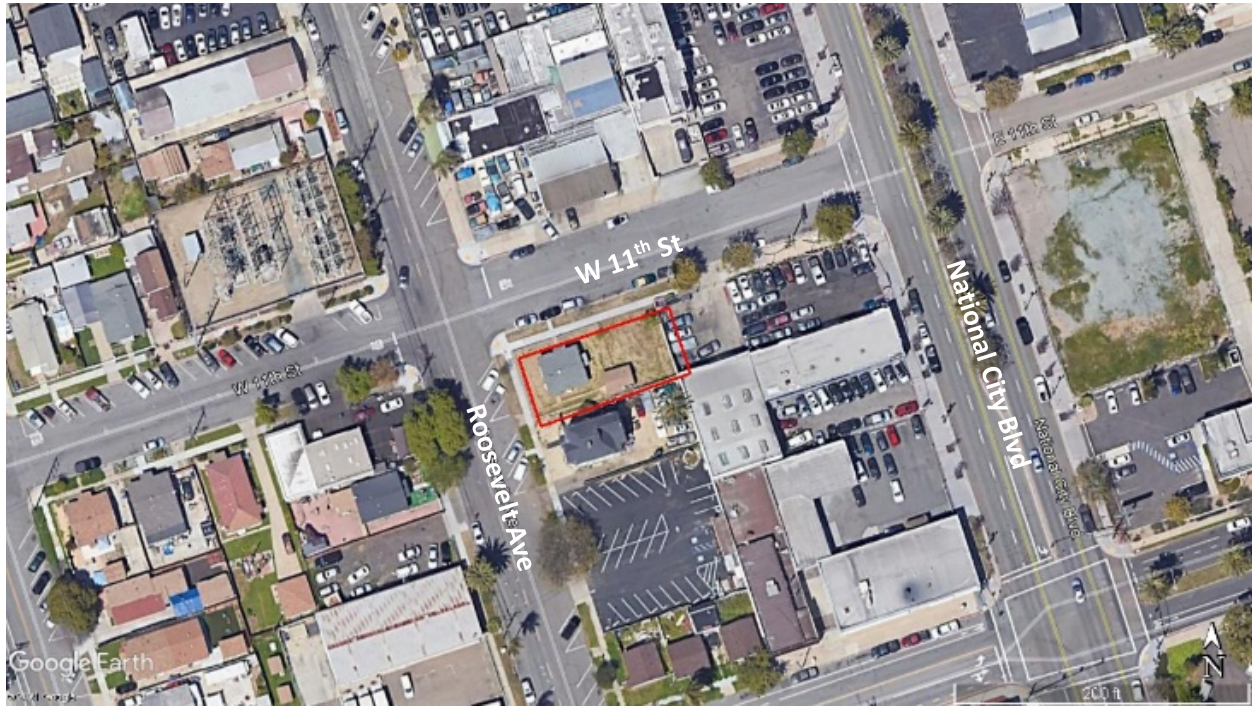
Existing Use: Vacant

Zoning: RS-2 (9 du/ac maximum)

Estimated Yield: 2 units

Development Guidance:

- Anywhere from 60-120% AMI
- Consideration for homeownership
- Scattered sites community land trust to improve the development feasibility of small infill sites

Site 2B: Roosevelt Avenue and W 11th Street

Assessor Parcel Numbers (APNs): 555-114-01

Owner: Successor Agency

Lot Size (sq. ft.): 4,791

Acreage: 0.11

Existing Use: Single-Family Detached

Zoning: Downtown Specific Plan District 6 (FAR up to 6:1; 3:1 minimum)

Estimated Yield: 16 units

Development Guidance:

- Anywhere from 60-120% AMI
- Consideration for homeownership
- Scattered sites community land trust to improve the development feasibility of small infill sites
- City is required to collect appraised value for this property

Site 2C: A Avenue and E 11th Street

Assessor Parcel Numbers (APNs): 556-553-08

Owner: Housing Authority

Lot Size (sq. ft.): 3,911

Acreage: 0.09

Existing Use: Vacant

Zoning: Downtown Specific Plan District 5A (FAR up to 3:1)

Estimated Yield: 4 to 8 units

Development Guidance:

- Anywhere from 60-120% AMI
- Consideration for homeownership
- Scattered sites community land trust to improve the development feasibility of small infill sites

SITE 3: LAMBS' THEATER

The Lambs' Theater site is an approximately 0.39-acre site at E Avenue and E Plaza Boulevard owned by the Successor Agency. The site is within the MXD-2 zone, which allows up to 75 du/ac and can yield an estimated 19 to 30 units; this, however, can be further maximized through the State Density Bonus. This site is envisioned to provide a mix of affordable lower and moderate-income rental units ranging from 30-120% AMI. Smaller units, such as micro-units with shared common spaces, may be considered.



Assessor Parcel Numbers (APNs): 556-560-39

Owner: Successor Agency

Lot Size (sq. ft.): 16,990

Acreage: 0.39

Existing Use: Vacant

Zoning: MXD-2 (75 du/ac maximum)

Estimated Yield: 19 to 30 units

Development Guidance:

- Rental units anywhere from 30-120% AMI
- Consideration for smaller units, such as micro-units with shared common spaces; potential for parking reductions
- City is required to collect appraised value for property

SITE 4: PLAZA BONITA CENTER WAY

The Plaza Bonita Center Way site is an approximately 4.30-acre site near Valley Road and Plaza Bonita Center Way that is owned by the City of National City. The site is within the RS-2 zone, which allows up to 9 du/ac and can yield an estimated 19 to 30 units; this, however, can be further maximized through the State Density Bonus. This site is envisioned to provide homeownership opportunities for units ranging anywhere from 60-120% AMI. This site includes physical constraints that should be addressed through the development proposal.



Assessor Parcel Numbers (APNs): 564-290-71; 564-310-03; 564-290-74; 564-290-75

Owner: City of National City

Lot Size (sq. ft.): 187,146

Acreage: 4.30

Existing Use: Vacant

Zoning: RS-2 (9 du/ac maximum)

Estimated Yield: 17 to 39 units

Development Guidance:

- Anywhere from 60-120% AMI
- Consideration for ownership opportunities
- Address physical site constraints

5.1.3. Disposition Procedures

California legislation dictates procedures for public agencies disposing of surplus land in their possession. In the legislature, surplus land is defined as land owned in fee simple by any local agency, for which the local agency's governing body declares, in a regular public meeting and supported by written findings, that the land is surplus and is not necessary for the agency's use. This definition includes land held in the Community Redevelopment Property Trust Fund and land that has been designated in the long-range property management plan as for sale or for future development. Exempt surplus land, which is exempt from the disposition requirements of surplus land legislation, is defined as land meeting a variety of size, use, transfer, legal restrictions, and location criteria.

When disposing of surplus land, the Housing Authority must abide by the Surplus Lands Act and related legislation. Prior to disposition, the land must be designated, supported by written documentation, as either exempt surplus land or surplus land. For exempt surplus land, the written determination of exemption must be provided to HCD at least 30 days prior to disposition.

After making the designation of surplus land or exempt surplus land and before disposing or negotiating with an entity to dispose of the land, a Notice of Availability must be sent to any local public entity within the jurisdiction where the surplus local land is located, developers who have notified the California Department of Housing and Community Development (HCD) of their interest in developing affordable housing on surplus local public land or on the parcel in question, and HCD, if the parcel is intended for residential development. If the parcel is located within an infill opportunity zone or within an area covered by a transit village plan, the written Notice of Availability must be sent to the county, city, city and county, successor agency to a former redevelopment agency, public transportation agency, or housing authority within whose jurisdiction the surplus land is located.

Parties interested in purchasing or leasing the surplus land must notify the Housing Authority of their interest within 60 days of the Notice of Availability being distributed. Prior to disposing of the surplus land, the Housing Authority must provide HCD with a description of all Notices of Availability sent out, negotiations conducted, and restrictions against the property. HCD will then review the description and notify the Housing Authority within 30 days of any law violations.

When selecting a party to dispose of the surplus land to, the Housing Authority must give priority to projects proposing low- and moderate-income affordable housing. Projects proposing affordable housing must dedicate at least 25 percent of the units as low- or moderate-income restricted units. If the Housing Authority received multiple offers proposing the same number of affordable units, priority must be given to the applicant that proposes the deepest average level of affordability for the affordable units. The Housing Authority may negotiate concurrently with all entities that provide a notice of intent to purchase or lease the land to develop affordable housing. If housing is not proposed on the land, then priority must be given to projects proposing parks or recreation if the land is already being used and will continue to be used for such, or if it is designated for this use in the General Plan.

During negotiations with an interested party, terms may not be agreed upon which do any of the following:

- Disallow residential use.
- Reduce the allowable number of residential units or the maximum lot coverage below what is allowed according to the Zoning Code or General Plan.

- Require design standards or architectural requirements that would have a substantial adverse effect on the viability or affordability of the housing development for very low-, low-, or moderate-income households.

If the Housing Authority and interested party do not agree on sale or lease price or terms within 90 days of the Housing Authority's receipt of a notice of interest, the surplus land may be disposed of without regard to the Surplus Lands Act. If the Housing Authority does not agree to sale or lease price or terms with an entity that was given a Notice of Availability, or if no entity responds to that notice, the Housing Authority may sell or lease the land to an entity which did not receive a Notice of Availability. In this case, if 10 or more residential units are developed on the property, at least 15% of the units must be restricted as affordable housing.

In addition to the Surplus Lands Act, Successor Agency assets are governed by additional requirements. Successor Agency assets must be disposed of expeditiously or according to a long-range property management plan. They must also be disposed of in a manner aimed at maximizing values, and the appraised value of the property must be collected.

5.2. Public Agency Partners

Other public agencies with real estate assets in National City can provide valuable partnership opportunities. These public agencies can include the Metropolitan Transit Service (MTS), National School District, Southwestern Community College District, and other entities. The Housing Authority should engage in strategic conversations with public agency partners to discuss strategies to leverage resources and address National City's housing needs.

RESOLUTION NO. 2021 -

RESOLUTION OF THE COMMUNITY DEVELOPMENT COMMISSION-HOUSING AUTHORITY OF THE CITY OF NATIONAL CITY (“HOUSING AUTHORITY”) ADOPTING THE NATIONAL CITY HOUSING AUTHORITY 2021-2025 HOUSING STRATEGIC PLAN TO ESTABLISH GUIDANCE FOR THE HOUSING AUTHORITY TO UTILIZE CITY-OWNED REAL ESTATE AND FINANCIAL ASSETS FOR HOUSING PURPOSES

WHEREAS, the Housing Advisory Committee of the City of National City considered the National City Housing Authority 2021-2025 Housing Strategic Plan on July 19, 2021; and

WHEREAS, the City of National City strives to facilitate the production of diverse housing opportunities that can meet the needs of all National City residents; and

WHEREAS, the National City Housing Authority plays a key role in this endeavor by working to expand housing opportunities for very low, low, and moderate-income families and special needs populations; and

WHEREAS, the National City Housing Authority 2021-2025 Housing Strategic Plan is an advisory document intended to support the Housing Authority and establish guidance for utilizing City-owned real estate and financial assets for housing purposes; and

WHEREAS, the National City Housing Authority 2021-2025 Housing Strategic Plan provides a work plan for the Housing Authority to make progress towards the goals and objectives identified in the 2021-2029 Housing Element, including the 6th Cycle Regional Housing Needs Assessment (RHNA) allocation.

NOW, THEREFORE, THE HOUSING AUTHORITY OF THE CITY OF NATIONAL CITY, CALIFORNIA, DOES RESOLVE, DECLARE, DETERMINE, AND ORDER AS FOLLOWS:

Section 1: Adopts the National City Housing Authority 2021-2025 Housing Strategic Plan to guide the Housing Authority; and

Section 2: The City Clerk shall certify to the passage and adoption of this Resolution and enter it into the book of original Resolution.

PASSED and ADOPTED this 3rd day of August, 2021.

Alejandra Sotelo-Solis, Chairwoman

ATTEST:

Luz Molina, City Clerk

APPROVED AS TO FORM:

Charles E. Bell Jr., General Counsel

The following page(s) contain the backup material for Agenda Item: [City Manager Report.
\(City Manager\)](#)

Please scroll down to view the backup material.

Item # ____
08/03/21

City Manager Report

(City Manager)