AGENDA

Consolidated Regular Meeting

City Council Chamber - 1243 National City Boulevard, National City, CA

Ron Morrison, Mayor
Luz Molina, Vice-Mayor - District 1
Jose Rodriguez, Councilmember -District 2
Ditas Yamane, Councilmember – District 3
Marcus Bush, Councilmember– District 4

Alejandro Hernandez, Acting City Manager
Heidi Skinner, Interim City Attorney
Shelley Chapel, MMC, City Clerk

The City Council also sits as the City of National City Community Development Commission, Housing Authority, Joint Powers Financing Authority, and Successor Agency to the Community Development Commission as the National City Redevelopment Agency

Thank you for participating in local government and the City of National City Council Meetings.

Meetings: Regular City Council Meetings are held on the first and third Tuesday of the month at 6:00 p.m. Special Closed Session Meetings and Workshops may be same day, the start time is based on needs. Check Special Agendas for times.

Location: Regular City Council Meetings are held in the Council Chamber located at City Hall, 1243 National City Boulevard, National City, CA 91950, the meetings are open to the public.

Agendas and Material: Agendas and Agenda Packet for items listed are available on the City website, and distributed to the City Council no less than 72 hours before the City Council Meeting. Sign up for E-Notifications to receive alerts when items are posted.

Public Participation: Encouraged in a number of ways as described below. Members of the public may attend the City Council Meeting in person, watch the City Council Meeting via live web stream, or participate remotely via Zoom. Recording of Meetings are archived and available for viewing on the City's website.

To listen to the live stream in Spanish, you must register for Zoom prior to the meeting for access.

All Zoom registration must be completed **two (2)** hours prior to the City Council Meeting for access.

Public Comment: Persons wishing to address the City Council on matters not on the agenda may do so under Public Comments. Those wishing to speak on items on the agenda may do so when the item is being considered. Please submit a Speaker's Slip to the City Clerk before the meeting or immediately following the announcement of the item. All comments will be limited up to three (3) minutes. The Presiding Officer shall have the authority to reduce the time allotted to accommodate for a large number of speakers. *(City Council Policy 104)*

All written comment must be submitted no later than **four (4)** hours prior to the start of the meeting to allow time for distribution to the City Council.

EFFECTIVE JANUARY 1, 2025

All Contributions to Candidates and Current Elected Officials are required to self-report a Declaration of Campaign Contribution to a Councilmember of more than $500 within the past year (effective Jan 1, 2025). This report may be included on the Public Comment Speaker Slip to be completed prior to the City Council Meeting.

Spanish Interpretation Services: Spanish Interpretation Services are available; please contact the City Clerk before the start of the meeting for assistance. clerk@nationalcityca.gov

American Disabilities Act Title II: In compliance with the American Disabilities Act of 1990, persons with a disability may request an agenda in appropriate alternative formats as required by Title II. Any person with a disability who requires a modification or accommodation to participate in a meeting should direct such request to the City Clerk's Office (619) 336-4228 at least 24 hours in advance of the meeting.

AGENDA

Consolidated Regular Meeting

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The City Council also sits as the City of National City Community Development Commission, Housing Authority, Joint Powers Financing Authority, and Successor Agency to the Community Development Commission as the National City Redevelopment Agency

Gracias por participar en las reuniones del gobierno local y del Consejo de la Ciudad de National City.

Reuniones: Las reuniones regulares del Consejo Municipal se llevan a cabo el primer y tercer martes del mes a las 6:00 p.m. La reunión especial de sesión privada y los talleres pueden ser el mismo día, la hora de inicio se basa en las necesidades. Consulte las agendas especiales para conocer los horarios.

Ubicación: Las reuniones regulares del Concejo Municipal se llevan a cabo en la Cámara del Consejo ubicada en el Ayuntamiento, 1243 National City Boulevard, National City, CA 91950, las reuniones están abiertas al público.

Agendas y Material: Las Agendas y el Paquete de Agenda para los temas enumerados están disponibles en el sitio web de la Ciudad y se distribuyen al Concejo Municipal no menos de 72 horas antes de la Reunión del Concejo Municipal. Regístrese para recibir notificaciones electrónicas cuando se publiquen artículos.

Participación pública: Se fomenta de varias maneras como se describe a continuación. Los miembros del público pueden asistir a la Reunión del Concejo Municipal en persona, ver la Reunión del Concejo Municipal a través de la transmisión web en vivo o participar de forma remota a través de Zoom. Las grabaciones de las reuniones están archivadas y disponibles para su visualización en el sitio web de la Ciudad.

Para escuchar la transmission en Español, registration por Zoom es requerido antes del comienzo de la sesión.

Todo registro para la trasmisión por Zoom debe completarse **dos (2)** horas antes de la Reunión del Concejo Municipal.

Comentario Público: Las personas que deseen dirigirse al Concejo Municipal sobre asuntos que no están en la agenda pueden hacerlo bajo Comentarios públicos. Quienes deseen hacer uso de la palabra sobre los temas del programa podrán hacerlo cuando se esté examinando el tema. Por favor, envíe una solicitud del orador al Secretario de la Ciudad antes de la reunión o inmediatamente después del anuncio del artículo. Todos los comentarios estarán limitados a tres (3) minutos. El Presidente tendrá la autoridad para reducir el tiempo asignado para dar cabida a un gran número de oradores. (Política del Concejo Municipal 104)

Si desea enviar comentarios por escrito, envíe un correo electrónico a la Oficina del Secretario de la Ciudad al menos 1 hora antes de la Reunión del Consejo Municipal para dar tiempo a la distribución al Consejo Municipal.

Todos comentarios deben estar sometidos a más tardar **cuatro (4)** horas antes del comienzo de la sesión.

A PARTIR DEL 1 DE ENERO DE 2023

Todas las contribuciones a los candidatos y funcionarios electos actuales deben autoinformar una Declaración de contribución de campaña a un concejal de más de $ 250 en el último año (a partir del 1 de enero de 2023). Este informe puede incluirse en el Recibo del orador de comentarios públicos que se completará antes de la reunión del Concejo Municipal

Servicios de interpretación en español: Los servicios de interpretación en español están disponibles, comuníquese con el Secretario de la Ciudad antes del inicio de la reunión para obtener ayuda.

Título II de la Ley de Discapacidades Americanas: En cumplimiento con la Ley de Discapacidades Americanas de 1990, las personas con discapacidad pueden solicitar una agenda en formatos alternativos apropiados según lo requerido por el Título II. Cualquier persona con una discapacidad que requiera un modificación o adaptación para participar en una reunión debe dirigir dicha solicitud a la Oficina del Secretario de la Ciudad (619) 336-4228 al menos 24 horas antes de la reunión.

State of California)
)ss.
County of San Diego)

AFFIDAVIT OF POSTING

I, Shelley Chapel, MMC, City Clerk of the City of National City, hereby declare under penalty of perjury that this notice of a Regular Meeting was called by the City Council of the City of National City was posted and provided on Thursday, April 2, 2026, at 6:00 p.m. Said meeting to be held Tuesday, April 7, 2026, at 6:00 p.m. in the City Hall, City Council Chambers, 1243 National City Blvd., in the City of National City, California. Said notice was posted on the Bulletin Boards in front of City Hall and the Library.

Shelley Chapel

Shelley Chapel, MMC, City Clerk

AGENDA

Consolidated Regular Meeting

Tuesday, April 7, 2026, 6:00 p.m.
City Council Chamber - 1243 National City Boulevard
National City, CA

Pages

1. CALL TO ORDER

2. ROLL CALL

3. PLEDGE OF ALLEGIANCE TO THE FLAG

4. INVOCATION

5. PUBLIC COMMENT

   In accordance with State law, an item not scheduled on the agenda may be brought forward by the general public for comment; however, the City Council will not be able to discuss or take action on any issue not included on the agenda. Speakers will have up to three (3) minutes.

6. PROCLAMATIONS AND RECOGNITION

   6.1 Introduction of New Hires and Promotions of City Employees 5

7. REGIONAL BOARDS AND COMMITTEE REPORTS (Limited to Five (5) Minutes each)

   Per Government Code Section 53232.3(d) also known as AB1234: Members of a legislative body shall provide brief reports on meetings attended at the expense of the local agency at the next regular meeting of the legislative body.

8. CONSENT CALENDAR

   The Consent Calendar may be enacted in one motion by the City Council with a Roll Call Vote without discussion unless a Councilmember, a member of the Public, or the City Manager requests an item be removed for discussion. Items removed from the Consent Calendar will be considered immediately following the adoption of the Calendar.

8.1 Approval of Reading by Title Only and Waiver of Reading in Full of Ordinance on this Agenda

8.2 Approval of Meeting Minutes – March 2026 6

Recommendation:
Approve and file.

8.3 Approval to Add One (1) Executive Assistant II (1.0 FTE) position to the Police Department's Authorized Position Count 29

Recommendation:
Adopt the Resolution entitled, "Resolution of the City Council of the City of National City, California, Adding 1.0 FTE to the Police Department's Authorized Position Count for the Executive Assistant II Position and Authorizing an Increase of $34,000 to the Police Department's Fiscal Year 2025-2026 Personnel Budget."

8.4 Approval of an Agreement with Price, Postel & Parma LLP to represent the City of National City in Connection with Litigation Pertaining to Flood Related Matters Resulting from the January 2024 Rains. 32

Recommendation:
Adopt the Resolution Entitled, "Resolution of the City Council of the City of National City, California, Authorizing an Agreement with Price, Postel & Parma LLP for Legal Services in Connection with Litigation Related to the January 2024 Rain Event."

8.5 Awarding a Contract to Commercial & Industrial Roofing Co., Inc. for the Martin Luther King Jr. Community Center Roof Replacement Project, CIP No. 26-03. 51

Recommendation:
Adopt a Resolution Entitled, "Resolution of the City Council of the City of National City, California, 1) Awarding a Contract to Commercial & Industrial Roofing Co., Inc. in the Not-To-Exceed Amount of $263,883 for the Martin Luther King Jr. Community Center Roof Replacement Project, CIP No. 26-03; 2) Authorizing a 15% Contingency in the Amount of $39,583 for any Unforeseen Changes; and 3) Authorizing the Mayor to Execute the Contract."

8.6 City Council 2026 Legislative Recess 76

Recommendation:
Approve Staff Recommendation to Observe a Legislative Recess for the Month of July 2026, as Allowed by National City Municipal Code (NCMC) 2.04.020, and City Council Policy No. 104 (III)(H), and (K).

8.7 Notice of Decision – Planning Commission Certification of a Negative Declaration and Approval of a Conditional Use Permit and Coastal Development Permit for Liquified Petroleum Gas Storage and Dispensing to be Located at 2100 Haffley Avenue. 78

Recommendation:
Staff Recommends Certification of the Negative Declaration and Approval of the Conditional Use Permit (CUP) and Coastal Development Permit (CDP) for Liquified Petroleum Gas (Propane) Storage and Dispensing Equipment, Subject to the Recommended Conditions in the Attached Planning Commission Resolution No. 2026-03. Liquified Petroleum Gas (Propane) Storage and Dispensing is a conditionally allowed Use in the Medium Manufacturing Zone and Coastal Overlay Zone.

8.8 Notice of Decision – Planning Commission Approval of a Planned Development (PD) Permit for Reduced Rear Yard Setbacks Within an Approved 10-Lot Subdivision Located at 3410 Valley Road. 147

Recommendation:
Staff recommends Approval of a Planned Development (PD) Request for Reduced Rear Yard Setbacks Within the 10-Lot Subdivision, Subject to the Recommended Conditions in the Attached Planning Commission Resolution No. 2026-04, and a Determination that the Project is Exempt from CEQA. The Project is Consistent with the General Plan and Meets all Applicable Findings for a PD Request.

8.9 Notice of Decision – Planning Commission Approval of a Zone Variance (ZV) to Deviate from Minimum Requirements for Lot Area, Street Frontage, and Setbacks at a Vacant Property Located on East 5th Street between Highland Avenue and I Avenue. 181

Recommendation:
Staff Recommends Approval of the Zone Variance (ZV) Request for a Single-Family Residence and an Accessory Dwelling Unit (ADU), Subject to the Recommended Conditions in the Attached Planning Commission Resolution No. 2026-02 and a Determination that the Project is Exempt from CEQA. The Granting of a Zone Variance is Allowable with Findings Pursuant to Section 18.12.120 of the Land Use Code.

8.10 Temporary Use Permit – National Day of Prayer Sponsored by Casa de Oracion at Kimball Park Bowl on Thursday, May 7, 2026, with No Waiver of Fees. 245

Recommendation:
Approve the Application for a Temporary Use Permit Subject to Compliance with all Conditions of Approval with No Waiver of Fees and in Accordance with City Council Policy 802.

8.11 Warrant Register No. 33 for the Period of 2/6/26 through 2/12/26 in the Amount of $2,472,959.12 264

Recommendation:
Ratify Warrants Totaling $2,472,959.12.

8.12 Warrant Register No. 34 for the Period of 2/13/26 through 2/19/26 in the Amount of $453,875.30 274

Recommendation:
Ratify Warrants Totaling $453,875.30.

9. PUBLIC HEARING

The following item(s) have been advertised as public hearing(s) as required by law.

9.1 Public Hearing and Resolution Approving the Streamlined Annual Public Housing Agency Plan for Fiscal Year (FY) 2026-2027. 280

Recommendation:
Conduct the Public Hearing and Adopt a Resolution Entitled, “Resolution of the Community Development Commission - Housing Authority of the City of National City, California, Approving the FY 2026-2027 Streamlined Annual Public Housing Agency Plan for the Housing Choice Voucher Program and Authorizing the Submittal of the Plan to the U.S. Department of Housing and Urban Development.”

10. STAFF REPORTS

10.1 Brown Act and California Senate Bill 707 (SB 707) Technology Disruption Policy 294

Recommendation:
Adopt a Resolution Entitled, “Resolution of the City Council of the City of National City, California, Adopting a Technology Disruption Policy for Public Meetings in Compliance with the Ralph M. Brown Act and Senate Bill 707. The Policy Will be Known as City Council Policy No. 103, “Disruption of Telephonic or Internet Service During Public Meetings”; and Receive and File the Companion Presiding Officer/Clerk/Information Technology Standard Operating Procedures (SOPs) for Implementation of the Policy.

11. CITY MANAGER’S REPORT

12. ELECTED OFFICIALS REPORT

12.1 POLICY 105 REQUEST - Permission to Attend National Assoc. of Latino Elected and Appointed Officials (NALEO) 43rd Annual Conference - Requested by Vice-Mayor Molina

13. CITY ATTORNEY REPORT

14. ADJOURNMENT

March

2026

New Hires

Promotion



SOPHIA DEPEW
ASSOCIATE PLANNER

COMMUNITY SERVICES



ANTHONY LEMONDS
COMMUNITY SERVICES MANAGER

FIRE DEPARTMENT



PETER EBERT
FIREFIGHTER



NIKOLI HARRY LABSAN
FIREFIGHTER



KYLE OHLSON
FIREFIGHTER



EVAN SULLIVAN
FIREFIGHTER

AGENDA REPORT

Department: City Clerk's Office
Prepared by: Shelley Chapel, MMC, City Clerk
Meeting Date: Tuesday, April 7, 2026
Approved by: Alejandro Hernandez, Acting City Manager

SUBJECT:
Approval of Meeting Minutes – March 2026

RECOMMENDATION:
Approve and file.

BOARD/COMMISSION/COMMITTEE PRIOR ACTION:
Not Applicable.

EXPLANATION:
Meeting Minutes:

Special City Council Meeting – Closed Session of March 3, 2026
Regular City Council Meeting of March 3, 2026
Special City Council Meeting – Closed Session of March 17, 2026
Regular City Council Meeting of March 17, 2026

FINANCIAL STATEMENT:
Not applicable.

RELATED CITY COUNCIL 2020-2025 STRATEGIC PLAN GOAL:
Not Applicable

ENVIRONMENTAL REVIEW:
This is not a project under CEQA, and is therefore, not subject to environmental review. CCR15378; PRC 21065.

PUBLIC NOTIFICATION:
The Agenda Report was posted at least 72 hours before the Regular Meeting date and time, and 24 hours before a Special Meeting in accordance with the Ralph M. Brown Act.

ORDINANCE:
Not Applicable

EXHIBITS:
Exhibit A - Special City Council Meeting – Closed Session of March 3, 2026 – Meeting Minutes
Exhibit B - Regular City Council Meeting of March 3, 2026 – Meeting Minutes
Exhibit C - Special City Council Meeting – Closed Session of March 17, 2026 – Meeting Minutes
Exhibit D - Regular City Council Meeting of March 17, 2026 – Meeting Minutes

SPECIAL MEETING MINUTES OF THE CITY COUNCIL
CLOSED SESSION

March 3, 2026, 4:00 p.m.
City Council Chamber - 1243 National City Boulevard
National City, CA

Present:	**Councilmember Rodriguez** **Councilmember Yamane** **Vice-Mayor Molina** **Mayor Morrison**
Others Present:	**Alejandro Hernandez, Acting City Manager / Police Chief** **Heidi Skinner, Interim City Attorney** **Shelley Chapel, City Clerk** *(via Zoom)* **Tonya Hussain, Deputy City Clerk** **Alicia Hicks, Human Resources Director**

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1 CALL TO ORDER

A Special Meeting of the City Council of the City of National City was called to order at 4:04 p.m. via teleconference and in the Council Chamber, located in City Hall, 1243 National City Boulevard, National City, California.

2. ROLL CALL

Councilmembers present: Rodriguez, Yamane, Molina, Morrison
Councilmember absent: Bush

3. PLEDGE OF ALLEGIANCE TO THE FLAG

Vice-Mayor Molina led the Pledge of Allegiance.

4. PUBLIC COMMENT (Public Comment will be restricted to Agenda Items Only)

There were no public comments.

5. CLOSED SESSION

Members retired into Closed Session at 4:08 p.m. and returned at 6:14 p.m. with all members present in attendance: Rodriguez, Yamane, Molina, Morrison, and Skinner.

Staff entered Closed Session at 4:08 p.m. for Item No. 5.1; Hicks, Skinner, Juarez, and Hernandez. Outside Counsel in attendance for Item 3.

Interim City Attorney Skinner announcement of actions taken in Closed Session would be made at the 6:00 p.m. meeting.

5.1 CONFERENCE WITH LEGAL COUNSEL - EXISTING LITIGATION

Pursuant to paragraph (1) of subdivision (d) of Government Code 54956.9
Name of Case: The People of the State of California, by and through the City of National City, et al. v. Kabeer Investments Group, Inc. et al.
San Diego Superior Court, Case No. 24CU009799C

5.2 PUBLIC EMPLOYMENT

Government Code Section 54957(b)(1)
Position: City Manager

5.3 LIABILITY CLAIM

Pursuant to paragraph (1) of Subdivision (d) of Government Code 54956.9
WORKERS COMPENSATION CLAIM NO. 25-184856
WCAB No. ADJ20551530
Claimant: Curtis Collinson

6. ADJOURNMENT

Mayor Morrison adjourned to the Regular Meeting of the City Council of the City of National City, Tuesday, March 3, 2026, 6:00 p.m. in the Council Chamber, located in City Hall, 1243 National City Boulevard, National City, California.

The meeting adjourned at 6:15 p.m.

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Shelley Chapel, MMC, City Clerk

The foregoing minutes were approved at the Regular Meeting of April 7, 2026.

_____
Ron Morrison, Mayor

REGULAR MEETING MINUTES OF THE CITY COUNCIL

March 3, 2026, 6:00 p.m.
City Council Chamber - 1243 National City Boulevard
National City, CA

Present:	**Councilmember Rodriguez** **Councilmember Yamane** **Vice-Mayor Molina** **Mayor Morrison**
Others Present:	**Alejandro Hernandez, Acting City Manager** **Heidi Skinner, Interim City Attorney** **Shelley Chapel, City Clerk** *(Via Zoom)* **Derek Aydelotte, Police Captain** **Rachelle Barrera, Acting Director of Finance** **Danielle Ghio, City Librarian** **Alicia Hicks, Director of Human Resources** **Tonya Hussain, Deputy City Clerk** **Martha Juarez, Acting Deputy City Manager** **Steve Manganiello, Director of Engineering/Public Works** **Mike Pacheco, Director of Community Services** **Martin Reeder, Director of Community Development**

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1. CALL TO ORDER

A Regular Meeting of the City Council of the City of National City was called to order at 6:29 p.m. via teleconference and in the Council Chamber, located in City Hall, 1243 National City Boulevard, National City, California.

2. ROLL CALL

Councilmembers present: Rodriguez, Yamane, Molina, Morrison

Councilmembers absent: Bush

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

3. PLEDGE OF ALLEGIANCE TO THE FLAG

Councilmember Yamane led the Pledge of Allegiance.

4. INVOCATION

Invocation delivered by National City Clergy Association Pastor Eddie Duenas.

Mayor Morrison announced that the meeting would be adjourned in honor of Sadie Gonzalez. Family members accepted the honor and addressed the Council.

5. PUBLIC COMMENT

Mayor Morrison summarized the process for acceptance of live public comment allowing two (2) minutes per comment.

In-Person Comment:
Marco Espinosa II
Brian Clapper
Luisa McCarthy
Micaela Polanco
Purita Javier
Cesar Javier
Ed Nieto
Liliana Armenta
Raquel Alamed
Ali Primera
Ms. Pineda
Domenica Patricio
Rosa Roto
Martha

In accordance with City Council Policy 104, the allotted time of 30 minutes had been reached for Public Comment. Mayor Morrison continued remaining speakers to the end of the meeting.

6. PROCLAMATIONS AND RECOGNITION

6.1 Proclamation - Feeding San Diego Day

Mayor Morrison introduced the Proclamation. No one was present to accept the proclamation.

6.2 Proclamation - Champions Week for Meals on Wheels San Diego County

Mayor Morrison presented the proclamation. Proclamation was accepted by San Diego County Meals on Wheels President & CEO Brent Wakefield.

6.3 Proclamation - Women's History Month Honoring Candelaria "Candy" Cuevas, Connie Cepeda, Jovita Arellano, Lizzette Amaya, Lorna de los Santos, Mona Liza, Nancy Estolano, Nayeli Macias, Roula Alraheb, Shirley Ferrill, Susan de los Santos

Mayor Morrison and Vice-Mayor Molina introduced the proclamation. The honorees were present and accepted the proclamation.

6.4 Introduction of New Hires and Promotions of City Employees

Public comment was received from Marco Espinosa II.

Director of Library Services Danielle Ghio, Police Captain Derek Aydelotte, and Director of Community Development Martin Reeder introduced new department staff. Mayor Morrison introduced the new Interim City Attorney.

7. REGIONAL BOARDS AND COMMITTEE REPORTS (Limited to Five (5) Minutes each)

Councilmember Rodriquez had nothing to report.

Councilmember Yamane provided an update on San Diego Community Power, including recognition of its receipt of the Most Distinguished Budget Presentation Award from the Government Finance Officers Association. Councilmember Yamane also delivered an update on the Sweetwater Authority and reiterated key information regarding the Water Affordability Program.

Vice-Mayor Molina provided an update on the SANDAG Board of Directors meeting and the approval of a new tolling back-office system and project budget amendment.

Mayor Morrison spoke to his recent attendance at a water agency meeting in Desert Hot Springs, CA.

8. CONSENT CALENDAR

ACTION: Motion by Councilmember Yamane, seconded by Vice-Mayor Molina to approve Consent Calendar Item 8.1. Items 8.2 through 8.6 were pulled for public comment.

Motion carried by unanimous vote.

8.1 Approval of Reading by Title Only and Waiver of Reading in Full of Ordinance on this Agenda

Item pulled for public comment.

8.2 Purchase of Roofing Materials from The Garland Company, Inc. for MLK Community Center

Adopted Resolution No. 2026-19.

Public comment received from Thomas Rike.

Recommendation: Adopt a Resolution Entitled, "Resolution of the City Council of the City of National City, California, 1) Waiving the Formal Bid Process Pursuant to National City Municipal Code Section 2.60.260 Regarding Cooperative Purchasing and Authorizing the City to Piggyback onto California Multiple Award Schedule Contract # 4-20-56-0006B with The Garland Company, Inc. for the Purchase of Roofing Materials in a Not-to-Exceed Amount of $539,297 for the Martin Luther King Jr. Community Center."

ACTION: Motion by Vice-Mayor Molina, seconded by Councilmember Rodriguez to approve Consent Items 8.2, 8.3, 8.4, 8.5, and 8.6.

Motion carried by unanimous vote of those present.

Item pulled for public comment.

8.3 Semi-Annual Report – Boards, Commissions, and Committees Attendance Report – Includes Third and Fourth Quarters of Calendar Year 2025.

Public comment received from Cesar Javier.

Recommendation: Receive and file.

ACTION: Motion by Vice-Mayor Molina, seconded by Councilmember Rodriguez to approve Consent Items 8.2, 8.3, 8.4, 8.5, and 8.6.

Motion carried by unanimous vote of those present.

Item pulled for public comment.

8.4 Warrant Register No. 28 for the Period of 1/2/26 through 1/8/26 in the Amount of $891,653.51

Public comment received from:
Thomas Rike
Ed Nieto
Cesar Javier

Recommendation: Ratify Warrants Totaling $891,653.51.

ACTION: Motion by Vice-Mayor Molina, seconded by Councilmember Rodriguez to approve Consent Items 8.2, 8.3, 8.4, 8.5, and 8.6.

Motion carried by unanimous vote of those present.

Item pulled for public comment.

8.5 Warrant Register No. 29 for the Period of 1/9/26 through 1/15/26 in the Amount of $2,500,464.49

Public comment received from Cesar Javier and Thomas Rike.

Recommendation: Ratify Warrants Totaling $2,500,464.49.

ACTION: Motion by Vice-Mayor Molina, seconded by Councilmember Rodriguez to approve Consent Items 8.2, 8.3, 8.4, 8.5, and 8.6.

Motion carried by unanimous vote of those present.

Item pulled for public comment.

8.6 Warrant Register No. 30 for the Period of 1/16/26 through 1/22/26 in the Amount of $1,431,243.60

Public comment received from Cesar Javier and Thomas Rike

Recommendation: Ratify Warrants Totaling $1,431,243.60.

ACTION: Motion by Vice-Mayor Molina, seconded by Councilmember Rodriguez to approve Consent Items 8.2, 8.3, 8.4, 8.5, and 8.6.

Motion carried by unanimous vote of those present.

9. STAFF REPORTS

9.1 Investment Transactions for the Month Ended November 30, 2025.

Recommendation: Accept and File the Investment Transaction Ledger for the Month Ended November 30, 2025.

ACTION: Motion by Vice-Mayor Molina, seconded by Councilmember Yamane to accept and file.

Motion carried by unanimous vote of those present.

9.2 Memorandum of Understanding (MOU) Between the City of National City and the National City Police Officers' Association (NCPOA)

Adopted Resolution No. 2026-20.

Public comment:
Cesar Javier
Thomas Rike
Ed Nieto
Marco Espinosa II

Recommendation: Adopt the Resolution Entitled, "Resolution of the City Council of the City of National City, California, Approving the Memorandum of Understanding Between the City of National City and the National City Police Officers' Association and Authorizing the Establishment of a Fiscal Year 2025-2026 Budget Appropriation in the Amount of $1,187,247 in the General Fund to Fund Salary and Benefit Increases.

ACTION: Motion by Councilmember Yamane, seconded by Vice-Mayor Molina to adopt the resolution.

Motion carried by unanimous vote of those present.

Councilmember Rodriguez left the dais at 7:56 p.m. and returned at 8:00 p.m.

9.3 Acting City Manager Compensation

Public comment:
Marco Espinosa II
Thomas Rike
Luisa McCarthy
Micaela Polanco

Recommendation: Approve a Temporary Base Salary Increase to $12,429.00 Biweekly for Chief of Police Alejandro Hernandez, Equal to 15% above His Current Salary Rate, While Serving as Acting City Manager, Effective March 3, 2026.

ACTION: Motion by Councilmember Yamane, seconded by Vice-Mayor Molina to accept the staff recommendation.

Motion carried by unanimous vote of those present.

In accordance with City Council Policy 104, remaining speakers for Item 5 provided public comment.

Virtual public comment was received from Madison Rapp.

10. CITY MANAGER'S REPORT

Acting City Manager Hernandez provided closing comments.

11. ELECTED OFFICIALS REPORT

Closing remarks were provided by members of the City Council.

12. CITY ATTORNEY REPORT

Mayor Morrison introduced Interim City Attorney Skinner who announced that there was no reportable action for Closed Session Agenda Items 5.1 through 5.3.

5.1 CONFERENCE WITH LEGAL COUNSEL - EXISTING LITIGATION
Pursuant to paragraph (1) of subdivision (d) of Government Code 54956.9
Name of Case: The People of the State of California, by and through the City of National City, et al. v. Kabeer Investments Group, Inc. et al.
San Diego Superior Court, Case No. 24CU009799C

5.2 PUBLIC EMPLOYMENT
Government Code Section 54957(b)(1)
Position: City Manager

5.3 LIABILITY CLAIM
Pursuant to paragraph (1) of Subdivision (d) of Government Code 54956.9
WORKERS COMPENSATION CLAIM NO. 25-184856
WCAB No. ADJ20551530
Claimant: Curtis Collinson

13. ADJOURNMENT

Mayor Morrison adjourned the meeting in honor of Sadie Gonzalez to the Regular Meeting of the City Council of the City of National City, Tuesday, March 17, 2026 at 6:00 p.m. in the Council Chamber, located in City Hall, 1243 National City Boulevard, National City, California.

The meeting adjourned at 8:28 p.m.

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Tonya Hussain, CMC, Deputy City Clerk

The foregoing minutes were approved at the Regular Meeting of April 7, 2026.

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Ron Morrison, Mayor

SPECIAL MEETING MINUTES OF THE CITY COUNCIL
CLOSED SESSION

March 17, 2026, 4:00 p.m.
City Council Chamber - 1243 National City Boulevard
National City, CA

Present: **Councilmember Bush** *(arrived 4:14 p.m.)*
Councilmember Rodriguez
Councilmember Yamane
Vice-Mayor Molina
Mayor Morrison

Others Present: **Alejandro Hernandez, Acting City Manager / Police Chief**
Heidi Skinner, Interim City Attorney
Shelley Chapel, City Clerk *(via Zoom)*
Martha Juarez, Acting Deputy City Manager/Assistant Director of Public Works
Tonya Hussain, Deputy City Clerk
Alicia Hicks, Human Resources Director

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1 CALL TO ORDER

A Special Meeting of the City Council of the City of National City was called to order at 4:06 p.m. via teleconference and in the Council Chamber, located in City Hall, 1243 National City Boulevard, National City, California.

2. ROLL CALL

Councilmembers present: Bush *(arrived at 4:14)*, Rodriguez, Yamane, Molina, Morrison

3. PLEDGE OF ALLEGIANCE TO THE FLAG

Councilmember Rodriguez led the Pledge of Allegiance.

4. PUBLIC COMMENT (Public Comment will be restricted to Agenda Items Only)

There were no public comments.

5. CLOSED SESSION

Members retired into Closed Session at 4:10 p.m. and returned at 5:56 p.m. with all members present in attendance: Bush (arrived at 4:14), Rodriguez, Yamane, Molina, Morrison, and Skinner.

Staff entered Closed Session at 4:10 p.m. for Item No. 5.1; Hicks, Skinner, Juarez, and Hernandez. Outside Counsel in attendance for Item 5.1.

Interim City Attorney Skinner announcement of actions taken in Closed Session would be made at the 6:00 p.m. meeting.

5.1 SIGNIFICANT EXPOSURE TO LITIGATION
Pursuant to paragraph (2) of Subdivision (d) of Government Code 54956.9
Number of Cases: 1

5.2 PUBLIC EMPLOYMENT
Government Code Section 54957(b)(1)
Position: City Manager

5.3 LIABILITY CLAIM
Pursuant to paragraph (1) of Subdivision (d) of Government Code 54956.9
WORKERS COMPENSATION CLAIM NO. 21-158619
WCAB No. ADJ15287062
Claimant: Thomas Wilkins

6. ADJOURNMENT

Mayor Morrison adjourned to the Regular Meeting of the City Council of the City of National City, Tuesday, March 17, 2026, 6:00 p.m. in the Council Chamber, located in City Hall, 1243 National City Boulevard, National City, California.

The meeting adjourned at 5:58 p.m.

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Shelley Chapel, MMC, City Clerk

The foregoing minutes were approved at the Regular Meeting of April 7, 2026.

_____
Ron Morrison, Mayor

REGULAR MEETING MINUTES OF THE CITY COUNCIL

March 17, 2026, 6:00 p.m.
City Council Chamber - 1243 National City Boulevard
National City, CA

Present:	**Councilmember Bush** **Councilmember Rodriguez** **Councilmember Yamane** **Vice-Mayor Molina** **Mayor Morrison**
Others Present:	**Alejandro Hernandez, Acting City Manager** **Heidi Skinner, Interim City Attorney** **Shelley Chapel, City Clerk** *(via Zoom)* **Rachelle Barrera, Acting Director of Finance** **Jeremy Day, Fire Battalion Chief** **Danielle Ghio, City Librarian** **Tirza Gonzalez, Operations Manager** **Alicia Hicks, Director of Human Resources** **Tonya Hussain, Deputy City Clerk** **Martha Juarez, Acting Deputy City Manager** **David McEachern, Community Development Specialist III** **Sergio Mora, Fire Chief** **Mike Pacheco, Director of Community Services** **Martin Reeder, Director of Community Development** **Chris Sullivan, Police Captain**

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1. CALL TO ORDER

A Regular Meeting of the City Council of the City of National City was called to order at 6:14 p.m. via teleconference and in the Council Chamber, located in City Hall, 1243 National City Boulevard, National City, California.

2. ROLL CALL

Councilmembers present: Bush, Rodriguez, Yamane, Molina, Morrison

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

3. PLEDGE OF ALLEGIANCE TO THE FLAG

Councilmember Bush led the Pledge of Allegiance.

4. INVOCATION

Invocation delivered by National City Christian Center Co-Pastor Robert Dominguez.

Mayor Morrison announced that the meeting would be adjourned in memory of Gail Mitchell and Esperanza Nunez de Molina.

5. PUBLIC COMMENT

Mayor Morrison summarized the process for acceptance of live public comment allowing two (2) minutes per comment.

In-Person Comment:

Roberto Umana
Matias
Sue Mayberry
Ted Godshalk
Luisa McCarthy
Mica Polanco
JoAnn Fields
Purita Javier
Cesar Javier
M. Severson
M. Cuevas
Paul Wapnowski
R. Pacheco
Ed Nieto
Doyle Morrison
Alisha Morrison
Maria Sanchez
Jennifer Gustamante

In accordance with City Council Policy 104, the allotted time of 30 minutes had been reached for Public Comment. Mayor Morrison continued remaining speakers to the end of the meeting.

6. PROCLAMATIONS AND RECOGNITION

Item taken out of order.

6.4 Employee of the Quarter - Blanca Rincon

Acting Deputy City Manager Martha Juarez introduced Blanca Rincon. Mayor Morrison presented the Proclamation. Proclamation was accepted by Blanca Rincon.

Item taken out of order.

6.2 Proclamation - Sweetwater High School Mock Trial Team

Vice-Mayor Molina introduced the members of the team. Mayor Morrison presented the Proclamation. The Proclamation was accepted by team members.

Item taken out of order.

6.3 Proclamation - Honoring the Sweetwater High School Girls Wrestling Team

Councilmember Bush introduced the team. Mayor Morrison presented the Proclamation to the team. The Proclamation was accepted by team members.

Item taken out of order.

6.1 Proclamation - Women's History Month Honoring America Donatto, Ana R. Melgoza, Catherine "Cat" Arambula, Christine Moore, Christine Perri, Clarissa Reyes Falcon, Dr. Guadalupe Rodriguez Corona, Dr. Zaihly Azar, Fanny Miller, Janice Martineli, Jennifer Bustamante, Jenny Ng, JoAnn Fields, Katty Ibarra-Garcia, Liz Ramirez, Maria Carriedo Ceniceros, MD, Melyn Acasio, Michelle Diaz Agha, Norma Bello, Sandy Naranjo, Sarah Morga, Sofia Salgado Robitaille, Ugochi Iwuaba, Veronica Dela Rosa, M.B.A.

Written comment was received from Luisa McCarthy and Micaela Polanco.

Vice-Mayor Molina introduced the honorees. Mayor Morrison presented the proclamation. The honorees were present and accepted the proclamation.

Mayor Morrison called for a recess at 7:33 p.m., all returned to the dais at 7:45 p.m.

7. REGIONAL BOARDS AND COMMITTEE REPORTS (Limited to Five (5) Minutes each)

Public comment was received by Cesar Javier.

Councilmember Yamane provided an update on a legislative meeting for the Sweetwater Authority and provided information for the Water Affordability Program. Councilmember Yamane reported on San Diego Community Power and their support of Senate Bill 1138 and Assembly Bill 1176.

Vice-Mayor Molina reported on the SANDAG Board of Director's meeting and Closed Session discussion regarding ArcGis and an upcoming meeting for the Annual Board Retreat.

Mayor Morrison spoke to his attendance at the Civic Wells Conference on behalf of the Sweetwater Authority where rural and urban planning and government policy issues were discussed.

Port of San Diego Commissioner GilAnthony Ungab provided a PowerPoint presentation.

8. INTERVIEWS AND APPOINTMENTS

8.1 Appointments: City Boards, Commissions, and Committees – City Council Interview and Appointment for the Planning Commission and the Housing Advisory Committee.

Public comment was received from Cesar Javier.

Recommendation: City Council to Conduct Interviews and Appoint.

Interviews were conducted for the following Planning Commission applicants:

Richard Martin Miller
Randi Castle-Salgado
Sean Sampsell

City Council ballot votes for two Planning Commissioners were as follows:
Councilmember Bush – Richard Martin Miller and Randi Castle-Salgado
Councilmember Rodriguez – Richard Martin Miller and Randi Castle-Salgado
Councilmember Yamane – Richard Martin Miller and Randi Castle-Salgado
Vice-Mayor Molina – Richard Martin Miller and Randi Castle-Salgado
Mayor Morrison – Richard Martin Miller and Randi Castle-Salgado

Applicants Richard Martin Miller and Randi Castle-Salgado received the majority of the votes and were reappointed to the Planning Commission with a term ending March 31, 2030.

Interviews were not conducted for the Housing Advisory Committee. The City Council continued appointment consideration to a future City Council meeting to allow for more applicants.

8.2 Appointments: City Boards, Commissions, and Committees – Mayoral Appointments to the Board of Library Trustees; Community & Police Relations Commission; and, Parks, Recreation & Senior Citizens Advisory Committee.

Recommendation: Mayoral Appointment with the City Councilmembers' Confirmation.

ACTION: Motion by Mayor Morrison, seconded by Councilmember Yamane to appoint Ricardo Carmona to the Board of Library Trustees with a term ending September 30, 2027.

Motion carried by unanimous vote.

ACTION: Motion by Councilmember Yamane, seconded by Mayor Morrison to appoint Jared Blackwell and Rob Rice to the Community & Police Relations Commission with a term ending March 31, 2029.

Motion carried by unanimous vote.

ACTION: Motion by Mayor Morrison, seconded by Councilmember Yamane to appoint Jesus Hizon and Lorna Delos Santos to the Parks, Recreation & Senior Citizen's Advisory Committee with a term ending March 31, 2029.

Motion carried by unanimous vote.

9. CONSENT CALENDAR

ACTION: Motion by Councilmember Bush, seconded by Councilmember Yamane to approve Consent Calendar Items with the exception of agenda items 9.3, 9.5, 9.6, 9.11, 9.13, and 9.14 pulled for public comment. Item 9.8 was pulled by Councilmember Rodriguez for discussion.

Motion carried by unanimous vote.

9.1 Approval of Reading by Title Only and Waiver of Reading in Full of Ordinance on this Agenda

Motion carried by unanimous vote.

9.2 Approval of the City Council Meeting Minutes.

Approve and file.

Motion carried by unanimous vote.

Item pulled for discussion.

Item taken out of order.

9.8 2025 Housing Element Annual Progress Report

Councilmember Rodriguez posed questions to staff. Director of Community Development Martin Reeder addressed the Council.

Recommendation: Accept and file the 2025 Housing Element Annual Progress Report Pursuant to California Code Section 65400 to the California Department of Housing and Community Development ("HCD") and Office of Planning and Research ("OPR").

ACTION: Motion by Councilmember Rodriguez, seconded by Councilmember Bush to accept and file the report.

Motion carried by unanimous vote.

Item pulled for discussion.

9.3 Approval of an Amendment to the Agreement with Civica Law Group, APC, for Legal Services in Connection with a Specific Code Enforcement Litigation by Increasing the Not-to-Exceed Amount by $425,000, for a New Total Not-to-Exceed Amount of $ 500,000.

Adopted Resolution No. 2026-21.

Public comment was received from Thomas Rike.

Recommendation: Adopt the Resolution Entitled, "Resolution of the City Council of the City of National City, California, Authorizing an Amendment to the Agreement between the City of National City and Civica Law Group, APC, for Legal Services in the Specialized Area of Code Enforcement by Increasing the Not-to-Exceed Amount by $425,000, for a New Total Not-to-Exceed Amount of $500,000."

ACTION: Motion by Councilmember Yamane, seconded by Councilmember Rodriguez to approve the staff recommendation for agenda items 9.3, 9.5, 9.6, 9.11, 9.13, and 9.14.

Motion carried by unanimous vote.

9.4 California State Library Lunch at the Library Grant Funds Acceptance

Adopted Resolution No. 2026-22.

Adopt the Resolution Entitled "Resolution of the City Council of the City of National City, California, Authorizing the City Manager or Designee to Accept the California State Library Grant in the Amount of $6,428 to Fund the National City Public Library's Lunch at the Library Program for Summer 2026, and Authorizing the Establishment of a Library Grants Fund Appropriation and Corresponding Revenue Budget in the Amount of $6,428."

Motion carried by unanimous vote.

Item pulled for public comment.

9.5 Citywide Sharp Multi-Function Device Lifecycle Replacement

Adopted Resolution No. 2026-23.

Public comment was received from Thomas Rike.

Recommendation: Adopt a Resolution Entitled: "Resolution of the City Council of the City of National City, California, 1) Waiving the Formal Bid Process pursuant to National City Municipal Code Section 2.60.260 Regarding Cooperative Purchasing and Authorizing the City to Piggyback onto the National Association of State Procurement Officials (NASPO) ValuePoint Master Agreement #188627 through the State of California Participating Addendum #7-24-70-46-07 with Sharp Business Systems, a Division of Sharp Electronics Corporation, for the Lease and Maintenance of Twenty-four Multi-Function Devices; and 2) Authorizing the City Manager to Execute All Documents Related to the Lease and Maintenance of the Sharp Multi-function Devices."

ACTION: Motion by Councilmember Yamane, seconded by Councilmember Rodriguez to approve the staff recommendation for agenda items 9.3, 9.5, 9.6, 9.11, 9.13, and 9.14.

Motion carried by unanimous vote.

Item pulled for public comment.

9.6 First Amendment to the Agreement with Circuit Transit Inc. for operations of the FRANC Electric Vehicle On-Demand Shuttle Service

Adopted Resolution No. 2026-24.

Public comment was received from Thomas Rike.

Written comment was received from Zaide Jurado.

Recommendation: Adopt a Resolution Entitled, "Resolution of the City Council of the City of National City, California, Authorizing the Mayor to Execute a First Amendment to the Agreement with Circuit Transit Inc. to Modify the Scope of Services and Extend the Term of the Agreement to September 3, 2027."

ACTION: Motion by Councilmember Yamane, seconded by Councilmember Rodriguez to approve the staff recommendation for agenda items 9.3, 9.5, 9.6, 9.11, 9.13, and 9.14.

Motion carried by unanimous vote.

9.7 2024 and 2025 General Plan Annual Progress Reports

Accept and file the reports.

Motion carried by unanimous vote.

9.9 Installation of “2-Hour” Parking on the East Side of “I” Avenue, Adjacent to Crisostomo Dental Located at 905 E. 8th Street to Increase Parking Turnover for Customers.”

Adopted Resolution No. 2026-25.

Adopt a Resolution Entitled, “Resolution of the City Council of the City of National City, California, Authorizing the Installation of 70 feet of Parallel “2-hour” Parking on the East Side of “I” Avenue Adjacent to Crisostomo Dental Located at 905 E. 8th Street to Increase Parking Turnover for Customers.”

Motion carried by unanimous vote.

9.10 Project Close-Out and Notice of Completion for the Eastside I-805 Community Greenbelt Project, CIP No. 22-09.

Adopted Resolution No. 2026-26.

Adopt a Resolution Entitled, “Resolution of the City Council of the City of National City, California, 1) Accepting the Work Performed by Dick Miller, Inc. for the Eastside I-805 Community Greenbelt Project, CIP No. 22-09; 2) Ratifying Change Order Work in the Amount of $1,132,922.28; 3) Approving the Final Contract Amount of $4,229,896.61; 4) Ratifying the Release of Retention in the Amount of $211,494.83; and 5) Authorizing the Mayor to Sign the Notice of Completion.”

Motion carried by unanimous vote.

Item pulled for public comment.

9.11 Project Close-Out and Notice of Completion for the Kimball Park Ballfield Lighting Improvements, CIP No. 24-10.

Adopted Resolution No. 2026-27.

Public comment was received from Thomas Rike.

Recommendation: Adopt a Resolution Entitled, "Resolution of the City Council of the City of National City, California, 1) Accepting the Work Performed by Huntington Beach Electric Inc. for the Kimball Park Ballfield Lighting Improvements Project, CIP No. 24-10; 2) Approving the Final Contract Amount of $246,613.53; 3) Ratifying the Release of Retention in the Amount of $12,330.68; and

4) Authorizing the Mayor to Sign the Notice of Completion.

ACTION: Motion by Councilmember Yamane, seconded by Councilmember Rodriguez to approve the staff recommendation for agenda items 9.3, 9.5, 9.6, 9.11, 9.13, and 9.14.

Motion carried by unanimous vote.

9.12 Temporary Use Permit – 7th Annual End of Summer Car Show and Cruise Hosted by Plaques for Warriors at Kimball Park on Saturday, September 5, 2026, from 10:00 a.m. to 5:00 p.m. with No Waiver of Fees

Approve the Application for a Temporary Use Permit Subject to Compliance with all Conditions of Approval with No Waiver of Fees and in Accordance with City Council Policy 802.

Motion carried by unanimous vote.

Item pulled for public comment.

9.13 Warrant Register No. 31 for the Period of 1/23/26 through 1/29/26 in the Amount of $2,965,337.79

Public comment was received from Thomas Rike.

Recommendation: Ratify Warrants Totaling $2,965,337.79.

ACTION: Motion by Councilmember Yamane, seconded by Councilmember Rodriguez to approve the staff recommendation for agenda items 9.3, 9.5, 9.6, 9.11, 9.13, and 9.14.

Motion carried by unanimous vote.

Item pulled for public comment.

9.14 Warrant Register No. 32 for the Period of 1/30/26 through 2/5/26 in the Amount of $2,925,883.20

Public comment was received from Thomas Rike.

Recommendation: Ratify Warrants Totaling $2,925,883.20.

ACTION: Motion by Councilmember Yamane, seconded by Councilmember Rodriguez to approve the staff recommendation for agenda items 9.3, 9.5, 9.6, 9.11, 9.13, and 9.14.

Motion carried by unanimous vote.

10. PUBLIC HEARING

10.1 Public Hearing No. 1 of 2 for the 2026-2027 HUD CDBG and HOME Annual Action Plan.

Community Development Specialist III David McEachern reported on the item.

Recommendation: Conduct the Public Hearing and Receive Public Comments on the Upcoming FY2026-2027 HUD Annual Action Plan.

Mayor Morrison declared the Public Hearing open at 9:09 p.m.

There was no public comment.

ACTION: Motion by Councilmember Yamane, seconded by Councilmember Rodriguez to close the public hearing.

Motion carried by unanimous vote.

Public Hearing closed at 9:09 p.m.

10.2 Consideration of a Determination Categorically Exempt from (CEQA) Under Class 3 of the CEQA Guidelines Section 15303 and Conditional Use Permit for Beer and Wine Sales at a New Restaurant to be Located at 21 West 7th Street.

Adopted Resolution No. 2026-28.

Director of Community Development Martin Reeder provided a PowerPoint presentation. Applicant Marco Pollo was present and answered questions posed by the City Council.

Councilmember Yamane disclosed that she had spoken with the applicant.

Mayor Morrison declared the Public Hearing open at 9:33 p.m.

There was no public comment.

ACTION: Motion by Councilmember Yamane, seconded by Councilmember Rodriguez to close the public hearing.

Motion carried by unanimous vote.

Public Hearing closed at 9:33 p.m.

Recommendation: Adopt the Resolution Entitled: “Resolution of the City Council of the City of National City, California, Determining that the Project is Categorically Exempt from the California Environmental Quality Act (CEQA) Under Class 3 of the CEQA Guidelines Section 15303 (New Construction or Conversion of Small Structures) and Approving a Conditional Use Permit for Beer and Wine Sales (ABC Type-41) at a New Restaurant to be Located at 21 West 7th Street.”

ACTION: Motion by Councilmember Rodriguez, seconded by Vice-Mayor Molina to adopt the resolution.

Motion carried by unanimous vote.

Councilmember Rodriguez left the dais at 9:38 p.m. and returned at 9:42 p.m.

Councilmember Bush left the dais at 9:42 p.m. and returned at 9:43 p.m.

11. STAFF REPORTS

11.1 Presentation - Public Provider Ground Emergency Medical Transport Program

Battalion Chief Jeremy Day provided a PowerPoint presentation.

Public comment received from Ed Nieto.

Recommendation: Receive the Presentation Regarding the Progress toward Building a Public Provider Ground Emergency Medical Transport Program as a Permanent Emergency Service Delivery Model for the National City Fire Department.

ACTION: Motion by Councilmember Rodriguez, seconded by Councilmember Yamane to direct staff to continue the work in Phases 1-5, report back to the City Council in 60 days, and provide an update on work being for all phases in the operational timelines.

Motion carried by unanimous vote.

In accordance with City Council Policy 104, remaining speakers for Agenda Item No. 5 provided public comment.

Virtual Comment:
Terri Skelly
Becky Rapp
Madison Rapp

12. CITY MANAGER'S REPORT

Interim City Manager Hernandez provided closing comments.

13. ELECTED OFFICIALS REPORT

Closing remarks were provided by members of the City Council.

14. CITY ATTORNEY REPORT

Mayor Morrison introduced Interim City Attorney Heidi Skinner who announced there was no reportable action on Closed Session Items 5.1 through 5.4.

5.1 SIGNIFICANT EXPOSURE TO LITIGATION

Pursuant to Paragraph (2) Subdivision (d) Government Code Section 54956.9
Number of Cases: 1

5.2 PUBLIC EMPLOYMENT

Government Code Section 54957(b)(1)
Position: City Manager

5.3 LIABILITY CLAIM

Pursuant to paragraph (1) of Subdivision (d) of Government Code 54956.9
WORKERS COMPENSATION CLAIM NO. 21-158619
WCAB Case No. ADJ15287062
Claimant: Thomas Wilkins

5.4 PUBLIC EMPLOYMENT

Government Code Section 54957(b)(1)
Position: City Attorney

15. ADJOURNMENT

Mayor Morrison adjourned the meeting in memory of Gail Mitchell and Esperanza Nunez de Molina to the Regular Meeting of the City Council of the City of National City, Tuesday, April 7, 2026 at 6:00 p.m. in the Council Chamber, located in City Hall, 1243 National City Boulevard, National City, California.

The meeting adjourned at 10:31 p.m.

_____
Tonya Hussain, CMC, Deputy City Clerk

The foregoing minutes were approved at the Regular Meeting of April 7, 2026.

_____
Ron Morrison, Mayor

AGENDA REPORT

Department: **Police Department**
Prepared by: **Chris Sullivan, Police Captain**
Meeting Date: **Tuesday, April 7, 2026**
Approved by: **Alejandro Hernandez, Acting City Manager**

SUBJECT:
Approval to Add One (1) Executive Assistant II (1.0 FTE) position to the Police Department's Authorized Position Count

RECOMMENDATION:
Adopt the Resolution entitled, "Resolution of the City Council of the City of National City, California, Adding 1.0 FTE to the Police Department's Authorized Position Count for the Executive Assistant II Position and Authorizing an Increase of $34,000 to the Police Department's Fiscal Year 2025-2026 Personnel Budget."

BOARD/COMMISSION/COMMITTEE PRIOR ACTION:
Not Applicable.

EXPLANATION:
The Police Department is requesting the addition of a full-time Executive Assistant II position to its Authorized Position Count. This position will work directly to the Police Administration within the Chief's Office, and is necessary to support the sensitive and confidential nature of the office's operations.

Currently, the Chief's Office is staffed by one Executive Assistant IV and one Administrative Secretary. However, the responsibilities of the Administrative Secretary are not fully aligned with the level of confidentiality required in the Chief's Office and would be better suited within another unit of the Police Department.

Given the high volume of confidential materials, sensitive communications, and secure records managed within the Chief's Office, there is clear operational need for a second confidential-level position. The addition of an Executive Assistant II will ensure appropriate handling of confidential information and strengthen the overall administrative support to Police Administration.

FINANCIAL STATEMENT:
The estimated cost of adding 1.0 FTE Executive Assistant II for the remainder of FY26 is approximately $34,000. Upon approval, the cost will be incorporated into the existing General Fund Personnel Services budget. Ongoing annual costs are estimated at approximately $136,000 and will be included in the proposed FY27 budget.

FY26 Expenditures: 100-70-21-21100-6***- (***various personnel accounts) totaling $34,000.
FY27 Expenditures: 100-70-21-21100-6***- (***various personnel accounts) totaling $136,000.

RELATED CITY COUNCIL 2020-2025 STRATEGIC PLAN GOAL:
Not Applicable

ENVIRONMENTAL REVIEW:
This is not a project under CEQA, and is therefore, not subject to environmental review. CCR15378; PRC 21065.

PUBLIC NOTIFICATION:
The Agenda Report was posted at least 72 hours before the Regular Meeting date and time, and 24 hours before a Special Meeting in accordance with the Ralph M. Brown Act.

ORDINANCE:
Not Applicable

EXHIBIT:
Exhibit A - Resolution

RESOLUTION NO. 2026 -

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF NATIONAL CITY, CALIFORNIA, ADDING 1.0 FTE TO THE POLICE DEPARTMENT'S AUTHORIZED POSITION COUNT FOR AN EXECUTIVE ASSISTANT II POSITION AND AUTHORIZING AN INCREASE OF $34,000 TO THE POLICE DEPARTMENT'S FISCAL YEAR 2025-2026 PERSONNEL BUDGET.

WHEREAS, the Police Department has requested the addition of 1.0 FTE (a full-time position) to its current year authorized position count for an Executive Assistant II position to work directly for the Police Administration in the Chief's Office; and

WHEREAS, the department currently has one Executive Assistant IV and one Administrative Secretary in the Chief's Office but, due to the volume of confidential materials, confidential discussions and information, and the confidential files within the Chief's Office, the department is in need of a second confidential position; and

WHEREAS, the Executive Assistant II position will cost an estimated $136,000 over a one-year period, and will cost $34,000 over the current fiscal year 2025-2026 adopted budget to fund the position for the remainder of this fiscal year.

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

Section 1: That the City Council hereby authorizes the addition of 1.0 FTE to the Police Department's authorized position count for an Executive Assistant II position.

Section 2: That the City Council hereby authorizes increasing fiscal year 2025-2026 General Fund budget appropriations in the Police Department's personnel budget by the amount of $34,000.

Section 3: That the City Clerk shall certify to the passage and adoption of this Resolution and enter in into the book of original Resolutions.

PASSED and ADOPTED this 7th day of April, 2026.

_____
Ron Morrison, Mayor

_____
Shelley Chapel, MMC, City Clerk

APPROVED AS TO FORM:

_____
Heidi Skinner, Interim City Attorney

AGENDA REPORT

Department: City Attorney's Office
Prepared by: Richard Romero, Assistant City Attorney
Meeting Date: Tuesday, April 7, 2026
Approved by: Alejandro Hernandez, Acting City Manager

SUBJECT:
Approval of an Agreement with Price, Postel & Parma LLP to represent the City of National City in Connection with Litigation Pertaining to Flood Related Matters Resulting from the January 2024 Rains.

RECOMMENDATION:
Adopt the Resolution Entitled, "Resolution of the City Council of the City of National City, California, Authorizing an Agreement with Price, Postel & Parma LLP for Legal Services in Connection with Litigation Related to the January 2024 Rain Event."

BOARD/COMMISSION/COMMITTEE PRIOR ACTION:
Not Applicable.

EXPLANATION:

In January of 2024, the City of National and surrounding areas experienced a catastrophic rain event that resulted in flooding throughout the region. On October 15, 2024, the City entered into an agreement with Hamrick & Evans, LLP to represent the City in connection with flood litigation from the rain event. Effective April 1, 2026, the primary attorneys and staff representing the City on the flood litigation have joined the law firm of Price, Postel & Parma LLP and will be substituting in to the litigation for Hamrick & Evans, LLP.

To ensure continuity of representation for the City, staff recommends entering into an agreement with Price, Postel & Parma LLP to continue legal representation for the City in connection with litigation regarding flood litigation matters from the January 2024 rain event, including: *Rosaure Delgado, et al. vs City of National City, et al*., Case No. 24CU013086C; *Martin, et al. v. City of National City, et al*., Case No. 24CU014995C; *Manuel Aguirre, et al. v. City of San Diego, et al*., Case No. 24CU017722C; *Melanie Arroyo Rodriguez, et al v. City National City et al*., Case Nos. 24CU025594C & 24CV025851C; *Cortez, et al. v. City of National City, et al.*, Case No. 24CU026011C; and any future food litigation matters.

FINANCIAL STATEMENT:
Funds exist in account 627-10-15-15600-7432 – Liability Claim Cost

RELATED CITY COUNCIL 2020-2025 STRATEGIC PLAN GOAL:
Not Applicable

ENVIRONMENTAL REVIEW:
This is not a project under CEQA, and is therefore, not subject to environmental review. CCR15378; PRC 21065.

PUBLIC NOTIFICATION:
The Agenda Report was posted at least 72 hours before the Regular Meeting date and time, and 24 hours before a Special Meeting in accordance with the Ralph M. Brown Act.

ORDINANCE:
Not Applicable

EXHIBITS:
Exhibit A - Agreement
Exhibit B – Resolution

RESOLUTION NO. 2026 -

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF NATIONAL CITY, CALIFORNIA, AUTHORIZING AN AGREEMENT WITH PRICE, POSTEL & PARMA LLP FOR LEGAL SERVICES IN CONNECTION WITH LITIGATION RELATED TO THE JANUARY 2024 RAIN EVENT.

WHEREAS, the City of National City ("City") engages outside legal support for specialized areas, including litigation; and

WHEREAS, on October 15, 2024, City entered into an agreement with Hamrick & Evans, LLP to represent City in connection with flood litigation from the January 2024 rain event for an amount not to exceed $50,000 (the "Hamrick Agreement"); and

WHEREAS, on November 12, 2024, City and Hamrick & Evans, LLP amended the Hamrick Agreement to include additional flood litigation; and

WHEREAS, on March 18, 2025, City and Hamrick & Evans, LLP again amended the Hamrick Agreement to include additional flood litigation and to increase the not-to-exceed amount to $250,000; and

WHEREAS, effective April 1, 2026, the primary attorneys and staff representing City on the flood litigation have joined the law firm of Price, Postel & Parma LLP and will be substituting in to the litigation for Hamrick & Evans, LLP; and

WHEREAS, to ensure continuity of representation for the City, City staff recommends entering into an agreement with Price, Postel & Parma LLP to continue legal representation for the City in connection with litigation regarding flood litigation matters from the January 2024 rain event, including: *Rosaure Delgado, et al. vs City of National City, et al*., Case No. 24CU013086C; *Martin, et al. v. City of National City, et al*., Case No. 24CU014995C; *Manuel Aguirre, et al. v. City of San Diego, et al*., Case No. 24CU017722C; *Melanie Arroyo Rodriguez, et al v. City National City et al*., Case Nos. 24CU025594C & 24CV025851C; *Cortez, et al. v. City of National City, et al*., Case No. 24CU026011C; and any future food litigation matters.

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

Section 1: That the City Council hereby authorizes the Mayor to execute an agreement with Price, Postel & Parma LLP to represent the City of National City in connection with litigation regarding flood litigation matters, including: *Rosaure Delgado, et al. vs City of National City, et al*., Case No. 24CU013086C; *Martin, et al. v. City of National City, et al*., Case No. 24CU014995C; *Manuel Aguirre, et al. v. City of San Diego, et al*., Case No. 24CU017722C; *Melanie Arroyo Rodriguez, et al v. City National City et al*., Case Nos. 24CU025594C & 24CV025851C; *Cortez, et al. v. City of National City, et al*., Case No. 24CU026011C; and any future food litigation matters.

Section 2: That 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 7th day of April 2026.

_____
Ron Morrison, Mayor

ATTEST:

_____
Shelley Chapel, MMC, City Clerk

APPROVED AS TO FORM:

_____
Heidi Skinner, Interim City Attorney

Docusign Envelope ID: 2A96D0F4-E525-44F5-BA52-6AD4450F7403

AGREEMENT FOR LEGAL SERVICES BY AND BETWEEN THE CITY OF NATIONAL CITY AND PRICE, POSTEL & PARMA LLP

THIS AGREEMENT FOR LEGAL SERVICES (the "Agreement") is made as of the ___ day of April 2026 between THE CITY OF NATIONAL CITY, a municipal corporation, (the "CITY") and Price, Postel & Parma LLP (the "FIRM"). This Agreement sets forth the parties' mutual understanding concerning legal services to be provided by the FIRM and the fee arrangement for said services.

Article 1. **Retainer.** The CITY hereby retains the FIRM to assist in representing the CITY in connection with litigation regarding flood litigation matters[1], including: *Rosaure Delgado, et al. vs City of National City, et al.*, Case No. 24CU013086C; *Martin, et al. v. City of National City, et al.*, Case No. 24CU014995C; *Manuel Aguirre, et al. v. City of San Diego, et al.*, Case No. 24CU017722C; *Melanie Arroyo Rodriguez, et al v. City National City et al.*, Case Nos. 24CU025594C & 24CV025851C; *Cortez, et al. v. City of National City, et al.*, Case No. 24CU026011C; and any future food litigation matters (together, the "Flood Cases"), all subject to this Agreement. FIRM shall continue representation of the CITY by and substitute in for Hamrick & Evans, LLP on the Flood Cases.

Article 2. **Effective Date and Term.** This Agreement shall be effective on April 1, 2026 and continue until written notice of cancellation. This Agreement may be terminated at any time by either party with sixty (60) days' written notice to the other. Notice of termination by the FIRM shall be given to the City Attorney.

Article 3. **Scope of Services.** The CITY shall have the right in its sole discretion to determine the particular services to be performed by the FIRM under this Agreement. These services may include the following: Consultation with the City Attorney and City management regarding the Flood Cases. In addition, the CITY may increase the scope of work with the FIRM's agreement, and such additional work will be confirmed via a letter that shall bring such work within the scope of this agreement. It is expected that the FIRM will work with the City Attorney and CITY staff.

Article 4. **Compensation.** Compensation paid under this Agreement shall be as set forth:

- Jan Greben - Partner: $400 hourly
- Other Partners: $375 hourly
- Associates with over 4 years' experience: $300 hourly
- Associates with 1-4 years' experience: $250 hourly
- Paralegals: $150 hourly

[1] Flood litigation matters refers to litigation resulting from the January 2024 rain event in National City, CA

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A. The FIRM shall not use more than one attorney for the same specific task without the CITY'S approval. The FIRM may use the minimum number of attorneys for this engagement consistent with good professional practice after consulting with and obtaining approval by the CITY.

B. The FIRM agrees to document a plan and budget consistent with the scope of services described above in Article 3 to be agreed to by the City Attorney and the FIRM. The CITY shall not be obligated to pay the FIRM amounts not discussed, budgeted, and agreed to before being incurred by the FIRM.

C. The FIRM shall keep the CITY advised monthly as to the level of attorney hours and client services performed under Article 1.

D. The CITY further agrees to reimburse the FIRM, in accordance with the procedures set forth in this Article, for telephone, fax, mail, messengers, federal express deliveries, document reproduction, client-requested clerical overtime, lodging, and similar out-of-pocket expenses charged by the FIRM as a standard practice to its clients generally, with the exception of travel and meals. In any billing for disbursements, the FIRM shall provide the CITY with a statement breaking down the amounts by category of expense. The following items shall not be reimbursed, unless the CITY has specifically agreed otherwise:

(1) Word Processing, clerical or secretarial charges, whether expressed as a dollar disbursement or time charge.

(2) Storage of open or closed files, rent, electricity, local telephone, postage, receipts or transmission of telecopier documents, or any other items traditionally associated with overhead.

(3) Photocopy charges in excess of $.15 (fifteen cents) per page.

(4) Auto mileage rates in excess of the rate approved by the Internal Revenue Service for income tax purposes.

(5) Secretarial overtime. Where case requirements demand overtime, the CITY will consider reimbursement on a case-by-case basis. The CITY will not reimburse overtime incurred for the convenience of the FIRM'S failure to meet deadlines known in advance.

(6) Equipment, books, periodicals, research materials, Westlaw/Lexis or like items.

(7) Express charges, overnight mail charges, messenger services or the like, without the CITY'S prior consent. The CITY expects these expenses to be incurred in emergency situations only. Where case necessity requires the use of these services, the CITY will consider reimbursement on a case-by-case basis.

(8) Travel and meals.

(9) Late payment charge or interest after 30-days of receipt of approved invoice.

E. Bills from the FIRM should be submitted to Barry Schultz, City Attorney, 1243 National City Boulevard, National City, CA 91950-4301. The individual time and

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disbursement records customarily maintained by the FIRM for billing evaluation and review purposes shall be made available to the CITY in support of bills rendered by the FIRM.

F. The FIRM agrees to forward to the CITY a statement of account for each one-month period of services under this Agreement, and the CITY agrees to compensate the FIRM on this basis. The FIRM will consult monthly with the CITY as to the number of attorney hours and client disbursements, which have been incurred to date under this Agreement, and as to future expected levels of hours and disbursements.

G. Billing Format. Each billing entry must be complete, discrete and appropriate.

(1) Complete.

(a) Each entry must name the person or persons involved. For instance, telephone calls must include the names of all participants.

(b) The date the work was performed must be included.

(c) The hours should be billed in .10-hour increments.

(d) The specific task performed should be described, and the related work product should be reference ("telephone call re: trial brief," "interview in preparation for deposition").

(e) The biller's professional capacity (partner, associate, paralegal, etc.) should be included.

(2) Discrete: Each task must be set out as a discrete billing entry; neither narrative nor block billing is acceptable.

(3) Appropriate.

(a) The CITY does not pay for clerical support, administrative costs, overhead costs, outside expenses or excessive expenses. For example, the CITY will not pay for secretarial time, word processing time, air conditioning, rental of equipment, including computers, meals served at meetings, postage, online research, or the overhead costs of sending or receiving faxes. Neither will the CITY pay for outside expenses such as messenger delivery fees, outside photocopying, videotaping of depositions, investigative services, outside computer litigation support services, or overnight mail.

(b) The CITY will pay reasonable late charges and the City will pay approved monthly invoices within 30 calendar days of receipt.

H. Staffing. Jan Greben will be the primarily responsible attorney. Ultimately, staffing is a CITY decision, and the CITY'S representative may review staffing to ensure that it is optimal to achieve the goals of the engagement at the least cost.

(1) Paralegals are to be used to the maximum extent possible to enhance efficiency and cost-effectiveness. All tasks typically considered associate work should be considered for assignment to a paralegal. Written authorization from the CITY must be had before associate hours billed exceed paralegal hours billed.

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(2) Once an attorney is given primary responsibility for an engagement, that person should continue on the legal matter until the matter is concluded or the attorney leaves the FIRM. The CITY will not pay the costs of bringing a new attorney up to speed.

(3) If more than one attorney is going to perform the same task, prior approval from the CITY must be had. This includes document review.

Article 5. **Independent Contractor.** The FIRM shall perform services as an independent contractor. It is understood that this contract is for unique professional services. Accordingly, the duties specified in this Agreement may not be assigned or delegated by the FIRM without prior written consent of the CITY. Retention of the FIRM is based on the particular professional expertise of the individuals rendering the services required in the Scope of Services.

Article 6. **Confidentiality of Work.** All work performed by the FIRM including but not limited to all drafts, data, correspondence, proposals, reports, and estimates compiled or composed by the FIRM pursuant to this Agreement is for the sole use of the CITY. All such work product shall be confidential and not released to any third party without the prior written consent of the CITY.

Article 7. **Compliance with Controlling Law.** The FIRM shall comply with all applicable laws, ordinances, regulations, and policies of the federal, state, and local governments as they pertain to this Agreement. In addition, the FIRM shall comply immediately with any and all directives issued by the CITY or its authorized representatives under authority of any laws statutes, ordinances, rules, or regulations. The laws of the State of California shall govern and control the terms and conditions of this Agreement.

Article 8. **Acceptability of Work.** The CITY shall decide any and all questions, which may arise as to the quality or acceptability of the services performed and the manner of performance, the acceptable completion of this Agreement and the amount of compensation due. If the FIRM and the CITY cannot agree to the quality or acceptability of the work, the manner of performance, or the compensation payable to the FIRM in this Agreement, the CITY or the FIRM shall give to the other written notice. Within ten (10) business days, the FIRM and the CITY shall each prepare a report, which supports their position, and file the same with the other party. The CITY shall, with reasonable diligence, determine the quality or acceptability of the work, the manner of performance or the compensation payable to the FIRM.

Article 9. **Indemnification.** The FIRM agrees to indemnify, defend, and hold the CITY and its agents, officers, employees, and volunteers harmless from and against all claims asserted or liability established for damages or injuries to any person or property, including injury to the FIRM'S employees, agents, or officers, which arise from or are connected with or caused or claimed to be caused by the acts or omissions of the FIRM and its agents, officers, or employees in performing the work or other obligations under this Agreement, and all expenses of investigating and defending against same; provided, however, that this indemnification and hold harmless shall not include any claims or liability arising from the established sole negligence or willful misconduct of the CITY, its agents, officers, employees, or volunteers.

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Article 10. **Insurance.** The FIRM, at its sole cost and expense, shall purchase and maintain throughout the term of this Agreement, the following insurance policies:

A. **Professional Liability** Insurance (errors and omissions) with minimum limits of $1,000,000 per claim.

B. **Automobile Insurance** covering all bodily injury and property damage incurred during the performance of this Agreement, with a minimum coverage of $1,000,000 combined single limit per accident. Such automobile insurance shall include owned, non-owned, and hired vehicles. The policy shall name the CITY and its officers, agents, employees, and volunteers as additional insureds, and a separate additional insured endorsement shall be provided.

C. **Commercial General Liability Insurance**, with minimum limits of either $2,000,000 per occurrence and $4,000,000 aggregate, or $1,000,000 per occurrence and $2,000,000 aggregate with a $2,000,000 umbrella policy, covering all bodily injury and property damage arising out of its operations, work, or performance under this Agreement. The policy shall name the CITY and its officers, agents, employees, and volunteers as additional insureds, and a separate additional insured endorsement shall be provided. The general aggregate limit must apply solely to the "location". The "location" should be noted with specificity on an endorsement that shall be incorporated into the policy.

D. **Workers' Compensation Insurance** in an amount sufficient to meet statutory requirements covering all of FIRM'S employees and employers' liability insurance with limits of at least $1,000,000 per accident. In addition, the policy shall be endorsed with a waiver of subrogation in favor of the CITY. Said endorsement shall be provided prior to commencement of work under this Agreement.

E. The aforesaid policies shall constitute primary insurance as to the CITY, its officers, officials, employees, and volunteers, so that any other policies held by the CITY shall not contribute to any loss under said insurance. Said policies shall provide for thirty (30) days prior written notice to the CITY's Risk Manager, at the address listed in subsection G below, of cancellation or material change.

F. If required insurance coverage is provided on a "claims made" rather than "occurrence" form, the FIRM shall maintain such insurance coverage for three years after expiration of the term (and any extensions) of this Agreement. In addition, the "retro" date must be on or before the date of this Agreement.

G. The Certificate Holder for all policies of insurance required by this Section shall be:

City of National City
C/o Risk Manager
1243 National City Boulevard
National City, CA 91950-4397

H. Insurance shall be written with only insurers authorized to conduct business in California that hold a current policy holder's alphabetic and financial size category rating of not less than A:VII according to the current Best's Key Rating Guide, or a company of equal financial stability that is approved by the CITY'S Risk Manager. In the event non-admitted "surplus lines" carriers provide coverage, they must be included on the most recent List of Approved Surplus Line Insurers ("LASLI") and otherwise meet rating requirements.

I. This Agreement shall not take effect until certificate(s) or other sufficient proof that these insurance provisions have been complied with, are filed with and approved by the CITY'S Risk Manager. If the FIRM does not keep all insurance policies required by this Article 10 in full force and effect at all times during the term of this Agreement, the CITY may treat the failure to maintain the requisite insurance as a breach of this Agreement and terminate the Agreement as provided herein.

J. All deductibles and self-insured retentions in excess of $10,000 must be disclosed to and approved by the CITY. CITY reserves the right to modify the insurance requirements of this Article 10, including limits, based on the nature of the risk, prior experience, insurance, coverage, or other special circumstances.

K. If the FIRM maintains broader coverage or higher limits (or both) than the minimum limits shown above, the CITY shall be entitled to the broader coverage or higher limits (or both) maintained by the FIRM. Any available insurance proceeds in excess of the specified minimum limits of insurance and coverage shall be available to the CITY.

Article 11. **Drug Free Work Place.** The FIRM agrees to comply with the CITY'S Drug-Free Workplace requirements. Every person awarded a contract by the CITY for the provision of services shall certify to the CITY that it will provide a drug-free workplace. Any subcontract entered into by the FIRM pursuant to this Agreement shall contain this provision.

Article 12. **Non-Discrimination Provisions.** The FIRM shall not discriminate against any subcontractor, vendor, employee or applicant for employment because of age, race, color, ancestry, religion, sex, sexual orientation, marital status, national origin, physical handicap, or medical condition. The FIRM will take positive action to insure that applicants are employed without regard to their age, race, color, ancestry, religion, sex, sexual orientation, marital status, national origin, physical handicap, or medical condition. Such action shall include but not be limited to the following: employment, upgrading, demotion, transfer, recruitment or recruitment advertising, layoff or termination, rates of pay or other forms of compensation, and selection for training, including apprenticeship. The FIRM agrees to post in conspicuous places available to employees and applicants for employment any notices provided by the CITY setting forth the provisions of this non-discrimination clause.

Article 13. **Notification of Change in Form.** The FIRM has the right to effect changes in form including but not limited to the change in form from a partnership to a professional law corporation; the change in form of any partner or partners from an individual or individuals to a professional law corporation; the change in form of any corporate partner or partners to any individual partners. The CITY shall be promptly notified in writing of any change in form.

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Article 14. **Notices**. In all cases where written notice is to be given under this Agreement, service shall be deemed sufficient if said notice is deposited in the United States mail, postage paid. When so given, such notice shall be effective from the date of mailing of the notice. Unless otherwise provided by notice in writing from the respective parties, notice to the Agency shall be addressed to:

City Attorney
City of National City
1243 National City Boulevard
National City, CA 91950-4397

cc: Executive Assistant to the City Attorney
City of National City
1243 National City Boulevard
National City, CA 91950-4397

and to: Hskinner@nationalcityca.gov
leahm@nationalcityca.gov

Notice to the FIRM shall be addressed to:

Jan Greben
Price, Postel & Parma LLP
200 East Carrillo Street, Suite 400
Santa Barbara, CA 93101

and to: jan@grebenlaw.com

Nothing contained in this Agreement shall preclude or render inoperative service or such notice in the manner provided by law.

Article 15. **Administrative Provisions.**

A. *Time of Essence.* Time is of the essence for each provision of this Agreement.

B. *Counterparts.* This Agreement may be executed in multiple counterparts, each of which shall be deemed an original, but all of which, together, shall constitute but one and the same instrument.

C. *Headings.* Any captions to, or headings of, the sections or subsections of this Agreement are solely for the convenience of the parties hereto, are not a part of this Agreement, and shall not be used for the interpretation or determination of the validity of this Agreement or any provision hereof.

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D. *California Law.* This Agreement shall be construed and interpreted in accordance with the laws of the State of California. The venue for any legal action arising under this Agreement shall be in either state or federal court in the County of San Diego, State of California.

E. *Integrated Agreement.* This Agreement including attachments and exhibits contains all of the agreements of the parties and all prior negotiations and agreements are merged in this Agreement. This Agreement cannot be amended or modified except by written agreement, and mutually agreed upon by the CITY and the FIRM.

F. *Severability.* The unenforceability, invalidity, or illegality of any provision of this Agreement shall not render the other provisions unenforceable, invalid, or illegal.

G. *Waiver.* The failure of the CITY to enforce a particular condition or provision of this Agreement shall not constitute a waiver of that condition or provision or its enforceability.

H. *Conflict of Interest.* During the term of this Agreement, the FIRM shall not perform services of any kind for any person or entity whose interests' conflict in any way with those of the CITY. This prohibition shall not preclude the CITY from expressly agreeing to a waiver of a potential conflict of interest under certain circumstances.

I. *No Obligations to Third Parties.* Except as otherwise expressly provided herein, the execution and delivery of this Agreement shall not be deemed to confer any rights upon, or obligate any of the parties hereto, to any person or entity other than the parties hereto.

J. *Exhibits and Schedules.* The Exhibits and Schedules attached hereto are hereby incorporated herein by this reference for all purposes. To the extent any exhibits, schedules, or provisions thereof conflict or are inconsistent with the terms and conditions contained in this Agreement, the terms and conditions of this Agreement shall control.

K. *Construction.* The parties acknowledge and agree that (i) each party is of equal bargaining strength, (ii) each party has actively participated in the drafting, preparation and negotiation of this Agreement, and (iii) any rule or construction to the effect that ambiguities are to be resolved against the drafting party shall not apply in the interpretation of this Agreement, or any portions hereof, or any amendments hereto.

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

CITY OF NATIONAL CITY

By: _____
Ron Morrison, Mayor

APPROVED AS TO FORM:

By: _____
Heidi Skinner, Interim City Attorney

PRICE, POSTEL & PARMA LLP
(Corporation – signatures of two corporate officers)

By: [redacted]
3146409718524B9...
, Esq.

Title: Partner

By: _____, Esq.

Title: _____

CITY OF NATIONAL CITY

By: _____
Ron Morrison, Mayor

APPROVED AS TO FORM:

By: _____
Heidi Skinner, Interim City Attorney

PRICE, POSTEL & PARMA LLP
(Corporation – signatures of two corporate officers)

By: [redacted], Esq.

Title: Partner

By: [redacted], Esq.

Title: Partner

PRICPOS-01 JBRIGGS

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY) 3/24/2026

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 have ADDITIONAL INSURED provisions or 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 License # 6009644 Acrisure West Insurance Services, LLC 1950 W Corporate Way #1 Anaheim, CA 92801-5373	CONTACT NAME: Kelley Milks PHONE (A/C, No, Ext): FAX (A/C, No): E-MAIL ADDRESS: KMilks@acrisure.com
	INSURER(S) AFFORDING COVERAGE — NAIC #
	INSURER A : Federal Insurance Company — 20281
INSURED Price, Postel & Parma LLP 200 East Carrillo Street, #400 Santa Barbara, CA 93101	INSURER B : Chubb National Insurance Company — 10052
	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 LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	X COMMERCIAL GENERAL LIABILITY CLAIMS-MADE X OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: X POLICY PRO-JECT LOC OTHER:	X	X	36056059	10/28/2025	10/28/2026	EACH OCCURRENCE DAMAGE TO RENTED PREMISES (Ea occurrence) MED EXP (Any one person) PERSONAL & ADV INJURY GENERAL AGGREGATE PRODUCTS - COMP/OP AGG	$ 1,000,000 $ 1,000,000 $ 10,000 $ 1,000,000 $ 2,000,000 $ Included
A	AUTOMOBILE LIABILITY ANY AUTO OWNED AUTOS ONLY SCHEDULED AUTOS X HIRED AUTOS ONLY X NON-OWNED AUTOS ONLY			73606059	10/28/2025	10/28/2026	COMBINED SINGLE LIMIT (Ea accident) BODILY INJURY (Per person) BODILY INJURY (Per accident) PROPERTY DAMAGE (Per accident)	$ 1,000,000 $ $ $
A	X UMBRELLA LIAB X OCCUR EXCESS LIAB CLAIMS-MADE DED X RETENTION $ 0			78189327	10/28/2025	10/28/2026	EACH OCCURRENCE AGGREGATE	$ 15,000,000 $ 15,000,000
B	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) Y/N If yes, describe under DESCRIPTION OF OPERATIONS below	N/A	X	71803478	7/1/2025	7/1/2026	X PER STATUTE OTH-ER E.L. EACH ACCIDENT E.L. DISEASE - EA EMPLOYEE E.L. DISEASE - POLICY LIMIT	$ 1,000,000 $ 1,000,000 $ 1,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
City of National City and its officers, agents, employees, and volunteer are Additional Insured as their interests appear per written contract. Waiver of subrogation applies. This Insurance is Primary & Non-Contributory.

CERTIFICATE HOLDER

City of National City
C/o Risk Manager
1243 National City Boulevard
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 [redacted]

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CHUBB®

Liability Insurance

Endorsement

Policy Period	OCTOBER 28, 2025 TO OCTOBER 28, 2026
Effective Date	OCTOBER 28, 2025
Policy Number	3605-60-59 WUC
Insured	PRICE, POSTEL & PARMA LLP
Name of Company	FEDERAL INSURANCE COMPANY
Date Issued	AUGUST 6, 2025

This Endorsement applies to the following forms:

GENERAL LIABILITY

Under Who Is An Insured, the following provision is added.

Who Is An Insured

Additional Insured - Scheduled Person Or Organization

Persons or organizations shown in the Schedule are **insureds**; but they are **insureds** only if you are obligated pursuant to a contract or agreement to provide them with such insurance as is afforded by this policy.

However, the person or organization is an **insured** only:

- if and then only to the extent the person or organization is described in the Schedule;
- to the extent such contract or agreement requires the person or organization to be afforded status as an **insured**;
- for activities that did not occur, in whole or in part, before the execution of the contract or agreement; and
- with respect to damages, loss, cost or expense for injury or damage to which this insurance applies.

No person or organization is an **insured** under this provision:

- that is more specifically identified under any other provision of the Who Is An Insured section (regardless of any limitation applicable thereto).
- with respect to any assumption of liability (of another person or organization) by them in a contract or agreement. This limitation does not apply to the liability for damages, loss, cost or expense for injury or damage, to which this insurance applies, that the person or organization would have in the absence of such contract or agreement.

Liability Endorsement
(continued)

Under Conditions, the following provision is added to the condition titled Other Insurance.

Conditions

Other Insurance – Primary, Noncontributory Insurance – Scheduled Person Or Organization

If you are obligated, pursuant to a contract or agreement, to provide the person or organization shown in the Schedule with primary insurance such as is afforded by this policy, then in such case this insurance is primary and we will not seek contribution from insurance available to such person or organization.

Schedule

PERSONS OR ORGANIZATIONS THAT YOU ARE OBLIGATED, PURSUANT TO A CONTRACT OR AGREEMENT, TO PROVIDE WITH SUCH INSURANCE AS IS AFFORDED BY THIS POLICY.

All other terms and conditions remain unchanged.

Authorized Representative [redacted]

CHUBB®

Liability Insurance

Endorsement

Policy Period	OCTOBER 28, 2025 TO OCTOBER 28, 2026
Effective Date	OCTOBER 28, 2025
Policy Number	3605-60-59 WUC
Insured	PRICE, POSTEL & PARMA LLP
Name of Company	FEDERAL INSURANCE COMPANY
Date Issued	AUGUST 6, 2025

This Endorsement applies to the following forms:

GENERAL LIABILITY

Conditions

Under Conditions, Transfer Or Waiver Of Rights Of Recovery Against Others, the following provision is added:

Transfer Or Waiver Of Rights Of Recovery Against Others

However, we waive any right of recovery we may have against the designated person or organization shown below because of payments we make for injury or damage arising out of your ongoing operations or done under a contract with that person or organization and included in the **products-completed operations hazard.** This waiver applies to the designated person or organization.

Designated Person Or Organization

PERSONS OR ORGANIZATIONS THAT YOU ARE OBLIGATED, PURSUANT TO A CONTRACT OR AGREEMENT, TO PROVIDE WITH SUCH INSURANCE AS IS AFFORDED BY THIS POLICY.

Workers' Compensation and Employers' Liability Policy

Named Insured PRICE, POSTEL & PARMA LLP	Endorsement Number
	Policy Number Symbol: Number: (26) 7180-34-78
Policy Period 07/01/2025 **TO** 07/01/2026	Effective Date of Endorsement 07/01/2025
Issued By (Name of Insurance Company) Chubb National Insurance Company	
Insert the policy number. The remainder of the information is to be completed only when this endorsement is issued subsequent to the preparation of the policy.	

CALIFORNIA WAIVER OF OUR RIGHT TO RECOVER FROM OTHERS ENDORSEMENT

This endorsement applies only to the insurance provided by the policy because California is shown in Item 3.A. of the Information Page.

We have the right to recover our payments from anyone liable for an injury covered by this policy. We will not enforce our right against the person or organization named in the Schedule, but this waiver applies only with respect to bodily injury arising out of the operations described in the Schedule, where you are required by a written contract to obtain this waiver from us.

You must maintain payroll records accurately segregating the remuneration of your employees while engaged in the work described in the Schedule.

Schedule

1. ( ) Specific Waiver
   Name of person or organization:

   (X) Blanket Waiver
   Any person or organization for whom the Named Insured has agreed by written contract to furnish this waiver.

2. Operations:

3. Premium:

   The premium charge for this endorsement shall be 1% percent of the California premium developed on payroll in connection with work performed for the above person(s) or organization(s) arising out of the operations described.

4. Minimum Premium:

_____
Authorized Representative

AGENDA REPORT

Department: Engineering and Public Works
Prepared by: Ricardo Rodriguez, Associate Engineer-Civil
Meeting Date: Tuesday, April 7, 2026
Approved by: Alejandro Hernandez, Acting City Manager

SUBJECT:
Awarding a Contract to Commercial & Industrial Roofing Co., Inc. for the Martin Luther King Jr. Community Center Roof Replacement Project, CIP No. 26-03.

RECOMMENDATION:
Adopt a Resolution Entitled, "Resolution of the City Council of the City of National City, California, 1) Awarding a Contract to Commercial & Industrial Roofing Co., Inc. in the Not-To-Exceed Amount of $263,883 for the Martin Luther King Jr. Community Center Roof Replacement Project, CIP No. 26-03; 2) Authorizing a 15% Contingency in the Amount of $39,583 for any Unforeseen Changes; and 3) Authorizing the Mayor to Execute the Contract."

BOARD/COMMISSION/COMMITTEE PRIOR ACTION:
Not Applicable.

EXPLANATION:
In October 2024, the Engineering & Public Works Department commissioned a comprehensive roof inspection and assessment of all City-owned facilities. The results of the assessment confirmed that the roof covering the Martin Luther King Jr. (MLK) Jr. Community Center located at 140 E. 12th Street, which was installed nearly 20 years ago, has exceeded its useful life and needs to be replaced. The MLK Jr. Community Center Roof Replacement project, CIP No. 26-03 will remove and replace the existing roof with a 30-year rated roof per project specifications.

On January 26, 2026, the bid solicitation was posted on PlanetBids, a free public electronic bidding system for contractors. On January 29, 2026 and February 5, 2026, the bid solicitation was advertised in the local newspaper. On February 26, 2026, seven (7) bids were received by the 2:00 p.m. deadline and Commercial & Industrial Roofing Co., Inc. was the apparent lowest bidder with a total bid amount of $263,883.

Upon review of all documents submitted, Commercial & Industrial Roofing Co., Inc.'s bid was deemed responsive and they are the lowest responsible bidder qualified to perform the work as described in the project specifications.

Staff recommends awarding a contract to Commercial & Industrial Roofing Co., Inc. in the not-to-exceed amount of $263,883 and authorizing a 15% contingency in the amount of $39,583 to address any unforeseen conditions that may arise.

FINANCIAL STATEMENT:
Appropriations are available in the General Fund Capital Improvement Program (CIP) budget in the following expenditure account:

Contract Award
399-10-18-18500-7598-1500100 (Facility Upgrades) – $263,883

15% Contingency
399-10-18-18500-7598-1500100 (Facility Upgrades) – $39,583

RELATED CITY COUNCIL 2020-2025 STRATEGIC PLAN GOAL:
Public Safety

ENVIRONMENTAL REVIEW:
This is a project under CEQA subject to a Categorical Exemption. Existing Facilities. CCR 15301(c).

PUBLIC NOTIFICATION:
The Agenda Report was posted at least 72 hours before the Regular Meeting date and time, and 24 hours before a Special Meeting in accordance with the Ralph M. Brown Act.

ORDINANCE:
Not Applicable

EXHIBITS:
Exhibit A – Bid Opening Summary
Exhibit B – Summary of Bid Items
Exhibit C – Owner-Contractor Agreement
Exhibit D – Resolution

Exhibit A

BID OPENING SUMMARY

NAME: **MLK Jr. Community Center Roof Replacement**
CIP NO: **26-03**
DATE: **February 26, 2026**
TIME: **2:00 P.M.**
ESTIMATE: **$350,000**
PROJECT ENGINEER: **Ricardo Rodriguez**

NO.	BIDDER'S NAME	BID AMOUNT	BID SECURITY - BOND
1	Commercial & Industrial Roofing Co., Inc. 9239 Olive Drive Spring Valley, CA 91977	**$263,883**	Bond
2	A. Preman Roofing, Inc. 875 34th Street San Diego, CA 92102	**$279,917**	Bond
3	Angelus Waterproofing & Restoration, Inc. 340 Vernon Way El Cajon, CA 92020	**$347,769**	Bond
4	Sylvester Roofing Comapny Inc. 306N West El Norte Pkwy., #371 Escondido, CA 92026	**$366,000**	Bond
5	Southland Roofing Inc. 9127 S. Western Ave. Los Angeles, CA 90047	**$385,000**	Bond
6	AOS, Inc. dba Superior Roofing 1309 Deerbrook Drive San Marcos, CA 92069	**$390,000**	Bond
7	Danny Letner, Inc. 1490 N Glassell St. Orange, CA 92867	**$467,000**	Bond

Exhibit B

SUMMARY OF BID ITEMS

NAME: **MLK Jr. Community Center Roof Replacement**
CIP NO: **26-03**
DATE: **February 26, 2026**
TIME: **2:00 P.M.**
ESTIMATE: **$350,000**
PROJECT ENGINEER: **Ricardo Rodriguez**

				Commercial & Industrial Roofing Co Inc.		Preman Roofing and Solar		Angelus Waterproofing & Restoration, Inc.	
Item	**Description**	**Unit**	**Qty**	**Unit Price**	**Line Total**	**Unit Price**	**Line Total**	**Unit Price**	**Line Total**
1	Removal, disposal, and replacement of the existing roofing system and installation of new roofing system per specifications	LS	1	$263,883.00	$263,883.00	$279,917.00	$279,917.00	$347,769.00	$347,769.00
			Subtotal		$263,883.00		$279,917.00		$347,769.00
			Total		**$263,883.00**		**$279,917.00**		**$347,769.00**

OWNER - CONTRACTOR AGREEMENT

MLK JR COMMUNITY CENTER ROOF REPLACEMENT, CIP NO. 26-03

This Owner-Contractor Agreement ("Agreement") is made by and between the City of National City, 1243 National City Boulevard National City, California 91950 and **Commercial & Industrial Roofing Co., Inc. ("Contractor")**, *9239 Olive Dr., Spring Valley, CA 91977* on the **7th day of April, 2026**, for the construction of the above referenced Project.

In consideration of the mutual covenants and agreements set forth herein, the Owner and Contractor have mutually agreed as follows:

1. CONSTRUCTION

The Contractor agrees to do all the work and furnish all the labor, services, materials and equipment necessary to construct and complete the Project in a turn-key manner in accordance with this Agreement and all documents and plans referenced in Exhibit "A", (hereinafter "Contract Documents"), in compliance with all relevant Federal, State of California, County of San Diego and City of National City codes and regulations, and to the satisfaction of the Owner.

2. CONTRACT PRICE

Owner hereby agrees to pay and the Contractor agrees to accept as full compensation for constructing the project in accordance with these Contract Documents in an amount not to exceed the contract price as set forth in Exhibit "B" attached hereto and incorporated herein by reference. Payments to the Contractor shall be made in the manner described in the Special Provisions.

3. TIME FOR PERFORMANCE

Time is of the essence for this Agreement and the Contractor shall construct the project in every detail to a complete and turn-key fashion to the satisfaction of the Owner within the specified duration set forth in the Special Provisions.

4. NON-DISCRIMINATION

In the performance of this Agreement, the Contractor shall not refuse or fail to hire or employ any qualified person, or bar or discharge from employment any person, or discriminate against any person, with respect to such person's compensation, terms, conditions or privileges of employment because of such person's race, religious status, sex or age.

5. AUTHORIZED OWNER REPRESENTATIVES

On behalf of the Owner, the Project Manager designated at the pre-construction meeting shall be the Owner's authorized representative in the interpretation and enforcement of all Work performed in connection with this Agreement.

6. WORKERS' COMPENSATION INSURANCE

a) By my signature hereunder, as Contractor, I certify that I am 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 in accordance with the provisions of that Code, and I will comply with such provisions before commencing the performance of the Work of this Agreement.

b) The Contractor shall require each subcontractor to comply with the requirements of Section 3700 of the Labor Code. Before commencing any Work, the Contractor shall cause each subcontractor to execute the following certification:

> "I am aware of the provisions of Section 3700 of the Labor Code, which requires every employer to be insured against liability for worker's compensation or to undertake self-insurance in accordance with the provisions of that Code, and I will comply with such provisions before commencing the performance of the Work of this Agreement."

7. ENTIRE AGREEMENT; CONFLICT

The Contract Documents comprise the entire agreement between the Owner and the Contractor with respect to the Work. In the event of conflict between the terms of this Agreement and the bid of the Contractor, then this Agreement shall control and nothing herein shall be considered as an acceptance of the terms of the bid conflicting herewith.

8. MAINTENANCE OF AGREEMENT DOCUMENTATION

Contractor shall maintain all books, documents, papers, employee time sheets, accounting records and other evidence pertaining to costs incurred and shall make such materials available at its office at all reasonable times during the term of this Agreement and for three (3) years from the date of final payment under this Agreement, for inspection by Owner and copies thereof shall be furnished to Owner if requested.

9. INDEPENDENT CONTRACTOR

At all times during the term of this Agreement, Contractor shall be an independent contractor and shall not be an employee, agent, partner or joint venturer of the Owner. Owner shall have the right to control Contractor insofar as the results of Contractor's

services rendered pursuant to this Agreement; however, Owner shall not have the right to control the means by which Contractor accomplishes such services.

10. LICENSES AND PERMITS

Contractor represents and declares to Owner that it has all licenses, permits, qualifications and approvals of whatever nature which are legally required to practice its profession. Contractor represents and warrants to Owner that Contractor shall, at its sole cost and expense, keep in effect at all times during the term of this Agreement, any licenses, permits, qualifications or approvals which are legally required for Contractor to practice its profession.

11. GOVERNING LAW, VENUE

This Agreement and the Contract Documents shall be construed under and in accordance with the laws of the State of California, and the appropriate venue for any action or proceeding arising from this Agreement and/or the Contract Documents shall be had in the Superior Court of San Diego, Central Branch.

12. COUNTERPARTS

This Agreement may be executed in any number of counterparts, each of which shall for all purposes be deemed to be an original.

13. FALSE CLAIMS

Contractor acknowledges that if a false claim is submitted to the Owner, it may be considered fraud and Contractor may be subject to criminal prosecution. Contractor acknowledges that the False Claims Act, California Government Code sections 12650, et seq., provides for civil penalties where a person knowingly submits a false claim to a public entity. These provisions include within their scope false claims made with deliberate ignorance of the false information or in reckless disregard of the truth or falsity of the information. In the event the Owner seeks to recover penalties pursuant to the False Claims Act, it is entitled to recover its litigation costs, including attorneys' fees. Contractor hereby acknowledges that the filing of a false claim may the Contractor to an administrative debarment proceeding wherein Contractor may be prevented from further bidding on public contracts for a period of up to five (5) years.

I have read and understood all of the provisions of this Section 15, above:

_____ (Initial) _____ (Initial)

14. AGREEMENT MODIFICATION

This Agreement and the Contract Documents may not be modified orally or in any manner other than by an amendment in writing and signed by the Owner and the Contractor.

IN WITNESS WHEREOF this Agreement is executed as of the date first written above.

Owner:

Ron Morrison, City of National City

Attest:

City Clerk, City of National City

Contractor: Commercial & Industrial Roofing Co., Inc.

(Owner/Officer signature)

Print name and title

(Second officer signature if a corporation)

Print name and title

Contractor's City Business License No.

State Contractor's License No. and Class

Business street address

City, State and Zip Code

EXHIBIT A

CONTRACT DOCUMENTS

Owner/Contractor Agreement

Bid Schedule

Addenda

Plans

Special Provisions (Specifications)

San Diego County Regional Standard Drawings

City of National City Standard Drawings

Standard Specifications for Public Works Construction and Regional Supplements (Greenbook)

State Standard Specifications

State Standard Plans

California Building, Mechanical, Plumbing and Electrical Codes

Permits issued by jurisdictional regulatory agencies

Electric, gas, and communications companies specifications and standards

Sweetwater Authority specifications and standards

Specifications, standards and requirements of MTS, BNSF, SANDAG, Port of San Diego and all other agencies that may be adjacent and/or affected by the project.

EXHIBIT B

CONTRACT PRICE

No.	Item Description	Unit	Quantity	Unit Price	Line Total
1	Removal, Disposal, and Replacement of the Existing Roofing System and Installation of New Roofing System per Specifications	LS	1	$263,883.00	$263,883.00
			Subtotal		$263,883.00
			Total		**$263,883.00**

CORPORATE CERTIFICATE

I, _____ certify that I am the Secretary of the Corporation named as Contractor in the foregoing Contract; that _____, who signed said contract on behalf of the Contractor, was then _____ of said Corporation; that said contract was duly signed for and in behalf of said Corporation by authority of its governing body and is within the scope of its corporate powers.

I, _____ certify that I am the Secretary of the Corporation named as Contractor in the foregoing Contract; that _____, who signed said contract on behalf of the Contractor, was then _____ of said Corporation; that said contract was duly signed for and in behalf of said Corporation by authority of its governing body and is within the scope of its corporate powers.

Corporate Seal: _____

PARTNERSHIP CERTIFICATE

STATE OF _____)
) ss
COUNTY OF _____)

On this _____ day of _____, 20____, before me, the undersigned, a Notary Public in and for said County and State, personally appeared:

_____

_____ (Notary Seal)

known to me to be _____of the partners of the partnership that executed the within instrument, and acknowledged to me that such partnership executed the same.

Signature: _____

Name (Type or Print): _____
(Notary Public in and for said County and State)

My Commission expires: _____

PERFORMANCE BOND

WHEREAS, the City Council of the City of National City, by Resolution No. _____, passed the ____ day of _____, 20____ has awarded to _____, hereinafter designated as the "Principal", the MLK JR COMMUNITY CENTER ROOF REPLACEMENT, CIP No. 26-03

WHEREAS, said Principal is required under the terms of said contract to furnish a bond for the faithful performance of said contract.

NOW, THEREFORE, we, the Principal and _____ as surety, are held and firmly bound unto the City Council of the City of National City hereinafter called the "Council", in the penal sum of _____($_____) lawful money of the United States, for the payment of which sum well and truly to be made, we bind ourselves, our heirs, executors, administrators and successors, jointly and severally, firmly by these presents.

THE CONDITION OF THIS OBLIGATION IS SUCH THAT if the above bounden Principal, his/her or its heirs, executors, administrators, successors or assigns, shall in all things stand to and abide by, and well and truly keep and perform the covenants, conditions and agreements in the said contract any alteration thereof made as therein provides, on his or their part, to be kept and performed at the time and in the amount therein specified, and in all respects according to their true intent and meaning, and shall indemnify and save harmless the City of National City, the City Council, their officers, agents, and employees, as therein stipulated, then this obligation shall become null and void; otherwise it shall be and remain in full force and virtue.

And the said Surety, for value received, hereby stipulates and agrees that no change, extension of time, alteration or addition to the terms of the contract or to the work to be performed herein or the specifications accompanying the same shall in any wise affect its obligations on this bond, and it does hereby waive notice of any such change, extension of time, alteration or additions to the terms of the contract or to the work or to the specifications.

In the event suit is brought upon this bond by the City of National City and judgment is recovered, the surety shall pay all costs incurred by the Council in such suit, including a reasonable attorney's fee to be fixed by the Court.

IN WITNESS WHEREOF three identical counterparts of this instrument, each of which shall for all purposes be deemed an original thereof, have been duly executed by the Principal and Surety above named, on the _____ day of _____, 20____.

_____(SEAL)	_____(SEAL)
_____(SEAL)	_____(SEAL)
_____(SEAL)	_____(SEAL)
Surety	Principal

PERFORMANCE BOND

ATTORNEY-IN-FACT ACKNOWLEDGEMENT OF SURETY

STATE OF _____)
) ss
COUNTY OF _____)

On this_____ day of _____, 20____, before me, the undersigned, a Notary Public in and for said County and State, personally appeared _____ known to me to be the person whose name is subscribed to the within instrument as the attorney-in-fact of the _____, the corporation named as Surety in said instrument, and acknowledged to me that he subscribed the name of said corporation thereto as Surety, and his own name as attorney-in-fact.

NOTE: Signature of those executing for Surety must be properly acknowledged.	NOTE: The Attorney-in-fact must attach a certified copy of the Power of Attorney.

Signature: _____

Name (Type or Print): _____

Notary Public in and for said County and State

My Commission expires: _____

PAYMENT BOND

WHEREAS, the City Council of the City of National City, by Resolution No. _____, passed the ____ day of _____, 20____ has awarded _____, hereinafter designated as the "Principal", the MLK JR COMMUNITY CENTER ROOF REPLACEMENT, CIP NO. 26-03.

WHEREAS, said Principal is required by Chapter 5 (commencing at Section 3225) and Chapter 7 (commencing at Section 3247), Title 15, Part 4, Division 3 of the California Civil Code to furnish a bond in connection with said contract;

NOW, THEREFORE, we, the Principal and _____ as surety, are held and firmly bound unto the City Council of the City of National City, hereinafter called the "Council", in the penal sum of _____ lawful money of the United States, for the payment of which sum well and truly to be made, we bind ourselves, our heirs, executors, administrators and successors, jointly and severally, firmly by these presents.

THE CONDITION OF THIS OBLIGATION IS SUCH that if said Principal, his/her or its subcontractors, heirs, executors, administrators, successors, or assigns, shall fail to pay any of the persons named in Section 3181 of the California Civil Code, or amounts due under the Unemployment Insurance Code with respect to work or labor performed by any such claimant, or for any amounts required to be deducted, withheld, and paid over to the Franchise Tax Board from the wages of employees of the Contractor and his subcontractors pursuant to Section 18806 of the Revenue and Taxation Code, with respect to such work and labor the Surety will pay for the same in an amount not exceeding the sum hereinafter specified, and also, in case suit is brought upon this bond, a reasonable attorney's fee, to be fixed by the Court.

This Bond shall inure to the benefit of any of the persons named in Section 3181 of the California Civil Code, so as to give a right of action to such persons or their assigns in any suit brought upon this bond.

It is further stipulated and agreed that the Surety on this bond shall not be exonerated or released from the obligation of this bond by any change, extension of time for performance, addition, alteration or modification in, to, or of any contract, plans, specifications, or agreement pertaining or relating to any scheme or work of improvement hereinabove described or pertaining or relating to the furnishing of labor, materials, or equipment therefore, not by any change or modification of any terms of payment or extension of the time for any payment pertaining or relating to any scheme or work of improvement hereinabove described, nor by any rescission or attempted rescission of the contract, agreement or bond, nor by any conditions precedent or subsequent in the bond attempting to limit the right of recovery of claimants otherwise entitled to recover under any such contract or agreement or under the bond, nor by any fraud practiced by any person other than the claimant seeking to recover on the bond and that this bond be construed most strongly against the Surety and in favor of all persons for whose benefit such bond is given, and under no circumstances shall Surety be released from liability to those for whose benefit such bond has been given, by reason of any breach of contract between the owner of Public Entity and original contractor or on the part of any obliges named in such bond, but the sole conditions of recovery shall be that claimant is a person described in Section 3110 or 3112 of the California Civil Code, and has not been paid the full amount of his claim and that Surety does hereby waive notice of any such change, extension of time, addition, alteration or modification herein mentioned.

IN WITNESS WHEREOF three identical counterparts of this instrument, each of which shall for all purposes be deemed an original thereof, have been duly executed by the Principal and Surety above named, on the _____ day of _____, 20____.

_____(SEAL)	_____(SEAL)
_____(SEAL)	_____(SEAL)
_____(SEAL)	_____(SEAL)
Surety	Principal

ATTORNEY-IN-FACT ACKNOWLEDGEMENT OF SURETY

STATE OF _____)
) ss
COUNTY OF _____)

On this day _____ of _____, 20____, before me, the undersigned, a Notary Public in and for said County and State, personally appeared _____ known to me to be the person whose name is subscribed to the within instrument as the attorney-in-fact of the _____, the corporation named as Surety in said instrument, and acknowledged to me that he subscribed the name of said corporation thereto as Surety, and his own name as attorney-in-fact.

NOTE: Signature of those executing for Surety must be properly acknowledged.	NOTE: The Attorney-in-fact must attach a certified copy of the Power of Attorney.

Signature: _____

Name (Type or Print): _____
(Notary Public in and for said County and State)

My Commission expires: _____

ATTACH ALL BONDS

PERFORMANCE BOND

WHEREAS, the City Council of the City of National City, by Resolution No. 2026-_____, passed the 7th day of April, 2026, has awarded to **Commercial & Industrial Roofing Co., Inc.**, hereinafter designated as the "Principal", MLK Jr Community Center Roof Replacement, CIP No. 26-03.

WHEREAS, said Principal is required under the terms of said contract to furnish a bond for the faithful performance of said contract.

NOW, THEREFORE, we, the Principal and _____ as surety, are held and firmly bound unto the City Council of the City of National City hereinafter called the "Council", in the penal sum of **Two-hundred and sixty-three thousand, eight-hundred and eighty-three dollars ($263,883.00)** lawful money of the United States, for the payment of which sum well and truly to be made, we bind ourselves, our heirs, executors, administrators and successors, jointly and severally, firmly by these presents.

THE CONDITION OF THIS OBLIGATION IS SUCH THAT if the above bounden Principal, his/her or its heirs, executors, administrators, successors or assigns, shall in all things stand to and abide by, and well and truly keep and perform the covenants, conditions and agreements in the said contract any alteration thereof made as therein provides, on his or their part, to be kept and performed at the time and in the amount therein specified, and in all respects according to their true intent and meaning, and shall indemnify and save harmless the City of National City, the City Council, their officers, agents, and employees, as therein stipulated, then this obligation shall become null and void; otherwise it shall be and remain in full force and virtue.

And the said Surety, for value received, hereby stipulates and agrees that no change, extension of time, alteration or addition to the terms of the contract or to the work to be performed herein or the specifications accompanying the same shall in any wise affect its obligations on this bond, and it does hereby waive notice of any such change, extension of time, alteration or additions to the terms of the contract or to the work or to the specifications.

In the event suit is brought upon this bond by the City of National City and judgment is recovered, the surety shall pay all costs incurred by the Council in such suit, including a reasonable attorney's fee to be fixed by the Court.

IN WITNESS WHEREOF three identical counterparts of this instrument, each of which shall for all purposes be deemed an original thereof, have been duly executed by the Principal and Surety above named, on the _____ day of _____, 20____.

_____(SEAL)	_____(SEAL)
_____(SEAL)	_____(SEAL)
_____(SEAL)	_____(SEAL)
Surety	Principal

PERFORMANCE BOND

ATTORNEY-IN-FACT ACKNOWLEDGEMENT OF SURETY

STATE OF _____)
) ss
COUNTY OF _____)

On this_____ day of _____, 20____, before me, the undersigned, a Notary Public in and for said County and State, personally appeared _____ known to me to be the person whose name is subscribed to the within instrument as the attorney-in-fact of the _____, the corporation named as Surety in said instrument, and acknowledged to me that he subscribed the name of said corporation thereto as Surety, and his own name as attorney-in-fact.

NOTE: Signature of those executing for Surety must be properly acknowledged.	NOTE: The Attorney-in-fact must attach a certified copy of the Power of Attorney.

Signature: _____

Name (Type or Print): _____

Notary Public in and for said County and State

My Commission expires: _____

PAYMENT BOND

WHEREAS, the City Council of the City of National City, by Resolution No. 2026-_____, passed the 7th day of April, 2026, has awarded **Commercial & Industrial Roofing Co., Inc.**, hereinafter designated as the "Principal", MLK Jr Community Center Roof Replacement, CIP No. 26-03.

WHEREAS, said Principal is required by Chapter 5 (commencing at Section 3225) and Chapter 7 (commencing at Section 3247), Title 15, Part 4, Division 3 of the California Civil Code to furnish a bond in connection with said contract;

NOW, THEREFORE, we, the Principal and _____ as surety, are held and firmly bound unto the City Council of the City of National City, hereinafter called the "Council", in the penal sum of **Two-hundred and sixty-three thousand, eight-hundred and eighty-three dollars ($263,883.00)** lawful money of the United States, for the payment of which sum well and truly to be made, we bind ourselves, our heirs, executors, administrators and successors, jointly and severally, firmly by these presents.

THE CONDITION OF THIS OBLIGATION IS SUCH that if said Principal, his/her or its subcontractors, heirs, executors, administrators, successors, or assigns, shall fail to pay any of the persons named in Section 3181 of the California Civil Code, or amounts due under the Unemployment Insurance Code with respect to work or labor performed by any such claimant, or for any amounts required to be deducted, withheld, and paid over to the Franchise Tax Board from the wages of employees of the Contractor and his subcontractors pursuant to Section 18806 of the Revenue and Taxation Code, with respect to such work and labor the Surety will pay for the same in an amount not exceeding the sum hereinafter specified, and also, in case suit is brought upon this bond, a reasonable attorney's fee, to be fixed by the Court.

This Bond shall inure to the benefit of any of the persons named in Section 3181 of the California Civil Code, so as to give a right of action to such persons or their assigns in any suit brought upon this bond.

It is further stipulated and agreed that the Surety on this bond shall not be exonerated or released from the obligation of this bond by any change, extension of time for performance, addition, alteration or modification in, to, or of any contract, plans, specifications, or agreement pertaining or relating to any scheme or work of improvement hereinabove described or pertaining or relating to the furnishing of labor, materials, or equipment therefore, not by any change or modification of any terms of payment or extension of the time for any payment pertaining or relating to any scheme or work of improvement hereinabove described, nor by any rescission or attempted rescission of the contract, agreement or bond, nor by any conditions precedent or subsequent in the bond attempting to limit the right of recovery of claimants otherwise entitled to recover under any such contract or agreement or under the bond, nor by any fraud practiced by any person other than the claimant seeking to recover on the bond and that this bond be construed most strongly against the Surety and in favor of all persons for whose benefit such bond is given, and under no circumstances shall Surety be released from liability to those for whose benefit such bond has been given, by reason of any breach of contract between the owner of Public Entity and original contractor or on the part of any obliges named in such bond, but the sole conditions of recovery shall be that claimant is a person described in Section 3110 or 3112 of the California Civil Code, and has not been paid the full amount of his claim and that Surety does hereby waive notice of any such change, extension of time, addition, alteration or modification herein mentioned.

IN WITNESS WHEREOF three identical counterparts of this instrument, each of which shall for all purposes be deemed an original thereof, have been duly executed by the Principal and Surety above named, on the _____ day of _____, 20____.

_____(SEAL)	_____(SEAL)
_____(SEAL)	_____(SEAL)
_____(SEAL)	_____(SEAL)
Surety	Principal

ATTORNEY-IN-FACT ACKNOWLEDGEMENT OF SURETY

STATE OF _____)

) ss

COUNTY OF _____)

On this day _____ of _____, 20____, before me, the undersigned, a Notary Public in and for said County and State, personally appeared _____ known to me to be the person whose name is subscribed to the within instrument as the attorney-in-fact of the _____, the corporation named as Surety in said instrument, and acknowledged to me that he subscribed the name of said corporation thereto as Surety, and his own name as attorney-in-fact.

NOTE: Signature of those executing for Surety must be properly acknowledged.	NOTE: The Attorney-in-fact must attach a certified copy of the Power of Attorney.

Signature: _____

Name (Type or Print): _____

(Notary Public in and for said County and State)

My Commission expires: _____

ATTACH ALL BONDS

RESOLUTION NO. 2026 -

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF NATIONAL CITY, CALIFORNIA, 1) AWARDING A CONTRACT TO COMMERCIAL & INDUSTRIAL ROOFING CO., INC. IN THE NOT-TO-EXCEED AMOUNT OF $263,883 FOR THE MARTIN LUTHER KING JR. COMMUNITY CENTER ROOF REPLACEMENT PROJECT, CIP NO. 26-03; 2) AUTHORIZING A 15% CONTINGENCY IN THE AMOUNT OF $39,583 FOR ANY UNFORESEEN CHANGES; AND 3) AUTHORIZING THE MAYOR TO EXECUTE THE CONTRACT.

WHEREAS, the Martin Luther King Jr. Community Center Roof Replacement project, CIP No. 26-03 (the "Project") will remove and replace the existing roof at the Martin Luther King Jr. Community Center located at 140 E. 12th Street; and

WHEREAS, on January 26, 2026, the bid solicitation for the Project was posted on PlanetBids, a free public electronic bidding system for contractors; and

WHEREAS, on January 29th and February 5th, 2026, the bid solicitation was advertised in the local newspaper; and

WHEREAS, on February 26, 2026, seven (7) bids were received by the 2:00 p.m. deadline; and

WHEREAS, upon review of all documents submitted, Commercial & Industrial Roofing Co., Inc.'s bid in the total bid amount of $263,883 was deemed responsive and they are the lowest responsible bidder qualified to perform the work as described in the Project specifications; and

WHEREAS, City staff recommends 1) awarding a contract to Commercial & Industrial Roofing Co., Inc. in the not to-exceed amount of $263,883 for the Martin Luther King Jr. Community Center Roof Replacement project, CIP No. 26-03; 2) authorizing a 15% contingency in the amount of $39,583 for any unforeseen changes; and 3) authorizing the Mayor to execute the contract.

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

Section 1: That the City Council hereby authorizes the Mayor to execute the contract with Commercial & Industrial Roofing Co., Inc. in the not-to-exceed amount of $263,883 for the Martin Luther King Jr. Community Center Roof Replacement project, CIP No. 26-03.

Section 2: That the City Council hereby authorizes a 15% contingency in the amount of $39,583 for any unforeseen changes.

Section 3: That 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 7th day of April, 2026.

_____
Ron Morrison, Mayor

ATTEST:

_____
Shelley Chapel, MMC, City Clerk

APPROVED AS TO FORM:

_____
Heidi Skinner, Interim City Attorney

AGENDA REPORT

Department: City Clerk's Office
Prepared by: Shelley Chapel, MMC, City Clerk
Meeting Date: Tuesday, April 7, 2026
Approved by: Alejandro Hernandez, Acting City Manager

SUBJECT:
City Council 2026 Legislative Recess

RECOMMENDATION:
Approve Staff Recommendation to Observe a Legislative Recess for the Month of July 2026, as Allowed by National City Municipal Code (NCMC) 2.04.020, and City Council Policy No. 104 (III)(H), and (K).

BOARD/COMMISSION/COMMITTEE PRIOR ACTION:
Not Applicable.

EXPLANATION:
Legislative Recess - July
Since 2014, the City Council (Council) has observed a legislative recess during the summer to provide City Staff and Elected Officials an opportunity to catch up on work, reenergize, and prepare for the start of a new fiscal year. The purpose of this agenda item is to determine whether the City Council would like to once again consider a legislative recess in 2026.

Background
Observing a legislative recess from a City Council Meeting Schedule is practiced in a number of San Diego cities that recess both in the summer and winter. Some cities, the State Legislature and quasi-governmental entities such as the San Diego Association of Governments (SANDAG) and the Airport Authority, recess over an entire month, generally in the summer. For the past nine (9) years, the City Council voted to recess during the month of July. Prior to that the City Council voted to recess during the month of August one (1) time. This is consistent with City Council Policy #104 Section III Meetings (H):

> H. City Council Recess Periods: The City Council has traditionally observed a recess period during the summer to provide elected officials and staff an opportunity to catch up on work, reenergize after a lengthy budget and strategic planning process, and prepare for the start of a new fiscal year. For purposes of this policy, a recess period is defined as a period of time longer than twenty (20) days without a regular or special meeting of theCouncil.

To assist the City Council with its decision, please note the following:

Should the City Council recess in July, there would be (6) weeks between meetings (June 16-August 4, 2026). As a reminder, the first meeting after the break, Tuesday, August 4, 2026, is also “National Night Out.” City Councils in the past have opted to begin the City Council Meeting

at 5:00 p.m. with a light agenda, allowing the City Council to attend the "National Night-Out Against Crime" events held in the City.

National City Municipal Code Section 2.04.020 – Dispensing with Meetings.
In the event that the time of a regular meeting of the City Council falls on a holiday or election day, no meeting will be held that week. Any regular meeting may be dispensed with by a vote of the City Council.

City Council Policy No. 104 (III)(K)

K. Holidays or Elections: In the event that a regular meeting of the City Council is scheduled on the same day as a legal holiday or an election day on which a National City Candidate or National City Measure appears on the ballot, no meeting will be held that week. Any regular meeting may be dispensed with by a majority vote of the City Council.

FINANCIAL STATEMENT:
Not Applicable

RELATED CITY COUNCIL 2020-2025 STRATEGIC PLAN GOAL:
Communication and Outreach

ENVIRONMENTAL REVIEW:
This is not a project under CEQA, and is therefore, not subject to environmental review. CCR15378; PRC 21065.

PUBLIC NOTIFICATION:
The Agenda Report was posted at least 72 hours before the Regular Meeting date and time, and 24 hours before a Special Meeting in accordance with the Ralph M. Brown Act.

ORDINANCE:
Not Applicable

EXHIBIT:
Not Applicable

AGENDA REPORT

Department: **Planning**
Prepared by: **Sophia Depew, Assistant Planner**
Meeting Date: **Tuesday, April 7, 2026**
Approved by: **Alejandro Hernandez, Acting City Manager**

SUBJECT:
Notice of Decision – Planning Commission Certification of a Negative Declaration and Approval of a Conditional Use Permit and Coastal Development Permit for Liquified Petroleum Gas Storage and Dispensing to be Located at 2100 Haffley Avenue.

RECOMMENDATION:
Staff Recommends Certification of the Negative Declaration and Approval of the Conditional Use Permit (CUP) and Coastal Development Permit (CDP) for Liquified Petroleum Gas (Propane) Storage and Dispensing Equipment, Subject to the Recommended Conditions in the Attached Planning Commission Resolution No. 2026-03. Liquified Petroleum Gas (Propane) Storage and Dispensing is a conditionally allowed Use in the Medium Manufacturing Zone and Coastal Overlay Zone.

BOARD/COMMISSION/COMMITTEE PRIOR ACTION:
On March 16, 2026, the Planning Commission recommended certification of the Negative Declaration and approval of the CUP and CDP by the following vote:

Ayes: Castle, Gogue, Miller Nays: Armenta, Quinones Absent: Valenzuela

One seat on the Planning Commission is currently vacant.

EXPLANATION:
The applicant, WestAir, is a multi-use retail gas supplier proposing propane storage and dispensing operations at their new location at 2100 Haffley Avenue. The applicant proposes to install and operate a 30,000-gallon above ground horizontal propane tank with associated dispensing equipment. Propane will be delivered via commercial propane transport trucks from regional suppliers and transported directly to the on-site 30,000-gallon storage tank once every two weeks. Propane will be dispensed for retail customers in five-to-twenty-five-gallon tanks. The business is in the Medium Manufacturing zone and Coastal Zone overlay. The property is an 88,880 square-foot industrial site, with an existing 24,000 square-foot warehouse building. The current use of the site, industrial gas warehouse and retail sales, is a use that is permitted by right in the absence of the requested propane storage and dispensing. WestAir has also been operating for several years at 2300 Haffley Avenue.

The Planning Commission conducted a public hearing on March 16, 2026, and voted to recommend approval of the request based on the attached findings and recommended Conditions of Approval. The attached Planning Commission staff report describes the proposal in detail.

FINANCIAL STATEMENT:
An application fee of $3,700 was paid with the submittal of the subject CUP and a fee of $800 for the CDP. Fees are anticipated to cover the cost of staff review time and processing of the permit.

RELATED CITY COUNCIL 2020-2025 STRATEGIC PLAN GOAL:
Balanced Budget and Economic Development

ENVIRONMENTAL REVIEW:
This is a project under CEQA and after Initial Study qualifies for a Negative Declaration. CCR 15371.

PUBLIC NOTIFICATION:
The Agenda Report was posted at least 72 hours before the Regular Meeting date and time, and 24 hours before a Special Meeting in accordance with the Ralph M. Brown Act.

ORDINANCE:
Not Applicable

EXHIBITS:
Exhibit A - Planning Commission Staff Report with attachments
Exhibit B – 03/16/26 Planning Commission PowerPoint slides

COMMUNITY DEVELOPMENT DEPARTMENT - PLANNING DIVISION
1243 NATIONAL CITY BLVD., NATIONAL CITY, CA 91950

PLANNING COMMISSION STAFF REPORT

Title:	PUBLIC HEARING – CONSIDERATION OF CERTIFICATION OF A NEGATIVE DECLARATION AND APPROVAL OF A CONDITIONAL USE PERMIT AND COASTAL DEVELOPMENT PERMIT FOR LIQUIFIED PETROLEUM GAS (PROPANE) STORAGE AND DISPENSING LOCATED AT 2100 HAFFLEY AVENUE.
Case File No.:	2025-26 CUP, CDP, IS
Location:	2100 Haffley Avenue
Assessor's Parcel Nos.:	559-040-08-01
Staff report by:	Sophia Depew, Assistant Planner
Applicant:	Chris Castiglione, West Air
Zoning designation:	Medium Manufacturing – Coastal Zone (MM-CZ)
Adjacent land use/zoning:	
North:	Wood Treatment Facility / MM-CZ
East:	Auto Rental Storage Lot / MM-CZ
South:	Fabrication Technology Industries & WestAir / MM-CZ
West:	BNSF tracks / MM-CZ
Environmental review:	Initial Study and Negative Declaration
Staff recommendation:	Certify the Negative Declaration and approve the Conditional Use Permit and Coastal Development Permit based on the attached findings and subject to the attached Conditions of Approval

Staff Recommendation

Staff recommends certification of the Negative Declaration and approval of the proposed project requesting a Conditional Use Permit (CUP) and Coastal Development Permit (CDP) for liquified petroleum gas storage and dispensing to install and operate a 30,000-gallon above ground propane tank based on the findings and subject to the recommended conditions in the attached resolution. The project is consistent with the General Plan and Local Coastal Plan.

Executive Summary

The applicant, WestAir, is a multi-use retail gas supplier proposing propane storage and dispensing operations at their new location at 2100 Haffley Avenue. The business is located in the Medium Manufacturing zone and Coastal Zone overlay. The property is an 88,880 square-foot industrial site, with an existing 24,000 square-foot warehouse building. The current use of the site, industrial gas warehouse and retail sales, is a use that is permitted by right in the absence of the requested propane storage and dispensing. WestAir has also been operating for several years at 2300 Haffley Avenue.

Due to the characteristics of the proposed project, an Initial Study (IS) checklist pursuant to the California Environmental Quality Act (CEQA) was prepared with a draft Negative Declaration (ND). Planning Commission approval is required for the certification of the ND, as well as the CUP and CDP. The initial request from the applicant included a hydrogen fueling station, which was later withdrawn.

The property is located within the City's Coastal Zone (CZ) overlay and subject to the development regulations outlined in the Local Coastal Program (LCP). Since the Implementation Plan of the LCP has not been formally updated, properties within the CZ are still regulated by the previous Land Use Code (LUC). All projects in the CZ that require approval of a CUP must also have an approved CDP. The City of National City maintains permit jurisdiction for the subject property and, therefore, can approve a CDP.

Site Characteristics

Situated west of Haffley Avenue between West 19th Street and Bay Marina Drive, the two-acre site is located in the City's industrial area, which encompasses a majority of the properties in the Coastal Zone west of Interstate 5. All surrounding properties are occupied by industrial uses and are within the same Medium Manufacturing-Coastal Zone (MM-CZ) zoning designation. To the north is a wood treatment facility. Located

south of the project site is a metal fabrication business, Fabrication Technology Industries, and the applicant's existing gas retail business, WestAir, which will remain in full operation. Directly abutting the property to the west are railway tracks operated by Burling Northern Santa Fe (BNSF). Across Haffley Avenue to the east is a rental car overflow site.

The property is currently occupied by a 24,000 square-foot warehouse building and a paved outdoor loading yard. There are two entrances off Haffley Avenue, one leading directly to employee/customer parking and the other provides access to the yard area where the proposed propane tank and appurtenances would be installed.

The site is included on a list of hazardous materials sites. It was previously operated by Univar, a global chemical and ingredients distributor which led to contamination of the site. As a result, installation of air sparge and soil vapor extraction wells occurred in March of 2022. Remediation of the site is ongoing. However, the environmental consultants for the remediation indicated the proposed tank is not incompatible with the existing vapor recovery system (Attachment 6).

Proposed Use

The applicant proposes to install and operate a 30,000-gallon above ground horizontal propane tank with associated dispensing equipment. Propane will be delivered via commercial propane transport trucks from regional suppliers and transported directly to the on-site 30,000-gallon storage tank once every two weeks. Propane will be dispensed for retail customers in five-to-twenty-five-gallon tanks.

Propane

As defined by the U.S. Department of Energy – Alternative Fuels Data Center, Propane is a three-carbon alkane gas (C3H8). It is stored under pressure inside a tank as a colorless, odorless liquid. As pressure is released, the liquid propane vaporizes and turns into gas that is used in combustion. An odorant, ethyl mercaptan, is added for leak detection. If spilled or released from a vehicle, it presents no threat to soil, surface water, or groundwater. Propane is produced as a byproduct of natural gas processing and crude oil refining (https://afdc.energy.gov/fuels/propane-basics).

Analysis

The existing multi-use retail gas supplier has requested to install and operate a propane storage tank, which is a permitted use in the MM zone with the approval of a CUP and a CDP.

General Plan

The proposal is consistent with the General Plan and the following General Plan policies.

> Land Use (LU) Element
>
> **Policy LU 6.2** requires development to be consistent with the Zoning Code, General Plan, and applicable specific plans.

The proposed use is consistent with the Industrial (I) designation of the General Plan and with applicable Zoning Code requirements.

Land Use Code (LUC)

As discussed, the project is in a section of the CZ where the City retains permit jurisdiction and the development standards applied to the proposed development are contained within the previous version of the LUC. The project is located within the MM zone, which is regulated by Chapter 18.18 of the previous LUC. Land uses in the previous code are listed as permitted or permitted with a CUP under “use groups” that organize similar land uses into broader categories. Use Group 35 – Wholesaling, Warehousing and Distribution, which is allowed in the MM zone, permits for Bottled Gas Sales and Distribution by right. Use Group 23 – Medium Manufacturing, which is allowed in the MM zone, permits the storage and distribution of Liquified Petroleum Gas (LPG) with the approval of a CUP. Section 18.84 of the previous LUC provide rules of operation for the installation and use of storage and dispensing for LPG. Operational rules include conforming with National City Fire Code and Unified Pressure Vessel Safety Code of the Division of Industrial Safety of the state, as well as requiring the dispensing of LPG be by fully competent and qualified persons, who understand the properties of propane, and who are thoroughly trained in safe practices for handling, distribution, and operation. These operational standards are included as conditions of approval.

The proposal has also been reviewed for conformance with applicable design regulations. The site is sufficient in size for the proposed use and meets the minimum required lot area

and frontage. The proposed location of the tank will adhere to minimum setbacks. The site is already developed and has existing outdoor screening and landscaping.

Coastal Zone

As previously noted, the business location is within the Coastal Zone. Under normal (non-discretionary permit) circumstances, no Coastal Development Permit (CDP) would be required as this area is exempt from CDPs. However, the need for a discretionary approval in this case (CUP) also triggers a CDP. The only difference with this application would be the need for two additional findings related to consistency with the Local Coastal Plan, which is included in the attached Resolution (Attachment 1). The two required findings for approval for CDPs are further discussed in the findings section.

Safety

Due to the type of use and the presence of hazardous material on site, the applicant will be required to submit detailed plans to the National City Fire Department prior to construction and operation of the propane tank. The plans will include an Emergency Disaster Response Plan, Cost Recovery Plan, trainings, and compliance with all applicable Fire Codes. In addition to the National City Fire Department, the project is subject to multiple federal, state, and local regulations that explicitly regulate the safety and handling of hazardous materials. Operations related to the storage and dispensing of propane will follow proper safety and operation protocols from all relevant federal, state, and local requirements.

Traffic

Potential traffic for the proposed use was analyzed in the Initial Study. The project is not expected to have any traffic related impacts. However, Staff has included a condition of approval requiring signage on site for trucks to adhere to approved truck routes in the City.

Mailing

All property owners and occupants within 300 feet of the property are required to be notified of a public hearing for CUP and CDP applications. Notice of this public hearing was sent to 13 occupants and owners. No comments have been received as of writing this report.

California Environmental Quality Act (CEQA)

In order to analyze any potential impacts resulting from the propane storage and dispensing, a CEQA checklist (Initial Study) was prepared. At the time this CUP application was submitted, the applicant also included a request for a hydrogen fueling station, which was later removed. The initial study is revised from the original version that was submitted for public review. Of note, the checklist addressed air quality, hazardous materials, noise, and traffic. Findings of no impact or less than significant impact for these areas of concern were largely due to fact that the site is an existing developed industrial property in an industrial area. Development of the site is limited to the propane tank and dispensing equipment with a canopy, which is heavily regulated through the building permit process. Additionally, the tank is only proposed to be filled biweekly, adding only one truck trip to the site every two weeks. Thus, additional air quality, hazards, noise and traffic issues are not anticipated.

The Initial Study for the original request was posted from October 3rd, 2025 to November 3rd, 2025. However, removal of the hydrogen fueling station substantially changed the scope of the project and a new initial study was posted.

The City established a 38-day public review and comment period for the new Initial Study from December 19th, 2025 to January 26th, 2026. During this period, the CEQA checklist (Initial Study or "IS") was available for review (Attachment 5). A Notice of Intent (NOI) for the ND was posted at City Hall. Staff received one comment after the review period related to monitoring the site during development for any potential archaeological discoveries for tribal cultural resources. The proposed project does not include any development with the potential to disturb subsurface deposits.

Negative Declaration Analysis

In the CEQA checklist, there are four possible impacts: "Potentially Significant Impact", "Less Than Significant w/ Mitigation Incorporation", "Less Than Significant Impact", and "No Impact." Almost all sections on the checklist had checkmarks for "No Impact." The sections that were identified as "less than significant" were related to Air Quality, Earthquakes, Hazards, Noise, and Public Service.

Based on the analyses presented in the attached CEQA checklist, it is concluded that the project: (a) would not have the potential to degrade the quality of the environment, impact the habitat of a fish or wildlife species, cause 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 because the site is an already developed/disturbed industrial site and there is no sensitive habitat on site; (b) would not have impacts that are individually limited, but cumulatively considerable because the project is proposed on an existing industrial site surrounded by other industrial uses. Development of the site is limited to the 30,000-gallon propane tank and associated dispensing equipment with a canopy. The addition of the tank is not expected to cause any impacts to the environment or to existing services; and, (c) would not have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly because the transportation, installation and operation of the propane tank is regulated by Federal, State, and local agencies. These agencies have standard in place for any potential impacts related to air quality, safety, and nuisances. No significant impacts to the environment have been identified as a result of this project. Approval of the project is not expected to have any significant impacts, either long-term or short-term, nor will it cause substantial adverse effects on human beings, either directly or indirectly. As such, it is expected that project implementation would have no impact with respect to these mandatory findings of significance. Because no mitigation is required, the CEQA document converts to a Negative Declaration (ND).

Recommended Findings for the CUP and CDP

Required Findings for Approval

The (previous) Municipal Code contains four required findings for CUPs:

1. The site for the proposed use is adequate in size and shape: The project site is an existing developed industrial property meeting minimum lot size requirements for the Medium Manufacturing (MM) zone. The proposed propane tank will meet all required setbacks including separation from existing structures and property lines. There is an existing appropriately-size paved area to allow for the ingress and egress of trucks.

2. The site has sufficient access to streets and highways that are adequate in width and pavement type to carry the quantity and quality of traffic generated by the proposed use: The project location is on the west side of the City where adequate

truck routes exist along Bay Marina Drive, Civic Center Drive, and Tidelands Avenue. Interstate 5 is directly accessible from these streets. In addition, the site has access from West 19th Street for ingress and egress of truck traffic. The addition of the propane tank will only result in one additional truck trip every other week to fill the tank.

3. The proposed use will not have an adverse effect upon adjacent or abutting properties: The proposed project is an industrial use consistent with the Medium Manufacturing (MM) zone description in the General Plan and will be subject to conditions of approval that ensure safe operation of the facility. Adjacent and abutting properties are occupied by similar industrial and manufacturing uses. As a condition of approval, the project is required to adhere to truck routes and maintain a screening fence. The project is also required to conform to all development standards and design guidelines of the MM zone.

4. The proposed use is deemed essential and desirable to the public convenience or welfare: The project facilitates the storage of LPG, a cleaner-burning fuel than conventional gasoline or diesel, expanding alternative fuel options. The use is consistent with the MM zone description, which is intended for uses in areas in which activities involve some degree of noise, vibration, air pollution, radiation, glare phenomena, and/or fire and explosive hazards.

In addition, projects in the Coastal Zone require two conditions related to CDPs:

1. The granting of said Coastal Development Permit will be consistent with all other plans and ordinances of the City of National City: The proposed use is permitted, subject to a CUP, by the Land Use Code, which is consistent with the General Plan. As discussed in the staff report, the project is consistent with policies in the Land Use Element and Safety Element of the General Plan.

2. The granting of said Coastal Development Permit will be consistent with and implements the Certified Local Coastal Program: The project is located in an area generally exempt from a Coastal Development Permit; involves a gas storage and distribution use, which is conditionally allowed in the MM zone; and will not prohibit coastal access or obstruct views.

Furthermore, a finding has been included in the draft resolution with regard to compliance with the California Environmental Quality Act (CEQA) and the certification of the Negative Declaration. The draft resolution for certifying the ND and approval of the CUP and CDP includes the following finding for CEQA:

1. The proposed project has been reviewed in compliance with the California Environmental Quality Act; The City conducted an Environmental Initial Study that determined the proposed project would not have a potentially significant environmental impact and qualifies for a Negative Declaration per Section 15071 of the CEQA Guidelines.

Optional Findings for Denial

The following finding recommended should the Planning Commission consider the denial of the CUP:

1. The proposed propane tank is not deemed essential and desirable to the public convenience and welfare, because the availability of propane is already established within the community and storage of additional propane is not needed.

2. Granting the permit would constitute a nuisance or be injurious or detrimental to the public interest, health, safety, convenience, or welfare, or materially injurious to persons, property, or improvements in the vicinity and zone in which the property is located, because the project would result in a significantly larger quantity of hazardous materials on site than would typically be in the MM zone, thereby increasing potential risk to properties in the vicinity.

One additional finding is recommended should the Planning Commission consider the denial of the CDP:

3. The granting of said Coastal Development Permit is inconsistent with applicable plans and ordinances within the City of National City because it is not deemed essential and desirable to the public convenience and welfare and may constitute a nuisance or be injurious or detrimental to the public interest, health, safety, convenience, or welfare, or materially injurious to persons, property, or improvements in the vicinity and zone in which the property is located.

Department Comments and Conditions of Approval

Comments were received from the Building Division and Fire Department. The Building Division provided comments related to conformance with applicable building and fire codes and additional comments related to the remediation, which are included as a condition of approval. The Fire Department provided comments related to required access and the design of fire-suppression equipment. Specialized equipment in the event of fire is also required due the presence of hazardous materials on site. The Planning Division has also included comments related to development standards, truck routes, screening, and monitoring. All comments have been incorporated as conditions of approval as well as general conditions related to CUPs and CDPs and can be found in the attached draft resolution for approval.

Summary

The proposed project is an industrial use at an existing industrial site. Development of the site includes the installation of a 30,000-gallon above ground horizontal propane tank with associated dispensing equipment and a canopy. The primary use of the site, industrial gas warehouse and retail sales, is a use that would be permitted by right in the absence of the propane storage and dispensing. The project was analyzed for any potential impacts resulting from the propane storage and dispensing as required by CEQA and due to the absence of impacts, a Negative Declaration was drafted. Conditions of approval are included to ensure the project implements all relevant federal, state, and local requirements for operation of the propane tank and dispensing equipment.

Planning Commission Options for Certification of the Negative Declaration

1. Certify that the Negative Declaration for the Proposed Project has been completed and processed in compliance with the requirements of CEQA; the Commission, as the decision-making body for the City, reviewed and considered the information contained in the Negative Declaration prior to approving the Proposed Project; and the Negative Declaration reflects the City's independent judgement and analysis, based on findings included in the Resolution, or other findings to be determined by the Planning Commission; or,

2. Find that the Negative Declaration for the Proposed Project has not been completed and processed in compliance with the requirements of CEQA based on findings to be determined by the Planning Commission; or,

3. Continue the item to a specific date to obtain additional information.

Planning Commission Options for the CUP and CDP

1. Approve 2025-26 CUP, CDP, IS subject to the conditions included in the Resolution, or other conditions, and based on the findings included in the Resolution, or other findings to be determined by the Planning Commission; or,

2. Deny 2025-26 CUP, CDP, IS based on the attached findings, or findings to be determined by the Planning Commission; or,

3. Continue the item to a specific date to obtain additional information.

Attachments

1. Draft Resolutions
2. Overhead
3. Applicant's Plans (Exhibit A, Case File No. 2025-26 CUP, CDP, IS, dated 12/11/2025)
4. Public Hearing Notice (Sent to 13 property owners & occupants)
5. Initial Study
6. Remediation Letter

RESOLUTION NO. 2026-03

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF NATIONAL CITY, CALIFORNIA CERTIFYING A NEGATIVE DECLARATION AND APPROVING A CONDITIONAL USE PERMIT AND COASTAL DEVELOPMENT PERMIT FOR LIQUIFIED PETROLEUM GAS (PROPANE) STORAGE AND DISPENSING LOCATED AT 2100 HAFFLEY AVENUE IN THE COASTAL ZONE.
CASE FILE NO. 2025-26 CUP CDP IS
APN: 559-040-08-01

WHEREAS, the Planning Commission of the City of National City considered a Conditional Use Permit and Coastal Development Permit for liquified petroleum gas (propane) storage and dispensing at an existing business (WestAir) located at 2100 Haffley Avenue. At a duly advertised public hearing held on March 16, 2026, at which time oral and documentary evidence was presented; and,

WHEREAS, at said public hearing, the Planning Commission considered the staff report contained in Case File No. 2025-26 CUP CDP IS maintained by the City and incorporated herein by reference along with evidence and testimony at said hearing; and,

WHEREAS, this action is taken pursuant to all applicable procedures required by State law and City law.

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of National City, California, that the testimony and evidence presented to the Planning Commission at the public hearing held on March 16, 2026, support the following findings for certification of the Negative Declaration:

1. The proposed project has been reviewed in compliance with CEQA for which a Negative Declaration (ND) has been prepared. The ND determined that the proposed project could not have a significant effect on the environment.

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of National City, California, that the testimony and evidence presented to the Planning Commission at the public hearing held on March 16, 2026, support the following findings for approval of the Conditional Use Permit and Coastal Development Permit:

1. That the site for the proposed use is adequate in size and shape, because the project site is an existing developed industrial property meeting minimum lot size requirements for the Medium Manufacturing (MM) zone. The proposed propane

tank will meet all required setbacks including separation from existing structures and property lines. There is an existing appropriately-size paved area to allow for the ingress and egress of trucks.

2. That the site has sufficient access to streets and highways that are adequate in width and pavement type to carry the quantity and quality of traffic generated by the proposed use, because the project location is on the west side of the City where adequate truck routes exist along Bay Marina Drive, Civic Center Drive, and Tidelands Avenue. Interstate 5 is directly accessible from these streets. In addition, the site has access from West 19th Street for ingress and egress of truck traffic. The addition of the propane tank will only result in one additional truck trip every other week to fill the tank.

3. That the proposed use will not have an adverse effect upon adjacent or abutting properties, because the proposed project is an industrial use consistent with the Medium Manufacturing (MM) zone description in the General Plan and will be subject to conditions of approval that ensure safe operation of the facility. Adjacent and abutting properties are occupied by similar industrial and manufacturing uses. As a condition of approval, the project is required to adhere to truck routes and maintain a screening fence. The project is also required to conform to all development standards and design guidelines of the MM zone.

4. That the proposed use is deemed essential and desirable to the public convenience or welfare, because the project facilitates the storage of propane, a cleaner-burning fuel than conventional gasoline or diesel, expanding alternative fuel options. The use is consistent with the MM zone description, which is intended for uses in areas in which activities involve some degree of noise, vibration, air pollution, radiation, glare phenomena, and/or fire and explosive hazards.

5. The granting of said Coastal Development Permit will be consistent with all other plans and ordinances of the City of National City: The proposed use is permitted, subject to a CUP, by the Land Use Code, which is consistent with the General Plan. As discussed in the staff report, the project is consistent with policies in the Land Use Element and Safety Element of the General Plan.

6. That The granting of said Coastal Development Permit will be consistent with and implements the Certified Local Coastal Program: The project is located in an area generally exempt from a Coastal Development Permit; involves a gas storage and distribution use, which is conditionally allowed in the MM zone; and will not prohibit coastal access or obstruct views.

7. The proposed project has been reviewed in compliance with the California Environmental Quality Act (CEQA); The City conducted an Environmental Initial Study that determined the proposed project would not have a potentially significant environmental impact and qualifies for a Negative Declaration per Section 15071 of the CEQA Guidelines.

BE IT FURTHER RESOLVED that the application for a Conditional Use Permit and Coastal Development Permit is approved subject to the following conditions:

General

1. This *Conditional Use Permit and Coastal Development Permit* authorizes the installation and operation of a 30,000-gallon above ground propane tank with associated dispensing equipment for a business (WestAir) located at 2100 Haffley Avenue. Plans submitted for permits associated with this project shall conform to Exhibit A, Case File No. 2025-26 CUP CDP IS, dated 12/11/2025.
2. Before this *Conditional Use Permit and Coastal Development Permit* shall become effective, the applicant and the property owner shall both sign and have notarized an Acceptance Form, provided by the Planning Division, acknowledging and accepting all conditions imposed upon the approval of this permit. Failure to return the signed and notarized Acceptance Form within 30 days of its receipt shall automatically terminate the *Conditional Use Permit and Coastal Development Permit*. The applicant or owner shall also submit evidence to the satisfaction of the Planning Division that a Notice of Restriction on Real Property is recorded with the County Recorder. The applicant or owner shall pay necessary recording fees to the County. The Notice of Restriction shall provide information that conditions imposed by approval of the *Conditional Use Permit and Coastal Development Permit* are binding on all present or future interest holders or estate holders of the property. The Notice of Restriction shall be approved as to form by the City Attorney and signed by the Director of Community Development prior to recordation.
3. This permit shall become null and void if not exercised within one year after adoption of the resolution of approval unless extended according to procedures specified in the Municipal Code.
4. This permit shall expire if the use authorized by this resolution is discontinued for a period of 12 months or longer. This permit may also be revoked, pursuant to provisions of the Land Use Code, if discontinued for any lesser period of time.
5. This *Conditional Use Permit* may be revoked if the operator is found to be in violation of any Conditions of Approval or applicable law. In the case of revocation, the associated Coastal Development Permit shall also be voided.

6. *Within four (4) days of approval*, pursuant to Fish and Game Code 711.4 and the California Code of Regulations, Title 14, Section 753.5, the applicant shall pay all necessary environmental filing fees for the San Diego County Clerk. Checks shall be made payable to the *San Diego County Clerk* and submitted to the National City Planning Department.

Building

7. The proposal will require a plan check submittal with professionally prepared construction drawings complying with the current adopted California Building Codes (CBC) at time of submittal (currently 2022 CBC, as of January 1, 2026 it will be the 2025 CBC).
8. An independent technical report showing compliance with NFPA 2 standards will be required and most of the items included in the report will need to be shown on the plans.
9. In regards to the foundation design, the Engineer of Record will need to address the potential removal of known contaminated soils at this specific site. A soils report showing soils conditions and allowable soils bearing pressures will be required and must coordinate with the Structural Engineer's design.
10. Plans shall identify the distance between the existing vapor recovery equipment and the proposed propane tank and dispensing equipment to ensure there is sufficient space to avoid any spark/ignition sources.
11. A Lighting Plan and Electrical Plans shall be submitted to the Building Division.
12. The site dispensing area and devices must meet accessibility requirements.

Fire

13. The site shall provide multiple all-weather, unobstructed access and egress routes that comply with California Fire Code Chapter 5 and Appendix D.
14. Roadways must support fire apparatus (minimum 75,000 lbs. GVW) and maintain a minimum 20-foot width with 13'6" vertical clearance.
15. Entrance/exit gates shall be equipped with a Knox Box and Emergency Strobes.
16. A Knox Key Switch shall be installed with the strobe and placed at the front of the property. Contact the National City Fire Department for the exact field location.
17. All fire department access roads shall be at least 20 feet wide and 14 feet high, with an all-weather surface supporting 75,000 pounds.
18. Where a fire hydrant is located on a fire apparatus road, the minimum width shall be 26 feet.

19. Aerial fire apparatus roads shall have a minimum width of 26 feet in the vicinity of buildings or hazardous storage.
20. A minimum turning radius of 28 feet is required for access.
21. The road grade shall not exceed 15%, per the Fire Code Official's standards.
22. Fire access roads must be painted and signed to prevent parking and obstruction.
23. The full width of access roads must remain unobstructed, including no vehicle parking.
24. Approved firefighting access shall be provided to construction and demolition sites.
25. Access must reach within 100 feet of all fire department connections.
26. Temporary or permanent roads must support apparatus under all weather conditions.
27. Specific requirements override general ones. The most restrictive code requirement shall apply where there are discrepancies.
28. Emergency routes shall be marked, well-lit, and obstruction-free.
29. Aerial apparatus access shall be provided where required.
30. Hydrants must be strategically located and meet CFC Appendix B & C flow requirements.
31. Hydrants shall be spaced no more than 300 feet apart.
32. Hydrants shall be within 400 feet of all roadway-accessible locations, measured from the nearest existing hydrant.
33. An approved underground water system shall support hydrants and sprinklers per NFPA 24 and local standards.
34. Where applicable, private mains shall meet all access and testing requirements.
35. All buildings shall be fully sprinklered per NFPA 13.
36. The system shall match building occupancy and hazard classification.
37. A monitored alarm system per NFPA 72 shall include required smoke and heat detection.
38. Continuous detection systems must be installed in all areas with fuel storage, transfer, or dispensing.
39. Systems must activate visual/audible alarms and automatic shutdowns per NFPA and CFC.

40. Clearly marked, accessible emergency fuel shut-off valves must be installed throughout the site.
41. Propane storage limits shall comply with CFC Chapter 60 and hazardous materials regulations.
42. The project shall follow all zoning rules, utility plans, and emergency access standards.
43. The facility must remain compliant with updated codes.
44. Periodic reviews and inspections are required.
45. Joint pre-incident walkthroughs with the Fire Department are required prior to occupancy and annually.
46. The facility must support Fire Department training, including full-scale hazardous materials scenarios.
47. The developer shall provide specialized equipment as needed for propane incidents, including:
    a. Fire-resistant hydrogen handling suits
    b. Gas detection and monitoring devices
    c. Specialized nozzles or tools
    d. Any additional equipment as needed
48. Training must be delivered on any unique firefighting tools or equipment before operation and on a regular basis.
49. A comprehensive Emergency Disaster Response Plan must be submitted, covering:
    a. Incident command
    b. Notification procedures
    c. Evacuation and emergency system activation
50. The facility must include a Cost Recovery Plan to reimburse the Fire Department for emergency responses. This includes:
    a. Personnel time (including overtime)
    b. Apparatus and equipment use
    c. Replacement of damaged/contaminated gear
    d. Administrative costs
    e. This plan must be submitted and approved before operation begins.

51. Strict compliance with fire, building, and environmental codes is required.

52. Developers must submit detailed plans showing:

    a. Fire access routes

    b. Hydrant locations

    c. Water supply systems

    d. Gas detection and fire protection infrastructure

53. Ongoing coordination with the Fire Department is essential, including:

    a. Pre-incident planning

    b. Annual inspections

    c. Emergency drills

54. A cost recovery plan must be integrated into the facility's emergency response planning.

55. Supporting documents are considered mandatory for compliance and must be incorporated into all project phases.

56. The project shall;

    a. Review and adhere to all attached documents

    b. Submit updated plans demonstrating full compliance

    c. Engage in scheduled meetings with Fire Department officials

    d. Support training, equipment procurement, and cost recovery efforts

Planning

57. The facility shall at all times be operated in conformance with all San Diego Air Pollution Control District (SDAPCD) rules and regulations pertaining to the proposed use including, but not limited to, nuisance odors and emissions standards.

58. All required federal, state, or local permits for the installation and operation of the facility shall be approved prior to start of operations. Permits shall be maintained for the life of the project. Failure to maintain proper operating permits shall constitute a violation of this CUP and CDP.

59. The dispensing of liquified petroleum gas shall be conducted by a fully competent and qualified person, who understands the properties of propane and who is thoroughly trained in safe practices for handling, distribution, and operation.

60. All development plans submitted for the construction of the proposed facility shall adhere to the design regulations of Section 18.18.180 of the previous Land Use Code (Ord. 1503 § 1 (part), 1976: NCLUC § 972-6 (part)).

61. Plans submitted for construction shall conform to Chapter 18.60 – Outdoor Lighting of the previous Land Use Code (Ord. 1503 § I (part), 1976: NCLUC § 975-10).

62. Plans submitted for construction shall conform to Chapter 18.86 - Mechanical Equipment of the previous Land Use Code (Ord. 1503 § 1 (part), 1976: NCLUC § 976-1 (part)).

63. The applicant shall comply with all applicable standards required by outside agencies and service providers. San Diego Gas and Electric and Sweetwater Authority shall be consulted during submittal of development permits.

64. The applicant shall maintain a six-foot high screening fence. Broken or missing fence slats shall be replaced as needed.

65. All activities shall comply with the noise limits contained in Title 12 of the National City Municipal Code.

66. Signage shall be added to the exit from the fuel dispensing area indicating a right turn only for trucks in order to direct them to the nearest truck route on Bay Marina Drive.

67. All interested Tribes shall be informed as the project progresses and shall receive project updates, reports of investigation, and/or any documentation that may be generated regarding previously recorded or newly discovered sites. Archaeological and Tribal Cultural monitoring on all ground disturbance activities is required. If the project boundaries are modified to extend beyond the currently proposed limits, the tribes shall be updated and given the opportunity to respond to changes.

68. The operator of the business shall maintain an active business license and ensure that the business license is renewed annually.

Indemnification Agreement

The Applicant shall defend, indemnify, and hold harmless the City, its agents, officers, and employees from any and all claims, actions, proceedings, damages, judgments, or costs, including attorney's fees, against the City or its agents, officers, or employees, relating to the issuance of this permit including, but not limited to, any action to attack, set aside, void, challenge, or annul this development approval and any environmental document or decision. The City will promptly notify the Applicant of any claim, action, or proceeding. The City may elect to conduct its own defense, participate in its own defense, or obtain independent legal counsel in defense of any claim related to this indemnification. In the event of such election, the Applicant shall pay all of the costs related thereto, including without limitation reasonable attorney's fees and costs. In the

event of a disagreement between the City and Applicant regarding litigation issues, the City shall have the authority to control the litigation and make litigation related decisions, including, but not limited to, settlement or other disposition of the matter. However, the Applicant shall not be required to pay or perform any settlement unless such settlement is approved by the Applicant.

BE IT FURTHER RESOLVED that copies of this Resolution be transmitted forthwith to the applicant and to the City Council.

BE IT FINALLY RESOLVED that this Resolution shall become effective and final on the day following the City Council meeting where the Planning Commission resolution is set for review, unless an appeal in writing is filed with the City Clerk. The City Council may, at that meeting, review or appeal the decision of the Planning Commission by setting the matter for a public hearing.

CERTIFICATION:

This certifies that the Resolution was adopted by the Planning Commission at their meeting of March 16, 2026, by the following vote:

AYES:

NAYS:

ABSENT:

ABSTAIN:

_____
CHAIRPERSON

RESOLUTION NO. 2026-03

A RESOLUTION OF THE PLANNING COMMISSION
OF THE CITY OF NATIONAL CITY, CALIFORNIA
DENYING A CONDITIONAL USE PERMIT AND COASTAL DEVELOPMENT PERMIT
FOR LIQUIFIED PETROLEUM GAS (PROPANE) STORAGE AND DISPENSING
LOCATED AT 2100 HAFFLEY AVENUE IN THE COASTAL ZONE
CASE FILE NO. 2025-26 CUP CDP IS
APN: 559-040-08-01

WHEREAS, the Planning Commission of the City of National City considered a Conditional Use Permit and Coastal Development for liquified petroleum gas (propane) storage and dispensing at an existing business (WestAir) located at 2100 Haffley Avenue. At a duly advertised public hearing held on March 16, 2026, at which time oral and documentary evidence was presented; and,

WHEREAS, at said public hearing, the Planning Commission considered the staff report contained in Case File No. 2025-26 CUP CDP IS maintained by the City and incorporated herein by reference along with evidence and testimony at said hearing; and,

WHEREAS, this action is taken pursuant to all applicable procedures required by State law and City law.

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of National City, California, that the testimony and evidence presented to the Planning Commission at the public hearing held on March 16, 2026, support the following findings:

1. The proposed propane tank is not deemed essential and desirable to the public convenience and welfare, because the availability of propane is already established within the community and storage of additional propane is not needed.

2. Granting the permit would constitute a nuisance or be injurious or detrimental to the public interest, health, safety, convenience, or welfare, or materially injurious to persons, property, or improvements in the vicinity and zone in which the property is located, because the project would result in a significantly larger quantity of hazardous materials on site than would typically be in the MM zone, thereby increasing potential risk to properties in the vicinity.

3. Based on the above findings, the granting of said Coastal Development Permit is inconsistent with applicable plans and ordinances within the City of National City because it is not deemed essential and desirable to the public convenience and welfare and may constitute a nuisance or be injurious or detrimental to the public interest, health, safety, convenience, or welfare, or materially injurious to persons, property, or improvements in the vicinity and zone in which the property is located.

BE IT FURTHER RESOLVED that copies of this Resolution be transmitted forthwith to the applicant and to the City Council.

BE IT FINALLY RESOLVED that this Resolution shall become effective and final on the day following the City Council meeting where the Planning Commission resolution is set for review, unless an appeal in writing is filed with the City Clerk. The City Council may, at that meeting, review or appeal the decision of the Planning Commission by setting the matter for a public hearing.

CERTIFICATION:

This certifies that the Resolution was adopted by the Planning Commission at their meeting of March 16, 2026, by the following vote:

AYES:

NAYS:

ABSENT:

ABSTAIN:

_____
CHAIRPERSON

2025-26 CUP CDP IS– 2100 Haffley Avenue – Overhead



N

ATTACHMENT 2

CONSTRUCTION NOTES

1. GENERAL CONSIDERATIONS

A. ALL WORK SHALL BE PERFORMED IN COMPLIANCE WITH THE PRINCIPLES OF GOOD CONSTRUCTION PRACTICE.

B. ALL WORK SHALL BE PERFORMED IN COMPLIANCE WITH ALL APPLICABLE REQUIREMENTS OF THE LOCAL, STATE, AND NATIONAL CODES, AS WELL AS WITH THE PRINCIPLES OF GOOD CONSTRUCTION PRACTICE.

C. DURING THE CONSTRUCTION PERIOD THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFETY (INCLUDING FIRE SAFETY) OF THE NEW, AS WELL AS EXISTING, STRUCTURES. THE CONTRACTOR SHALL PROVIDE ADEQUATE SHORING, BRACING, AND GUYS IN ACCORDANCE WITH ALL NATIONAL, STATE, AND LOCAL SAFETY ORDINANCES. THAT RESPONSIBILITY SHALL APPLY CONTINUOUSLY AND SHALL NOT BE LIMITED TO NORMAL WORKING HOURS. ANY DEVIATION FROM SUCH ORDINANCES MUST BE REVIEWED AND APPROVED BY SGE PRIOR TO CONSTRUCTION.

D. THE CONTRACTOR SHALL THOROUGHLY REVIEW THE PLANS AND CHECK ALL DIMENSIONS PRIOR TO COMMENCING THE WORK. ALL DISCREPANCIES SHALL BE CALLED TO THE ATTENTION OF SGE AND RESOLVED BEFORE PROCEEDING WITH THE WORK.

E. THE CONTRACTOR SHOULD NOT PROCEED WITH CONSTRUCTION IN CASE OF CONFLICT(S) BETWEEN THE DETAILS, AND/OR BETWEEN THE DETAILS AND PLANS, AND/OR BETWEEN THE PLANS AND SCHEDULES. THE CONSTRUCTION SHALL RESUME ONLY UPON THE FULL RESOLUTION OF SUCH CONFLICT BY SGE.

F. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE RESTORATION OF WORKING CONDITION OF ALL EXISTING COMPONENTS AND STRUCTURES AFFECTED BY THIS CONSTRUCTION. THE CONTRACTOR SHALL CONSTANTLY KEEP THE AREA OF CONSTRUCTION FROM ACCUMULATION OF WASTE MATERIALS AND DEBRIS.

G. AT THE END OF EACH DAY OF CONSTRUCTION ACTIVITY, ALL CONSTRUCTION DEBRIS AND WASTE MATERIALS SHALL BE COLLECTED AND PROPERLY DISPOSED IN TRASH OR RECYCLE BINS. AT THE END OF WORK, THE CONTRACTOR SHALL REMOVE ALL WASTE, SURPLUS MATERIAL, TOOLS, AND EQUIPMENT.

H. THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONJUNCTION WITH THIS PROJECT EXCEPT FOR LIABILITY RISING FROM THE SOLE NEGLIGENCE OF THE ENGINEER.

I. DO NOT SCALE THESE DRAWINGS. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER ASSUMED OR SCALED DIMENSIONS.

J. ALL DIMENSIONS ARE TO FACE OF FINISHED SURFACES. LAYOUT OF STRUCTURES AND FOUNDATIONS MUST BE DETERMINED BY EXAMINATION OF PLANS AND FINISH MATERIALS SELECTED AND SHALL NOT BE ASSUMED AS BEING EXPRESSED BY THE WRITTEN FINISHED SURFACE DIMENSIONS.

K. SITE DRAWINGS ARE BASED UPON THE PLANS OBTAINED FROM THE AUTHORITY HOLDING JURISDICTION (AHJ), AND/OR PROVIDED BY THE PROPERTY OWNER, AND/OR AVAILABLE AERIAL IMAGES. UNLESS NOTED OTHERWISE, NO TOPOGRAPHIC, BOUNDARY, OR LAND TITLE SURVEY WAS PERFORMED FOR THE PROJECT.

L. ALL CUTSHEETS, DETAILS, AND DIMENSIONS MARKED "FOR REFERENCE ONLY" REFLECT *INFORMATION BY OTHERS*, ARE PRESENTED EXCLUSIVELY FOR REFERENCE PURPOSES, AND USED BY SGE AS A BASIS FOR STRUCTURAL DESIGN, UNLESS NOTED OTHERWISE. THE VERACITY OF THE *INFORMATION*, AS WELL AS THE ADEQUACY OF *EQUIPMENT BY OTHERS*, WAS NOT VERIFIED AND WAS ASSUMED BY SGE AS COMPLIANT WITH ALL APPLICABLE CODES AND STANDARDS. THE SGE STAMP AND SIGNATURE PERTAIN EXCLUSIVELY TO THE PORTIONS OF THE STRUCTURAL DRAWINGS AND CALCULATIONS DEVELOPED BY SGE.

M. THIS SITE DRAWING PROVIDED IS INTENDED SOLELY FOR GENERAL CONTEXT, SHOWING THE LOCATION OF THE SUBJECT PROJECT WITHIN THE SITE. IT IS NOT INTENDED TO ESTABLISH SITE BOUNDARIES, EASEMENTS, FIRE-CODE COMPLIANCE, OR ANY OTHER DESIGN ASPECTS. SUCH ASPECTS SHALL BE REVIEWED AND ADDRESSED BY THE APPROPRIATE PROFESSIONALS.

2. STORMWATER, EROSION, AND ENVIRONMENTAL CONSIDERATIONS

ALL CONSTRUCTION WORK SHALL FULLY COMPLY WITH ALL STORMWATER, EROSION, GRADING, AND ENVIRONMENTAL REQUIREMENTS OF THE LOCAL, STATE AND FEDERAL CODES - INCLUDING (BUT NOT LIMITED TO) THE FOLLOWING:

A. ALL CONSTRUCTION CONTRACTOR AND SUBCONTRACTOR PERSONNEL ARE TO BE MADE AWARE OF, AND COMPLY WITH, THE AUTHORITY HOLDING JURISDICTION (AHJ) BEST MANAGEMENT PRACTICES (BMP) AND GOOD HOUSEKEEPING MEASURES FOR THE PROJECT SITE AND ANY ASSOCIATED CONSTRUCTION STAGING AREAS.

B. APPROPRIATE BMP FOR CONSTRUCTION-RELATED MATERIALS, WASTES, AND SPILLS SHALL BE IMPLEMENTED TO MINIMIZE TRANSPORT FROM THE SITE TO STREETS, DRAINAGE FACILITIES, OR ADJOINING PROPERTY BY WIND OR RUNOFF.

C. CONSTRUCTION SITES SHALL BE MAINTAINED IN SUCH A CONDITION THAT AN ANTICIPATED STORM DOES NOT CARRY WASTES OR POLLUTANTS OFF THE SITE. DISCHARGES OF MATERIAL OTHER THAN STORMWATER ARE ALLOWED ONLY WHEN NECESSARY FOR PERFORMANCE AND COMPLETION OF CONSTRUCTION PRACTICES AND WHERE THEY DO NOT: (A) CAUSE OR CONTRIBUTE TO A VIOLATION OF ANY WATER QUALITY STANDARD; (B) CAUSE OR THREATEN TO CAUSE POLLUTION, CONTAMINATION, OR NUISANCE; AND/OR (C) CONTAIN A HAZARDOUS SUBSTANCE IN A QUANTITY REPORTABLE UNDER FEDERAL REGULATIONS CFR PARTS 117 AND 302.

D. RUNOFF FROM EQUIPMENT AND VEHICLE WASHING SHALL BE CONTAINED AT CONSTRUCTION SITES UNLESS TREATED TO REDUCE OR REMOVE SEDIMENT OR OTHER POLLUTANTS.

E. POTENTIAL POLLUTANTS INCLUDE, BUT ARE NOT LIMITED TO: SOLID OR LIQUID CHEMICAL SPILLS; WASTES FROM PAINTS, STAINS, SEALANTS, GLUES, LIMES, PESTICIDES, HERBICIDES, WOOD PRESERVATIVES AND SOLVENTS; ASBESTOS FIBERS, PAINT FLAKES OR STUCCO FRAGMENTS; FUELS, OILS, LUBRICANTS, AND HYDRAULIC, RADIATOR OR BATTERY FLUIDS, FERTILIZERS; VEHICLE/EQUIPMENT WASH WATER AND CONCRETE WASH WATER; CONCRETE; DETERGENT OR FLOATABLE WASTES; WASTES FROM ANY ENGINE/ EQUIPMENT STEAM CLEANING OR CHEMICAL DEGREASING AND SUPERCHLORINATED POTABLE WATER LINE FLUSHING.

F. DURING CONSTRUCTION, THE DISPOSAL OF SUCH MATERIALS SHALL OCCUR IN A SPECIFIED AND CONTROLLED TEMPORARY AREA ON-SITE PHYSICALLY SEPARATED FROM STORMWATER RUNOFF, WITH ULTIMATE DISPOSAL IN ACCORDANCE WITH LOCAL, STATE AND FEDERAL REQUIREMENTS.

G. DEWATERING OF CONTAMINATED GROUND WATER OR DISCHARGING OF CONTAMINATED SOILS VIA SURFACE EROSION IS PROHIBITED. DEWATERING OF NON-CONTAMINATED GROUND WATER REQUIRES A NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT FROM THE RESPECTIVE STATE REGIONAL WATER QUALITY BOARD.

H. SEDIMENT FROM AREAS DISTURBED BY CONSTRUCTION SHALL BE RETAINED ON SITE USING STRUCTURAL CONTROLS TO THE MAXIMUM PRACTICAL EXTENT.

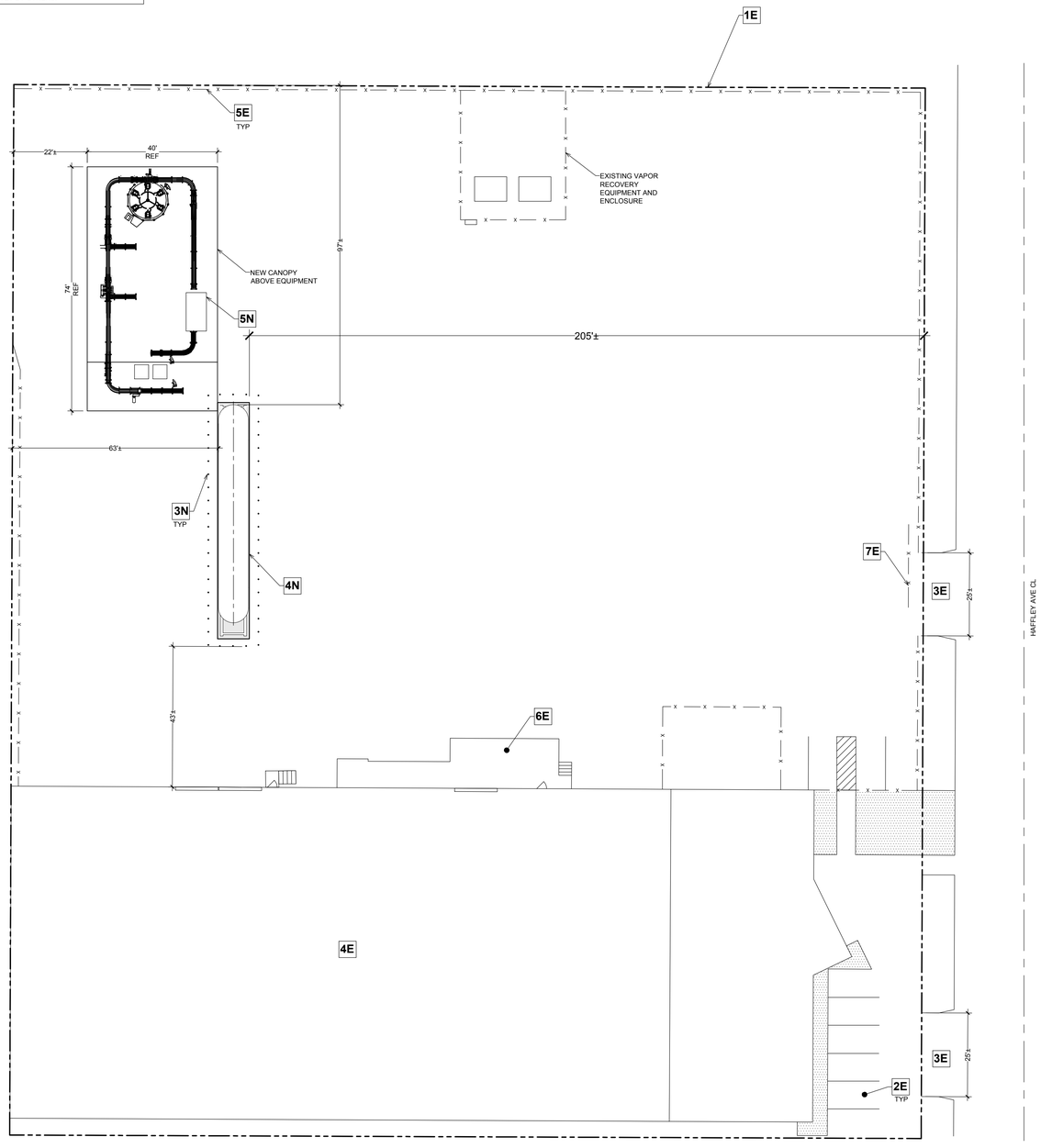
I. STOCKPILES OF SOIL SHALL BE PROPERLY CONTAINED TO MINIMIZE SEDIMENT TRANSPORT FROM THE SITE TO STREETS, DRAINAGE FACILITIES OR ADJACENT PROPERTIES VIA RUNOFF, VEHICLE TRACKING, OR WIND.

J. GRADED AREAS ON THE PERMITTED AREA PERIMETER MUST DRAIN AWAY FROM THE FACE OF THE SLOPES AND TOWARD DESILTING FACILITIES AT THE CONCLUSION OF EACH WORKING DAY.

K. THE PERMITTEE AND THE CONTRACTOR SHALL BE RESPONSIBLE AND SHALL TAKE THE NECESSARY PRECAUTIONS TO PREVENT PUBLIC TRESPASS ONTO AREAS WHERE IMPOUNDED WATER CREATES A HAZARDOUS CONDITION.

L. THE PERMITTEE AND THE CONTRACTOR SHALL ENSURE THAT THE EROSION CONTROL WORK IS IN ACCORDANCE WITH THE APPROVED PLANS.

1. THE SITE PLAN WAS DEVELOPED BASED ON A SURVEY BY OTHERS.



1 SITE PLAN
FOR REFERENCE ONLY

N

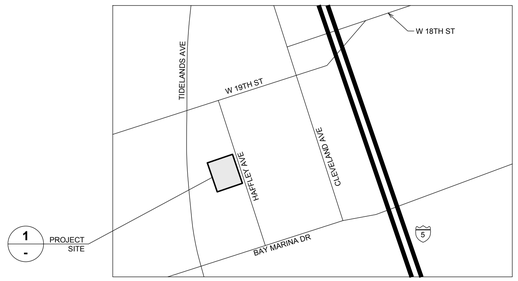
20 FT 0 20 FT 40 FT

PROJECT INFORMATION

	NO CHANGE	
SCOPE OF WORK		INSTALLATION OF A NEW PROPANE TANK NO CHANGE IN PARKING NO CHANGE IN FLOOR AREA
PROJECT ADDRESS	☑	2100 HAFFLEY AVENUE, NATIONAL CITY, CA 91950
PROJECT COORDINATES	☑	32.661095, -117.113951
ASSESSOR PARCEL NUMBER	☑	559-040-08-01
ZONING	☑	MM - MEDIUM INDUSTRIAL
CODES		2022 CALIFORNIA BUILDING CODE 2022 CALIFORNIA FIRE CODE 2022 CALIFORNIA PLUMBING CODE
LOT SIZE	☑	2.04 ACRES

KEYNOTES

EXISTING (E), NO CHANGE BY OTHERS, NIC		NEW (N)	
1E	PROPERTY LINE	1N	NOT USED
2E	PARKING	2N	NOT USED
3E	DRIVEWAY	3N	BOLLARDS
4E	BUILDING	4N	PROPANE TANK
5E	FENCE	5N	FILL EQUIPMENT
6E	DOCK		
7E	GATE		



VICINITY MAP

N

DRAWING INDEX

SP1	SITE PLAN & PROJECT INFORMATION

CLIENT

westair

WESTAIR GASES & EQUIPMENT, INC.

2506 MARKET ST, SAN DIEGO, CA 92102

CONDITIONAL USE PERMIT

LOCATION
Westair Gases & Equipment, Inc.
2100 Haffley Avenue, National City, CA 91950

THESE PLANS WERE DEVELOPED RESTRICTIVELY FOR USE ON THE STRUCTURES AND BY PERSONS/COMPANY AS SPECIFIED IN THE TITLE BLOCK. ANY OTHER USE (INCLUDING, BUT NOT LIMITED TO, DISSEMINATION AND COPYING) OF THESE PLANS OR ANY USE OF THE PLANS BY ANY PARTY OR PARTIES OTHER THAN THE ONES SPECIFIED IN THE TITLE BLOCK, ARE STRICTLY PROHIBITED UNLESS UNDER A WRITTEN PERMISSION BY SGE.

FOR REVIEW ONLY
NOT FOR CONSTRUCTION

December 3, 2025

SGE JOB No. 525.064.558

H2 WESTAIR NATIONAL CITY - SITE PLAN (RW ADDED PROPANE)

REVISIONS

REV	DATE	DESCRIPTION	BY APP'D

DATE: December 3, 2025	
PROJECT MANAGER	RW
PROJECT ENGINEER	RW
REVIEWED BY	RW
APPROVED BY	RW

TOTAL SITE PLAN SHEETS - 1

SITE PLAN & PROJECT INFORMATION

SP1

ATTACHMENT 3

NOTICE OF PUBLIC HEARING

CONSIDERATION OF CERTIFICATION OF A NEGATIVE DECLARATION AND A CONDITIONAL USE PERMIT AND COASTAL DEVELOPMENT PERMIT FOR LIQUIFIED PETROLEUM GAS (PROPANE) STORAGE AND DISPENSING LOCATED AT 2100 HAFFLEY AVENUE

CASE FILE NO.: 2025-26 CUP CDP IS

APN: 559-040-08-01

NOTICE IS HEREBY GIVEN that the National City Planning Commission will hold a public hearing after the hour of 6:00 p.m. **Monday**, **March 16, 2026**, in the City Council Chambers, located at the Civic Center, 1243 National City Boulevard, National City, California, on the following item:

The applicant (WestAir) proposes to install and operate a 30,000-gallon above ground horizontal propane tank with associated dispensing equipment. The proposed business includes the development and operation of a multi-use retail gas supplier providing; propane storage and dispensing operations, industrial gas retail sales and warehousing, and administrative offices for customer service and distribution operations. The City conducted an Environmental Initial Study that determined the proposed project would not have a potentially significant environmental impact and qualifies for a Negative Declaration per Section 15071 of the CEQA Guidelines.

Information is available for review at the City's Planning Division, Civic Center. Members of the public are invited to comment orally at the hearing or in writing. Written comments should be received by the Planning Division on or before 2:00 p.m., **March 16, 2026** by submitting it to PlcPubComment@nationalcityca.gov. Planning staff can be contacted at 619-336-4310 or planning@nationalcityca.gov.

Under California Government Code section 65009, if you challenge the nature of the proposed action in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission at, or prior to, the public hearing.

CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) INITIAL STUDY CHECKLIST

CITY OF NATIONAL CITY
Community Development Department – Planning Division
1243 National City Boulevard
National City, CA 91950

1. **PROJECT TITLE/PROJECT #:** 2025-26 CUP CDP IS– Conditional Use Permit, Coastal Development Permit, and Initial Study for a property located at 2100 Haffley Avenue for Bulk Liquified Petroleum Gas Storage.

2. **LEAD AGENCY:** City of National City
Community Development Department – Planning Division
1243 National City Boulevard
National City, CA 91950

Contact: Sophia Depew, Assistant Planner
Phone: (619) 336-4381

3. **PROJECT LOCATION:** 2100 Haffley Avenue, National City, CA 91950

4. **PROJECT PROPONENT:** Chris Castiglione

5. **ZONING DESIGNATION:** Medium Manufacturing – Coastal Zone (MM-CZ)

6. **PROJECT DESCRIPTION:**

The applicant (WestAir) is proposing the development and operation of a multi-use retail gas supplier providing, bulk propane storage and dispensing operations, industrial gas retail sales and warehousing, and administrative offices for customer service and distribution operations. The business will located at 2100 Haffley Avenue which is in the Medium Manufacturing zone and Coastal Zone. The property is an 88,880 square-foot industrial site, with an existing 24,000 square-foot warehouse building. The remaining area is a paved outdoor loading yard. A total of 14 employees will work at the site, with varying shifts to support business operations. The business will operate during regular business hours.

The site currently has two entrances located off of Haffley Avenue. One leads directly to employee/customer parking, while the second entrance provides access directly to yard area. Development of the site includes the addition of an above ground 30,000-gallon horizontal propane tank with associated dispensing equipment.

Propane will be delivered via commercial propane transport trucks from regional suppliers and transported directly to the on-site 30,000 gallon storage tank. Propane will be dispensed for retail customers, filling five gallon to twenty-five gallon tanks as needed for customers. Due to the hazardous nature of the materials, an Emergency Disaster Response Plan (EDRP) will be developed and implemented to address the hazardous materials on site.

The Medium Manufacturing zone requires a Conditional Use Permit for bulk liquified petroleum gas storage. The Initial Study has been prepared for that portion of the project only.

ATTACHMENT 5

7. SURROUNDING LAND USES AND SETTING:

The site is located in the City's industrial area which encompasses a majority of the properties in the Coastal Zone, west of Interstate 5. All surrounding properties are industrial and located within the same Medium Manufacturing (MM) zoning designation. To the north, the property is a wood treatment facility. Located south of the project site is a metal fabrication business and the applicant's (WestAir) existing gas retail business, which will remain in full operation. Directly abutting the property to the west are Railway tracks operated by Burling Northern Santa Fe (BNSF). The site is accessed from the east, off of Haffley Avenue. Across Haffley is a rental car overflow site.

Directly east of Interstate 5 is the City's Westside Specific Plan Area, a quarter-mile away from the site. The nearest school, Kimball Elementary, is located approximately half a mile from the site. Also within the vicinity of the site is the Unified Port of San Diego, National City Marine Terminal, and Naval Base San Diego.

8. OTHER AGENCIES WHOSE APPROVAL MAY BE REQUIRED (AND PERMITS NEEDED):

San Diego County Air Pollution Control District (Air Quality Permit for above-ground storage tanks)

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" or is "Potentially Significant Unless Mitigated," as indicated by the checklist on the following pages.

☐ Aesthetics	☐ Agriculture and Forestry Resources	☐ Air Quality
☐ Biological Resources	☐ Cultural Resources	☐ Geology / Soils
☐ Greenhouse Gas Emissions	☐ Hazards & Hazardous Materials	☐ Hydrology / Water Quality
☐ Land Use / Planning	☐ Mineral Resources	☐ Noise
☐ Population / Housing	☐ Public Services	☐ Recreation
☐ Transportation / Traffic	☐ Utilities / Service Systems	☐ Mandatory Findings of Significance

DETERMINATION:

(To be completed by the Lead Agency)
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 the mitigation measures described on an attached sheet have been added to the project. **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 significant effect(s) 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, if the effect is a "potentially significant impact" or is "potentially significant unless mitigated." An **ENVIRONMENTAL IMPACT REPORT** is required, but it must analyze only the effect that remains to be addressed. ☐

Signature	Date December 17, 2025
Printed Name: Sophia Depew	Title: Assistant Planner

EVALUATION OF ENVIRONMENTAL IMPACTS:

1. A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to the project. A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards.

2. All answers must take account of the whole action involved. Answers should address off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.

3. Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence than an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.

4. "Negative Declaration: Less than Significant w/ Mitigation Incorporated" applied where the incorporation of a mitigation measure has reduced an effect from "Potentially Significant Impact" to "Less then Significant Impact". The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level.

5. Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D).

6. Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g. general plans, zoning ordinances). References to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.

7. Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.

8. This in only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project's environmental effects in whichever format is selected.

9. The explanation of each issue should identify:
   a) The significance criteria or threshold, if any, used to evaluate each question; and
   b) The mitigation measure identified, if any, to reduce the impact to less than significance.

ISSUES with Supporting Documentation & Sources

I – AESTHETICS - Would the project:

	Potentially Significant Impact	Less Than Significant w/ Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Have a substantial adverse effect on a scenic vista? (Sources: 1, 2, 3)	☐	☐	☐	X
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway? (Sources: 1, 2, 3)	☐	☐	☐	X
c) Substantially degrade the existing visual character or quality of the site and its surroundings? (Sources: 1, 2, 3)	☐	☐	☐	X
d) Create a new source of substantial light or glare which would adversely affect day or nighttime Views in the area? (Sources: 1, 2, 3)	☐	☐	☐	X

The project site is an existing industrial lot and is surrounded by existing developed or disturbed areas. Although the San Diego Bay is located within a quarter-mile of the project site, there will be a no impact to the scenic vista because the site is already developed and surrounded by other industrial development. The addition of the proposed propane tank will be required to follow the development standards in the code, including maximum height. Industrial uses taking place outdoors also require a six-foot screening fence. The applicant is taking over a previously unoccupied space, which will allow for better upkeep of the property.

There are no other scenic vistas or resources in the area that would be affected by the project. The existing visual character is low due to the existing industrial uses surround the site. Any proposed development is required to meet the lighting standards in the Chapter 18.60 of the National City Municipal Code ("Code"), which regulates light and glare. Additionally, the existing development site already has lighting on site and no lighting is proposed at this time.

II – AGRICULTURE AND FORESTRY RESOURCES

In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation & 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 forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board.

	Potentially Significant Impact	Less Than Significant w/ Mitigation Incorporation	Less Than Significant Impact	No Impact
Would the project:				
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? (Sources: 1, 2, 3)	☐	☐	☐	X
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract? (Sources: 1, 2, 3)	☐	☐	☐	X
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))? (Sources: 1, 2, 3)	☐	☐	☐	X
d) Result in the loss of forest land or conversion of forest land to non-forest use? (Sources: 1, 2, 3)	☐	☐	☐	X
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? (Sources: 1, 2, 3)	☐	☐	☐	X

The City of National City does not contain farmland or agricultural resources, forest land, nor any land zoned for agricultural use. As such, approval of this project will have no impact on such lands or resources.

III – AIR QUALITY

Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations.

Would the project:

	Potentially Significant Impact	Less Than Significant w/ Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Conflict with or obstruct implementation of the applicable air quality plan? (Sources: 1, 2, 3,7,21)	☐	☐	☐	X
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? (Sources: 1, 2, 3,4)	☐	☐	☐	X
c) Expose sensitive receptors to substantial pollutant concentrations? (Sources: 1, 2, 3,7,20)	☐	☐	X	☐
d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people? (Sources: 1, 2, 3,7)	☐	☐	☐	X

The City does not have any applicable air quality plan or standards that would apply in this case. Air quality is under the purview of the San Diego County Air Pollution Control District. The County of San Diego and National City are in attainment for all California Clean Air Act (CCAA) pollutants with the exception of ozone. Approval of this project will not conflict with or obstruct the implementation of the San Diego County Regional Air Quality Strategy (RAQS) to manage air quality in our region. The project will obtain permits from the San Diego County Air Pollution Control District that ensures the project is in line with the goals in the RAQS.

The closest residences are located within a quarter-mile and Kimball Elementary is located approximately a half-mile from the project site. Since the site is already developed, construction is limited to the addition of the propane tank. SDAPCD also has adopted Rule 55 to limit the impacts of particulate matter during construction activities. Due to the limited scope of the project, construction and operation will have less than significant impact related to exposing sensitive receptors to substantial pollutant concentrations or resulting in other emission (odors) that would adversely affect a substantial number of people.

IV – BIOLOGICAL RESOURCES

Would the project:

	Potentially Significant Impact	Less Than Significant w/ Mitigation Incorporation	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 Game or U.S. Fish and Wildlife Service? (Sources: 6)	☐	☐	☐	X
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Game or US Fish and Wildlife Service?	☐	☐	☐	X

(Sources:6)

c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means? (Sources: 6)	☐	☐	☐	X
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? (Sources: 6)	☐	☐	☐	X
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance? (Sources: 1)	☐	☐	☐	X
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? (Sources: 1)	☐	☐	☐	X

The project site was previously developed and utilized as an industrial site. The site contains no native or non-native vegetation. Also, no jurisdictional wetlands, other sensitive habitat, or sensitive species are located on the property; and data provided by the U.S. Fish & Wildlife Service indicate the proposed project site contains no jurisdictional wetlands or jurisdictional waters of U.S. or state-defined streambeds.

The project site is located completely within an urbanized area, surrounded by development and contains no sensitive habitats or biological resources that are protected by local policies or ordinances. There are also no adopted habitat conservation plans within the City of National City. Therefore, the proposed development would have no impact.

V – CULTURAL RESOURCES Would the project:	**Potentially Significant Impact**	**Less Than Significant w/ Mitigation Incorporation**	**Less Than Significant Impact**	**No Impact**
a) Cause a substantial adverse change in the significance of a historical resource as defined in Section 15064.5? (Sources: 1, 3)	☐	☐	☐	X
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to 15064.5? (Sources: 1, 3)	☐	☐	☐	X
d) Disturb any human remains, including those interred outside of formal cemeteries? (Sources: 1, 3)	☐	☐	☐	X

The project is a completely developed site. No historical or archaeological resources as defined in Section 15064.5 are known to exist on the proposed project site. There is one recorded historical site (Santa Fe Depot) on the National Registrar located within a half-mile of the project site. However, the proposed project will not cause a substantial adverse change to the nearby historical site.

Any construction would occur in an area currently comprised of impermeable (e.g. concrete, asphalt) material. No grading is proposed. Additionally, the already developed nature of the area suggests that no impacts to archaeological resources are anticipated. As such, there is a relatively low probability of disturbing any human remains and therefore, no impact. In the event of the accidental discovery or recognition of any

human remains during construction, the applicant shall take all appropriate steps as required by relevant federal, state, and local laws, including California Health and Safety Code 7050.5. Therefore, the proposed project would not result in no impact to cultural resources.

V – Energy Would the project:	**Potentially Significant Impact**	**Less Than Significant w/ Mitigation Incorporation**	**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? (Sources: 1, 3, , 9, 13)	☐	☐	☐	X
b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency? (Sources: 1, 3, 4, 9, 13,15)	☐	☐	☐	X

The project site is located in an area designated for industrial use. The facility will be served by existing electrical and gas infrastructure. The storage facility is not anticipated to increase demand on the electrical grid or natural gas lines beyond the baseline consumption for lighting, security, and minor office use.

Construction of the LPG above ground tank will require the use of energy to power heavy equipment, transport materials, and install the storage tank and dispensing equipment. Energy-consuming equipment would include construction vehicles, cranes, welders, and other machinery. Construction is temporary, and the energy consumption from these activities is not considered wasteful or inefficient, as standard construction methods will be used. Energy efficiency will be maximized through proper maintenance of equipment and efficient route planning for material transport.

Energy consumption during facility operation would be associated with two main components:

- **Stationary energy use:** This includes electricity for facility lighting, security systems, minor office equipment, and the operation of pumps and compressors needed for fuel storage and dispensing.
- **Fuel transport:** The stored LPG will be transported to and from the site. Transportation energy use is primarily a function of delivery vehicle trips, which will be managed for efficiency based on customer demand.

Overall, the project's operational energy consumption would be minimal and is not considered wasteful, inefficient, or unnecessary. Impacts would be less than significant.

At the local level, the Regional Energy Strategy (RES) serves as the energy policy blueprint for the San Diego region through 2050. It established long term goals to support alternative fueling infrastructure throughout the region. The project facilitates the storage of LPG, a cleaner-burning fuel than conventional gasoline or diesel. The project would facilitate the expansion of alternative fuel options. Therefore, there would be no impact.

VI – GEOLOGY AND SOILS Would the project:	**Potentially Significant Impact**	**Less Than Significant w/ Mitigation Incorporation**	**Less Than Significant Impact**	**No Impact**
a) Expose people or structures to 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	☐	☐	☐	X

substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42. (Sources: 1, 8)				
ii) Strong seismic ground shaking? (Sources:1, 8)	☐	☐	X	☐
iii) Seismic-related ground failure, including liquefaction? (Sources: 1, 8)	☐	☐	☐	X
iv) Landslides? (Sources: 1,8)	☐	☐	☐	X
b) Result in substantial soil erosion or the loss of topsoil? (Sources: 1, 2, 8)	☐	☐	☐	X
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? (Sources: 1, 8)	☐	☐	☐	X
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property? (Sources: 1, 8)	☐	☐	☐	X
e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water? (Sources:1, 8)	☐	☐	☐	X
e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water? (Sources: 1, 8)	☐	☐	☐	X

California Geological Survey information from the California Department of Conservation Fault Activity Map indicates that the site is not located within an Alquist-Priolo Special Studies Zone, and there are no known active or potentially active faults that intercept the project site; therefore, the potential for ground rupture at this site is considered low. The nearest active fault to the site is the Rose Canyon Fault, located over two miles off the coast. Accordingly, the site is not considered to possess a significantly greater seismic risk than that of the surrounding area in general. The site is not within an area susceptible to landslides and not within a fault zone, slide prone area or an area susceptible to liquefaction per the General Plan Safety Element; therefore there is no impact or increased exposure to landslides due to the proposed project.

It should be recognized that Southern California is an area that is subject to some degree of seismic risk and that it is generally not considered economically feasible nor technologically practical to build structures that are totally resistant to earthquake-related hazards. Construction in accordance with the minimum requirements of the Uniform Building Code should minimize damage due to seismic events. Due to the number and nature of the active and non-active fault lines within the southern California region, it cannot be known when earthquakes will occur; therefore, there is a less than significant impact.

Any future design and construction would require conformance with City's stormwater ordinance and grading regulations. Therefore, there is no impact or increased substantial erosion due to the proposed project.

The existing developed parcels are connected to traditional sewer laterals, which connect with the existing sewer system that serves the City. Any future design and construction would connect to the same system. There would be no use of septic tanks or alternative waste water disposal systems; therefore, no impact.

VII – GREENHOUSE GAS EMISSIONS

Would the project:

	Potentially Significant Impact	Less Than Significant w/ Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment? (Sources: 1, 9, 1021)	☐	☐	☐	X
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases? (Sources: 1, 9, 10)	☐	☐	☐	X

GHG emissions contribute, on a cumulative basis, to the significant adverse environmental impacts of global climate change. No single project could generate enough GHG emissions to noticeably change the global average temperature. The combination of GHG emissions from past, present, and future projects contributes substantially to the phenomenon of global climate change and its associated environmental impacts and as such is addressed only as a cumulative impact. Any increase to GHG would occur over a short construction duration and would consist primarily of emissions from equipment exhaust. There would also be long-term regional emissions associated with project-related new vehicular trips and indirect source emissions, such as energy usage.

The primary use of the site, industrial gas warehouse and retail sales, is a use that would be permitted by right in the absence of the bulk propane storage. Propane will be delivered via commercial propane transport trucks from regional suppliers on a biweekly basis (twice a month),, therefore no impact.

The project facilitates the storage of LPG, a cleaner-burning fuel than conventional gasoline or diesel, expanding alternative fuel options. Therefore, there would be no impact.

California has adopted several policies and regulations for the purpose of reducing GHG emissions. In April 2015, Executive Order B-30-15 was signed, which established a new GHG emissions reduction target of 40% below 1990 levels by 2030. In addition, in 2024 the City of National City adopted its Climate Action Plan and associated targets to reduce GHG emissions by 40 percent below 2018 levels by 2030 and 80 percent of 2018 levels by 2050. Some of the primary provisions of the Climate Action Plan are to promote clean transportation, water conservation, energy efficiency, and waste reduction strategies. The proposed project would not conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of GHG emissions, as contained in the Climate Action Plan. Based on the above, therefore no impact.

VIII – HAZARDS & HAZARDOUS MATERIALS

Would the project:

	Potentially Significant Impact	Less Than Significant w/ Mitigation Incorporation	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? (Sources: 1, 3, 7, 11, 14)	☐	☐	X	☐
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? (Sources: 1, 3,7, 11, 14)	☐	☐	☐	X
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter	☐	☐	☐	X

mile of an existing or proposed school? (Sources: 1)

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? (Sources: 5)	☐	☐	X	☐
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 for people residing or working in the project area? (Sources: 1)	☐	☐	☐	X
f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan? (Sources: 1)	☐	☐	☐	X
g) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands? (Sources: 1)	☐	☐	☐	X

The routine transport, use, and disposal of the hazardous materials on site are regulated by various federal, state, and local requirements to minimize any potential impacts to the public and the environment. The US Department of Transportation Pipeline and Hazardous Materials Safety Administration regulates the transport of hazardous materials. Propane will be delivered via commercial propane transport trucks from regional suppliers and transported directly to the on-site 30,000 gallon storage tank. All propane deliveries are conducted with trained personnel present, following NFPA protocols. Use of the hazardous materials on site involves the dispensing of propane, which requires permits through the San Diego County Air Pollution Control District and the National City Building Division and Fire Department. Propane will be dispensed to retail customers, filling five-gallon to twenty-five gallon tanks. There are specialized procedures for the disposal of hazardous gases within the State of California. Therefore, less than significant impact.

Due to the type of use and the presence of hazardous material on site, the applicant will be required to submit detailed plans to the National City Fire Department prior to construction and operation of the site. The plans will include an Emergency Disaster Response Plan, Cost Recovery Plan, scheduled training operations, and compliance with all applicable Fire Codes. Fire Sprinkler Systems, Fire Alarm Systems, Early Warning Gas Detection Systems, and Emergency Shut Offs are required for the project. In addition to the National City Fire Department, the project is subject to multiple federal, state, and local associations that explicitly regulate the safety and handling of hazardous materials, such as the National Fire Protection Association, Compressed Gas Association, American Propane Institute, and the Occupational Safety and Health Administration. Operations related to the storage and dispensing of propane will follow proper safety and operation protocols from all relevant federal, state, and local requirements. Therefore, there will not be any reasonably foreseeable upset or accident condition involving the release of hazardous materials into the environment.

The project is located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 per the State Water Resources Control Board Geo Tracker. The site was previously operated by Univar, a global chemical and ingredients distributor. Potential contaminates of concern on site include 1,1,1-Trichloroethane (TCA), 1,4-Dioxane, Dichloroethane (EDC), Tetrachloroethylene (PCE), and Trichloroethylene (TCE). As a result, installation of an air sparge and soil vapor extraction wells occurred in March of 2022. Environmental consultants for the remediation on site indicated the proposed above ground propane tank is not incompatible with the existing vapor recovery and that no combustible gas is emitted from the vapor recovery unit site. Any potential hazardous concentrations of VOC in the soils should have no negative impact on the bearing capacities of the soils in their current state. During installation of the above ground tank, the

applicant shall be responsible for coordinating with the consultants so that any soil spoils generated from the installation of the propane tank that are not suitable to be used to backfill onsite will be tested and profiled to confirm any hazardous concentrations and a geotechnical evaluation of the soils shall be completed prior to reuse onsite, should any soils be excavated and reused as backfill. Therefore, less than significant impact.

The site is not located within one-quarter mile of an existing or proposed school, therefore no impact. There are no airports or airstrips in the vicinity. the project would not interfere with an adopted emergency response plan or emergency evacuation plan and the project is not adjacent to any wildlands or land subject to wildland fires; therefore there would not be any significant risk of loss, injury or death involving wildfires. Therefore, there is no impact.

IX – HYDROLOGY / WATER QUALITY Would the project:	**Potentially Significant Impact**	**Less Than Significant w/ Mitigation Incorporation**	**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? (Sources: 1)	☐	☐	☐	X
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin? (Sources: 1)	☐	☐	☐	X
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: (Sources: 1, 3, 6)				
i) result in a substantial erosion or siltation on- or off-site;	☐	☐	☐	X
ii) substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite;	☐	☐	☐	X
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	☐	☐	☐	X
iv) impede or redirect flood flows?	☐	☐	☐	X
d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation? (Sources: 1, 3)	☐	☐	☐	X
e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan? (Sources: 1)	☐	☐	☐	X

The project area is comprised of an existing developed industrial site. The project will be subject to water quality and discharge requirements through the City's Jurisdictional Runoff Management Plan (JRMP). Future development will be required for compliance with all storm water handling, storage, drainage, and hydromodification regulations.

Any construction will follow best management practices so not to decrease groundwater supplies, or alter

drainage patterns that would result in substantial erosion, increase surface runoff resulting in flooding, contribute to runoff that would exceed stormwater drainage, or impede flood flows.

The property is not located within a flood hazard, tsunami, or seiche zones, therefore, no impact. Additionally, the project is not subject to any water quality control plans or sustainable groundwater management plans, therefore no impact.

X – LAND USE AND PLANNING Would the project:	**Potentially Significant Impact**	**Less Than Significant w/ Mitigation Incorporation**	**Less Than Significant Impact**	**No Impact**
a) Physically divide an established community? (Sources: 1, 2, 3)	☐	☐	☐	X
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? (Sources: 1, 2, 3)	☐	☐	☐	X

The site is surrounded by industrial uses (storage, warehouse, manufacturing, etc.). No residential zones are nearby; therefore, no impact.

The project is a conditionally permitted use in a zone that allows a range of industrial and commercial uses, which is consistent with both the General Plan, Local Coastal Plan, and the Land Use Code; therefore, there would be no conflict with said plans.

XI – MINERAL RESOURCES Would the project:	**Potentially Significant Impact**	**Less Than Significant w/ Mitigation Incorporation**	**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? (Sources: 1)	☐	☐	☐	X
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? (Sources: 1)	☐	☐	☐	X

The project site is located completely within an urbanized area and surrounded by development. The site contains no known mineral resources on the proposed project site or delineated on a local plan for the site; therefore, there is no impact to mineral resources.

XII – NOISE Would the project result in:	**Potentially Significant Impact**	**Less Than Significant w/ Mitigation Incorporation**	**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? (Sources: 1, 2, 3)	☐	☐	X	☐

b) Generation of excessive groundborne vibration or groundborne noise levels? (Sources: 1, 2, 3)	☐	☐	☐	X
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? (Sources: 1)	☐	☐	☐	X

The surrounding area is industrial and isn't near any residentially-zoned properties, so any noise associated with the proposed project is not expected to exceed the existing ambient noise in this area. The transport trucks for propane delivery are not expected to exceed two trips per month. Propane dispensing shall only occur during operating hours (8am-5pm) and air compressor equipment will be enclosed and sound-dampened per manufacturer specifications. Furthermore, the project is subject to the limitations contained in the City's Noise Ordinance; therefore, less than significant impact.

The associated construction on the project site would create temporary noise impacts. Modern construction equipment, properly used and maintained, should not exceed the noise limits contained in the City's Noise Ordinance. All noise generated by the project would be required to comply with the City's Noise Ordinance and be limited to specific hours of operation. No impact from the project would occur.

The proposed project site is not located within an airport land use plan or within two miles of a public use airport or private airstrip; therefore, there is no impact to those people working on the project site.

XIII – POPULATION AND HOUSING Would the project:	**Potentially Significant Impact**	**Less Than Significant w/ Mitigation Incorporation**	**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)? (Sources: 1, 2, 3)	☐	☐	☐	X
b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere? (Sources: 1, 2, 3)	☐	☐	☐	X

The project is an industrial use and would replace an existing industrial use, therefore there would be no impact to population or housing in the area. Housing is not a permitted use west of the Interstate 5.

XIV – PUBLIC SERVICES	**Potentially Significant Impact**	**Less Than Significant w/ Mitigation Incorporation**	**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? (Sources: 1, 3,11)	☐	☐	X	☐
Police protection? (Sources: 1, 3)	☐	☐	☐	X
Schools? (Sources: 1, 3)	☐	☐	☐	X
Parks? (Sources: 1, 3)	☐	☐	☐	X
Other public facilities? (Sources: 1, 3)	☐	☐	☐	X

Due to the type of use and the presence of hazardous material on site, the applicant will be required to submit detailed plans to the National City Fire Department prior to construction and operation of the site. The plans will include an Emergency Disaster Response Plan, Cost Recovery Plan, scheduled training operations, and compliance with all applicable fire codes for each use. Joint pre-incident walkthroughs with the Fire Department are required prior to occupancy and annually. Specialized equipment for emergency response shall be provided specifically for propane incidents. The facility must also support Fire Department training, including full-scale hazardous materials scenarios and unique firefighting tools or equipment; therefore, there is a less than significant impact with regard to Fire protection.

The proposed project would not result in adverse impacts to public services. Any redevelopment would replace existing uses and not have a significant effect on existing volumes of calls for service The project site is currently and will continue to be served by the National City Fire and Police Department. The closest Fire Station is approximately 1.3 miles away on East 16th Street, as is the Police Station at 12th Street and National City Boulevard. Typical response time for this area would not be adversely impacted, as plans do not involve changes to public streets adjacent to the site and since plans include retaining emergency access throughout the project area; therefore, there is no impact.

Schools would not be impacted, as there is no increase in population that would add to school attendance, thus no impact.

Any increase to park usage would likely occur from employees of the business, however the total number of employees is not expected to exceed 14, thus no impact.

XV – RECREATION

	Potentially Significant Impact	Less Than Significant w/ Mitigation Incorporation	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? (Sources: 1, 2, 3)	☐	☐	☐	X
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? (Sources: 1, 2, 3)	☐	☐	☐	X

Pepper Park, located on the Sweetwater Channel waterfront, is the only park/recreational facility in the vicinity. The park is located within one mile of the project site. The type of development proposed (industrial) is not expected to increase use of the park. Any increase to park usage would likely occur from employees of the

business, however the total number of employees is not expected to exceed 14. Additionally, Pepper Park is not a City park (it is owned and operated by the San Diego Unified Port District). Furthermore, Pepper Park is undergoing major renovations to accommodate more visitors. Therefore, no impact.

XVI – TRANSPORTATION Would the project:	**Potentially Significant Impact**	**Less Than Significant w/ Mitigation Incorporation**	**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? (Sources: 1, 2, 3)	☐	☐	☐	X
b) Conflict or be inconsistent with CEQA Guidelines § 15064.3, subdivision (b)? (Sources: 1, 2, 3,17,18,19)	☐	☐	☐	X
c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)? (Sources: 1, 2, 3)	☐	☐	☐	X
d) Result in inadequate emergency access? (Sources: 1, 2, 3)	☐	☐	☐	X

Potential development would not conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities, as there are no such activities existing or planned in this area. National City has designated trucking routes originating mainly from the National City Marine Terminal and linking to regional highways. The truck routes through National City are either classified as "primary" or "alternate" routes. Primary routes are generally described as the most direct routes to freeways and are used for regional delivery. Alternate routes are those roads used to move trucks through the City to local destinations. The closest primary routes are Tidelands Avenue and Bay Marina Drive. All trucks shall be required to follow appropriate ruck routes as identified in the National City General Plan Transportation Element, therefore, no impact.

The site is an already-developed industrial property and has been operated as a warehouse, a permitted use by right. While heavy-duty trucks are not typically included in VMT analysis, the number of trucks visiting the site to fill the propane tank is two trips per month. With regard to Vehicle Miles Traveled (VMT), the project would screen out of VMT analysis related to CEQA, as the potential traffic generated by the proposed use is not expected to substantially increase VMT when compared to the existing use of the site and is well below the threshold for additional analysis.

While the City does not have any adopted plans which provide thresholds of significance for VMT as it relates to CEQA, the San Diego Association of Governments (SANDAG) provides a guide for vehicular traffic generation rates for the San Diego Region and the Institute for Transportation Engineers (ITE) provides region specific thresholds of significance for VMT as follows:

Projects Inconsistent with General Plan or Community Plan

Average Daily Trips	Level of Analysis
0-500	VMT Analysis Not Needed/VMT Impacts Presumed Less Than Significant
500 and Greater	VMT Analysis Recommended

Projects Consistent with General Plan or Community Plan

Average Daily Trips	Level of Analysis
0-1,000	VMT Analysis Not Needed/VMT Impacts Presumed Less Than Significant
1,000 and Greater	VMT Analysis Recommended

SANDAG trip generation rates guide indicates warehouses generate approximately 5 trips/1,000 square feet and/or 60 trips/acre per day. Using this calculation, the 88,880 square-foot industrial site would generate approximately 122 trips per day, including trips generated by trucks filling the propane tank. The average daily trip rate is within the 0-500 range for projects inconsistent with the General Plan and the 0-1,000 range for projects consistent with the General Plan that are presumed to have a less than significant VMT impact.

Additionally, land use projects within one-half mile of major transit stop or high quality transit corridor should be presumed to cause a less than significant transportation impact. The project site is located within one-half mile of the 24th Street Transit Center, qualifying transit, therefore no impact.

The site currently has two entrances located off of Haffley Avenue. One leads directly to employee/customer parking, while the second entrance provides access directly to yard area. The site already utilized as an industrial property and is surrounded by similar uses. There are no proposed changes to the site at this time that would increase hazards due to a geometric design feature, or incompatible uses, therefore no impact.

No change in road or site design is proposed which would cause a safety risk or hinder emergency access. On site development shall be required to maintain all emergency routes, therefore, no impact.

XVI – Tribal Cultural Resources Would the project:	**Potentially Significant Impact**	**Less Than Significant w/ Mitigation Incorporation**	**Less Than Significant Impact**	**No Impact**
a) Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code § 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: (Sources: 1)	☐	☐	☐	X
i) 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 (Sources: 1)	☐	☐	☐	X
ii) 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 § 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code § 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe (Sources: 1)	☐	☐	☐	X

The project will not cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code § 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 because the site is neither listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources, and the site is not considered a resource or potentially a resource to a California Native American tribe; therefore, no impact.

XVII – UTILITIES AND SERVICE SYSTEMS Would the project:	**Potentially Significant Impact**	**Less Than Significant w/ Mitigation Incorporation**	**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? (Sources: 1, 2)	☐	☐	☐	X
b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years? (Sources: 1,2)	☐	☐	☐	X
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? (Sources: 1, 2)	☐	☐	☐	X
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? (Sources: 1, 2, 912)	☐	☐	☐	X
e) Comply with federal, state, and local statutes and regulations related to solid waste? (Sources: 1, 2, 9)	☐	☐	☐	X

The proposed project is located within an urbanized area and served by existing water facilities. The proposed project would be designed and constructed using Best Management Practices (BMPs) to appropriately handle wastewater and not exceed wastewater treatment requirements of the San Diego Regional Water Quality Control Board. Sweetwater Authority will determine if additional infrastructure, as needed, can be provided. Also, all necessary improvements will be included with project approval and construction will be undertaken in accordance with the National Pollutant Discharge Elimination System (NPDES) regulations; therefore, there would be no impact.

The proposed project site will have standard requirements for solid waste. The local waste collection and recycle company, EDCO, has a contract with the City to handle City commercial businesses waste disposal and recycling needs. According to EDCO staff, the company utilizes several landfill sites for the disposal of waste collected in National City, with the most common being Otay Mesa, Sycamore, and Miramar Landfills, with an additional 5, 17 and 6 years of capacity remaining respectively; therefore, there is a less than significant impact. There are two other landfill sites in San Diego County – the Ramona landfill, which is full, and Borrego Springs landfill, which has an additional 30 years capacity remaining. In addition, the proposed project would comply with all federal, state, and local statues and regulations related to solid waste.

XVII – WILDFIRE. If located in or near state responsibility areas or lands classified as very high fire	**Potentially Significant**	**Less Than Significant w/ Mitigation**	**Less Than Significant**	**No Impact**

hazard severity zones, would the project: **Would the project:**	**Impact**	**Incorporation**	**Impact**	
a) Substantially impair an adopted emergency response plan or emergency evacuation plan? (Sources: 1,16)	☐	☐	☐	X
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? (Sources: 1,16)	☐	☐	☐	X
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? (Sources: 1,16)	☐	☐	☐	X
d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes? (Sources: 1,16)	☐	☐	☐	X

The site is not located in or near state responsibility areas or lands classified as very high fire hazard severity zones, therefore, no impact.

XVIII – MANDATORY FINDINGS of SIGNIFICANCE	**Potentially Significant Impact**	**Less Than Significant w/ Mitigation Incorporation**	**Less Than Significant Impact**	**No Impact**
a) Does the project have the potential to 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? (Sources: 1)	☐	☐	☐	X
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)? (Sources: 1)	☐	☐	☐	X
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly? (Sources: 1)	☐	☐	☐	X

Discussion: No significant impacts to the environment as a result of this project have been identified. Approval of the project is not expected to have any significant impacts, either long-term or short-term, nor will it cause substantial adverse effect on human beings, either directly or indirectly.

REFERENCE SOURCES:

Reference #	Document Title	Available for Review at:
1	National City General Plan	https://www.nationalcityca.gov/government/community-development/planning/general-plan
2	City of National City Municipal Code	https://library.municode.com/ca/national_city/codes/code_of_ordinances?nodeId=CD_ORD_TIT18ZO
3	Case File 2025-26 IS, Initial Study Documents	National City Planning Division
4	SANDAG	www.sandag.org
5	State Water Resource Control Board Geo Tracker	https://geotracker.waterboards.ca.gov/search
6	US Fish and Wildlife Wetland Mapper System	https://www.fws.gov/wetlands/data/mapper.html
7	San Diego County Air Pollution Control District	https://www.sdapcd.org/content/sdapcd/permits/equipment-types/ast.html
8	California Department of Conservation	http://maps.conservation.ca.gov/cgs/fam/
9	City of National City Climate Action Plan	https://www.nationalcityca.gov/home/showpublisheddocument/34854/638871135944330000
10	Environmental Protection Agency	https://www.epa.gov/energy/greenhouse-gas-equivalencies-calculator
11	Comments received from National City Fire Department	National City Planning Division
12	CalRecycle	https://www2.calrecycle.ca.gov/SolidWaste/Site/Search
13	California Energy Commission	https://www.energy.ca.gov/sites/default/files/2025-07/CEC-400-2025-010-F_0.pdf
14	US Department of Transportation Pipeline and Hazardous Materials	https://www.phmsa.dot.gov/standards-rulemaking/hazmat/hazardous-materials-regulations
15	SANDAG Regional Energy Strategy	https://www.sandag.org/-/media/SANDAG/Documents/PDF/projects-and-programs/environment/regional-

		energy-planning/regional-energy-strategy-2014-06-01.pdf
16	State Responsibility Area	https://gis.data.cnra.ca.gov/apps/CALFIRE-Forestry::state-responsibility-area-sra-viewer/explore
17	SANDAG's (Not So) Brief Guide of Vehicular Traffic Generation Rates for the San Diego Region	https://www.sandiegocounty.gov/content/dam/sdc/pds/ceqa/LehmanTPM/38%20Appendix%20T9_SANDAG%20Trip%20Generation%20Rates.pdf
18	Institute of Transpiration Engineers Guidelines for Transportation Impact Studies in the San Diego Region	https://static1.squarespace.com/static/5ab6b8a33e2d09b08935bcb1/t/5d0c2f9ce5c55900014494ee/1561079734160/Guidelines+for+TIS+in+the+San+Diego+Region+-+May+2019.pdf
19	Office of Planning and Research Technical Advisory on Evaluating Transportation Impacts in CEQA	https://lci.ca.gov/docs/20180416-743_Technical_Advisory_4.16.18.pdf
20	SDAPCD Rule 55	https://www.sdapcd.org/content/dam/sdapcd/documents/rules/current-rules/Rule-55.pdf
21	2022 Regional Air Quality Strategy (RAQS)	https://www.sdapcd.org/content/dam/sdapcd/documents/grants/planning/Att.%20A%20-%202022%20RAQS.pdf

Memo

SUBJECT
2100 Haffley Ave Propane Tank Permitting

TO
Jay-Rob Josafat
WestAir Gases & Equipment, Inc

DATE
August 28, 2025

OUR REF
30249288

COPIES TO
Michelle Stayrook, Univar Solutions, USA

NAME
Brian Prowd, P.E.
916.786.3554, Brian.Prowd@arcadis.com

As the environmental consultant for the remediation site located at the address of 2100 Haffley Avenue, National City, CA, I certify the following:

a. There is no combustible gas being emitted from the vapor recovery unit onsite;
b. The proposed propane tank is not incompatible with the existing vapor recovery in any way, shape, or form;
c. Any soil spoils generated from the installation of the propane tank that are not suitable to be used to backfill onsite will be tested and profiled to confirm any hazardous concentrations. If required, soils will be disposed of appropriately;
d. Any potential hazardous concentrations of VOC in the soils should have no negative impact on the bearing capacities of the soils in their current state. It would be recommended to complete a geotechnical evaluation of the soils prior to reuse onsite, should any soils be excavated and reused as backfill.

If there are any questions, please contact me at 916.786.3554.

Sincerely,
Arcadis U.S., Inc.

[redacted]

Brian Prowd, P.E.
Project Manager



Public Hearing

CERTIFICATION OF A NEGATIVE DECLARATION AND A CONDITIONAL USE PERMIT AND COASTAL DEVELOPMENT PERMIT FOR LIQUIFIED PETROLEUM GAS (PROPANE) STORAGE AND DISPENSING AT 2100 HAFFLEY AVENUE

2025-26 CUP, CDP, IS

Overhead



Site Characteristics

- The applicant, WestAir, is a multi-use retail gas supplier located at 2100 Haffley Avenue
  - Located in the Medium Manufacturing zone and Coastal Zone overlay
    - All surrounding uses are industrial and are within the same zoning designation
  - The property is an 88,880 square-foot industrial site
  - Existing 24,000 square-foot warehouse building
  - WestAir is also operating at 2300 Haffley Avenue
  - The site is included on a list of hazardous materials sites
    - In March 2022, air sparge and soil vapor extraction wells were installed
    - Remediation is ongoing
    - New use will not interfere with remediation

Site Photos



Site Photos



Site Photos



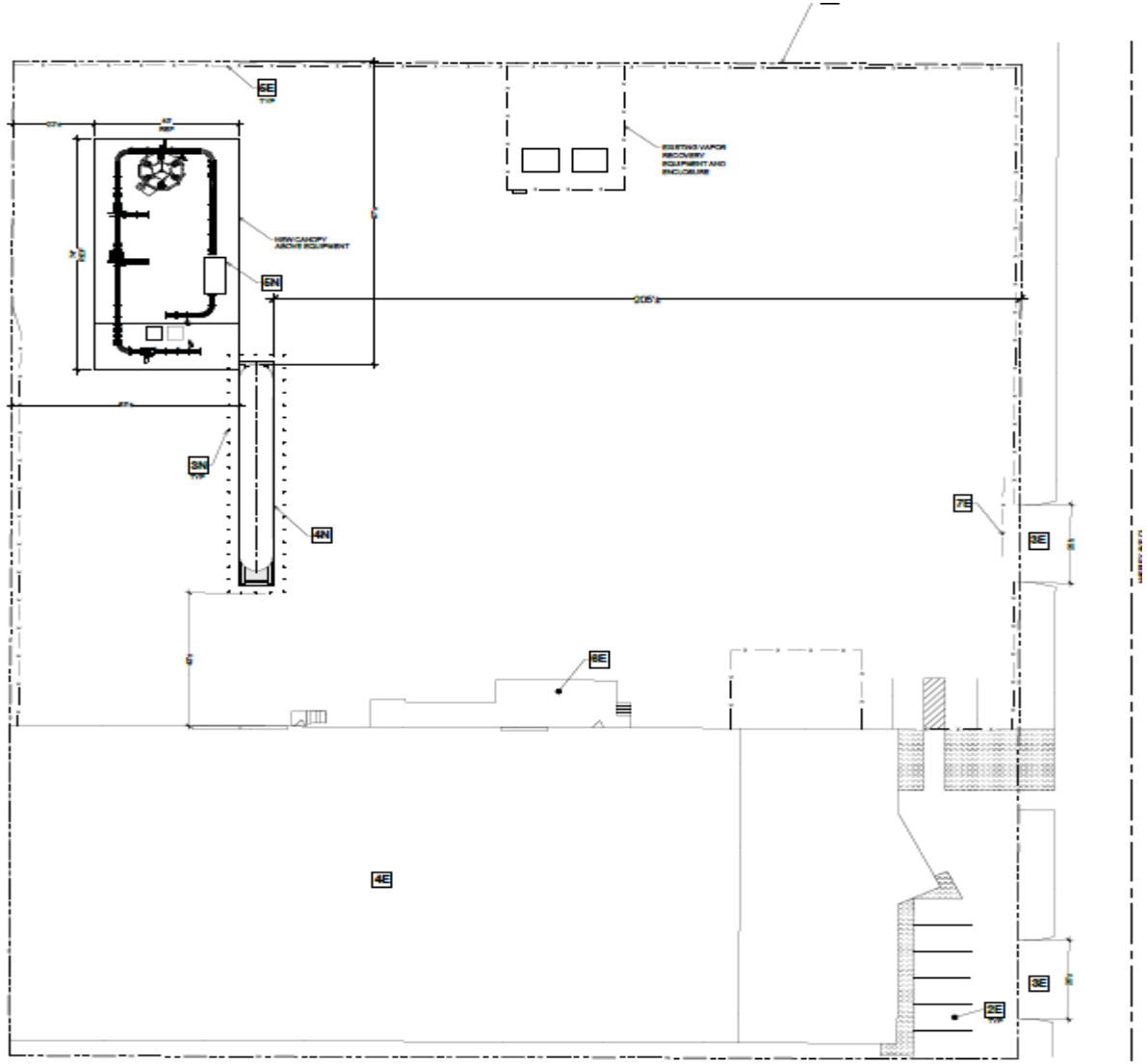
Proposal

- The applicant proposes to install and operate a 30,000-gallon above ground horizontal propane tank with associated dispensing equipment
  - Propane will be delivered via transport trucks and transported directly to the storage tank once every two weeks
  - Propane will be dispensed for retail customers in five-to-twenty-five-gallon tanks
  - Proposed use requires a CUP and CDP
- Proposed development includes associated dispensing equipment and a canopy
- The current use of the site is permitted by right in the MM zone

Propane

- Propane is a three-carbon alkane gas (C_3H_8)
  - Propane is produced as a byproduct of natural gas processing and crude oil refining
  - It is stored under pressure inside a tank as a colorless, odorless liquid
    - An odorant, ethyl mercaptan, is added for leak detection
  - As pressure is released, the liquid propane vaporizes and turns into gas that is used in combustion
  - If spilled or released from a vehicle, it presents no threat to soil, surface water, or groundwater

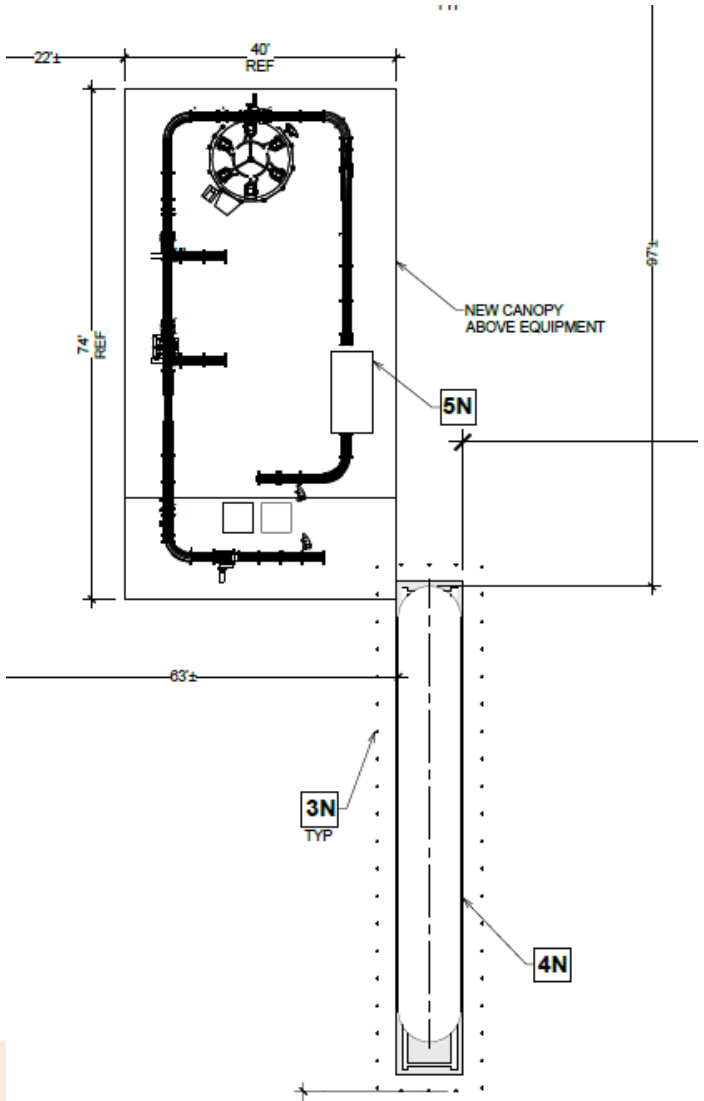
Site Plan



Overhead



Site Plan



Staff Analysis – General Plan

- The proposal is consistent with the General Plan and General Plan policies
  - Policy LU 6.2: Requires development to be consistent with the Zoning Code, General Plan, and applicable specific plans.
    - The proposed use is consistent with the Industrial (I) designation of the General Plan
    - The request to install and operate a propane storage tank, is a permitted use in the MM zone with the approval of a CUP and a CDP

Staff Analysis – Land Use Code

- The project is located in the Coastal Zone so the previous Land Use Code permitted uses and development standards apply
  - The project is located within the MM zone, which is regulated by Chapter 18.18 of the previous LUC
  - Use Group 23 – Medium Manufacturing, which is allowed in the MM zone, permits the storage and distribution of Liquified Petroleum Gas (LPG) with the approval of a CUP
  - Previous LUC provide rules of operation for the installation and use of storage and dispensing for LPG
    - Conform with National City Fire Code and State requirements
    - Require the dispensing of LPG be by fully competent and qualified persons who are trained in safe practices for handling, distribution, and operation
    - Operational standards included in Conditions of Approval
  - The proposal has also been reviewed for conformance with applicable design regulations
    - Setbacks, height, screening, etc.

Staff Analysis – Coastal Zone

- The business is located within the City's Coastal Zone (CZ) overlay and subject to the development regulations outlined in the Local Coastal Program (LCP)
- All projects in the Coastal Zone that require approval of a CUP must also have an approved CDP
  - The site is located in area within the Coastal Zone that is typically exempt from CDPs
- Two additional findings related to consistency with the Local Coastal Plan are required, which are included in the attached Resolution
  - The granting of said Coastal Development Permit will be consistent with all other plans and ordinances of the City of National City
  - The granting of said Coastal Development Permit will be consistent with and implements the Certified Local Coastal Program

Staff Analysis – Cont.

- Safety
  - Due to the type of use and the presence of hazardous material on site, the applicant is required to submit detailed plans to the National City Fire Department prior to construction and operation of the propane tank
    - Plans will include an Emergency Disaster Response Plan, Cost Recovery Plan, trainings, and compliance with all applicable Fire Codes
  - The project is subject to multiple federal, state, and local regulations that explicitly regulate the safety and handling of hazardous material
  - Operations related to the storage and dispensing of propane will follow proper safety and operation protocols from all relevant federal, state, and local requirements
  - Safety requirements included as Conditions of Approval

Staff Analysis – Cont.

- Traffic
  - Potential traffic for the proposed use was analyzed in the Initial Study
    - The project is not expected to have any traffic related impacts
  - Staff included a condition of approval requiring signage on site for trucks to adhere to approved truck routes in the City

California Environmental Quality Act (CEQA)

- An Initial Study (IS) checklist was prepared for the CUP and CDP
  - Original request included a hydrogen fueling station, which was removed
    - Posted October 3rd, 2025 to November 3rd, 2025
  - A new Initial Study was prepared for the propane use only
    - Posted December 19th, 2025 to January 26th, 2026
    - Staff received one comment related to monitoring for any potential discoveries for tribal cultural resources
      - Included as Condition of Approval
- Staff is recommending certification of a Negative Declaration based on the results of the Initial Study

Comments/Summary

- The proposed project is an industrial use at an existing industrial site
- The project is consistent with the General Plan and Land Use Code
- The project was analyzed for any potential impacts resulting from the propane storage and dispensing as required by CEQA
- Conditions of approval are included to ensure the project implements all relevant federal, state, and local requirements for operation of the propane tank and dispensing equipment
- All comments have been incorporated as conditions of approval as well as general conditions related to CUPs and CDPs

Options

- Certify the Negative Declaration and approve 2025-26 CUP, CDP, IS, subject to the conditions included in the Resolution, or other conditions, and based on the findings included in the Resolution, or other findings to be determined by the Planning Commission; or,
- Find that the Negative Declaration for the Proposed Project has not been completed and processed in compliance with the requirements of CEQA ; and/or deny 2025-26 CUP, CDP, IS, based on the attached findings, or findings to be determined by the Planning Commission; or,
- Continue the item for additional information

- Staff recommending approval
- Notice of Decision to City Council

AGENDA REPORT

Department: **Planning**
Prepared by: **David Welch, Principal Planner**
Meeting Date: **Tuesday, April 7, 2026**
Approved by: **Alejandro Hernandez, Acting City Manager**

SUBJECT:
Notice of Decision – Planning Commission Approval of a Planned Development (PD) Permit for Reduced Rear Yard Setbacks Within an Approved 10-Lot Subdivision Located at 3410 Valley Road.

RECOMMENDATION:
Staff recommends Approval of a Planned Development (PD) Request for Reduced Rear Yard Setbacks Within the 10-Lot Subdivision, Subject to the Recommended Conditions in the Attached Planning Commission Resolution No. 2026-04, and a Determination that the Project is Exempt from CEQA. The Project is Consistent with the General Plan and Meets all Applicable Findings for a PD Request.

BOARD/COMMISSION/COMMITTEE PRIOR ACTION:
The Planning Commission recommended approval of the Planned Development permit, with modified conditions, by unanimous vote of those present at a public hearing conducted on March 16, 2026. One seat on the Planning Commission is currently vacant and Commissioner Valenzuela was absent. The motion to recommend approval of the project included a request for an additional condition of approval related to the provision of a six-foot high privacy fence or wall along abutting residential properties.

EXPLANATION:
The applicant requests modified rear yard setbacks for a previously approved 10-lot subdivision to construct single-family homes and accessory dwelling units (ADUs) on each lot. The development includes 10 single-family residential lots with a private street connecting the development to Plaza Bonita Center Way. The subdivision will also include a biofiltration basin on-site for stormwater management purposes. The bioretention area, private street, and common area have dedicated lots that are separate from the 10 residential lots.

The average parcel size is approximately 5,443 square feet in size, although the properties vary in size from 5,005 to 6,667 square feet in size. Due to the shape of the lots and design of the homes, reduced rear yard setbacks of 15 feet are being requested for the development. The standard rear yard setback in the RS-2 zone is 25 feet.

At the public hearing, two community members communicated concerns related to the privacy of neighboring residential properties in the unincorporated community of Bonita, part of San Diego County. The Planning Commission voted to recommend approval of the request with modified conditions related to privacy fencing. Approval was based on the findings in and subject to the Conditions of Approval in the attached resolution. The attached Planning Commission staff report describes the proposal in detail.

FINANCIAL STATEMENT:
An application fee of $1,500 was paid with the submittal of the subject PD. Fees are anticipated to cover the cost of staff review time and processing the permit. A reduced fee for a conformance review was recommended by staff due to the previous review and approval of the tentative subdivision map associated with the proposed development.

RELATED CITY COUNCIL 2020-2025 STRATEGIC PLAN GOAL:
Housing and Community Development

ENVIRONMENTAL REVIEW:
This is a project under CEQA subject to a Categorical Exemption. Minor Alterations in Land Use Limitations. CCR 15305.

PUBLIC NOTIFICATION:
The Agenda Report was posted at least 72 hours before the Regular Meeting date and time, and 24 hours before a Special Meeting in accordance with the Ralph M. Brown Act.

ORDINANCE:
Not Applicable

EXHIBITS:
Exhibit A – PC Resolution 2026-04 (draft)
Exhibit B – 2025-36 PD Staff Report with attachments
Exhibit C – PC PowerPoint Slides

RESOLUTION NO. 2026-04

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF NATIONAL CITY, CALIFORNIA DETERMINING THAT THE PROJECT IS CATEGORICALLY EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) UNDER CLASS 5 OF THE CEQA GUIDELINES SECTION 15305 (MINOR ALTERATIONS IN LAND USE LIMITATIONS) AND PLANNED DEVELOPMENT FOR REDUCED REAR YARD SETBACKS WITHIN A 10-LOT SUBDIVISION LOCATED AT 3410 VALLEY ROAD. CASE FILE NO. 2025-36 PD APNS: 591-100-27 & 591-100-31

WHEREAS, the Planning Commission of the City of National City considered a Planned Development for reduced rear yard setbacks within a 10-lot subdivision located at 3410 Valley Road. At a duly advertised public hearing held on March 16, 2026, at which time oral and documentary evidence was presented; and,

WHEREAS, at said public hearings the Planning Commission considered the staff report contained in Case File No. 2025-36 PD maintained by the City and incorporated herein by reference along with evidence and testimony at said hearing; and,

WHEREAS, this action is taken pursuant to all applicable procedures required by State law and City law.

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of National City, California, that the testimony and evidence presented to the Planning Commission at the public hearing held on March 16, 2026, support the following findings:

1. The proposed project is consistent with the General Plan because the proposed subdivision consists of single-family lots, which is a permitted use in the Small Lot Residential (RS-2) zone. The lots comply with the minimum lot area requirement for the zone and the density of the Low Density Residential land use designation. The project will provide for additional homeownership opportunities and the construction of accessory dwelling units, which are promoted by policies in the City's Housing Element. In addition, modified rear yard setbacks will not substantially alter the character of existing neighborhoods within the City.

2. The proposed project will not be detrimental to the public health, safety, and welfare because the proposed subdivision and subsequent construction of single-family homes on the lots will be required to comply with applicable standards of the California Building Code and California Fire Code. The site was previously analyzed for the provision of adequate services when the property was annexed into the City in 2024.

3. The proposed development will comply with the regulations of the Land Use Code because the proposed subdivision includes 10 lots that can be developed with single-family homes. Each lot has adequate building area to construct a residence as well as

accessory structures in conformance with the development standards of the zone with the approval of the reduced rear yard setbacks.

4. The proposed development, when considered as a whole, will be beneficial to the community because the proposed development will provide for a new housing subdivision that offers homeownership opportunities and additional accessory dwelling units. The modified setbacks for the development allow for more diversity of housing units within the City. The development will also provide adequate stormwater retention to protect existing wetlands on the site.

5. Any proposed deviations pursuant to this section are appropriate for this location and will result in a more desirable project than would be achieved if designed in strict conformance with the development regulations of the applicable zone because the developer proposes to construct larger, contemporary homes on the 10 lots in the subdivision. Each home is also anticipated to include an attached accessory dwelling unit. The deviation allows for more buildable area on each site to allow for the necessary square footage.

6. The proposed project has been reviewed in compliance with the California Environmental Quality Act (CEQA) and has been determined to be categorically exempt from environmental review pursuant to Class 5, Section 15305 (Minor Alterations in Land Use Limitations) for which a Notice of Exemption will be filed subsequent to approval of this PD. Class 5 consists of minor alterations in land use limitations in areas with an average slope of less than 20%, which do not result in any changes in land use or density. This class explicitly provides for set back variances. The proposed project is on land with minor topographic changes and the proposed deviation from rear yard setback requirements will not result in any change in project density or the number of parcels in the subdivision.

BE IT FURTHER RESOLVED that the application for a Conditional Use Permit is approved subject to the following conditions:

General

1. This Planned Development authorizes reduced rear yard setbacks within a 10-lot subdivision located at 3410 Valley Road. Plans submitted for permits associated with this project shall conform to Exhibit A, Case File No. 2025-36 PD, dated 3/3/2026.
2. Before this *Planned Development* shall become effective, the applicant and the property owner shall both sign and have notarized an Acceptance Form, provided by the Planning Division, acknowledging and accepting all conditions imposed upon the approval of this permit. Failure to return the signed and notarized Acceptance Form within 30 days of its receipt shall automatically terminate the *Planned Development*. The applicant or owner shall also submit evidence to the satisfaction of the Planning Division that a Notice of Restriction on Real Property is recorded with the County Recorder. The applicant or owner shall pay necessary recording fees to the County. The Notice of Restriction shall provide information

that conditions imposed by approval of the *Planned Development* are binding on all present or future interest holders or estate holders of the property. The Notice of Restriction shall be approved as to form by the City Attorney and signed by the Director of Community Development prior to recordation.

3. This permit shall become null and void if not exercised within one year after adoption of the resolution of approval unless extended according to procedures specified in the Municipal Code.

4. *Within four* (4) days of approval, pursuant to Fish and Game Code 711.4 and the California Code of Regulations, Title 14, Section 753.5, the applicant shall pay all necessary environmental filing fees for the San Diego County Clerk. Checks shall be made payable to the San Diego County Clerk and submitted to the National City Planning Department.

Planning

5. Plans submitted for construction improvements shall comply with the current editions of the California Building, Mechanical, Electrical, Plumbing, Accessibility, Green, Energy, and Fire Codes.

6. Plans submitted for building permits must meet appropriate design guidelines as specified by the Land Use Code.

7. A landscape and underground irrigation plan shall be submitted with building permit plans as part of the construction permitting process in compliance with Land Use Code Chapter 18.44.

8. Building permit plans submitted for construction improvements on the proposed residential lots shall include an opaque, six-foot high wall or fence along all property lines abutting existing residential uses or properties zoned for residential use irrespective of the jurisdiction in which they are located. Required walls or fences shall be maintained and kept in good condition for the life of the project.

Indemnification Agreement

The Applicant shall defend, indemnify, and hold harmless the City, its agents, officers, and employees from any and all claims, actions, proceedings, damages, judgments, or costs, including attorney's fees, against the City or its agents, officers, or employees, relating to the issuance of this permit including, but not limited to, any action to attack, set aside, void, challenge, or annul this development approval and any environmental document or decision. The City will promptly notify the Applicant of any claim, action, or proceeding. The City may elect to conduct its own defense, participate in its own defense, or obtain independent legal counsel in defense of any claim related to this indemnification. In the event of such election, the Applicant shall pay all of the costs related thereto, including without limitation reasonable attorney's fees and costs. In the event of a disagreement between the City and Applicant regarding litigation issues, the City shall have the authority to control the litigation and make litigation related decisions, including, but not limited to, settlement or other disposition of the matter. However, the Applicant shall not be required to pay or perform any settlement unless such settlement is approved by the Applicant.

BE IT FURTHER RESOLVED that copies of this Resolution be transmitted forthwith to the applicant and to the City Council.

BE IT FINALLY RESOLVED that this Resolution shall become effective and final on the day following the City Council meeting where the Planning Commission resolution is set for review, unless an appeal in writing is filed with the City Clerk. The City Council may, at that meeting, review or appeal the decision of the Planning Commission by setting the matter for a public hearing.

CERTIFICATION:

This certifies that the Resolution was adopted by the Planning Commission at their meeting of March 16, 2026, by the following vote:

AYES:

NAYS:

ABSENT:

ABSTAIN:

_____

CHAIRPERSON

COMMUNITY DEVELOPMENT DEPARTMENT - PLANNING DIVISION
1243 NATIONAL CITY BLVD., NATIONAL CITY, CA 91950

PLANNING COMMISSION STAFF REPORT

Title:	PUBLIC HEARING – DETERMINATION THAT THE PROJECT IS CATEGORICALLY EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) UNDER CLASS 5 OF THE CEQA GUIDELINES SECTION 15305 (MINOR ALTERATIONS IN LAND USE LIMITATIONS) AND PLANNED DEVELOPMENT PERMIT FOR REDUCED REAR YARD SETBACKS WITHIN A 10-LOT SUBDIVISION LOCATED AT 3410 VALLEY ROAD.
Case File No.:	2025-36 PD
Location:	East side of Plaza Bonita Center Way south of Valley Road
Assessor's Parcel Nos.:	591-100-27 and 591-100-31
Staff report by:	David Welch, Principal Planner
Applicant:	Laurence Tucker
Zoning designation:	Small Lot Residential (RS-2)
Adjacent use and zoning:	
North:	Low-density residential use / County of San Diego (Bonita)
East:	Low-density residential use / County of San Diego (Bonita)
South:	Low-density residential use / County of San Diego (Bonita)
West:	Planned Unit Development (Bella Bonita) / RS-2
Environmental review:	Categorically exempt from environmental review pursuant to Class 5, Section 15305 (Minor Alterations in Land Use Limitations)
Staff recommendation:	Approve

EXHIBIT B

Staff Recommendation

Staff is recommending approval of the Planned Development (PD) request, subject to the recommended conditions in the attached resolution and a determination that the project is exempt from CEQA. The project is consistent with the General Plan.

Executive Summary

The applicant requests modified rear yard setbacks for a previously approved 10-lot subdivision to construct single-family homes and accessory dwelling units (ADUs). The development includes 10 single-family residential lots with a private street connecting the development to Plaza Bonita Center Way. The subdivision will also include a biofiltration basin on-site for stormwater management purposes that. The private street and common areas have dedicated lots that are separate from the 10 residential lots.

The average parcel size is approximately 5,443 square feet in size, although the properties vary in size from 5,005 to 6,667 square feet in size. Due to the shape of the lots and design of the homes, reduced rear yard setbacks are being requested for the development.

Site Characteristics

The proposed project is located at 3410 Valley Road approximately one mile east of the intersection of California State Route 54 (SR-54) and Interstate 805 (I-805). The site was annexed into National City in 2024. The site is comprised of a 10-lot subdivision, private street, and a biofiltration basin, totaling approximately 2.5 acres. The properties are zoned as RS-2 and are considered Low-Medium Density Residential on the General Plan Land Use map. There was an existing single-family residence on the site, which was demolished to redevelop the property. The property was annexed into the City on March 4, 2024, with the subdivision approved on September 5, 2023.

Proposed Use

The applicant proposes to construct an approved 10-lot single family subdivision with reduced rear yard setbacks. The project's tentative subdivision map and the property's annexation into the City were previously approved. However, the requested reduction in setbacks was not addressed during the original project review and a separate PD permit has been submitted for this purpose. The applicant is requesting 15-foot rear yard setbacks for the eastern half of the site and 20-foot rear yard setbacks for the western half of the site when a 25-foot rear yard setback is typically required for the RS-2 zone. No other modified standards

are requested for this permit and the approved lot configuration was already in conformance with minimum lot area and frontage standards. The table below provides an overview of the subdivision and the requested setbacks.

Lot Number	Size (square feet)	Proposed Use	Requested Rear Yard Setback
1	5,017	Single Family Residence	*20'*
2	5,005	Single Family Residence	*20'*
3	5,035	Single Family Residence	*20'*
4	5,065	Single Family Residence	*20'*
5	5,050	Single Family Residence	*20'*
6	6,485	Single Family Residence	*15'*
7	5,979	Single Family Residence	*15'*
8	5,078	Single Family Residence	*15'*
9	5,045	Single Family Residence	*15'*
10	6,667	Single Family Residence	*15'*
A	20,972	Private Street	N/A
B	5,934	Biofiltration Basin	N/A
C	6,667	Open Space (Drainage)	N/A
Total	**106,782**		
	(2.451 acres)		

Analysis

A PD permit may be requested for developments that consist of more than one acre and the purpose is to allow for greater flexibility from the strict application of regulations than would typically be allowed under the variance process. The applicant's property has characteristics that influenced the subdivision design. There is a stream that flows through the southern portion of the site. In order to protect this wetland, a stormwater retention basis was also needed in close proximity. The private street was also necessary to restrict driveway access from Plaza Bonita Centerway. The applicant was still able to meet minimum lot area for the zone, but the depth of the site resulted in lots that were wider and less deep than typical lots in the City. As a result, the buildable area of the lots is not as large as the applicant needs to construct the desired style of homes for the proposed subdivision, which are intended to be larger, open-floor plan contemporary designs.

Section 18.12.130.E.2 of the Land Use Code (LUC) provides for the request of special setbacks (or height) based on design and relation of buildings to each other and the surrounding area. The proposed development is uniquely situated on the edge of National City having been recently annexed. It is surrounded on three sides by rural, large lot development within unincorporated San Diego County. On the west side, the development has frontage along Plaza Bonita Centerway, which is a busy roadway that is used to access the Bonita area and Westfield Plaza Bonita Mall. Unlike most developments in the City, there is very little existing development context for the new subdivision to take design cues from. The site is, therefore, appropriate for the establishment of development patterns that deviate from what is ordinarily found in the RS-2 zone. In this case, the applicant is only requesting deviations in rear yard setbacks while lot area, frontage, height, and other development standards are still maintained. Furthermore, the depth of the new lots is just under 90 feet while most lots in the City have a least 100 feet providing further need for reduced rear yard areas.

General Plan

This project meets minimum lot area requirements and, therefore, the maximum density of the Low Density Residential land use designation of the General Plan. In addition, the project will provide 10 new residential lots, which will expand homeownership in the City as encouraged by the Housing Element:

> ***Policy HE 5.4:*** *Support increased homeownership across all income levels for National City residents.*

Each home is also expected to be constructed with an accessory dwelling unit, which will provide additional lower cost housing opportunities within the subdivision.

Mailing

All property owners and occupants within 300 feet are required to be notified of a public hearing for a PD application. Notice of this public hearing was sent to 10 occupants and owners.

Department Comments

The project was previously routed for review by departments and outside agencies during the review of the tentative subdivision map. No additional comments were received for the PD.

Public Comment
No public comments were received as of the writing of this staff report.

Findings for Approval
The Municipal Code contains six required findings for Planned Developments as follows:

1. The proposed project is consistent with the General Plan.

The proposed subdivision consists of single-family lots, which is a permitted use in the Small Lot Residential (RS-2) zone. The lots comply with the minimum lot area requirement for the zone and the density of the Low-Density Residential land use designation. The project will provide for additional homeownership opportunities and the construction of accessory dwelling units, which are promoted by policies in the City's Housing Element. In addition, modified rear yard setbacks will not substantially alter the character of existing neighborhoods within the City.

2. The proposed project will not be detrimental to the public health, safety, and welfare.

The proposed subdivision and subsequent construction of single-family homes on the lots will be required to comply with applicable standards of the California Building Code and California Fire Code. The site was previously analyzed for the provision of adequate services when the property was annexed into the City in 2024.

3. The proposed development will comply with the regulations of the Land Use Code.

The proposed subdivision includes 10 lots that can be developed with single-family homes. Each lot has adequate building area to construct a residence as well as accessory structures in conformance with the development standards of the zone with the approval of the reduced rear yard setbacks.

4. The proposed development, when considered as a whole, will be beneficial to the community.

The proposed development will provide for a new housing subdivision that offers homeownership opportunities and additional accessory dwelling units. The modified setbacks for the development allow for more diversity of housing units within the City. The development will also provide adequate stormwater retention to protect existing wetlands on the site.

5. Any proposed deviations pursuant to this section are appropriate for this location and will result in a more desirable project than would be achieved if designed in strict conformance with the development regulations of the applicable zone.

The developer proposes to construct larger, contemporary homes on the 10 lots in the subdivision. Each home is also anticipated to include an attached accessory dwelling unit. The deviation allows for more buildable area on each site to allow for the necessary square footage.

6. The proposed project has been reviewed in compliance with the California Environmental Quality Act.

The proposed project has been reviewed in compliance with the California Environmental Quality Act (CEQA) and has been determined to be categorically exempt from environmental review pursuant to Class 5, Section 15305 (Minor Alterations in Land Use Limitations) for which a Notice of Exemption will be filed subsequent to approval of this PD. Class 5 consists of minor alterations in land use limitations in areas with an average slope of less than 20%, which do not result in any changes in land use or density. This class explicitly provides for set back variances. The proposed project is on land with minor topographic changes and the proposed deviation from rear yard setback requirements will not result in any change in project density or the number of parcels in the subdivision.

Conditions of Approval

Standard Conditions of Approval related to new development projects are included in the draft resolution. The project was previously subjected to conditions with the approval of the tentative parcel map.

Summary

The request for modified rear yard setbacks for a previously approved subdivision would address an omission during the initial review process. The requested setbacks would provide for more buildable area on lots that have slightly less depth

than most lots in the same zone district. The previous entitlement was reviewed and conditioned based on comments from City departments and outside agencies. Staff is recommending approval of the PD with only standard conditions of approval for new development projects.

Options

1. Find the project exempt from CEQA under Class 5 of the CEQA Guidelines Section 15305 or other exemption and approve 2025-36 PD subject to the conditions included in the Resolution, and based on the findings included in the Resolution or other findings to be determined by the Planning Commission; or,

2. Find the project not exempt from CEQA and/or deny 2025-36 PD based on the attached findings, or findings to be determined by the Planning Commission; or,

3. Continue the item to a specific date in order to obtain additional information.

Attachments

1. Draft Resolution
2. Overhead
3. Applicant's Plans (Exhibit A, Case File No. 2025-36 PD, dated 3/3/2026)
4. Public Hearing Notice (Sent to 10 property owners and occupants)

RESOLUTION NO. 2026-04

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF NATIONAL CITY, CALIFORNIA DETERMINING THAT THE PROJECT IS CATEGORICALLY EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) UNDER CLASS 5 OF THE CEQA GUIDELINES SECTION 15305 (MINOR ALTERATIONS IN LAND USE LIMITATIONS) AND PLANNED DEVELOPMENT FOR REDUCED REAR YARD SETBACKS WITHIN A 10-LOT SUBDIVISION LOCATED AT 3410 VALLEY ROAD.
CASE FILE NO. 2025-36 PD
APNS: 591-100-27 & 591-100-31

WHEREAS, the Planning Commission of the City of National City considered a Planned Development for reduced rear yard setbacks within a 10-lot subdivision located at 3410 Valley Road. At a duly advertised public hearing held on March 16, 2026, at which time oral and documentary evidence was presented; and,

WHEREAS, at said public hearings the Planning Commission considered the staff report contained in Case File No. 2025-36 PD maintained by the City and incorporated herein by reference along with evidence and testimony at said hearing; and,

WHEREAS, this action is taken pursuant to all applicable procedures required by State law and City law.

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of National City, California, that the testimony and evidence presented to the Planning Commission at the public hearing held on March 16, 2026, support the following findings:

1. The proposed project is consistent with the General Plan because the proposed subdivision consists of single-family lots, which is a permitted use in the Small Lot Residential (RS-2) zone. The lots comply with the minimum lot area requirement for the zone and the density of the Low Density Residential land use designation. The project will provide for additional homeownership opportunities and the construction of accessory dwelling units, which are promoted by policies in the City's Housing Element. In addition, modified rear yard setbacks will not substantially alter the character of existing neighborhoods within the City.

2. The proposed project will not be detrimental to the public health, safety, and welfare because the proposed subdivision and subsequent construction of single-family homes on the lots will be required to comply with applicable standards of the California Building Code and California Fire Code. The site was

previously analyzed for the provision of adequate services when the property was annexed into the City in 2024.

3. The proposed development will comply with the regulations of the Land Use Code because the proposed subdivision includes 10 lots that can be developed with single-family homes. Each lot has adequate building area to construct a residence as well as accessory structures in conformance with the development standards of the zone with the approval of the reduced rear yard setbacks.

4. The proposed development, when considered as a whole, will be beneficial to the community because the proposed development will provide for a new housing subdivision that offers homeownership opportunities and additional accessory dwelling units. The modified setbacks for the development allow for more diversity of housing units within the City. The development will also provide adequate stormwater retention to protect existing wetlands on the site.

5. Any proposed deviations pursuant to this section are appropriate for this location and will result in a more desirable project than would be achieved if designed in strict conformance with the development regulations of the applicable zone because the developer proposes to construct larger, contemporary homes on the 10 lots in the subdivision. Each home is also anticipated to include an attached accessory dwelling unit. The deviation allows for more buildable area on each site to allow for the necessary square footage.

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BE IT FURTHER RESOLVED that the application for a Conditional Use Permit is approved subject to the following conditions:

General

1. This Planned Development authorizes reduced rear yard setbacks within a 10-lot subdivision located at 3410 Valley Road. Plans submitted for permits associated with this project shall conform to Exhibit A, Case File No. 2025-36 PD, dated 3/3/2026.
2. Before this *Planned Development* shall become effective, the applicant and the property owner shall both sign and have notarized an Acceptance Form, provided by the Planning Division, acknowledging and accepting all conditions imposed upon the approval of this permit. Failure to return the signed and notarized Acceptance Form within 30 days of its receipt shall automatically terminate the *Planned Development*. The applicant or owner shall also submit evidence to the satisfaction of the Planning Division that a Notice of Restriction on Real Property is recorded with the County Recorder. The applicant or owner shall pay necessary recording fees to the County. The Notice of Restriction shall provide information that conditions imposed by approval of the *Planned Development* are binding on all present or future interest holders or estate holders of the property. The Notice of Restriction shall be approved as to form by the City Attorney and signed by the Director of Community Development prior to recordation.
3. This permit shall become null and void if not exercised within one year after adoption of the resolution of approval unless extended according to procedures specified in the Municipal Code.
4. *Within four* (4) days of approval, pursuant to Fish and Game Code 711.4 and the California Code of Regulations, Title 14, Section 753.5, the applicant shall pay all necessary environmental filing fees for the San Diego County Clerk. Checks shall be made payable to the San Diego County Clerk and submitted to the National City Planning Department.

Planning

5. Plans submitted for construction improvements shall comply with the current editions of the California Building, Mechanical, Electrical, Plumbing, Accessibility, Green, Energy, and Fire Codes.
6. Plans submitted for building permits must meet appropriate design guidelines as specified by the Land Use Code.
7. A landscape and underground irrigation plan shall be submitted with building permit plans as part of the construction permitting process in compliance with Land Use Code Chapter 18.44.

<u>Indemnification Agreement</u>

The Applicant shall defend, indemnify, and hold harmless the City, its agents, officers, and employees from any and all claims, actions, proceedings, damages, judgments, or costs, including attorney's fees, against the City or its agents, officers, or

employees, relating to the issuance of this permit including, but not limited to, any action to attack, set aside, void, challenge, or annul this development approval and any environmental document or decision. The City will promptly notify the Applicant of any claim, action, or proceeding. The City may elect to conduct its own defense, participate in its own defense, or obtain independent legal counsel in defense of any claim related to this indemnification. In the event of such election, the Applicant shall pay all of the costs related thereto, including without limitation reasonable attorney's fees and costs. In the event of a disagreement between the City and Applicant regarding litigation issues, the City shall have the authority to control the litigation and make litigation related decisions, including, but not limited to, settlement or other disposition of the matter. However, the Applicant shall not be required to pay or perform any settlement unless such settlement is approved by the Applicant.

BE IT FURTHER RESOLVED that copies of this Resolution be transmitted forthwith to the applicant and to the City Council.

BE IT FINALLY RESOLVED that this Resolution shall become effective and final on the day following the City Council meeting where the Planning Commission resolution is set for review, unless an appeal in writing is filed with the City Clerk. The City Council may, at that meeting, review or appeal the decision of the Planning Commission by setting the matter for a public hearing.

CERTIFICATION:

This certifies that the Resolution was adopted by the Planning Commission at their meeting of March 16, 2026, by the following vote:

AYES:

NAYS:

ABSENT:

ABSTAIN:

_____

CHAIRPERSON

2025-36 PD – 3410 Valley Road – Overhead



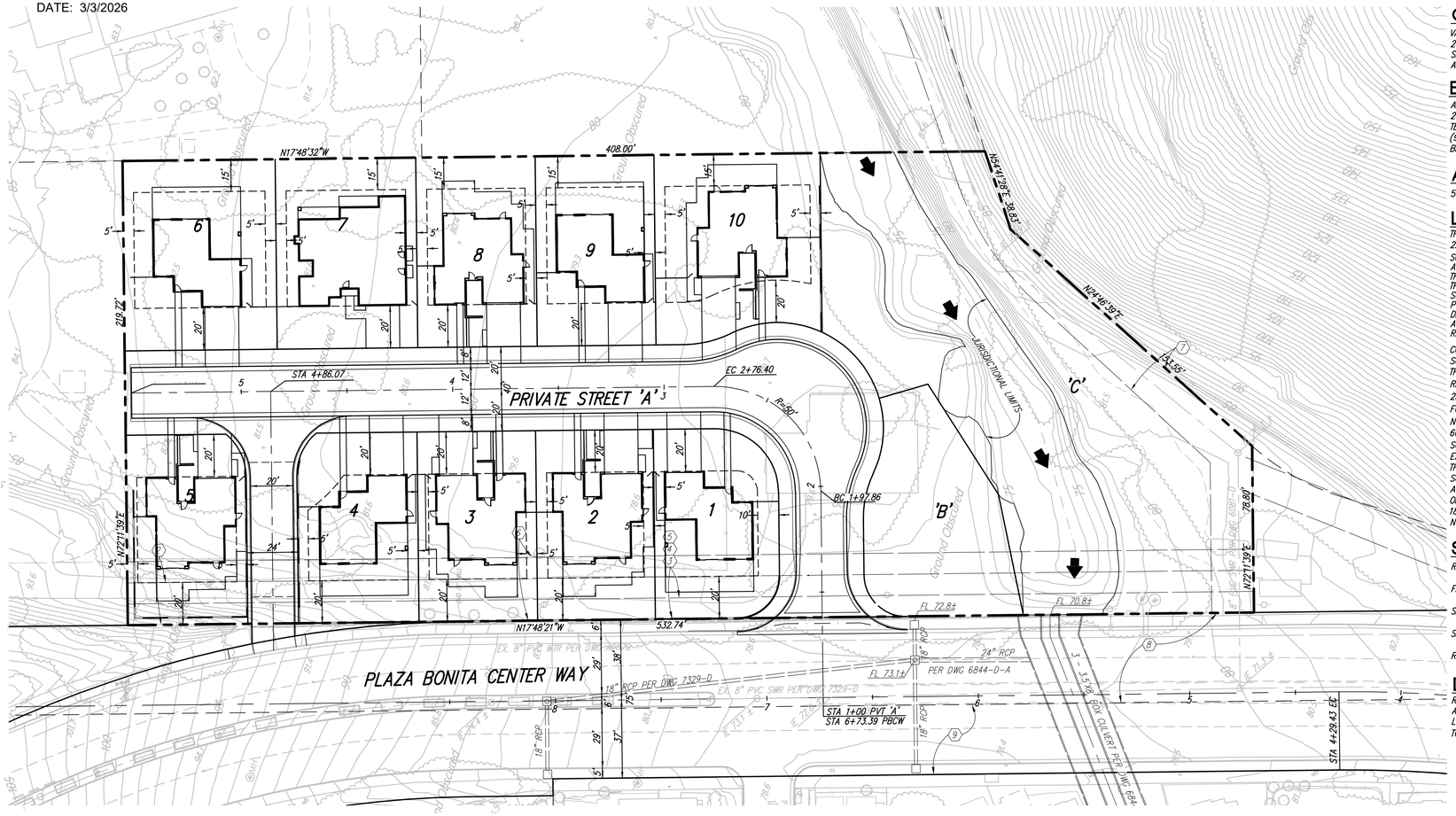
N

ATTACHMENT 2

EXHIBIT A
CASE FILE NO.: 2025-36 PD
DATE: 3/3/2026

VALLEY VIEW DEVELOPMENT

PLANNED DEVELOPMENT PERMIT NO. _____



OWNER

VALLEY VIEW DEV, LLC
2577 UNIVERSITY AVE
SAN DIEGO, CA 92104
ATTN: J. ARTURO VALDEZ

ENGINEER

ALIDADE ENGINEERING, INC.
28936 OLD TOWN FRONT STREET, # 205
TEMECULA, CA 92590
(951) 587-2020
BRENT C. MOORE, PE C59121

APN

591-100-27 & 31

LEGAL DESCRIPTION

THE SOUTHERLY 230 FEET OF THE NORTHERLY 692 FEET OF THE WESTERLY 220 FEET OF THE SOUTHWESTERLY QUARTER OF QUARTER SECTION 83 OF RANCHO DE NACION, ACCORDING TO MAP THEREOF NO. 166 BY MORRILL, FILED IN THE OFFICE OIC THE COUNTY RECORDER OF SAID COUNTY AND THE WESTERLY 220.00 FEET OF THE NORTHERLY 264.00 FEET OF THE WESTERLY 605.00 FEET OF THE SOUTHWEST QUARTER OF QUARTER SECTION 83, TOGETHER WITH THAT PORTION OF SAID SOUTHWEST QUARTER OF QUARTER SECTION 83, OF RANCHO DE LA NACION, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 166, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT 330.00 FEET NORTH 190 00" WEST OF THE SOUTHWEST CORNER OF QUARTER SECTION 83 OF RANCHO DE LA NACION, ON THE DIVIDING LINE BETWEEN SAID QUARTER SECTION 83 AND 100; THENCE AT RIGHT ANGLES NORTH 71 0 00 1 00" EAST FOR 78.8 FEET; THENCE NORTH 23 0 35T 00" EAST FOR 153.00 FEET; THENCE NORTH 53 0 30' 00" EAST FOR 279.2 FEET; THENCE NORTH 300 31' 00" EAST 206.00 FEET; THENCE NORTH 190 00' 00" WEST FOR 396.00 FEET; THENCE SOUTH 71 0 00" WEST 605.00 FEET TO THE WESTERLY LINE OF SAID QUARTER SECTION 83; THENCE SOUTH 190 00" EAST 726.00 FEET TO THE POINT OF COMMENCEMENT AND AN EASEMENT FOR ROAD AND PUBLIC UTILITIES AND PURPOSES INCIDENTAL THERETO OVER THE WESTERLY 30 FEET OF THE NORTHERLY 462 FEET OF THE SOUTHWEST QUARTER OF QUARTER SECTION 83, RANCHO DE NACION, ACCORDING TO THE MAP THEREOF NO. 166 BY MORRILL, FILE-D IN THE OFFICE OF THE COUNTY RECORDER OF SAID SAN DIEGO COUNTY, MAY 11, 1896. EXCEPTING FROM ALL OF THE ABOVE DESCRIBED PROPERTY THE NORTHERLY 692.00 FEET THEREOF.

SETBACKS

REQUIRED	PROPOSED
FRONT YARD – 20'	20'
SIDEYARD – 5'	5'
SIDEYARD ROAD – 10'	10'
REAR YARD – 20'	15'

DEVIATION TO STANDARD

REQUEST DEVIATION TO STANDARD FRONT AND REAR YARD SETBACKS TO ACCOMMODATE THE FACT THAT THE LOTS ARE NOT DEEP AT THE CUL-DE-SAC LOCATION. THE REQUEST IS TO LESSEN THE REAR AND FRONT YARD SETBACKS TO 15' INSTEAD OF THE REQUIRED 20'.

LEGEND

EXISTING IMPROVEMENTS

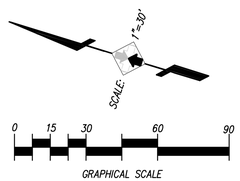
PROPERTY LINE
RIGHT-OF-WAY
EXISTING LOT LINE
EXISTING EASEMENT LINE
CITY/COUNTY LIMITS LINE
EXIST. HOUSE
EXIST. CONTOUR (85)
EXIST. SPOT ELEV. (79.6)
EXIST. BRUSH
EXIST. TREE
EXIST. WALL
EXIST. CURB AND GUTTER
EXIST. MEDIAN & PLANTER
EXIST. DRAINAGE STRUCTURE
EXIST. FIRE HYDRANT
EXIST. MANHOLE (MH)
EXIST. STRIPING
EXIST. WATER VALVE
EXIST. SIGN
EXIST. WATER
EXIST. SEWER
EXIST. STORM DRAIN
EXIST. TRIPLE BOX CULVERT

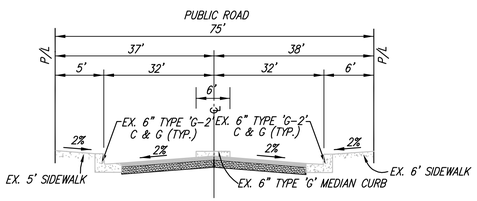
PROPOSED IMPROVEMENTS

PROP. LOT LINE
PROP. SETBACK

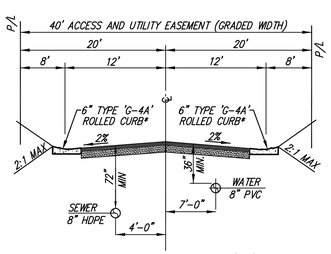
EASEMENT NOTES:

1. AN EASEMENT FOR CANALS OR AQUEDUCTS PER DOC. REC. 10-14-1869 IN BK 7 PAGE 124 OF DEEDS IS NOT DESCRIBED OF RECORD AND CANNOT BE PLOTTED ON THIS EXHIBIT.
2. 20' WIDE ROADWAY EASEMENT PER DOC. REC. 5-22-20 IN BK 816 PG 48 OF DEEDS.
3. 10' TELEPHONE/COMMUNICATION EASEMENT TO PACIFIC TELEPHONE PER DOC. REC. 5-13-57 IN BK 6493 PG 360, O.R.
4. 10' TELEPHONE/COMMUNICATION EASEMENT TO PACIFIC TELEPHONE PER DOC. REC. 5-13-57 IN BK 6575 PG 202, O.R.
5. 10' SDG&E EASEMENT FOR POLES, WIRES AND APPURTENANCES PER DOC. REC. 11-09-63 AS FILE NO. 201170, O.R.
6. 30' WIDE EASEMENT TO SDG&E FOR ELECTRICAL AND COMMUNICATION FACILITIES PER DOC. REC. 2-13-91 AS F/P NO. 91-68366, O.R.
7. 20' WIDE SEWER EASEMENT PER DOC. REC. APRIL 22, 1986 AS F/P NO. 86-155280, O.R.
8. PORTION OF PLAZA BONITA CENTER WAY (FORMERLY REO DR.) ACCEPTED BY THE CITY COUNCIL OF THE CITY OF NATIONAL CITY BY RESOLUTION NO. 15146, RECORDED 02/09/87 AS F//P NO. 87-071224, O.R.
9. PORTION OF PLAZA BONITA CENTER WAY (FORMERLY REO DR.) DEDICATED PER MAP NO. 12748.

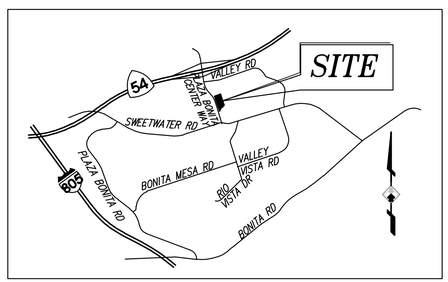




PLAZA BONITA CENTER WAY
NOT TO SCALE



PRIVATE ST. 'A'
NOT TO SCALE



VICINITY MAP

NOT TO SCALE

ATTACHMENT 3

REGISTERED PROFESSIONAL ENGINEER
BRENT C. MOORE
No. 59123
Exp. 6-30-15
CIVIL
STATE OF CALIFORNIA

Alidade ENGINEERING
28936 OLD TOWN FRONT STREET, # 205
Temecula, CA 92590
Phone: (951) 587-2020
Fax: (951) 587-2626

BRENT C. MOORE RCE 59121 DATE
MY REGISTRATION EXPIRES 6-30-23

PREPARED BY:
NAME: ALIDADE ENGINEERING, INC.
ADDRESS: 28936 OLD TOWN FRONT STREET, # 205
TEMECULA, CA 92590
PHONE #: (951) 587-2020 FAX: (951) 587-2626

PROJECT ADDRESS:
3410 VALLEY RD
BONITA, CA 91902

PROJECT NAME:
VALLEY VIEW DEVELOPMENT

SHEET TITLE:
PLANNED DEVELOPMENT PERMIT

REVISION 2: _____
REVISION 1: 08-07-23
ORIGINAL DATE: 07-25-22
SHEET 1 OF 1

21-3EXPDPM.DWG 03-08-23

NOTICE OF PUBLIC HEARING

DETERMINATION THAT THE PROJECT IS CATEGORICALLY EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) UNDER CLASS 5 OF THE CEQA GUIDELINES SECTION 15305 (MINOR ALTERATIONS IN LAND USE LIMITATIONS) AND PLANNED DEVELOPMENT FOR REDUCED REAR YARD SETBACKS WITHIN A 10-LOT SUBDIVISION LOCATED AT 3410 VALLEY ROAD.

CASE FILE NO.: 2025-36 PD

APNS: 591-100-27 & 591-100-31

NOTICE IS HEREBY GIVEN that the National City Planning Commission will hold a public hearing after the hour of 6:00 p.m. **Monday**, **March 16, 2026**, in the City Council Chambers, located at the Civic Center, 1243 National City Boulevard, National City, California, on the following item:

The applicant requests modified rear yard setbacks for a 10-lot subdivision to construct single-family homes and accessory dwelling units (ADUs). The development includes 10 single-family residential lots with a private street connecting the development to Plaza Bonita Center Way. The Planning Commission will also consider the staff determination that the project is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Class 5, Section 15305 (Minor Alterations in Land Use Limitations).

Information is available for review at the City's Planning Division, Civic Center. Members of the public are invited to comment orally at the hearing or in writing. Written comments should be received by the Planning Division on or before 2:00 p.m., **March 16, 2026** by submitting it to PlcPubComment@nationalcityca.gov. Planning staff can be contacted at 619-336-4310 or planning@nationalcityca.gov.

Under California Government Code section 65009, if you challenge the nature of the proposed action in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission at, or prior to, the public hearing.



Public Hearing

PLANNED DEVELOPMENT PERMIT FOR REDUCED REAR YARD SETBACK WITHIN A 10-LOT RESIDENTIAL SUBDIVISION AT 3410 VALLEY ROAD

2025-36 PD

EXHIBIT C

Site Characteristics

- 3410 VALLEY ROAD
  - South of SR-54 adjacent to Plaza Bonita Center Way
  - Zoned as RS-2 (Small Lot Residential)
  - Low-Medium Density Land Use
  - 2.5 acres originally comprised of two parcels
    - Developed with a single-family residence
    - Surrounding area is low-density residential in the County with medium density to the west
    - 10-lot subdivision is in the process of recording Final Map
    - Tentative Map approved September 5, 2023
    - Annexed into City on March 4, 2024
    - Original CEQA documentation was a Mitigated Negative Declaration

Overhead



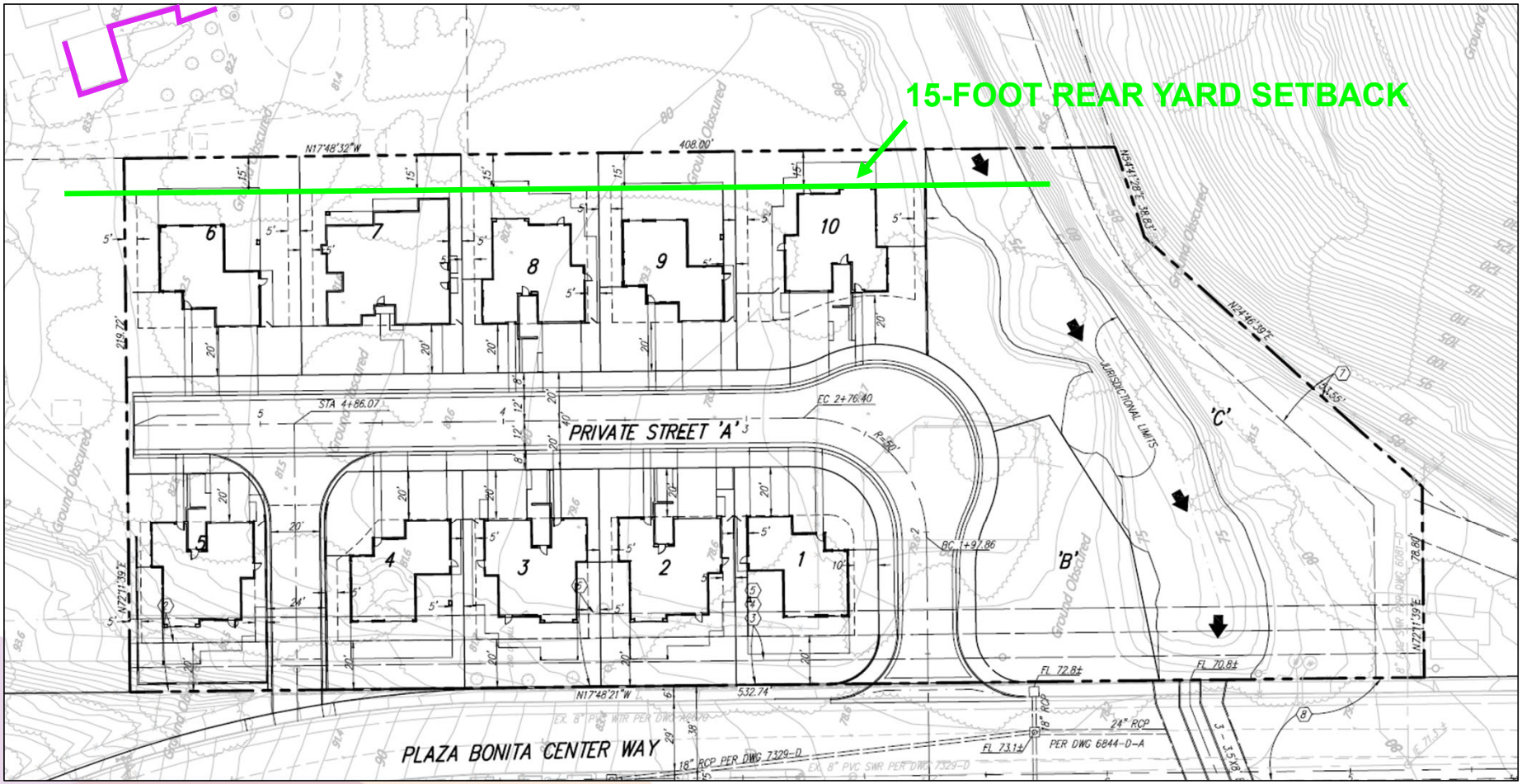
Site Photo



Proposal

- PLANNED DEVELOPMENT PERMIT FOR TENTATIVE 10-LOT SUBDIVISION
  - Applicant is requesting 15-foot rear yard setbacks on the eastern half of the site
    - Planned Development exhibit was originally included with application for Annexation and TSM
    - Staff never took in fees or addressed in previous approval
    - RS-2 zone has 25-foot rear yard setbacks
    - Proposed residences are larger, contemporary-style homes
  - Parcels 1-10
    - 5,005 to 6,667 square feet
    - To be developed with single-family residences (and ADUs)
  - Parcel A
    - 20,972 square feet (private street)
  - Parcel B
    - 5,934 square feet (bio-filtration basin)
  - Parcel C
    - 6,667 square feet (common space)

PD Exhibit


15-FOOT REAR YARD SETBACK
PRIVATE STREET 'A'
PLAZA BONITA CENTER WAY
JURISDICTIONAL LIMITS
'B'
'C'
N17°48'32"W
408.00'
N54°41'28"E 356.83'
N24°40'39"E
N17°48'21"W
532.74'
N27°11'39"E
219.22'
78.80'
STA 4+86.07
EC 2+76.40
BC 1+97.86
R=580'
FL 72.8±
FL 70.8±
FL 73.1±
18" RCP PER DWG 7329-D
24" RCP
PER DWG 6844-D-A
EX. 8" PVC SWR PER DWG 7329-D
Ground Obscured

Analysis

- DEVELOPMENT PROPOSAL
  - RS-2 zone typically permits one single-family residence per lot, plus an ADU
  - Applicant proposes one single-family residence per parcel
  - Building permits were submitted; design not final
  - Project would provide for 10 new homeownership opportunities
- PLANNED DEVELOPMENT
  - One acre or more
  - Allows greater flexibility from the strict application of regulations than would be typically allowed under variance process

Analysis (cont.)

- SUBDIVISION DESIGN
  - Southern portion of site includes protected stream
  - Storm water retention required
  - Double-loaded private street; restricted access to Plaza Bonita Centerway
  - Applicant still meets minimum lot area, but depth of the site resulted in atypical lot depths
    - Lot depths are less than 90 feet vs. typically 100+ feet for existing development in the City
  - Applicant desires to build large, open-floor plan contemporary designs

Analysis (cont.)

- LAND USE CODE (LUC) SECTION 18.12.130.E.2
  - Special setbacks may be requested based on the design and relation of buildings to each other and the surrounding area
  - Recently annexed with rural, large lot development on three sides (unincorporated SD County)
  - Frontage along the busy roadway, Plaza Bonita Centerway
  - Little existing development context to take design cues from
  - Appropriate location for a development pattern to deviate from ordinary development in the RS-2 zone
  - All other development standards are being maintained

Analysis (cont.)

- GENERAL PLAN
  - Land Use designation is “Low-Medium Density Residential”
    - Allows up to nine units per acre
    - Under density
    - 10 new residential lots; ADUs
  - General Plan Policies pertinent to the proposal:
    - Policy HE-5.4: Support increased homeownership across all income levels for National City residents

California Environmental Quality Act (CEQA)

- STAFF RECOMMENDING THAT THE PROJECT IS CATEGORICALLY EXEMPT UNDER CLASS 5, SECTION 15305 (MINOR ALTERATIONS IN LAND USE LIMITATIONS)
  - Modified setbacks; no change to land use or density
- PREVIOUS CEQA FOR ANNEXATION AND TENTATIVE SUBDIVISION MAP:
  - Mitigated Negative Declaration (MND)
  - Mitigation Measures:
    - MM BIO-1: Pre-construction Avian Survey
    - MM BIO-2: Construction Fencing
    - MM BIO-3: Permanent Open Space Easement
    - CUL-1 Archaeological and/or Native American Monitoring
    - CUL-2 Unanticipated Discovery of Archaeological Resources

Comments

- NO ADDITIONAL DEPARTMENT COMMENTS
  - Previously reviewed
- PUBLIC COMMENT
  - Opposition to CEQA determination for a categorical exemption
  - Site-specific effects create unusual circumstances
  - Privacy loss, aesthetics, noise, and constructed-related effects

Conditions

- CONDITIONS OF APPROVAL
  - Standard conditions related to new development
  - Project still subject to conditions related to tentative subdivision map

Summary

- Request for modified setbacks for previously-approved subdivision would address an omission during the initial review process.
- Requested 15-foot rear yard setbacks would provide for more buildable area on lots with slightly less depth than most lots within the same zone district.
- Previous entitlement already reviewed and conditioned based on comments from City departments and outside agencies

AGENDA REPORT

Department: **Planning**
Prepared by: **David Welch, Principal Planner**
Meeting Date: **Tuesday, April 7, 2026**
Approved by: **Alejandro Hernandez, Acting City Manager**

SUBJECT:
Notice of Decision – Planning Commission Approval of a Zone Variance (ZV) to Deviate from Minimum Requirements for Lot Area, Street Frontage, and Setbacks at a Vacant Property Located on East 5th Street between Highland Avenue and I Avenue.

RECOMMENDATION:
Staff Recommends Approval of the Zone Variance (ZV) Request for a Single-Family Residence and an Accessory Dwelling Unit (ADU), Subject to the Recommended Conditions in the Attached Planning Commission Resolution No. 2026-02 and a Determination that the Project is Exempt from CEQA. The Granting of a Zone Variance is Allowable with Findings Pursuant to Section 18.12.120 of the Land Use Code.

BOARD/COMMISSION/COMMITTEE PRIOR ACTION:
On March 16, 2026, the Planning Commission recommended approval of the ZV by a unanimous vote of those present with modified conditions. Commissioner Castle recused herself from the item. There is also one vacant seat on the Planning Commission.

Ayes: Armenta, Gogue, Miller, Quinones Recused: Castle Absent: Valenzuela

EXPLANATION:
The applicant proposes to construct a one-story, 803 square-foot single-family residence and a 620 square-foot attached accessory dwelling unit (ADU) on an existing 2,500 square-foot vacant lot on East 5th Street between Highland Avenue and I Avenue. Due to the size and shape of the lot, a variance is being requested to deviate from the minimum lot area, street frontage, and setbacks for the Small Lot Residential (RS-2) zone. The Planning Commission conducted an initial public hearing for a Zone Variance request on November 17, 2025, and voted to continue the item for additional information and a request for a two-story design proposal. A subsequent public hearing was conducted on March 16, 2026, and the applicant's plans for both the one-story and two-story development proposals were provided in the staff report as Exhibit's A and B. The Planning Commission voted to recommend approval of the request with modified conditions for Exhibit B, the two-story design, based on the findings and Conditions of Approval in the attached resolution. The attached Planning Commission staff report describes the proposal in detail.

FINANCIAL STATEMENT:
An application fee of $3,700 was paid with the submittal of the subject ZV. Fees are anticipated to cover the cost of staff review time and processing of the permit.

RELATED CITY COUNCIL 2020-2025 STRATEGIC PLAN GOAL:
Balanced Budget and Economic Development

ENVIRONMENTAL REVIEW:
This is a project under CEQA subject to a Categorical Exemption. New Construction or Conversion of Small Structures. CCR 15303.

PUBLIC NOTIFICATION:
The Agenda Report was posted at least 72 hours before the Regular Meeting date and time and 24 hours before a Special Meeting in accordance with the Ralph M. Brown Act.

ORDINANCE:
Not Applicable

EXHIBITS:
Exhibit A – Planning Commission Resolution (draft)
Exhibit B – Planning Commission Staff Report with attachments
Exhibit C – 3/16/26 Planning Commission PowerPoint slides

RESOLUTION NO. 2026-02

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF NATIONAL CITY, CALIFORNIA DETERMINING THAT THE PROJECT IS CATEGORICALLY EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) UNDER CLASS 3 OF THE CEQA GUIDELINES SECTION 15303 (NEW CONSTRUCTION OR CONVERSION OF SMALL STRUCTURES) AND ZONE VARIANCE TO DEVIATE FROM MINIMUM REQUIREMENTS FOR LOT AREA, STREET FRONTAGE, AND SETBACKS AT A VACANT PROPERTY LOCATED ON EAST 5TH STREET BETWEEN HIGHLAND AVENUE AND I AVENUE.
CASE FILE NO. 2025-21 ZV
APN: 556-311-10

WHEREAS, the Planning Commission of the City of National City considered a Zone Variance for a new single-family residence and accessory dwelling unit (ADU) to be located at East 5th Street between Highland Avenue and I Avenue (APN: 556-311-10). At a duly advertised public hearing held on March 16, 2026, at which time oral and documentary evidence was presented; and,

WHEREAS, at said public hearings the Planning Commission considered the staff report contained in Case File No. 2025-21 ZV maintained by the City and incorporated herein by reference along with evidence and testimony at said hearing; and,

WHEREAS, this action is taken pursuant to all applicable procedures required by State law and City law.

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of National City, California, that the testimony and evidence presented to the Planning Commission at the public hearing held on March 16, 2026, support the following findings:

1. The rectangular-shaped lot is a remnant parcel from divisions of land for the development of adjacent properties resulting in a substandard lot with half the minimum lot size and street frontage requirements in the zone. Given the size and shape of the lot, there is no room to build a residence of a typical size and an ADU without encroaching into the required property setbacks.

2. Existing development within the RS-2 zone and vicinity is constructed with less than required lot size, street frontage, and setbacks. Developed properties with

less than 5,000 square feet of lot area along E 5th Street and I Avenue are common. Most residential properties in the area do not conform to setback regulations. The requested reduction will result in development consistent with the surrounding area.

3. That the request is to construct a single-family home and an ADU, which is a permitted use in the RS-2 zone.

4. The proposed project has been reviewed in compliance with the California Environmental Quality Act (CEQA) and has been determined to be categorically exempt from environmental review pursuant to Class 3, Section 15303 (New Construction or Conversion of Small Structures) for which a Notice of Exemption will be filed subsequent to approval of this Zone Variance. Class 3 consists of construction and location of limited numbers of new, small facilities or structures among other similar projects. One single-family residence, or a second dwelling unit in a residential zone are explicitly provided for under this exemption. The proposed project is to construct one single-family residence and an ADU.

BE IT FURTHER RESOLVED that the application for a Conditional Use Permit is approved subject to the following conditions:

General

1. This *Zone Variance* authorizes a single-family residence and an accessory dwelling unit (ADU) to deviate from requirements for minimum lot area, minimum yard setbacks, and minimum street frontage at a vacant parcel on East 5th Street (APN: 556-311-10). Except as required by conditions of approval, all plans submitted for permits associated with the project shall conform to Exhibit B, Case File No. 2025-21 ZV, dated 3/10/2026.
2. Before this *Zone Variance* shall become effective, the applicant and the property owner shall both sign and have notarized an Acceptance Form, provided by the Planning Division, acknowledging and accepting all conditions imposed upon the approval of this permit. Failure to return the signed and notarized Acceptance Form within 30 days of its receipt shall automatically terminate the *Zone Variance*. The applicant or owner shall also submit evidence to the satisfaction of the Planning Division that a Notice of Restriction on Real Property is recorded with the County Recorder. The applicant or owner shall pay necessary recording fees to the County. The Notice of Restriction shall provide information that conditions imposed by approval of the *Zone Variance* are binding on all present or future interest holders or estate holders of the property. The Notice of Restriction shall be approved as to form

by the City Attorney and signed by the Director of Community Development prior to recordation.

3. This permit shall become null and void if not exercised within one year after adoption of the resolution of approval unless extended according to procedures specified in the Municipal Code.
4. *Within four* (4) days of approval, pursuant to Fish and Game Code 711.4 and the California Code of Regulations, Title 14, Section 753.5, the applicant shall pay all necessary environmental filing fees for the San Diego County Clerk. Checks shall be made payable to the San Diego County Clerk and submitted to the National City Planning Department.

Building

5. The proposed construction must be entirely contained within the property bounds.
6. The construction assembly for the proposed structure abutting the property line would be required to be 1-hour fire resistance rated up to a minimum of 5-feet from the property line. This would include exterior walls, return walls, interior walls, roof assembly, etc.
7. No projections, penetrations, or wall openings are allowed on the walls of the proposed structure that are abutting the property line.
8. A complete plan check submittal and an issued building permit is required prior to any work beginning and, through that review, additional comments or requirements may incur.

Engineering

9. Cross lot drainage is strictly prohibited in the City of National City. Vertical encroachment of rain gutters into adjacent properties will not be allowed, unless an easement is obtained with the adjacent property owner.
10. Building plans will be required to show the foundation, building pad structure, and supporting details. This information is needed to study the method of pad development to ensure that adjacent properties are protected from damage during construction or encroachment onto adjacent properties by the builders.
11. The existing utility easement shall be dimensioned and the easement owner identified. No encroachment of the proposed structures shall be permitted into, under over or through said easement without the direct written permission from the owner of the easement.
12. A grading plan for the site shall be submitted to the National City Engineering/Public Works Department (Engineering). The plans shall be prepared by a registered civil

engineer licensed in the State of California. The plans shall be submitted together with copies of the following items: a cost estimate prepared by the Engineer of Work for all items shown in the grading/improvement plans, a Title Report, a Hydrology Study, a completed Storm Water BMP Applicability Form, a check in the amount equal to three percent (3%) of the engineer's cost estimate or $10,000, whichever is greater, and a completed copy of the Grading and Improvement application form.

13. A Bond equal to one hundred percent of the Engineer's Cost Estimate shall be posted with Engineering prior to any permit for grading or construction is issued.
14. Prior to any earthwork commencing, the contractor shall submit a haul route to Engineering.
15. The owner shall pay the sewer capacity fee in the amount of $1,930.
16. The owner shall apply for new addresses with Engineering.

Fire

17. Project shall be designed to code. The National City Fire Department utilizes all current codes and ordinances. Currently, we are using the 2022 edition of the California Fire Code (CFC), National Fire Protection Association (NFPA), and Health Safety Codes (HSC).
18. Fire sprinkler system will be required for both the single family and ADU development.
19. The fire code official shall have the authority to require or permit modifications to the required access widths where they are inadequate for fire rescue operations or where necessary to meet the public safety objectives of the jurisdiction.
20. If entrance/exit gates are used, they shall be equipped with Knox Box and Emergency Strobes so as to provide emergency vehicle access and egress. A Knox Key Switch shall be required in conjunction with strobe for emergency access, and shall be placed at front of property. Please contact the National City Fire Department for exact field location.
21. Fire hydrants that may be located throughout the project as not to have a separation distance greater than 300 feet. Fire hydrants to be located within 300 feet of all locations which are roadway accessible. Measurement starts from nearest public fire hydrant to project.
22. An approved water supply for fire protection, either temporary or permanent, shall be made available as soon as combustible material arrives on the site.
23. A letter describing code compliant water flow shall be requested by the applicant early, so as to identify adequate water supply necessary for firefighting on site.

24. Where there is conflict between a general requirement and a specific requirement, the specific requirement shall be applicable. Where, in a specific case, different sections of this code specify different materials, methods of construction or other requirements, the most restrictive shall govern.

25. Should any plan corrections be required, contractor must correct the plan and resubmit to the Fire Department for approval once again prior to installation

Planning

26. Plans submitted for building permits must meet appropriate design guidelines as specified by the Land Use Code.

27. A landscape and underground irrigation plan shall be submitted with building permit plans as part of the construction permitting process in compliance with Land Use Code Chapter 18.44.

Indemnification Agreement

The Applicant shall defend, indemnify, and hold harmless the City, its agents, officers, and employees from any and all claims, actions, proceedings, damages, judgments, or costs, including attorney's fees, against the City or its agents, officers, or employees, relating to the issuance of this permit including, but not limited to, any action to attack, set aside, void, challenge, or annul this development approval and any environmental document or decision. The City will promptly notify the Applicant of any claim, action, or proceeding. The City may elect to conduct its own defense, participate in its own defense, or obtain independent legal counsel in defense of any claim related to this indemnification. In the event of such election, the Applicant shall pay all of the costs related thereto, including without limitation reasonable attorney's fees and costs. In the event of a disagreement between the City and Applicant regarding litigation issues, the City shall have the authority to control the litigation and make litigation related decisions, including, but not limited to, settlement or other disposition of the matter. However, the Applicant shall not be required to pay or perform any settlement unless such settlement is approved by the Applicant.

BE IT FURTHER RESOLVED that copies of this Resolution be transmitted forthwith to the applicant and to the City Council.

BE IT FINALLY RESOLVED that this Resolution shall become effective and final on the day following the City Council meeting where the Planning Commission resolution is set for review, unless an appeal in writing is filed with the City Clerk. The City Council may, at that meeting, review or appeal the decision of the Planning Commission by setting the matter for a public hearing.

CERTIFICATION:

This certifies that the Resolution was adopted by the Planning Commission at their meeting of March 16, 2026, by the following vote:

AYES:

NAYS:

ABSENT:

ABSTAIN:

_____

CHAIRPERSON

COMMUNITY DEVELOPMENT DEPARTMENT - PLANNING DIVISION
1243 NATIONAL CITY BLVD., NATIONAL CITY, CA 91950

PLANNING COMMISSION STAFF REPORT

Title:	PUBLIC HEARING – DETERMINATION THAT THE PROJECT IS CATEGORICALLY EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) UNDER CLASS 3 OF THE CEQA GUIDELINES SECTION 15303 (NEW CONSTRUCTION OR CONVERSION OF SMALL STRUCTURES) AND ZONE VARIANCE TO DEVIATE FROM MINIMUM REQUIREMENTS FOR LOT AREA, STREET FRONTAGE, AND SETBACKS AT A VACANT PROPERTY LOCATED ON EAST 5TH STREET BETWEEN HIGHLAND AVENUE AND I AVENUE.
Case File No.:	2025-21 ZV
Location:	East 5th Street between Highland Avenue and I Avenue
Assessor's Parcel Nos.:	556-311-10-00
Staff report by:	David Welch, Principal Planner
Applicant:	Flavia Gomes
Zoning designation:	Small Lot Residential (RS-2)
Adjacent use and zoning:	
North:	Residential use across East 5th Street / RS-2
East:	Residential use / RS-2
South:	Residential use / RS-2
West:	Residential with Commercial uses beyond Highland Avenue / Minor Mixed-Use Corridor (MXC-1)
Environmental review:	Categorically exempt from environmental review pursuant to Class 3, Section 15303 (New Construction or Conversion of Small Structures)
Staff recommendation:	Approve

Staff Recommendation

Staff is recommending approval of the Zone Variance request, subject to the recommended conditions in the attached resolution and a determination that the project is exempt from California Environmental Quality Act (CEQA).

Executive Summary

The applicant proposes to construct a one story, 803 square-foot single-family residence and 630 square-foot attached accessory dwelling unit (ADU) on an existing 2,500 square-foot vacant lot on East 5th Street between Highland Avenue and I Avenue. Due to the size and shape of the lot, a variance is being requested to deviate from the minimum lot area, street frontage, and setbacks for the Small Lot Residential (RS-2) zone.

On November 17, the Planning Commission voted to continue the public hearing to allow the applicant to look into a possible two-story design and a modified setback request. The applicant's revised drawings are attached as Exhibit A, the applicant's preferred one-story design, and Exhibit B, the Planning Commission's requested two-story design. Exhibit A provides for a four-foot side yard setback on the west side of the property instead of the original request for three feet. On the east side, a reduced setback of three feet and six inches is requested. In addition, the rear yard setback for the attached ADU was increased to three feet while the front yard setback was reduced to 11 feet. The project design in Exhibit B includes a 1,047-square foot home on the first floor and an 870 square-foot ADU on the second floor, which is accessed via an exterior staircase. Exhibit B has the same side setbacks, but the front yard request would be for 16 feet and the rear yard for 20 feet. Staff is recommending approval of the applicant's preferred design (Exhibit A).

Site Characteristics

The project site is comprised of a 2,500 square-foot vacant parcel located on East 5th Street between Highland Avenue and "I" Avenue. The rectangular-shaped lot is a remnant parcel from divisions of land for the development of adjacent properties. The lot is of a substandard size for the RS-2 zone and would not allow for the construction of a home without the granting of a variance. The lot has 25 feet of street frontage along East 5th Street. The lot is approximately 100 feet deep along its eastern and western boundary. The size of the lot results in a constrained buildable area when required setbacks are accounted for. The property is zoned RS-2 and has a Low Density Residential General Plan designation.

Proposed Project

The applicant is proposing to construct a single-family residence with an attached ADU on a vacant, substandard lot. The proposed 803 square-foot residence is planned to be one story with three bedrooms and two bathrooms. The attached 630 square-foot ADU is planned to be one story with one bedroom and one bathroom. In addition to the minimum lot size and street frontage requirements, the applicant is requesting reduced setbacks. The applicant is requesting an 11-foot front yard setback, a three-foot six-inch side yard setback to the east, a four-foot side yard to the West, and a three-foot rear yard setback for the ADU.

Analysis

General Plan

The General Plan land use designation for the subject property is Low Density Residential, which specifies a maximum density of nine dwelling units per acre. The project has a proposed density (not including the ADU) of approximately 17 units per acre, which is double the generally-allowed density. However, the property owner has the right to develop a single-family residence on the lot per state law. Moreover, Senate Bill 9 (SB 9) allows for the creation of new lots that are less than the required minimum lot size. Therefore, the project is consistent with state law, and thus, the General Plan.

This project contributes to affordable housing and infill development, which is encouraged by the following General Plan policies:

> ***Policy LU 2.3:*** *Encourage housing types that are often more affordable, such as micro-units and accessory dwelling units.*
>
> ***Policy HE 1.4:*** *Promote the development of accessory dwelling units (ADUs) throughout National City to meet residential housing needs.*
>
> ***Policy HE 2.1:*** *Promote residential development on underutilized land and remove barriers to infill development.*

The proposal is a residential infill project including a single-family residence and an ADU on a vacant lot that would ordinarily not be permitted on a substandard lot. The proposal also provides an additional home ownership opportunity, which is consistent with the City's Housing Element.

Land Use Code

The Land Use Code (LUC) includes development standards for zoning districts. For the RS-2 zone, there are minimum standards for lot area, street frontage, and setbacks. The proposed single-family residence would not meet several requirements within the LUC and is requesting a zone variance to deviate from the prescribed rules.

As discussed above, the property is 2,500 square-feet in size with a street frontage of 25 feet along East 5th Street. For this reason, the property is substandard in size and logically presents challenges to the development of a single-family residence that would not exist on an ordinary lot. The minimum lot area and street frontage required by the LUC for the RS-2 zone is 5,000 square feet and 50 feet respectively. With the development of the adjacent properties, the lot has been reduced in size and shape and has remained in a vacant state for several decades. The request for a variance for a reduced minimum lot area and street frontage would allow for the development of a single-family home and ADU consistent with other properties in the RS-2 zone.

Setback requirements for a single-family residence in the RS-2 zone include a 20-foot front yard setback, five-foot side yard setbacks, and a 25-foot rear yard setback. Setback requirements for an ADU include a 15-foot front yard setback and four-foot side and rear yard setbacks. In order to construct the proposed primary residence, the applicant is requesting a reduced (11-foot) front yard setback, a (three-foot six-inch) side yard setback to the east, a (four-foot) side yard to the West, and a (three-foot) rear yard setback for the ADU.

The substandard size and shape of the lot would not allow for the placement of a single-family home and an attached ADU of a typical size without reduced setbacks. The proposed size of the one-story single-family home is of a similar size and character to other homes in the area. An ADU can be built up to 1,200 square-feet, however, the applicant is requesting a small ADU of 630 square-feet. The requested reduced front yard setback is to serve a covered porch which is a common feature seen in the surrounding residences.

Mailing

All property owners and occupants within 300 feet are required to be notified of a public hearing for a Zone Variance application. Notice of this public hearing was sent to 184 occupants and owners.

Prior to the public hearing held on November 17, 2026, the Planning Division received one public comment as part of this public hearing notice. There were also four speakers at the public hearing in opposition to the project.

Department Comments

Comments were provided by the Fire Department related to standard requirements for new developments. The Building Division and Engineering Department provided comments for additional considerations for stormwater and fire safety specific to the request for zero-foot setbacks. The comments have been incorporated as conditions of approval.

Findings for Approval

The Municipal Code contains three required findings for Zone Variances as follows:

1. Variances from the terms of Title 18 shall be granted only when, because of special circumstances applicable to the property, including size, shape, topography, location or surroundings, the strict application of Title 18 deprives such property of privileges enjoyed by other property in the vicinity and under identical zoning classification.

   The rectangular-shaped lot is a remnant parcel from divisions of land for the development of adjacent properties resulting in a substandard lot with half the minimum lot size and street frontage requirements in the zone. Given the size and shape of the lot, there is no room to build a residence of a typical size and an ADU without encroaching into the required property setbacks.

2. Any variance granted shall be subject to such conditions as will assure that the adjustment thereby authorized shall not constitute a grant of special privileges inconsistent with the limitations upon other properties in the vicinity and zone in which such property is situated.

   Existing development within the RS-2 zone and vicinity is constructed with less than required lot size, street frontage, and setbacks. Developed properties with less than 5,000 square feet of lot area along E 5th Street and I Avenue are common. Most residential properties in the area do not conform to setback regulations. The requested reduction will result in development consistent with the surrounding area.

3. A variance shall not be granted for a parcel of property which authorizes a use or activity which is not otherwise expressly authorized by the zone regulation governing the parcel of property.

   The request is to construct a single-family home and an ADU, which is a permitted use in the RS-2 zone.

One additional finding is required for this project:

4. The proposed project has been reviewed in compliance with the California Environmental Quality Act (CEQA).

   The proposed project has been reviewed in compliance with the California Environmental Quality Act (CEQA) and has been determined to be categorically exempt from environmental review pursuant to Class 3, Section 15303 (New Construction or Conversion of Small Structures) for which a Notice of Exemption will be filed subsequent to approval of this Zone Variance. Class 3 consists of construction and location of limited numbers of new, small facilities or structures among other similar projects. One single-family residence, or a second dwelling unit in a residential zone are explicitly provided for under this exemption. The proposed project is to construct one single-family residence and an ADU.

Conditions of Approval

Standard Conditions of Approval related to new development projects are included as well as comments from the Fire, Building, and Engineering Department.

Summary

The proposed single-family residence and accessory dwelling unit (ADU) are permitted uses for which the applicant is requesting several variances. The lot size and shape would make it impractical to construct an ordinary single-family residence and ADU in conformance with applicable regulations within Land Use Code. Staff is recommending approval of the variance request for reduced lot area, street frontage, and setbacks subject to the recommended Conditions of Approval.

Options

1. Find the project exempt from CEQA under Class 3 of the CEQA Guidelines Section 15303 or other exemption and approve 2025-21 ZV subject to the conditions included in the Resolution, and based on the findings included in the Resolution or other findings to be determined by the Planning Commission; or,

2. Find the project not exempt from CEQA and/or deny 2025-21 ZV based on the attached findings, or findings to be determined by the Planning Commission; or,

3. Continue the item to a specific date in order to obtain additional information.

Attachments

1. Draft Resolution
2. Overhead
3. Applicant's Plans (Exhibits A and B, Case File No. 2025-21 ZV, dated 3/10/2026)
4. Public Hearing Notice (Sent to 184 property owners and occupants)
5. Public Comment

RESOLUTION NO. 2026-02

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF NATIONAL CITY, CALIFORNIA DETERMINING THAT THE PROJECT IS CATEGORICALLY EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) UNDER CLASS 3 OF THE CEQA GUIDELINES SECTION 15303 (NEW CONSTRUCTION OR CONVERSION OF SMALL STRUCTURES) AND ZONE VARIANCE TO DEVIATE FROM MINIMUM REQUIREMENTS FOR LOT AREA, STREET FRONTAGE, AND SETBACKS AT A VACANT PROPERTY LOCATED ON EAST 5TH STREET BETWEEN HIGHLAND AVENUE AND I AVENUE.
CASE FILE NO. 2025-21 ZV
APN: 556-311-10

WHEREAS, the Planning Commission of the City of National City considered a Zone Variance for a new single-family residence and accessory dwelling unit (ADU) to be located at East 5th Street between Highland Avenue and I Avenue (APN: 556-311-10). At a duly advertised public hearing held on March 16, 2026, at which time oral and documentary evidence was presented; and,

WHEREAS, at said public hearings the Planning Commission considered the staff report contained in Case File No. 2025-21 ZV maintained by the City and incorporated herein by reference along with evidence and testimony at said hearing; and,

WHEREAS, this action is taken pursuant to all applicable procedures required by State law and City law.

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of National City, California, that the testimony and evidence presented to the Planning Commission at the public hearing held on March 16, 2026, support the following findings:

1. The rectangular-shaped lot is a remnant parcel from divisions of land for the development of adjacent properties resulting in a substandard lot with half the minimum lot size and street frontage requirements in the zone. Given the size and shape of the lot, there is no room to build a residence of a typical size and an ADU without encroaching into the required property setbacks.

2. Existing development within the RS-2 zone and vicinity is constructed with less than required lot size, street frontage, and setbacks. Developed properties with less than 5,000 square feet of lot area along E 5th Street and I Avenue are

common. Most residential properties in the area do not conform to setback regulations. The requested reduction will result in development consistent with the surrounding area.

3. That the request is to construct a single-family home and an ADU, which is a permitted use in the RS-2 zone.

4. The proposed project has been reviewed in compliance with the California Environmental Quality Act (CEQA) and has been determined to be categorically exempt from environmental review pursuant to Class 3, Section 15303 (New Construction or Conversion of Small Structures) for which a Notice of Exemption will be filed subsequent to approval of this Zone Variance. Class 3 consists of construction and location of limited numbers of new, small facilities or structures among other similar projects. One single-family residence, or a second dwelling unit in a residential zone are explicitly provided for under this exemption. The proposed project is to construct one single-family residence and an ADU.

BE IT FURTHER RESOLVED that the application for a Conditional Use Permit is approved subject to the following conditions:

General

1. This *Zone Variance* authorizes a single-family residence and an accessory dwelling unit (ADU) to deviate from requirements for minimum lot area, minimum yard setbacks, and minimum street frontage at a vacant parcel on East 5th Street (APN: 556-311-10). Except as required by conditions of approval, all plans submitted for permits associated with the project shall conform to Exhibit A, Case File No. 2025-21 ZV, dated 3/10/2026.
2. Before this *Zone Variance* shall become effective, the applicant and the property owner shall both sign and have notarized an Acceptance Form, provided by the Planning Division, acknowledging and accepting all conditions imposed upon the approval of this permit. Failure to return the signed and notarized Acceptance Form within 30 days of its receipt shall automatically terminate the *Zone Variance*. The applicant or owner shall also submit evidence to the satisfaction of the Planning Division that a Notice of Restriction on Real Property is recorded with the County Recorder. The applicant or owner shall pay necessary recording fees to the County. The Notice of Restriction shall provide information that conditions imposed by approval of the *Zone Variance* are binding on all present or future interest holders or estate holders of the property. The Notice of Restriction shall be approved as to form by the City Attorney and signed by the Director of Community Development prior to recordation.

3. This permit shall become null and void if not exercised within one year after adoption of the resolution of approval unless extended according to procedures specified in the Municipal Code.
4. *Within four* (4) days of approval, pursuant to Fish and Game Code 711.4 and the California Code of Regulations, Title 14, Section 753.5, the applicant shall pay all necessary environmental filing fees for the San Diego County Clerk. Checks shall be made payable to the San Diego County Clerk and submitted to the National City Planning Department.

Building

5. The proposed construction must be entirely contained within the property bounds.
6. The construction assembly for the proposed structure abutting the property line would be required to be 1-hour fire resistance rated up to a minimum of 5-feet from the property line. This would include exterior walls, return walls, interior walls, roof assembly, etc.
7. No projections, penetrations, or wall openings are allowed on the walls of the proposed structure that are abutting the property line.
8. A complete plan check submittal and an issued building permit is required prior to any work beginning and, through that review, additional comments or requirements may incur.

Engineering

9. Cross lot drainage is strictly prohibited in the City of National City. Vertical encroachment of rain gutters into adjacent properties will not be allowed, unless an easement is obtained with the adjacent property owner.
10. Building plans will be required to show the foundation, building pad structure, and supporting details. This information is needed to study the method of pad development to ensure that adjacent properties are protected from damage during construction or encroachment onto adjacent properties by the builders.
11. The existing utility easement shall be dimensioned and the easement owner identified. No encroachment of the proposed structures shall be permitted into, under over or through said easement without the direct written permission from the owner of the easement.
12. A grading plan for the site shall be submitted to the National City Engineering/Public Works Department (Engineering). The plans shall be prepared by a registered civil engineer licensed in the State of California. The plans shall be submitted together with copies of the following items: a cost estimate prepared by the Engineer of Work for all

items shown in the grading/improvement plans, a Title Report, a Hydrology Study, a completed Storm Water BMP Applicability Form, a check in the amount equal to three percent (3%) of the engineer's cost estimate or $10,000, whichever is greater, and a completed copy of the Grading and Improvement application form.

13. A Bond equal to one hundred percent of the Engineer's Cost Estimate shall be posted with Engineering prior to any permit for grading or construction is issued.
14. Prior to any earthwork commencing, the contractor shall submit a haul route to Engineering.
15. The owner shall pay the sewer capacity fee in the amount of $1,930.
16. The owner shall apply for new addresses with Engineering.

Fire

17. Project shall be designed to code. The National City Fire Department utilizes all current codes and ordinances. Currently, we are using the 2022 edition of the California Fire Code (CFC), National Fire Protection Association (NFPA), and Health Safety Codes (HSC).
18. Fire sprinkler system will be required for both the single family and ADU development.
19. The fire code official shall have the authority to require or permit modifications to the required access widths where they are inadequate for fire rescue operations or where necessary to meet the public safety objectives of the jurisdiction.
20. If entrance/exit gates are used, they shall be equipped with Knox Box and Emergency Strobes so as to provide emergency vehicle access and egress. A Knox Key Switch shall be required in conjunction with strobe for emergency access, and shall be placed at front of property. Please contact the National City Fire Department for exact field location.
21. Fire hydrants that may be located throughout the project as not to have a separation distance greater than 300 feet. Fire hydrants to be located within 300 feet of all locations which are roadway accessible. Measurement starts from nearest public fire hydrant to project.
22. An approved water supply for fire protection, either temporary or permanent, shall be made available as soon as combustible material arrives on the site.
23. A letter describing code compliant water flow shall be requested by the applicant early, so as to identify adequate water supply necessary for firefighting on site.
24. Where there is conflict between a general requirement and a specific requirement, the specific requirement shall be applicable. Where, in a specific case, different sections of

this code specify different materials, methods of construction or other requirements, the most restrictive shall govern.

25. Should any plan corrections be required, contractor must correct the plan and resubmit to the Fire Department for approval once again prior to installation

Planning

26. Plans submitted for building permits must meet appropriate design guidelines as specified by the Land Use Code.

27. A landscape and underground irrigation plan shall be submitted with building permit plans as part of the construction permitting process in compliance with Land Use Code Chapter 18.44.

Indemnification Agreement

The Applicant shall defend, indemnify, and hold harmless the City, its agents, officers, and employees from any and all claims, actions, proceedings, damages, judgments, or costs, including attorney's fees, against the City or its agents, officers, or employees, relating to the issuance of this permit including, but not limited to, any action to attack, set aside, void, challenge, or annul this development approval and any environmental document or decision. The City will promptly notify the Applicant of any claim, action, or proceeding. The City may elect to conduct its own defense, participate in its own defense, or obtain independent legal counsel in defense of any claim related to this indemnification. In the event of such election, the Applicant shall pay all of the costs related thereto, including without limitation reasonable attorney's fees and costs. In the event of a disagreement between the City and Applicant regarding litigation issues, the City shall have the authority to control the litigation and make litigation related decisions, including, but not limited to, settlement or other disposition of the matter. However, the Applicant shall not be required to pay or perform any settlement unless such settlement is approved by the Applicant.

BE IT FURTHER RESOLVED that copies of this Resolution be transmitted forthwith to the applicant and to the City Council.

BE IT FINALLY RESOLVED that this Resolution shall become effective and final on the day following the City Council meeting where the Planning Commission resolution is set for review, unless an appeal in writing is filed with the City Clerk. The City Council may, at that meeting, review or appeal the decision of the Planning Commission by setting the matter for a public hearing.

CERTIFICATION:

This certifies that the Resolution was adopted by the Planning Commission at their meeting of March 16, 2026, by the following vote:

AYES:

NAYS:

ABSENT:

ABSTAIN:

_____
CHAIRPERSON

2025-21 ZV – East 5th Street (APN: 556-311-10-00) – Overhead



N

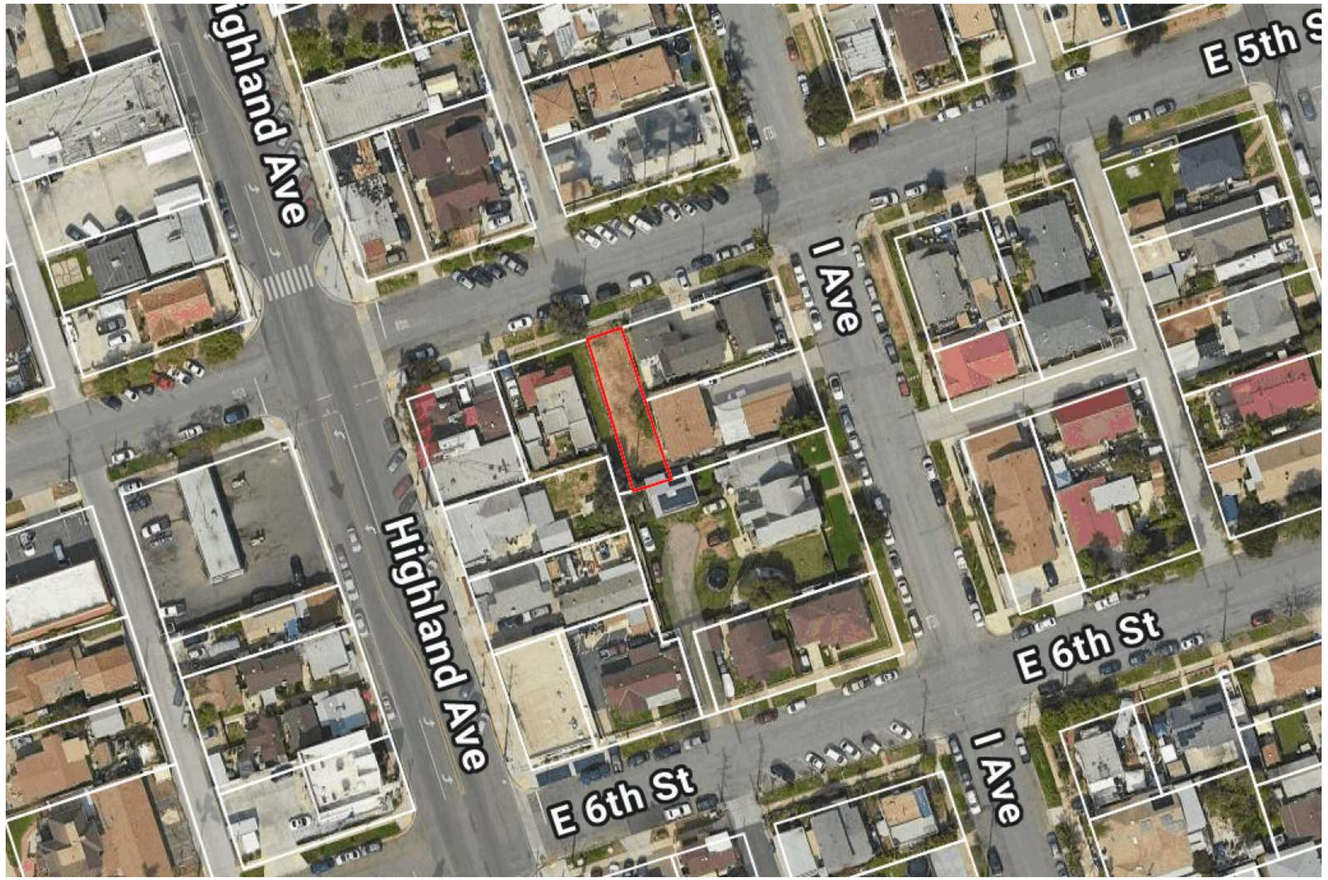
ATTACHMENT 2

EXHIBIT A
CASE FILE NO.: 2025-21 ZV
DATE: 3/10/2026

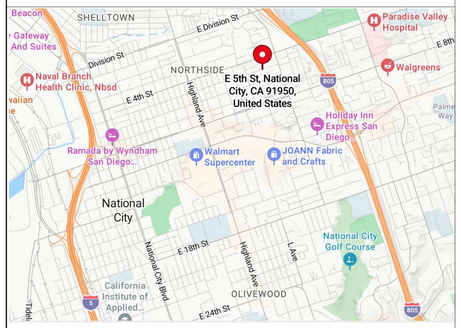
5TH STREET RESIDENCE

DISCRETIONARY PERMIT

800 E 5TH STREET, NATIONAL CITY, CA 91950



VICINITY MAP



ALL WORK PERFORMED UNDER THIS CONTRACT SHALL BE IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AND REGULATIONS:

2022 CALIFORNIA BUILDING CODE,
2022 CALIFORNIA REDIDENTIAL CODE,
2022 MECHANICAL CODE,
2022 PLUMBING CODE,
2022 ELECTRICAL CODE,
2022 CALIFORNIA FIRE CODE,
2022 CALIFORNIA GREEN BUILDING STANDARDS CODE
2022 CALIFORNIA ENERGY CODE

THESE PLANS AND ALL WORK SHALL COMPLY WITH THE CALIFORNIA BUILDINGS STANDARDS CODE FOUND IN THE STATE OF CALIFORNIA TITLE 24 CCR AS AMENDED AND ADOPTED BY THE CITY OF NATIONAL CITY

ATTACHMENT 3

PROJECT TEAM

OWNER

JOSEPH GARRIE
238 WEST D STREET, ENCINITAS CA
92024

DESIGNER

OFFSET DESIGN DRAFT
CONTACT: FLAVIA GOMES
3509 DEL REY STREET, UNIT 213
SAN DIEGO, CA 92109
PH: 858-344-7702
EMAIL: FLAVIA@OFFSETDESIGNDRAFT.COM

ZONING INFORMATION

ZONING:	RS-2
FRONT SETBACK:	20' - ADU 15'
SIDE SETBACK:	5' - ADU 4'
REAR SETBACK:	25'

PARCEL INFORMATION

APN:	556-311-10-00
YEAR BUILT:	N/A
LEGAL DESCRIPTION:	LOTS 17, 18, 19 AND 20 AND THE EASTERLY IOFEET OF THE NORTHERLY 100 FEET OF LOT 21 W.W. PADRICKS SUBDIVISION OF THE SOUTHERLY ONE-HALF OF 20 ACRE LOT 3, QUARTER SECTION 131, RANCHO DE LA NACION, IN THE CITY OF NATIONAL CITY, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 412, FILED IN THE OFFICE OF THE RECORDER OF SAN DIEGO COUNTY, OCTOBER 15, 1887, EXCEPTING THE NORTHEASTERLY 100 FEET OF LOTS 17, 18, 19 AND 20 ABOVE DESCRIBED.
#STORIES:	N/A
OCCUPANCY TYPE:	R3
TYPE OF CONSTRUCTION:	TYPE V-B - NON-SPRINKLERED
TOTAL SITE SQ.FT.	= 0.06 acres] = 2,500 SF
SITE ADDRESS:	800 BLOCK OF E 5TH STREET, NATIONAL CITY, CA, 92115

VARIANCES REQUEST

1 - SUBSTANDARD LOT - MINIMUM SIZE 5,000 S.F REQUIRED -REDUCE TO 2,500 S.F.
Current setbacks requirements significantly reduces significantly limits the buildable envelope on this small lot, making it challenging to construct a modest single-family home with functional and efficient floor planning.

2 - MINIMUM FRONT SETBACK 20' REQUIRED- REDUCE TO 11' FOR THE DWELLING UNIT INCLUDING 4' FOR THE FRONT PORCH.
The reduced front setback remains compatible with surrounding development patterns and maintains the intent of the zoning code.

3 - INTERIOR SIDE SETBACK 5' REQUIRED FOR THE DWELLING UNIT - REDUCE TO 3'6" ON NORTH SIDE AND 4' TO THE SOUTH SIDE
INTERIOR SIDE SETBACK 4' REQUIRED FOR ADU - REDUCE TO 3'6" ON NORTH SIDE.
Due to the narrow width of the parcel, meeting standard side yard setbacks would make the central living space unreasonably narrow or require reduction of usable floor area below functional minimums. The proposed 4' and 3'6" setbacks maintain adequate separation for fire safety and access.

4 - REAR SETBACK FOR ADU REQUIRED 4' - REDUCE TO 3' ON THE EAST SIDE
The ADU is a single-story structure under 16' in height, without windows facing the property line, minimizing privacy and visual impacts to neighboring properties. Fire-rated walls will be provided per code.
Supports the city's goals to increase housing supply and affordability by enabling ADUs on constrained infill lots.

SCOPE OF WORK

NEW DEVELOPMENT OF SINGLE FAMILY HOME OF 803 s.f. AND AN ADU OF 630 s.f.

PROJECT INFORMATION

EXISTING LOT SIZE AREA:	2,500 S.F.
PROPOSED SINGLE FAMILY HOME:	803 S.F.
PROPOSED ADU:	630 S.F.
TOTAL LIVING AREA:	1,433 S.F.

SHEET INDEX

TITLE SHEETS
TS.1 TITLE SHEET

ARCHITECTURAL
AS1.1 SITE PLAN

ARCHITECTURAL
A1.1 PROPOSED FIRST FLOOR PLAN
A2.1 PROPOSED ROOF PLAN
A3.1 PROPOSED ELEVATIONS

LANNDSCAPE
L1.1 PROPOSED LANDSCAPE PLAN

øffset DESIGN
3509 DEL REY STREET, UNIT 213, SAN DIEGO CA, 92109
858-344-7702

5TH STREET RESIDENCE
DISCRETIONARY PERMIT
DISCRETIONARY REVIEW
800 E 5TH STREET, NATIONAL CITY, CA 91950
PROJECT NUMBER: 2025-112

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DRAWN BY:
RR

DATE:
03/09/2026

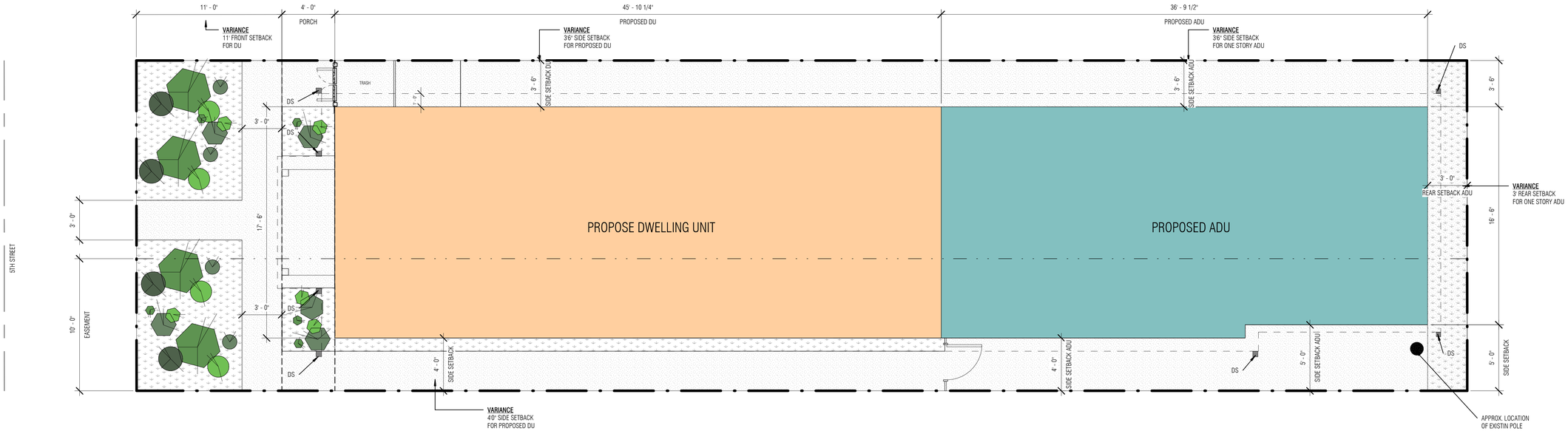
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DISCRETIONARY REVIEW

DISCRIPTION:
TITLE SHEET

REVISION:
RV.00 - INITIAL 05/08/2025
RV.01 -PER CITY REVIEW 08/28/2025
RV.02 - PER CITY REVIEW 03/09/2026

CITY STAMP

TS.1
RV.02



PROPOSED SITE PLAN
1/4" = 1'-0"

True North

N

SITE PLAN LEGEND

- AREA OF PROPOSED SINGLE FAMLY HOME
- AREA OF PROPOSED ADU
- AREA OF PROPOSED CONCRETE HARDSCAPE
- AREA OF PROPOSED LANDSCAPE
- DS — DOWN SPOT

øffset DESIGN

3509 DEL REY STREET, UNIT
213, SAN DIEGO CA, 92109
858-344-7702

5TH STREET RESIDENCE

DISCRETIONARY PERMIT

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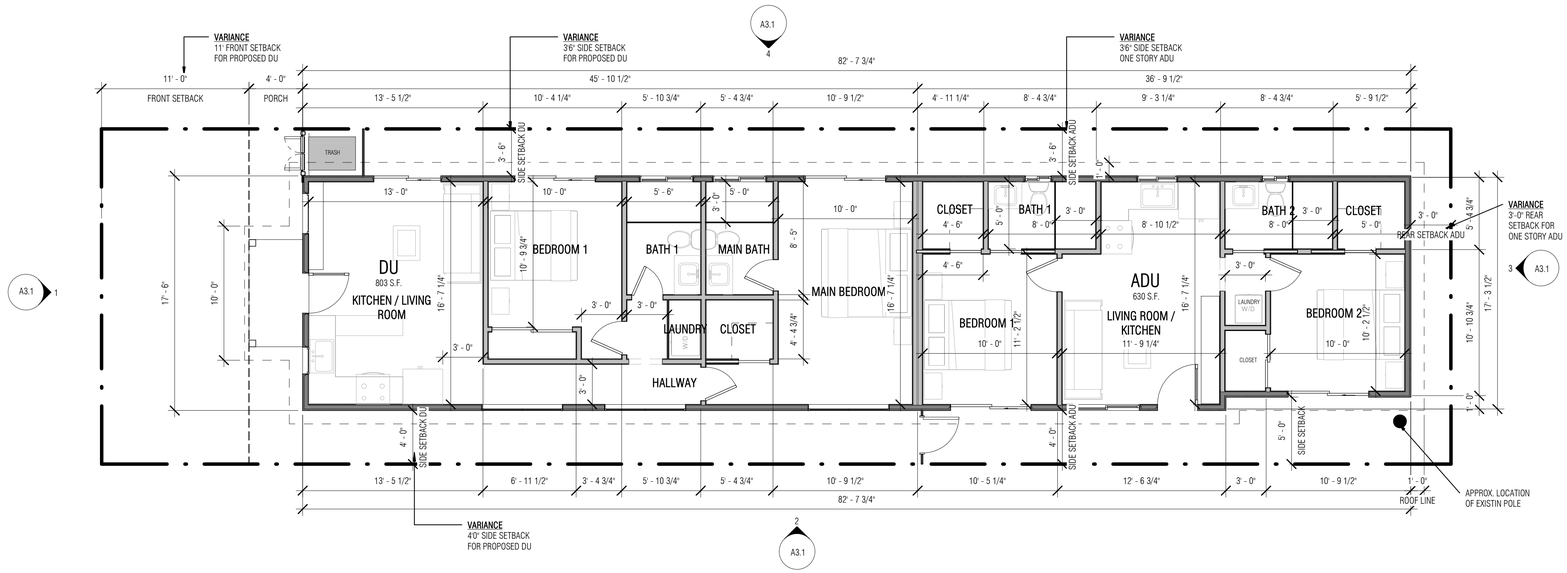
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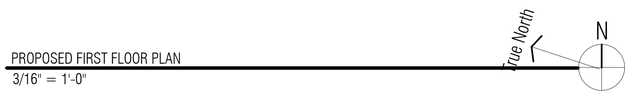
DISCRIPTION:
SITE PLAN

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RV.00 - INITIAL 05/08/2025
RV.01 -PER CITY REVIEW 08/28/2025
RV.02 - PER CITY REVIEW 03/09/2026

CITY STAMP

AS1.1
RV.02





PROPOSED FIRST FLOOR PLAN
3/16" = 1'-0"

FLOOR PLAN LEGEND

- EXISTING WOOD STUD WALLS
  Note: The majority of the exisiting exterior walls are 2 x 4 stud
- EXISTING WALLS - TO BE DEMOLISHED AND REMOVED
- NEW WALL: 2 X 4 WOOD STUD WALL @ 16" O.C. - or as called out on plans
- ONE HOUR-CONSTRUCTION
  2 X WOOD STUD @ 16" O.C. W/ 5/8" TYPE 'X' GYP. BD.
- 001 — EXISTING / NEW DOORS AND DOOR SYMBOL, SEE SCHEDULE ON SHEET
- F1 — EXISTING / NEW WINDOW AND WINDOW SYMBOL, SEE SCHEDULE ON SHEET
- LN — LANDSCAPE AREAS
- ATTIC ACCESS MINIMUM SIZE OF 22' X 30

FLOOR PLAN KEYNOTES

øffset DESIGN
3509 DEL REY STREET, UNIT
213, SAN DIEGO CA, 92109
858-344-7702

5TH STREET RESIDENCE

DISCRETIONARY PERMIT

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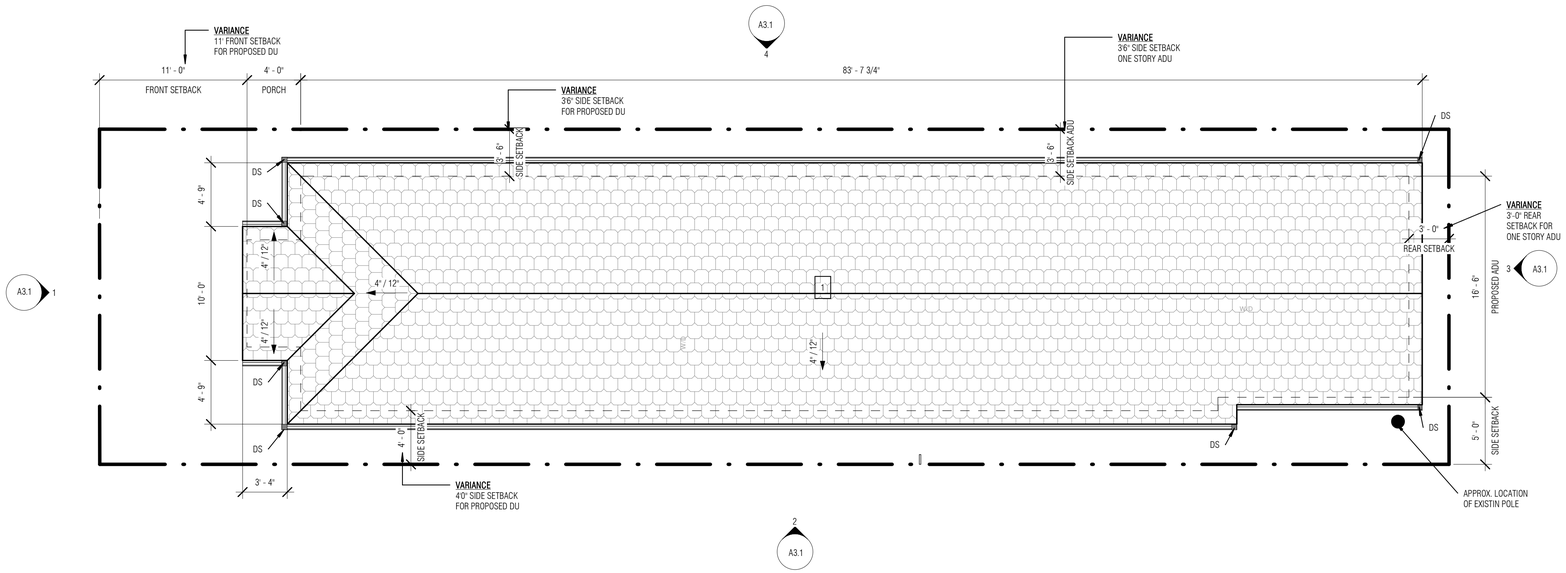
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DISCRETIONARY REVIEW

DISCRIPTION:
PROPOSED FIRST FLOOR PLAN

REVISION:
RV.00 - INITIAL 05/08/2025
RV.01 -PER CITY REVIEW 08/28/2025
RV.02 - PER CITY REVIEW 03/09/2026

CITY STAMP

A1.1
RV.02



ROOF LEGEND

12 : 12 SLOPE	INDICATES DIRECTION OF ROOF SLOPE. SEE PLAN FOR ROOF PITCH
	PLUMBING VENT. VERIFY IN FIELD
DS	2" X 2" S.S. DOWNSPOUT TO LANDSCAPING AT GRADE. PROVIDE SPLASHBLOCK DIRECTED TOWARDS LANDSCAPIN
	3"x3" S.S. GUTTER SLOPE = 1/8" /FT. MIN. TYP. TO DOWNSPOUT
	EAVE VENT = 0.67" OF NET FREE VENTILATION PER 1 LINEAR FOOT OF VENT. VENT TO BE COVERED WITH CORROSION-RESISTANT SCREENING MATERIAL HAVING OPENINGS OF 1/8" AND NOT MORE THAN 1/4"

ROOF PLAN FLOOR PLAN KEYNOTES

I CERTIFY THAT I HAVE READ ALL ZONING REGULATIONS AND BEST MANAGEMENT PRACTICES (BMPs) NOTES AND THAT I AM THE DESIGNER OF THE PROPOSED PROJECT:

DESIGN SIGNATURE REQUIRED

DATE

øffset DESIGN

3509 DEL REY STREET, UNIT
213, SAN DIEGO CA, 92109
858-344-7702

5TH STREET RESIDENCE

DISCRETIONARY PERMIT

800 E 5TH STREET, NATIONAL CITY, CA 91950

PROJECT NUMBER: 2025-112

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DRAWN BY:
Author

DATE:
03/09/2026

PHASE:
DISCRETIONARY REVIEW

DISCRIPTION:
PROPOSED ROOF PLAN

REVISION:

RV.00 - INITIAL 05/08/2025

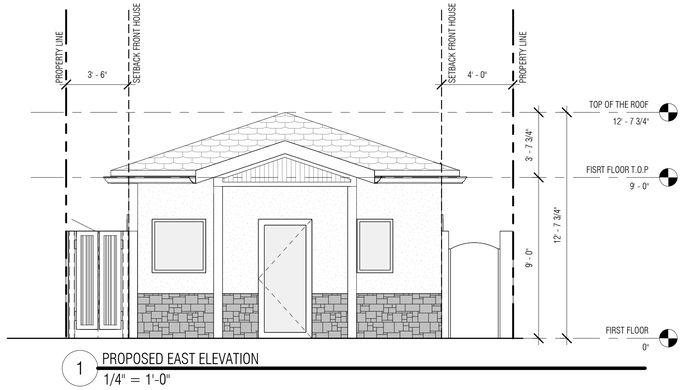
RV.01 -PER CITY REVIEW 08/28/2025

RV.02 - PER CITY REVIEW 03/09/2026

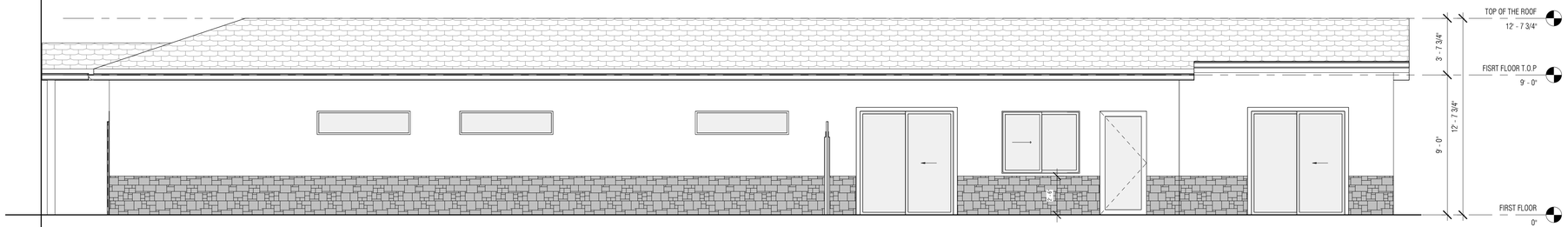
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A2.1

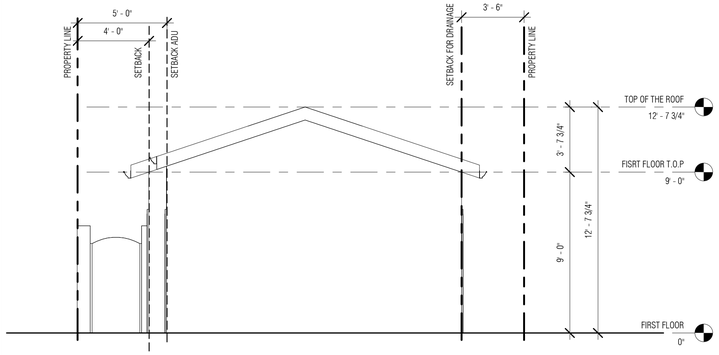
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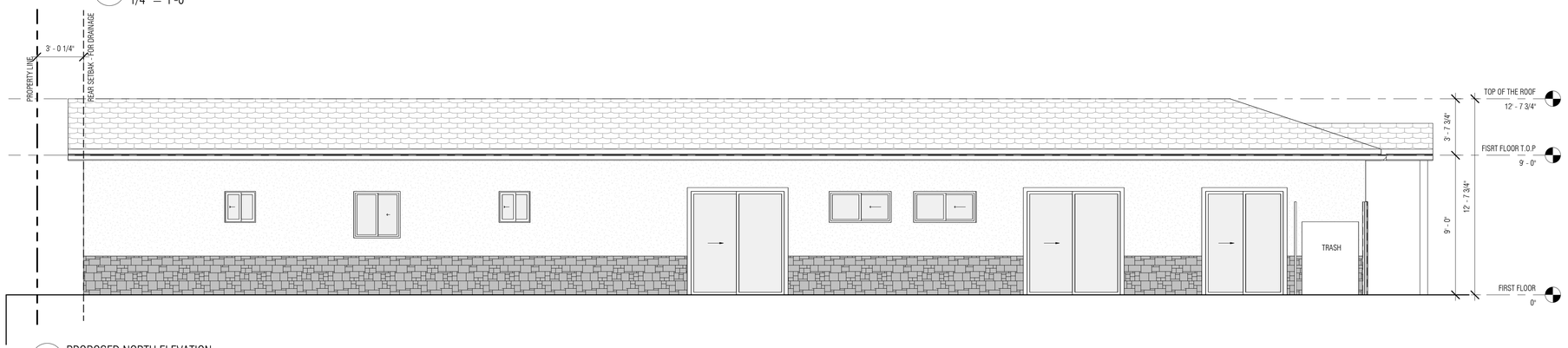
1 PROPOSED EAST ELEVATION
1/4" = 1'-0"



2 PROPOSED SOUTH ELEVATION
1/4" = 1'-0"



3 PROPOSED WEST ELEVATION
1/4" = 1'-0"



4 PROPOSED NORTH ELEVATION
1/4" = 1'-0"

øffset DESIGN

3509 DEL REY STREET, UNIT
213, SAN DIEGO CA, 92109
858-344-7702

5TH STREET RESIDENCE

DISCRETIONARY PERMIT

800 E 5TH STREET, NATIONAL CITY, CA 91950

PROJECT NUMBER: 2025-112

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DRAWN BY:
RR

DATE:
03/09/2026

PHASE:
DISCRETIONARY REVIEW

DISCRIPTION:
PROPOSED ELEVATIONS

REVISION:

RV.00 - INITIAL 05/08/2025

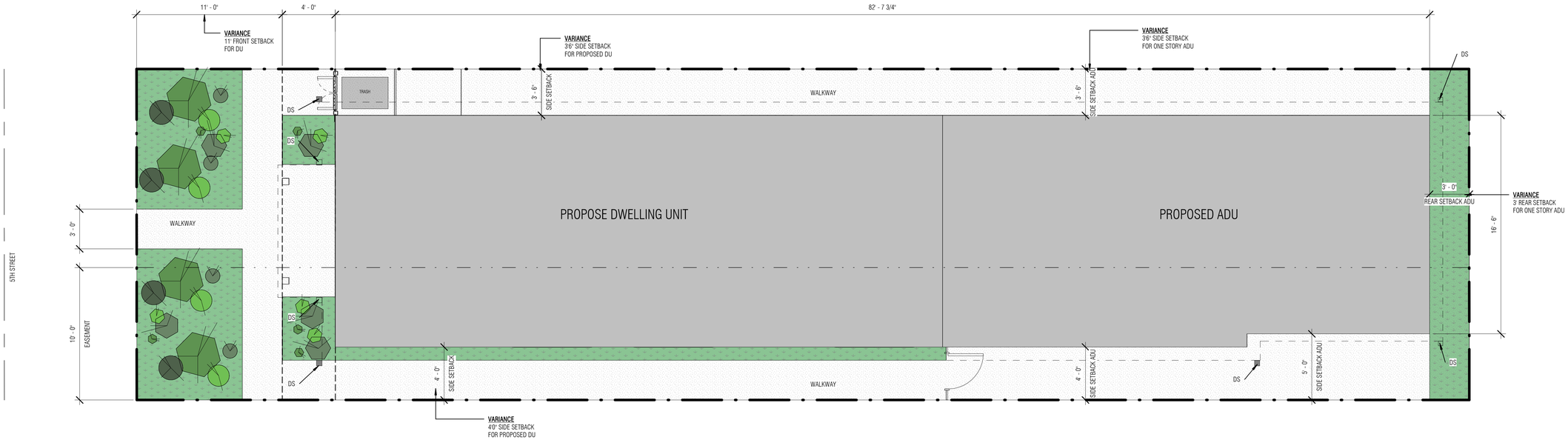
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RV.02 - PER CITY REVIEW 03/09/2026

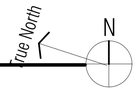
CITY STAMP

A3.1

RV.02



PROPOSED CONCEPTUAL LANDSCAPE
1/4" = 1'-0"



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DRAWN BY:
Author

DATE:
03/09/2026

PHASE:
DISCRETIONARY REVIEW

DISCRIPTION:
PROPOSED LANDSCAPE PLAN

REVISION:

RV.00 - INITIAL 05/08/2025

RV.01 -PER CITY REVIEW 08/28/2025

RV.02 - PER CITY REVIEW 03/09/2026

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L1.1

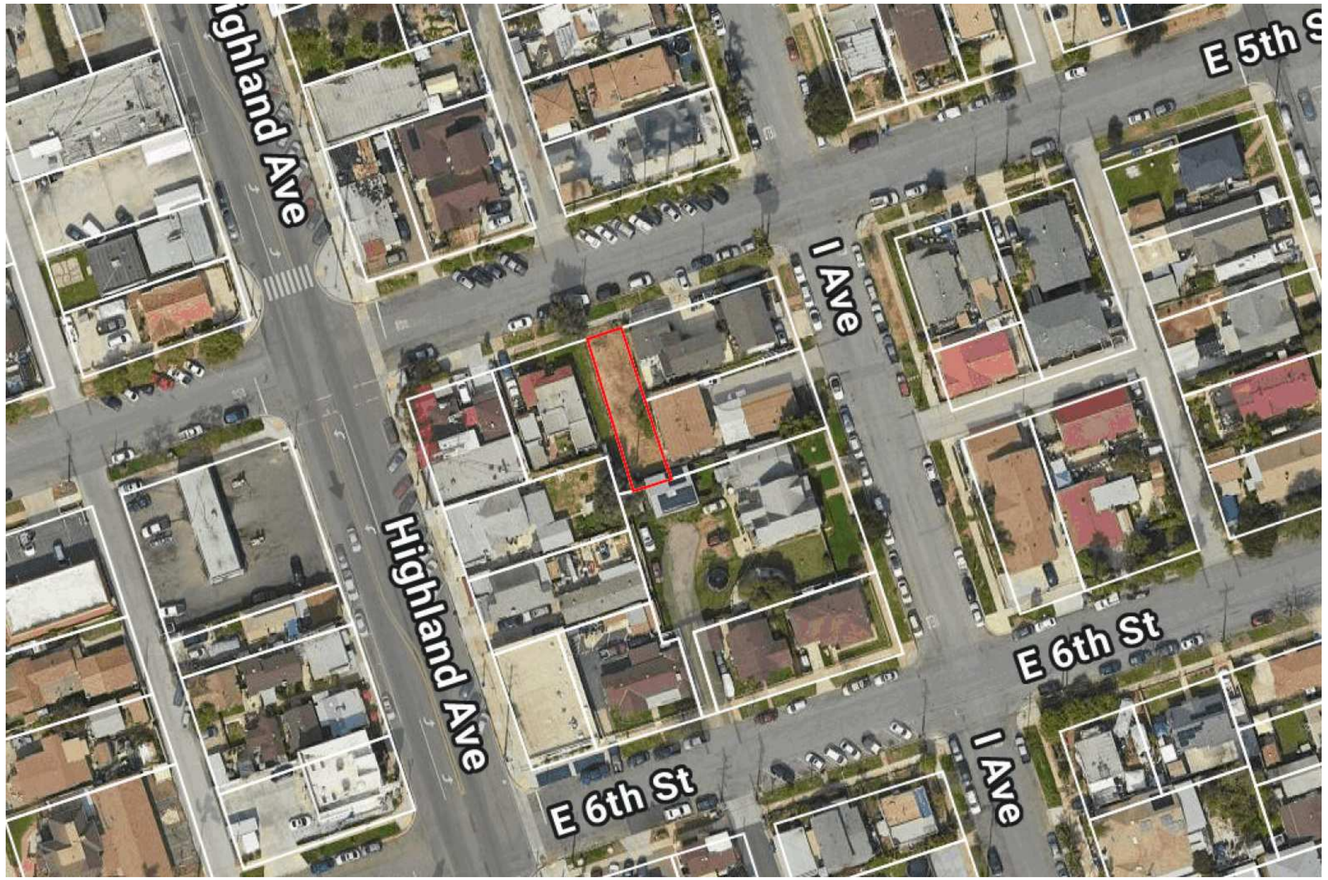
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EXHIBIT B
CASE FILE NO.: 2025-21 ZV
DATE: 3/10/2026

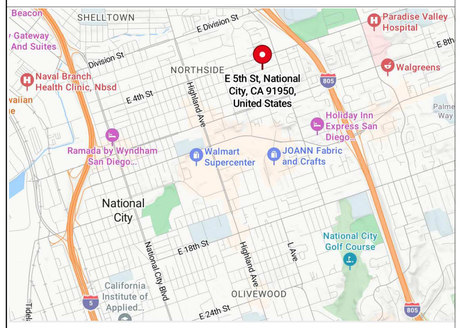
5TH STREET RESIDENCE

DISCRETIONARY PERMIT

800 E 5TH STREET, NATIONAL CITY, CA 91950



VICINITY MAP



ALL WORK PERFORMED UNDER THIS CONTRACT SHALL BE IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AND REGULATIONS:

2022 CALIFORNIA BUILDING CODE,
2022 CALIFORNIA RESIDENTIAL CODE,
2022 MECHANICAL CODE,
2022 PLUMBING CODE,
2022 ELECTRICAL CODE,
2022 CALIFORNIA FIRE CODE,
2022 CALIFORNIA GREEN BUILDING STANDARDS CODE
2022 CALIFORNIA ENERGY CODE

THESE PLANS AND ALL WORK SHALL COMPLY WITH THE CALIFORNIA BUILDINGS STANDARDS CODE FOUND IN THE STATE OF CALIFORNIA TITLE 24 CCR AS AMENDED AND ADOPTED BY THE CITY OF NATIONAL CITY

PROJECT TEAM

OWNER

JOSEPH GARRIE
238 WEST D STREET, ENCINITAS CA
92024

DESIGNER

OFFSET DESIGN DRAFT
CONTACT: FLAVIA GOMES
3509 DEL REY STREET, UNIT 213
SAN DIEGO, CA 92109
PH: 858-344-7702
EMAIL: FLAVIA@OFFSETDESIGNDRAFT.COM

ZONING INFORMATION

ZONING:	RS-2
FRONT SETBACK:	20' - ADU 15'
SIDE SETBACK:	5' - ADU 4'
REAR SETBACK:	25'

PARCEL INFORMATION

APN:	556-311-10-00
YEAR BUILT:	N/A
LEGAL DESCRIPTION:	LOTS 17, 18, 19 AND 20 AND THE EASTERLY IOFEET OF THE NORTHERLY 100 FEET OF LOT 21 W.W. PADRICKS SUBDIVISION OF THE SOUTHERLY ONE-HALF OF 20 ACRE LOT 3, QUARTER SECTION 131, RANCHO DE LA NACION, IN THE CITY OF NATIONAL CITY, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 412, FILED IN THE OFFICE OF THE RECORDER OF SAN DIEGO COUNTY, OCTOBER 15, 1887, EXCEPTING THE NORTHEASTERLY 100 FEET OF LOTS 17, 18, 19 AND 20 ABOVE DESCRIBED.
#STORIES:	N/A
OCCUPANCY TYPE:	R3
TYPE OF CONSTRUCTION:	TYPE V-B - NON-SPRINKLERED
TOTAL SITE SQ.FT.	= 0.06 acres] = 4,475 SF
SITE ADDRESS:	800 E 5TH STREET, NATIONAL CITY, CA, 92115

VARIANCES REQUEST

1 - SUBSTANDARD LOT - MINIMUM SIZE 5,000 S.F REQUIRED -REDUCE TO 2,500 S.F.
Current setbacks requirements significantly reduces significantly limits the buildable envelope on this small lot, making it challenging to construct a modest single-family home with functional and efficient floor planning.

2 - MINIMUM FRONT SETBACK 20' REQUIRED- REDUCE TO 16'0" FOR THE DWELLING UNIT INCUDING 4' FOR THE FRONT PORCH .
The reduced front setback remains compatible with surrounding development patterns and maintains the intent of the zoning code.

3 - INTERIOR SIDE SETBACK 5' REQUIRED - REDUCE TO 3'6" ON NORTH SIDE AND 4' TO THE SOUTH SIDE
Due to the narrow width of the parcel, meeting standard side yard setbacks would make the central living space unreasonably narrow or require reduction of usable floor area below functional minimums. The proposed 4' and 3'6" setbacks maintain adequate separation for fire safety and access.

4 - REAR SETBACK FOR ADU REQUIRED 25' - REDUCE TO 20' ON THE EAST SIDE
The reduced rear setback allows for a more efficient building layout while maintaining adequate open space at the rear of the property and remains compatible with surrounding development patterns and maintains the intent of the zoning code.

Supports the city's goals to increase housing supply and affordability by enabling ADUs on constrained infill lots.

SCOPE OF WORK

PROPOSED DEVELOPMENT OF SINGLE FAMILY HOME OF 1,047 S.F. ON 1ST FLOOR AND AN ADU OF 870 S.F. ON THE 2ND FLOOR.

PROJECT INFORMATION

EXISTING LOT SIZE AREA:	2,500 S.F.
PROPOSED SINGLE FAMILY HOME:	1,047 S.F.
PROPOSED ADU:	870 S.F
TOTAL LIVING AREA:	1,917 S.F.
PROPOSED BALCONY 1:	74 S.F.
PROPOSED BALCONY 2:	111 S.F.
TOTAL PROPOSED AREA:	2,102 S.F.

SHEET INDEX

TITLE SHEETS
TS.1 TITLE SHEET

ARCHITECTURAL
AS1.1 SITE PLAN

ARCHITECTURAL
A1.1 PROPOSED FIRST FLOOR PLAN
A1.2 PROPOSED SECOND FLOOR PLAN
A2.1 PROPOSED ROOF PLAN
A3.1 PROPOSED ELEVATIONS
A3.2 PROPOSED ELEVATIONS

LANNDSCAPE
L1.1 PROPOSED LANDSCAPE PLAN

offset DESIGN
3509 DEL REY STREET, UNIT 213, SAN DIEGO CA, 92109
858-344-7702

5TH STREET RESIDENCE
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DISCRETIONARY REVIEW
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PROJECT NUMBER: 2025-112

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03/09/2026

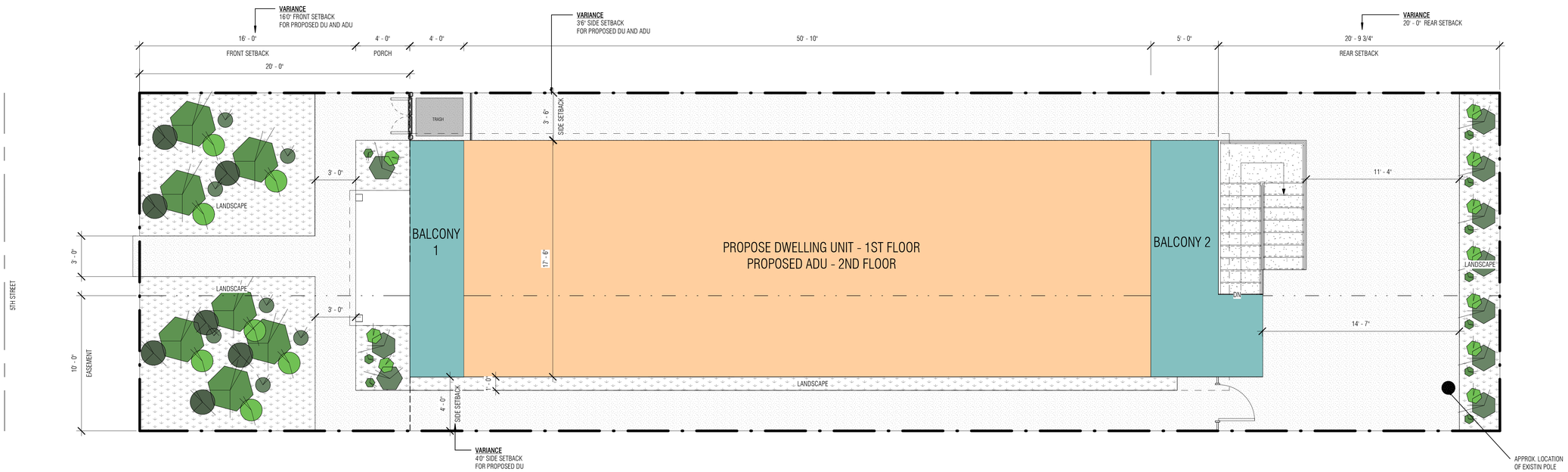
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DISCRETIONARY REVIEW

DISCRIPTION:
TITLE SHEET

REVISION:
RV.00 - INITIAL 06/04/2025
RV.01 -PER CITY REVIEW 08/28/2025
RV.02 - PER CITY REVIEW 03/09/2026

CITY STAMP

TS.1
RV.02



PROPOSED SITE PLAN
1/4" = 1'-0"

True North

N

SITE PLAN LEGEND

- AREA OF PROPOSED SINGLE FAMILY HOME
- AREA OF PROPOSED ADU
- AREA OF PROPOSED CONCRETE HARDSCAPE
- AREA OF PROPOSED LANDSCAPE
- DS — DOWN SPOT

øffset DESIGN

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DATE:
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PHASE:
DISCRETIONARY REVIEW

DISCRIPTION:
SITE PLAN

REVISION:

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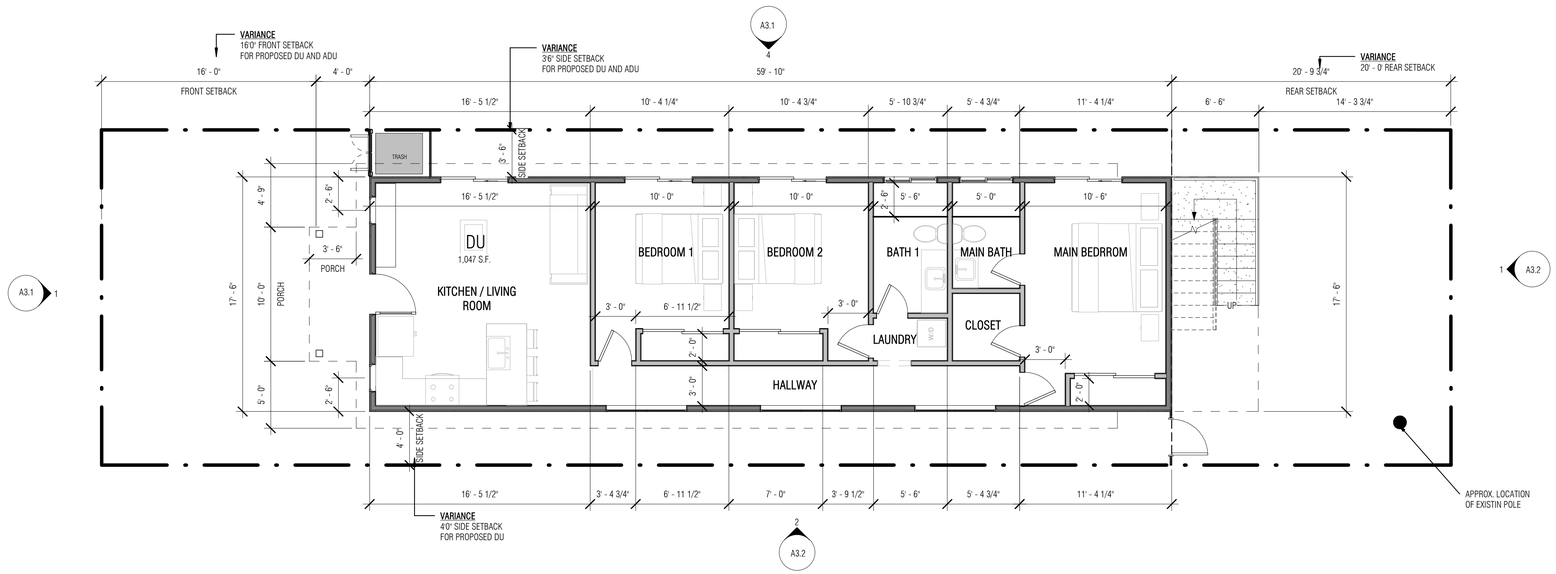
RV.01 -PER CITY REVIEW 08/28/2025

RV.02 - PER CITY REVIEW 03/09/2026

CITY STAMP

AS1.1

RV.02



PROPOSED FIRST FLOOR PLAN

3/16" = 1'-0"

True North

N

FLOOR PLAN LEGEND

- EXISTING WOOD STUD WALLS
  Note: The majority of the exisiting exterior walls are 2 x 4 stud
- EXISTING WALLS - TO BE DEMOLISHED AND REMOVED
- NEW WALL: 2 X 4 WOOD STUD WALL @ 16" O.C. - or as called out on plans
- ONE HOUR-CONSTRUCTION
  2 X WOOD STUD @ 16" O.C. W/ 5/8" TYPE 'X' GYP. BD.
- 001 — EXISTING / NEW DOORS AND DOOR SYMBOL, SEE SCHEDULE ON SHEET
- F1 — EXISTING / NEW WINDOW AND WINDOW SYMBOL, SEE SCHEDULE ON SHEET
- LN — LANDSCAPE AREAS
- ATTIC ACCESS MINIMUM SIZE OF 22' X 30

FLOOR PLAN KEYNOTES

øffset DESIGN

3509 DEL REY STREET, UNIT
213, SAN DIEGO CA, 92109
858-344-7702

5TH STREET RESIDENCE

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03/09/2026

PHASE:
DISCRETIONARY REVIEW

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PROPOSED FIRST FLOOR PLAN

REVISION:

RV.00 - INITIAL 06/04/2025

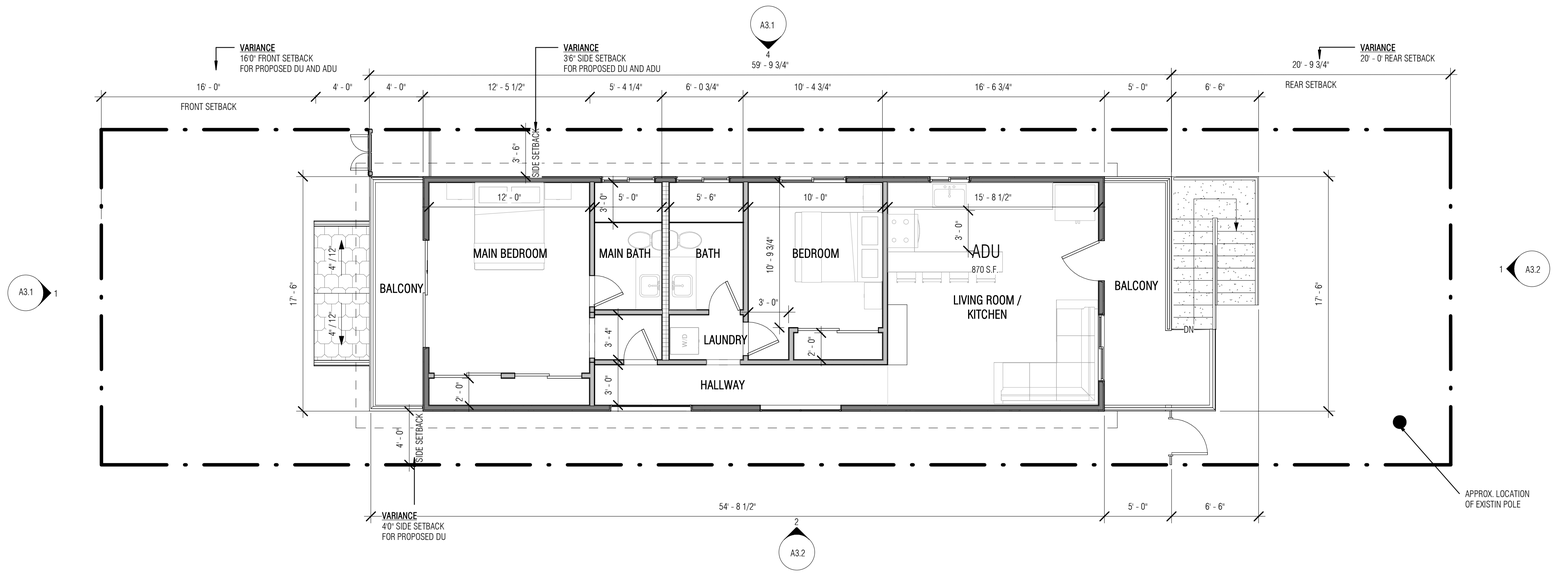
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RV.02 - PER CITY REVIEW 03/09/2026

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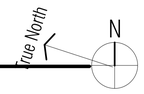
A1.1

RV.02



PROPOSED SECOND FLOOR PLAN

3/16" = 1'-0"



FLOOR PLAN LEGEND

EXISTING WOOD STUD WALLS
Note: The majority of the exisiting exterior walls are 2 x 4 stud

EXISTING WALLS - TO BE DEMOLISHED AND REMOVED

NEW WALL: 2 X 4 WOOD STUD WALL @ 16" O.C. - or as called out on plans

ONE HOUR-CONSTRUCTION
2 X WOOD STUD @ 16" O.C. W/ 5/8" TYPE 'X' GYP. BD.

001 — EXISTING / NEW DOORS AND DOOR SYMBOL, SEE SCHEDULE ON SHEET

F1 — EXISTING / NEW WINDOW AND WINDOW SYMBOL, SEE SCHEDULE ON SHEET

LN — LANDSCAPE AREAS

ATTIC ACCESS MINIMUM SIZE OF 22' X 30

FLOOR PLAN KEYNOTES

offset DESIGN

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213, SAN DIEGO CA, 92109
858-344-7702

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PROPOSED SECOND FLOOR PLAN

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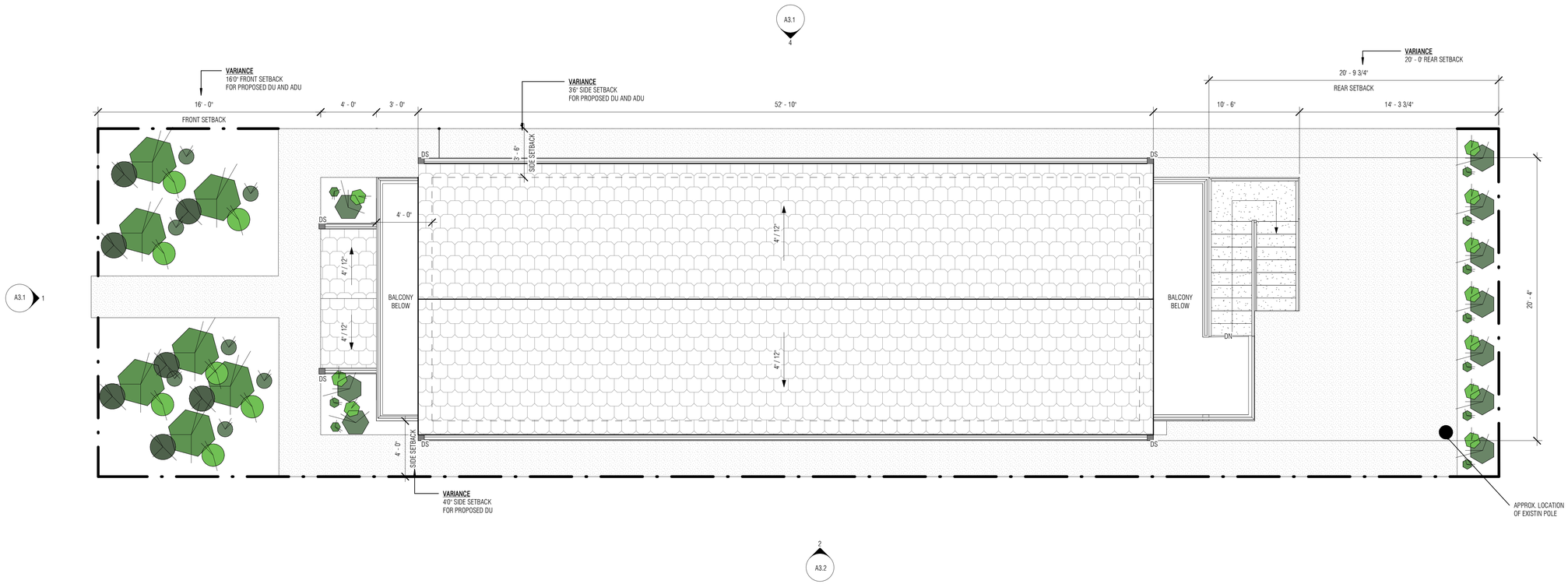
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CITY STAMP

A1.2

RV.02



PROPOSED ROOF PLAN

1/4" = 1'-0"

offset DESIGN

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213, SAN DIEGO CA, 92109
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Author

DATE:
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PHASE:
DISCRETIONARY REVIEW

DISCRIPTION:
PROPOSED ROOF PLAN

REVISION:

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RV.01 -PER CITY REVIEW 08/28/2025

RV.02 - PER CITY REVIEW 03/09/2026

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A2.1

RV.02



1 PROPOSED EAST ELEVATION
1/4" = 1'-0"



4 PROPOSED nORTH ELEVATION1
1/4" = 1'-0"

offset DESIGN
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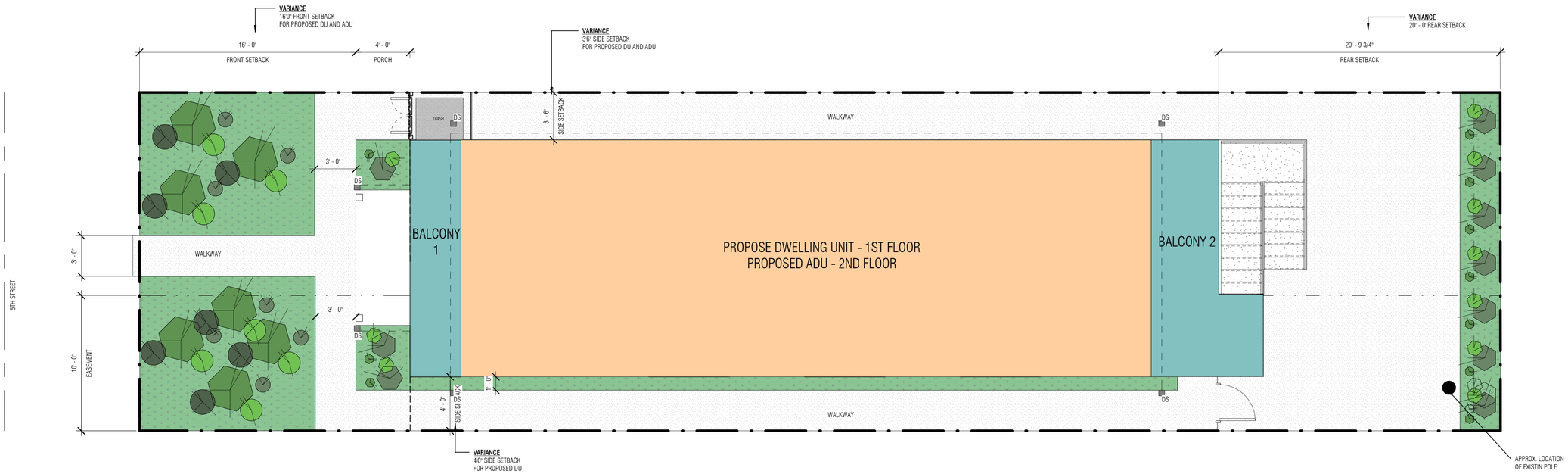
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PROPOSED ELEVATIONS

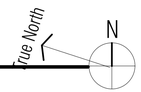
REVISION:
RV.00 - INITIAL 06/04/2025
RV.01 -PER CITY REVIEW 08/28/2025
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CITY STAMP

A3.1
RV.02



PROPOSED CONCEPTUAL LANDSCAPE
1/4" = 1'-0"



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DRAWN BY:
RR

DATE:
03/09/2026

PHASE:
DISCRETIONARY REVIEW

DISCRIPTION:
PROPOSED LANDSCAPE PLAN

REVISION:
RV.00 - INITIAL 06/04/2025
RV.01 -PER CITY REVIEW 08/28/2025
RV.02 - PER CITY REVIEW 03/09/2026

CITY STAMP

L1.1
RV.02

NOTICE OF CONTINUED PUBLIC HEARING

DETERMINATION THAT THE PROJECT IS CATEGORICALLY EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) UNDER CLASS 3 OF THE CEQA GUIDELINES SECTION 15303 (NEW CONSTRUCTION OR CONVERSION OF SMALL STRUCTURES) AND ZONE VARIANCE TO DEVIATE FROM MINIMUM REQUIREMENTS FOR LOT AREA, STREET FRONTAGE, AND SETBACKS AT A VACANT PROPERTY LOCATED ON EAST 5TH STREET BETWEEN HIGHLAND AVENUE AND I AVENUE.

CASE FILE NO.: 2025-21 ZV

APN: 556-311-10

NOTICE IS HEREBY GIVEN that the National City Planning Commission will hold a public hearing after the hour of 6:00 p.m. **Monday**, **March 16, 2026**, in the City Council Chambers, located at the Civic Center, 1243 National City Boulevard, National City, California, on the following item:

The applicant (Flavia Gomes) proposes to construct an 803 square-foot single-family residence and 630 square-foot attached accessory dwelling unit (ADU) on an existing 2,500 square-foot vacant lot located on East 5th Street between Highland Avenue and I Avenue. Due to the size and shape of the lot, a variance is being requested to deviate from the minimum lot area, street frontage, and setbacks for the Small Lot Residential (RS-2) zone. Planning Commission will also consider the staff determination that the project is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Class 3, Section 15303 (New Construction or Conversion of Small Structures).

Information is available for review at the City's Planning Division, Civic Center. Members of the public are invited to comment orally at the hearing or in writing. Written comments should be received by the Planning Division on or before 2:00 p.m., **March 16, 2026** by submitting it to PlcPubComment@nationalcityca.gov. Planning staff can be contacted at 619-336-4310 or planning@nationalcityca.gov.

Under California Government Code section 65009, if you challenge the nature of the proposed action in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission at, or prior to, the public hearing.

ATTACHMENT 4

Erin Reim

From: William McColl [redacted]
Sent: Monday, November 10, 2025 9:32 PM
To: Planning
Subject: Fw: Case#2025-21ZV

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Yahoo Mail: Search, Organize, Conquer

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Wirx>$Q sr@$Rsz$54@$6469ex=>74$TQ $
Wyfnigx>$Gewi'646965^Z$
Re APN 556-311-10

Dear City of National City:

I oppose the proposed project. Parking is difficult on that section of east 5th. It should not receive a variance from the minimal set back requirement. Too much square footage for the lot. Thanks for the chance to voice my opinion.
Bill McColl

Yahoo Mail: Search, Organize, Conquer



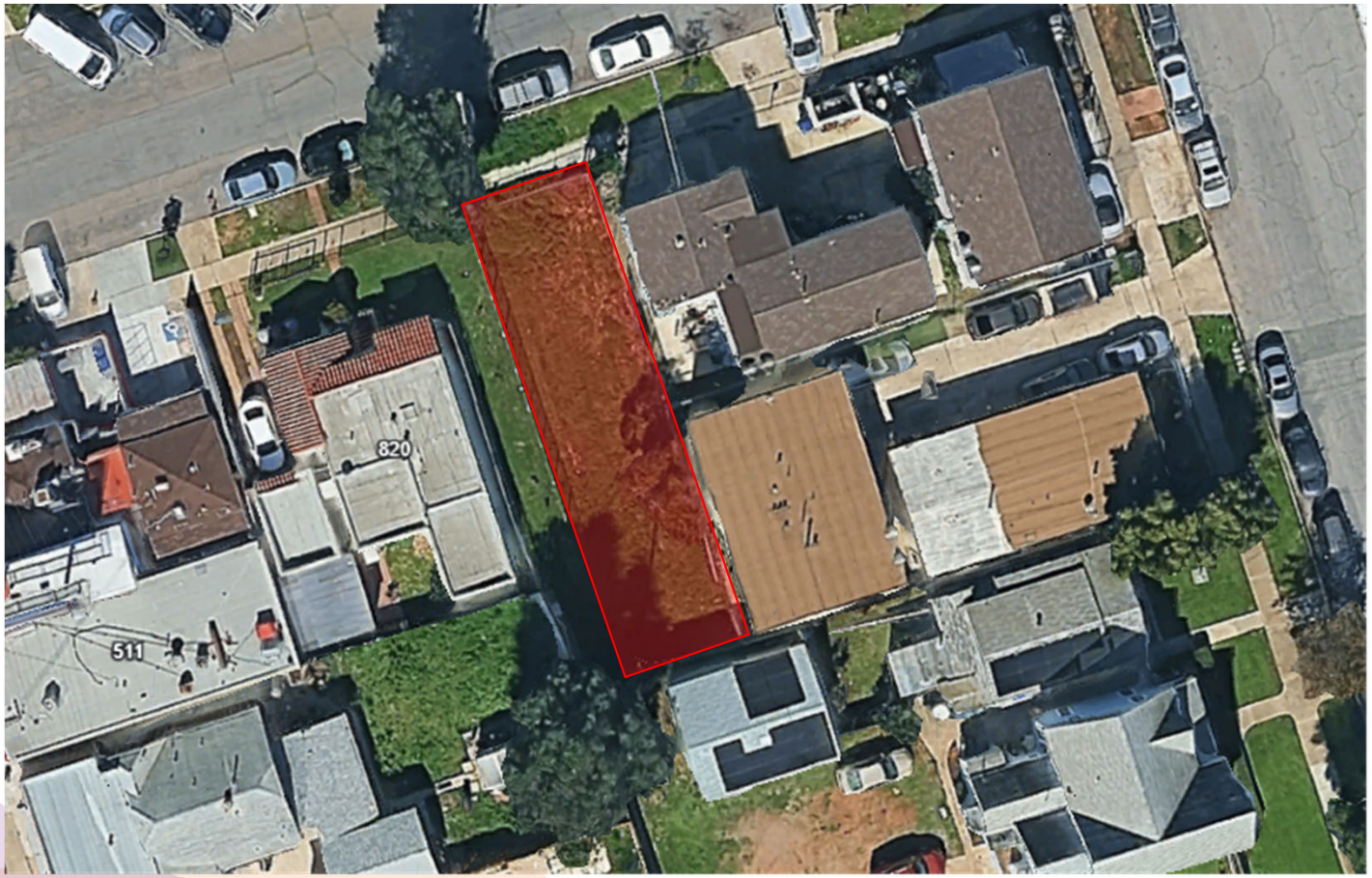
Continued Public Hearing

ZONE VARIANCE TO DEVIATE FROM MINIMUM REQUIREMENTS FOR LOT AREA, STREET FRONTAGE, AND SETBACKS AT A VACANT PROPERTY LOCATED ON EAST 5TH STREET BETWEEN HIGHLAND AND I AVENUE

2025-21 ZV

EXHIBIT C

Overhead



Site Characteristics

- East 5th Street between Highland and I Avenue
  - RS-2 (Small Lot Residential)
  - 2,500 square-foot vacant parcel
    - Rectangular-shaped
    - Remnant parcel from divisions of land for development of adjacent properties
    - Substandard with constrained buildable area
  - Area is Commercial and Residential
    - Mostly single-family homes
    - Retail and service establishments to the west

Site Photos



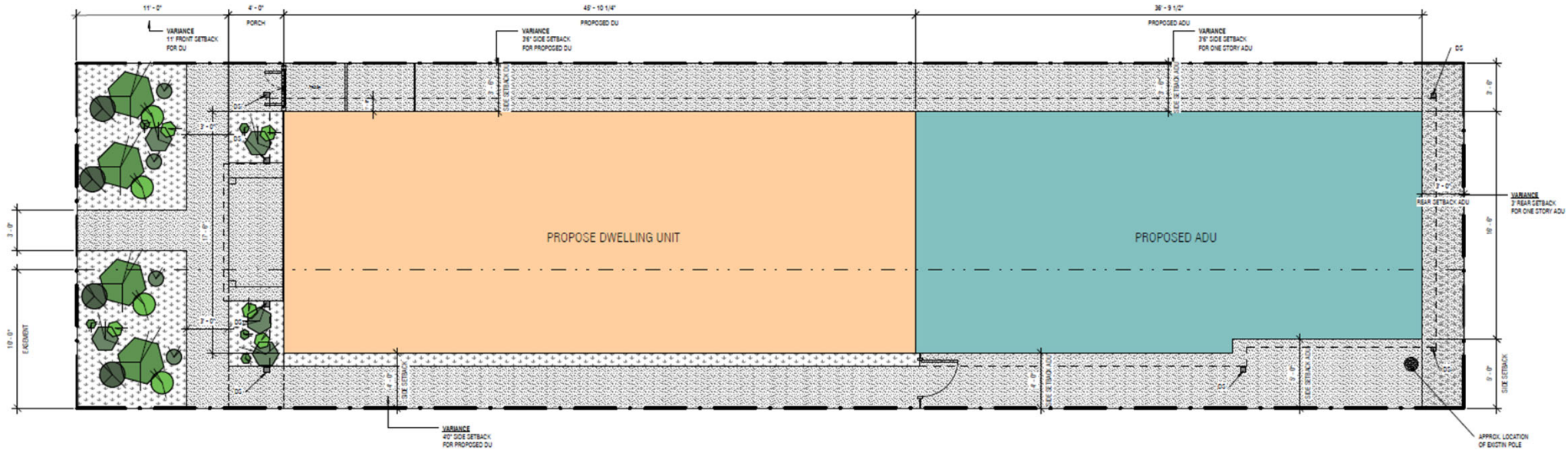
Site Photos



Proposal

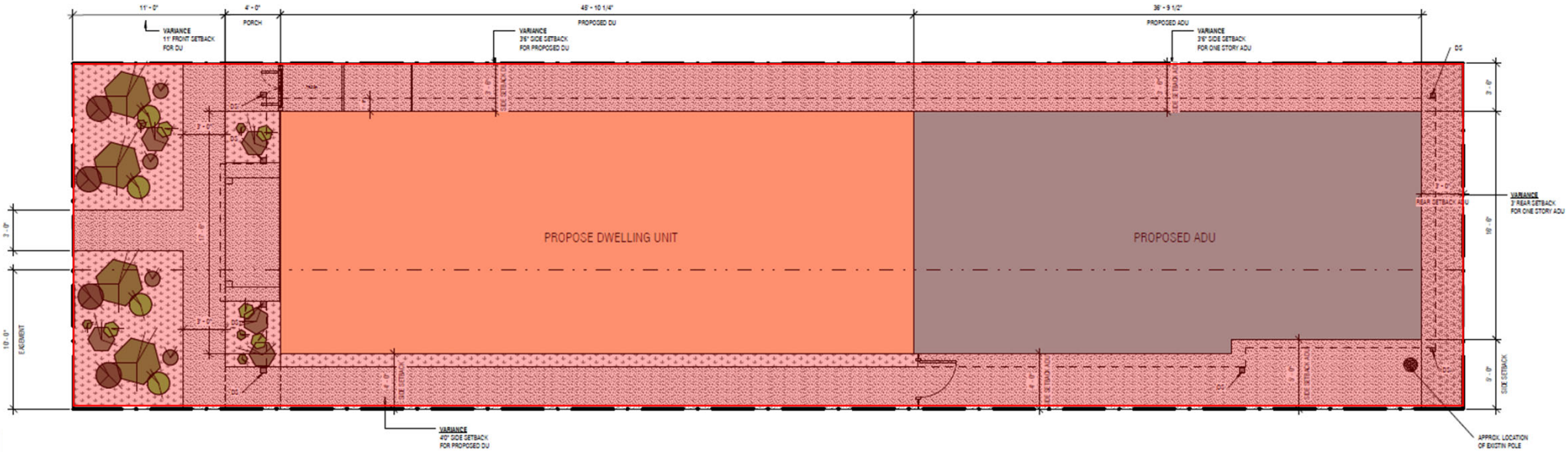
- Variance Request for a New Single Family Residence and ADU
  - 803 square-foot residence
    - One story with two bedrooms and two bathrooms
  - 630 square-foot ADU
    - One story with two bedrooms and two bathrooms
  - Reduced minimum lot size, street frontage, and setbacks
    - 11-foot front yard setback
    - 3-foot rear yard setback
    - 3-foot, 6-inch side yard setback to the east

Site Plan

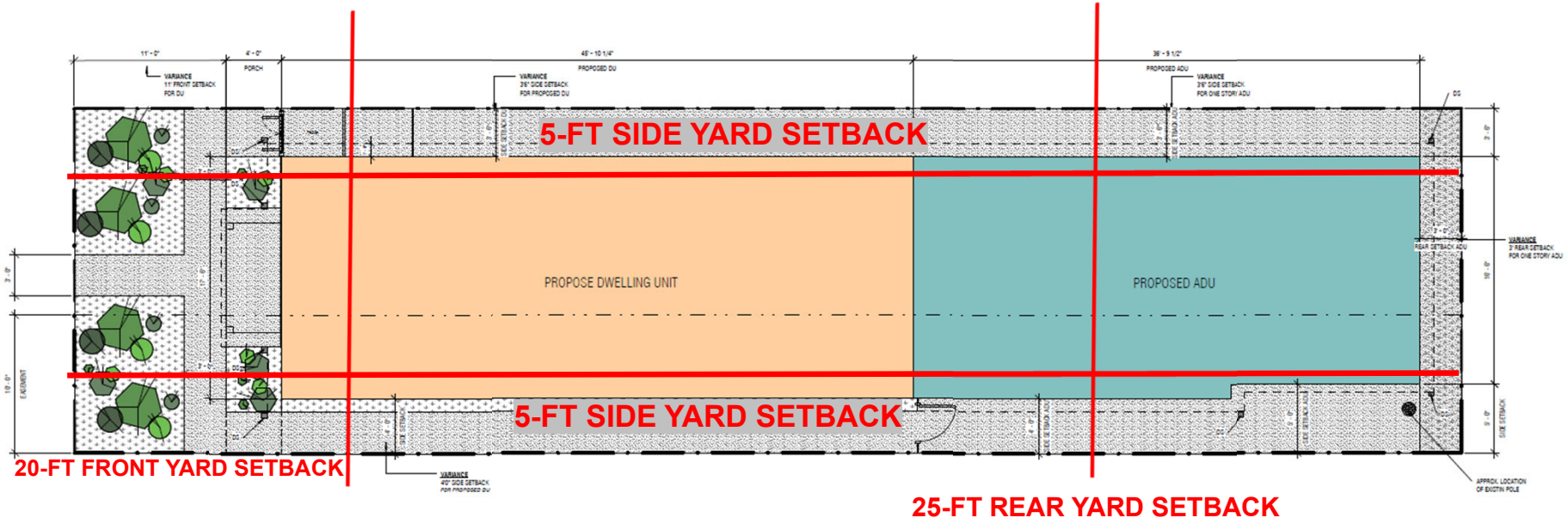

VARIANCE
11' FRONT SETBACK
FOR DU
PORCH
VARIANCE
3'6" SIDE SETBACK
FOR PROPOSED DU
PROPOSED DU
VARIANCE
3'6" SIDE SETBACK
FOR ONE STORY ADU
PROPOSED ADU
DG
VARIANCE
3' REAR SETBACK
FOR ONE STORY ADU
REAR SETBACK ADU
PROPOSE DWELLING UNIT
PROPOSED ADU
VARIANCE
4'0" SIDE SETBACK
FOR PROPOSED DU
APPROX. LOCATION
OF EXISTN POLE

Site Plan

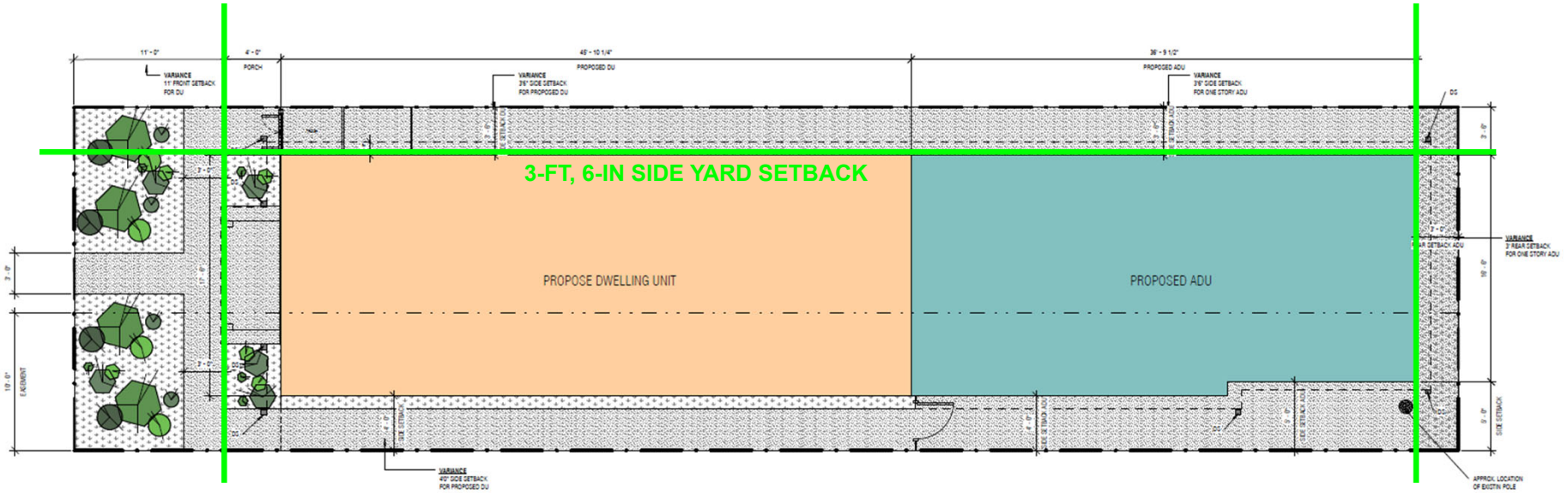
2,500 square-foot
Lot Area



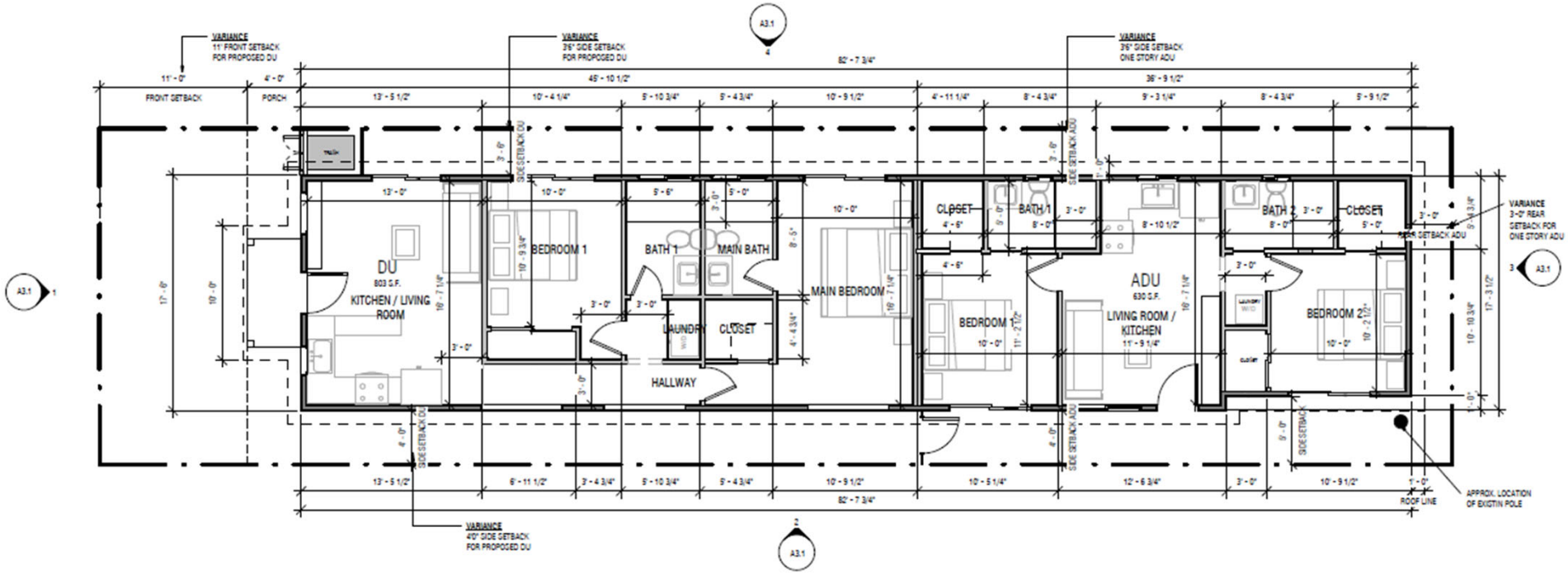
Site Plan


5-FT SIDE YARD SETBACK
PROPOSE DWELLING UNIT
PROPOSED ADU
5-FT SIDE YARD SETBACK
20-FT FRONT YARD SETBACK
25-FT REAR YARD SETBACK

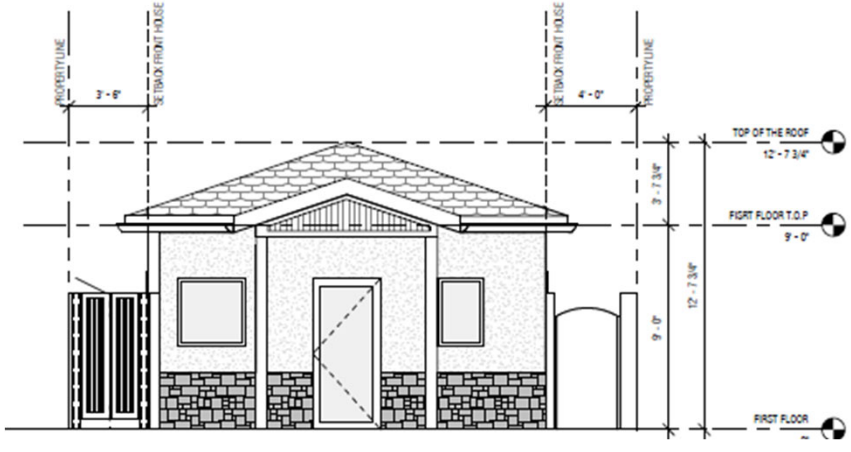
Site Plan


3-FT, 6-IN SIDE YARD SETBACK
PROPOSE DWELLING UNIT
PROPOSED ADU
11-FT FRONT YARD SETBACK
3-FT REAR YARD SETBACK

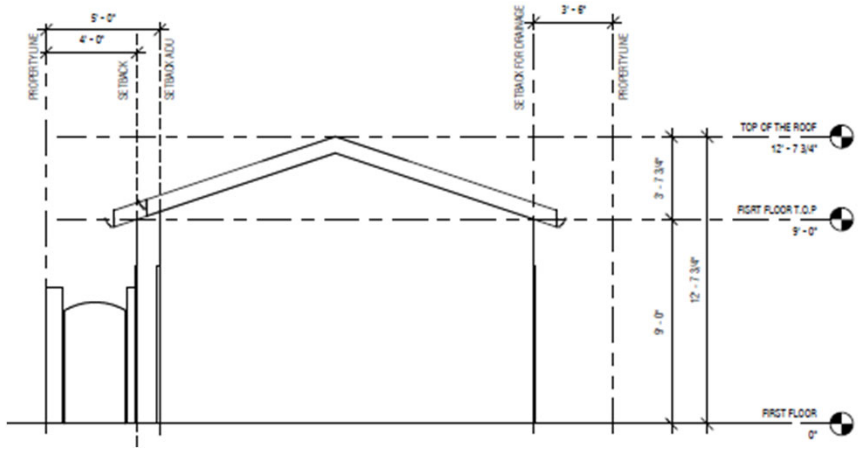
Floor Plan


VARIANCE
11' FRONT SETBACK
FOR PROPOSED DU
VARIANCE
3'6" SIDE SETBACK
FOR PROPOSED DU
VARIANCE
3'6" SIDE SETBACK
ONE STORY ADU
11' - 0"
FRONT SETBACK
4' - 0"
PORCH
82' - 7 3/4"
49' - 10 1/2"
36' - 9 1/2"
DU
803 S.F.
KITCHEN / LIVING
ROOM
BEDROOM 1
BATH 1
MAIN BATH
MAIN BEDROOM
LAUNDRY
CLOSET
HALLWAY
CLOSET
BATH 1
BEDROOM 2
ADU
630 S.F.
LIVING ROOM /
KITCHEN
BEDROOM 2
BATH 2
CLOSET
VARIANCE
3'-0" REAR
SETBACK FOR
ONE STORY ADU
REAR SETBACK ADU
SIDE SETBACK DU
SIDE SETBACK ADU
APPROX. LOCATION
OF EXISTIN POLE
ROOF LINE
VARIANCE
4'0" SIDE SETBACK
FOR PROPOSED DU
A3.1

Elevations

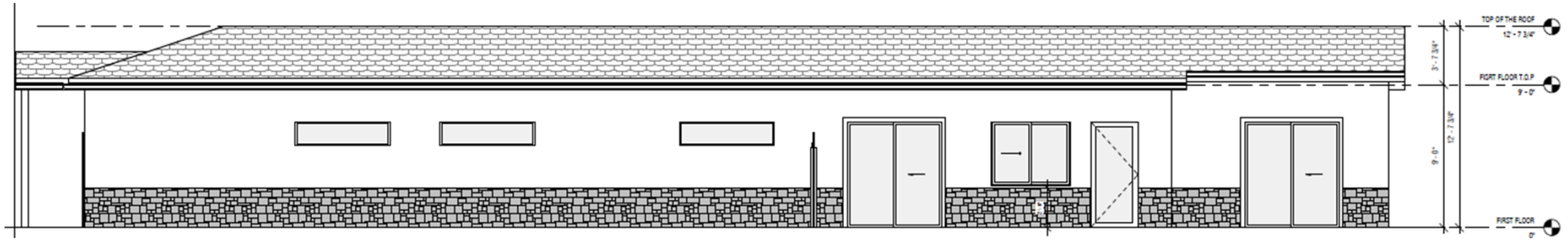


North Elevation

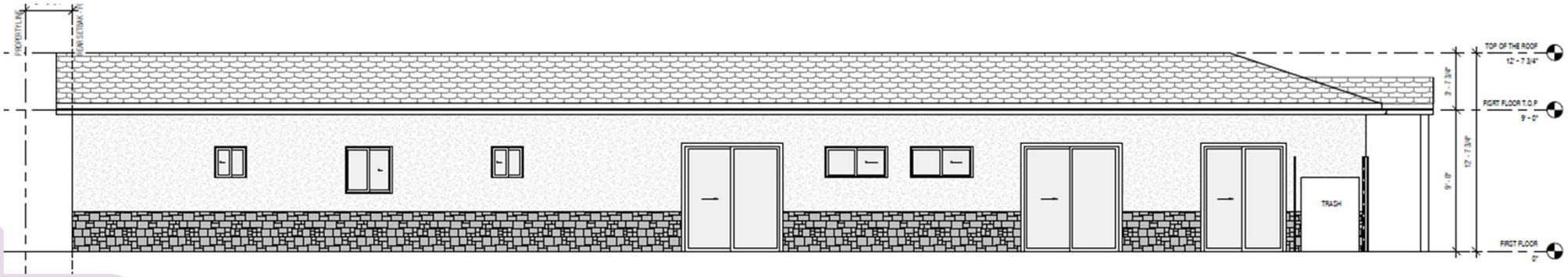


South Elevation

Elevations



West Elevation



East Elevation

Analysis

- Proposal Consistent With General Plan
  - Infill development encouraged
    - HE-2.1: Promote residential development on underutilized land and remove barriers to infill development
  - Affordable housing encouraged
    - LU-2.3: Encourage housing types that are often more affordable, such as micro-units and accessory dwelling units
    - HE-1.4: Promote the development of accessory dwelling units (ADUs) throughout National City to meet residential housing needs
  - Provides an additional home ownership opportunity
    - Consistent with the Housing Element
  - Zoning permits at least one single-family residence and ADU per lot

Analysis (cont.)

- Consistent with the Land Use Code
  - RS-2 zone and general development standards
    - 5,000 square-foot minimum lot area (2,500 requested)
      - Size and shape result of surrounding land division
    - 50-foot minimum street frontage (25 feet requested)
      - Narrow shape is the result of surrounding land division
    - 20-foot front yard setback (11 feet requested)
    - Five-foot interior side yard setbacks (three feet and six inches requested to the east)
    - 25-foot rear yard setback (three feet requested for ADU)

Analysis (cont.)

- Findings
  - 1. Variances from the terms of Title 18 shall be granted only when, because of special circumstances applicable to the property, including size, shape, topography, location or surroundings, the strict application of Title 18 deprives such property of privileges enjoyed by other property in the vicinity and under identical zoning classification
    - Lot is half the required size, which restricts the buildable area
    - Rectangular shape is half the required street frontage, which modifies buildable area
    - No room for a residence and an ADU of a typical size

Analysis (cont.)

- Findings
  - 2. Any variance granted shall be subject to such conditions as will assure that the adjustment thereby authorized shall not constitute a grant of special privileges inconsistent with the limitations upon other properties in the vicinity and zone in which such property is situated
    - Other developed lots smaller than 5,000 square-feet are common in the zone
    - Many properties in the vicinity exist with less than required lot size, street frontage, and setbacks
    - Consistent with the character of the surrounding area; **applicant revised plans to reduce request for setback deviation**

Analysis (cont.)

- Findings
  - 3. A variance shall not be granted for a parcel of property which authorizes a use or activity which is not otherwise expressly authorized by the zone regulation governing the parcel of property
    - A single-family residence and an ADU are permitted uses in the RS-2 zone

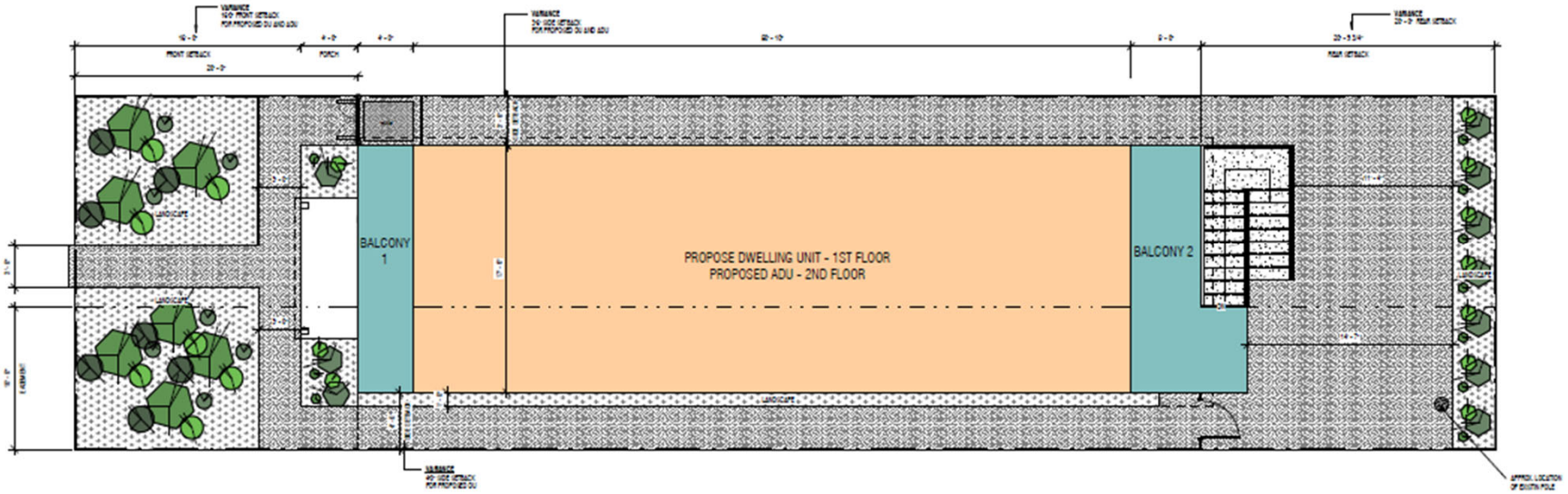
California Environmental Quality Act (CEQA)

- Determine To Be Categorically Exempt From Environmental Review Pursuant To Class 2, Section 15303 (New Construction or Conversion of Small Structures)
  - Notice of exemption will be filed subsequent to an approval

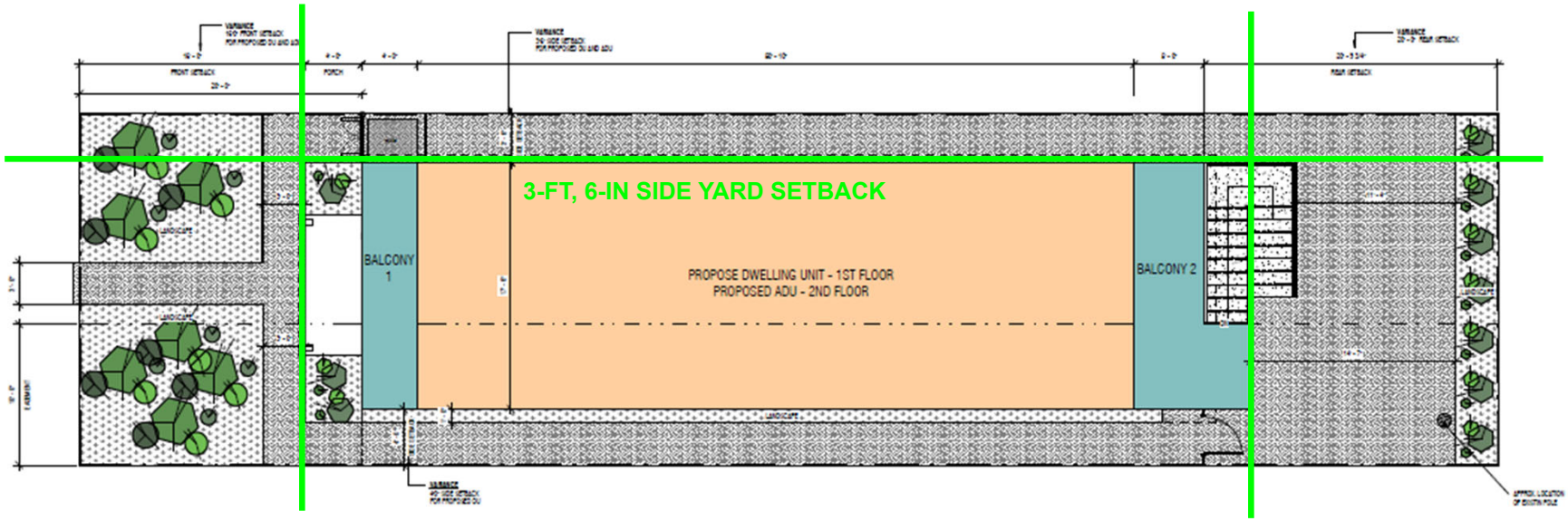
Previous PC Meeting

- Comments in opposition
  - Concerns with side and rear yard setback
- Planning Commission request for two-story design
  - Applicant prefers to construct one-story design (Exhibit A)
  - Project is constrained by CBC (minimum bedroom size, hallway size, etc.)
  - Two-story design is also included as Exhibit B

Site Plan – Exhibit B



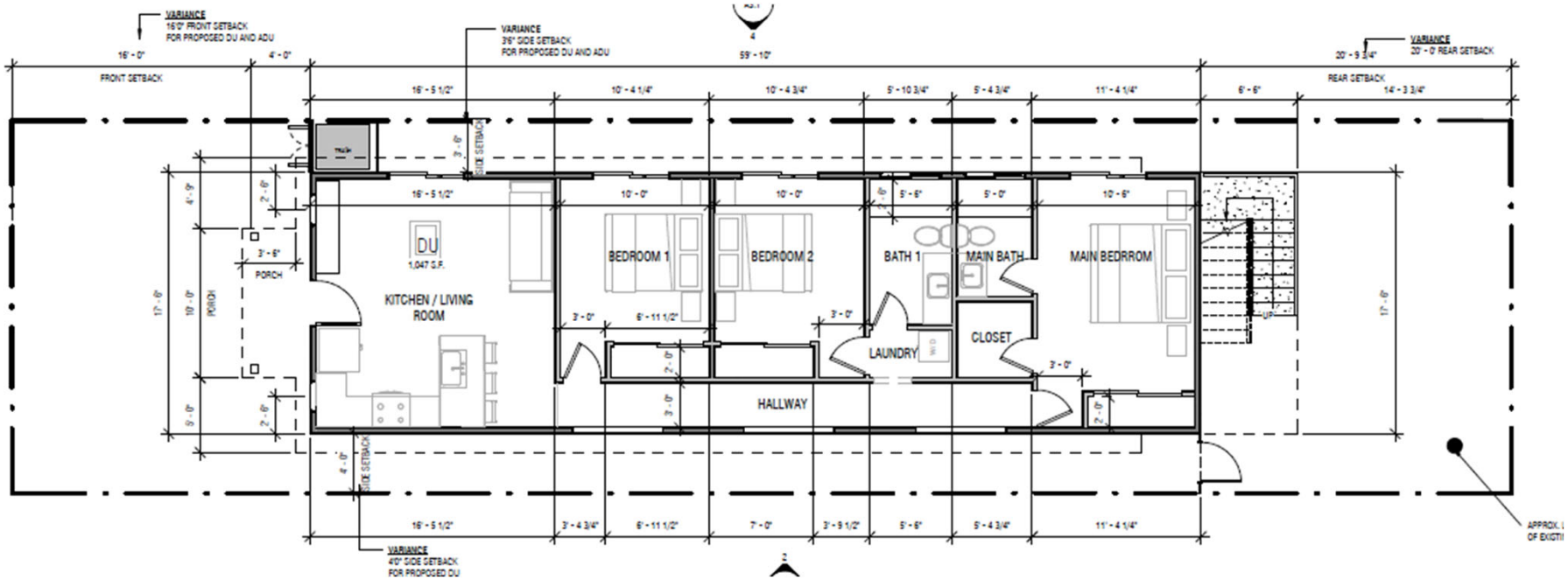
Site Plan – Exhibit B



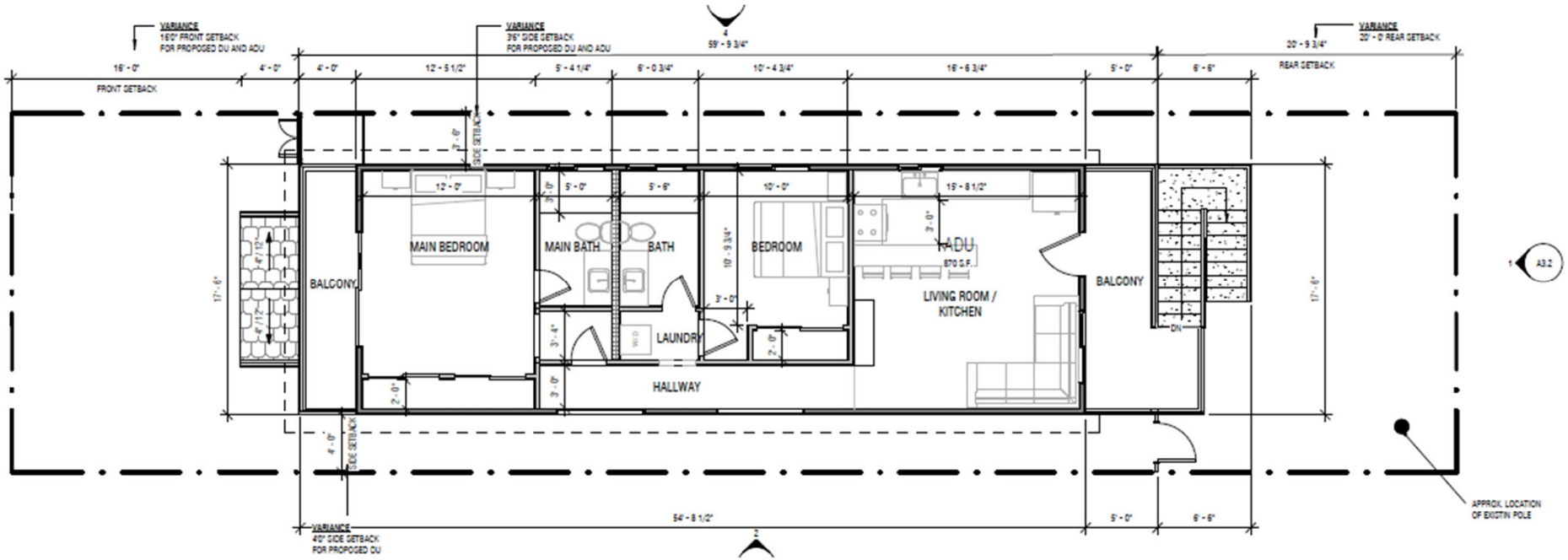
16-FT FRONT YARD SETBACK

20-FT REAR YARD SETBACK

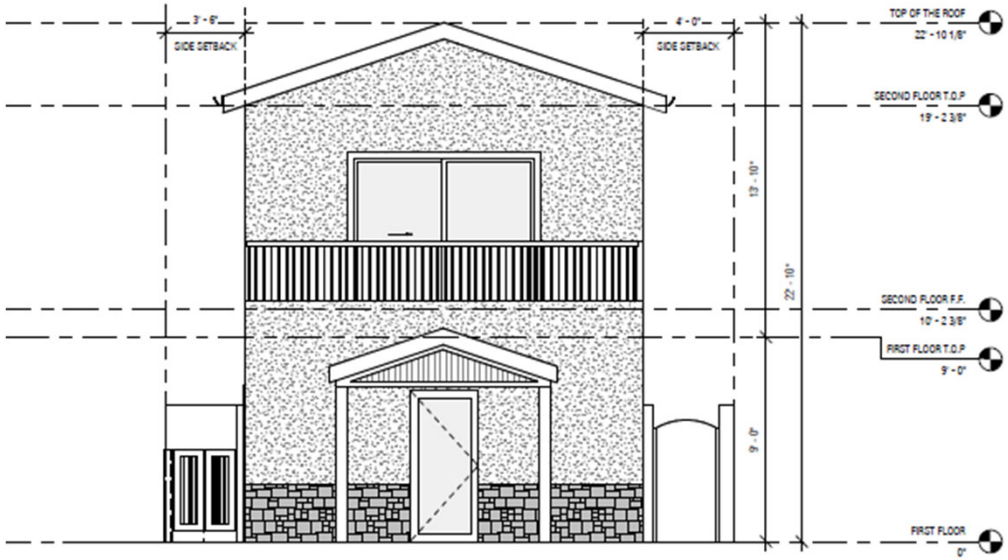
1st Floor Plan/Primary – Exhibit B



2nd Floor Plan/ADU – Exhibit B

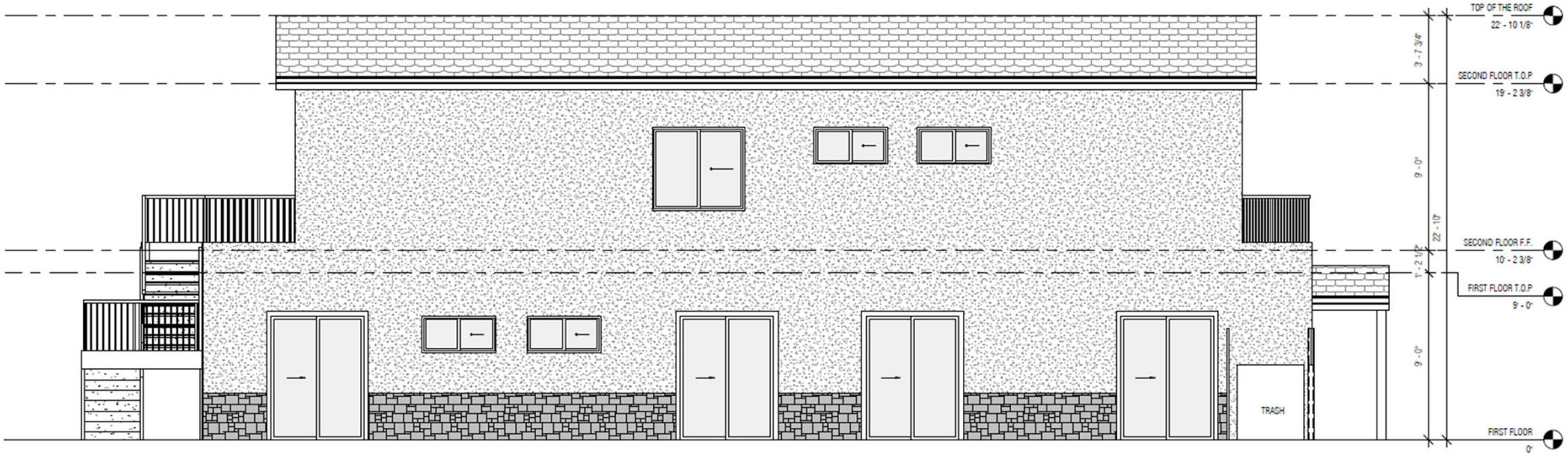


Elevations – Exhibit B



North Elevation

Elevations – Exhibit B



East Elevation

Conditions / Summary

- Conditions of Approval
  - Building, Engineering, and Fire comments
  - Compliance with LUC
- Proposed use consistent with General Plan
  - Project is consistent with General Plan and Land Use Code
    - Proposed single-family residence and ADU are permitted uses
    - Title 18 permits zone variances with findings

AGENDA REPORT

Department: **Community Development**
Prepared by: **Dionisia Trejo, Administrative Secretary**
Meeting Date: **Tuesday, April 7, 2026**
Approved by: **Alejandro Hernandez, Acting City Manager**

SUBJECT:
Temporary Use Permit – National Day of Prayer Sponsored by Casa de Oracion at Kimball Park Bowl on Thursday, May 7, 2026, with No Waiver of Fees.

RECOMMENDATION:
Approve the Application for a Temporary Use Permit Subject to Compliance with all Conditions of Approval with No Waiver of Fees and in Accordance with City Council Policy 802.

BOARD/COMMISSION/COMMITTEE PRIOR ACTION:
Not Applicable.

EXPLANATION:
This is a request from Casa De Oracion to conduct the National Day of Prayer at Kimball Park Bowl on Thursday, May 7, 2026, from 6:30 p.m. to 8:00 p.m. Set up for the event will commence at 2:00 p.m. on the day of the event. This event will consist of various churches from National City, which will gather to sing, worship, and pray. Casa De Oracion will provide their own stage. This event has been approved by the City Council in prior years with no waiver of fees

FINANCIAL STATEMENT:
Total TUP cost is $923.65: (1) City processing fee of $475.00, and (2) $448.65 for Public Works.

RELATED CITY COUNCIL 2020-2025 STRATEGIC PLAN GOAL:
Not Applicable

ENVIRONMENTAL REVIEW:
This is not a project under CEQA, and is therefore, not subject to environmental review. CCR15378; PRC 21065.

PUBLIC NOTIFICATION:
The Agenda Report was posted at least 72 hours before the Regular Meeting date and time, and 24 hours before a Special Meeting in accordance with the Ralph M. Brown Act.

ORDINANCE:
Not Applicable

EXHIBITS:
Exhibit A – TUP National Day of Prayer_Redacted.pdf
Exhibit B – Conditions of Approval TUP National Day of Prayer.pdf

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) _____

Event Name & Location

Event Title National Day of Prayer

Event Location (list all sites being requested) Kimball Park Bowl

Event Times

Set-Up Starts
Date 5/7/26 Time 2:00 pm Day of Week Thursday

Event Starts
Date 5/7/26 Time 6:30 pm Day of Week Thursday

Event Ends
Date 5/7/26 Time 8:00 pm Day of Week Thursday

Breakdown Ends
Date 5/7/26 Time 9:00 pm Day of Week Thursday

RECEIVED
FEB 25 RECD
Neighborhood Services Department
City of National City

Applicant Information

Applicant (Your name) Eddie Dueñas Sponsoring Organization Casa de Oracion

Event Coordinator (if different from applicant) Eddie Duenas

Mailing Address 2602 Transportation Ave Suite E National City, CA 91950

Day Phone 619-787-2601 After Hours Phone Same Cell Same Fax N/A

Public Information Phone N/A E-mail eddie@bestwayprinting.biz

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: [redacted] Date 2/25/26

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):

_____

_____

$ Estimated Gross Receipts including ticket, product and sponsorship sales from this event.

$ 1,000 Estimated Expenses for this event.

$ 0 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:

This event is being held in conjuction with the National Day of Prayer. Various National City churches will gather in singing and prayer. The singing will be accompanied by an amplified live band and singers.

_____

Estimated Attendance

Anticipated # of Participants: 100 Anticipated # of Spectators: 700

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): _____

_____

Date and time of street closure: _____ Date and time of street reopening: _____

☐ 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: Volunteers from local churches will provide crowd control and on-site security.

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 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. .

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:

City ADA - Park

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 ▶ 20x28 (Dimensions)

Setting up canopies or tents?

2 # of canopies size 10x10

_____ # of tents size _____

☐ No canopies/tents being set up

Setting up tables and chairs?

☑ Furnished by Applicant or Contractor

_____ # of tables ☐ No tables being set up

20 # 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) PA system equipment

☐ 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 6 pm to 9 pm)

☑ 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 of 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: _____

_____

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 #_____ ▶ Business License #(s) _____

☐ Vendors selling merchandise #_____ ▶ 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 National City Clergy Association Info

☐ 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 $602.00

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 # 1 Dimensions Banner 72" x 30"

☐ Yes, having inflatable signage #_____ ▶ (complete Inflatable Signage Request form)

☐ Yes, we will have banners # _____

☐ What will signs/banners say? National Day of Prayer May 7, 2026

☐ 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: 2

▶ Total number of ADA accessible portable toilets: ~~0~~

☐ 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: National Day of Prayer

Event Address: Kimball Park Bowl Expected # of Attendees: 800

Event Host/Coordinator: Eddie Duenas Phone Number: 619-787-2601

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: _____			✓
Will enough recycling bins provided for the event? Provide number of recycle bins: _____			✓
Will all portable toilets have secondary containment trays? (exceptions for ADA compliant portable toilets)			✓
Do all storm drains have screens to temporarily protect trash and debris from entering?			✓
Are spill cleanup kits readily available at designated spots?			✓

* 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: Casa De Oracion

Person in Charge of Activity: Eddie Duenas

Address: 2602 Transportation Ave. Suite E National City, CA 91950

Telephone:_____ Date(s) of Use:_____

HOLD HARMLESS AGREEMENT

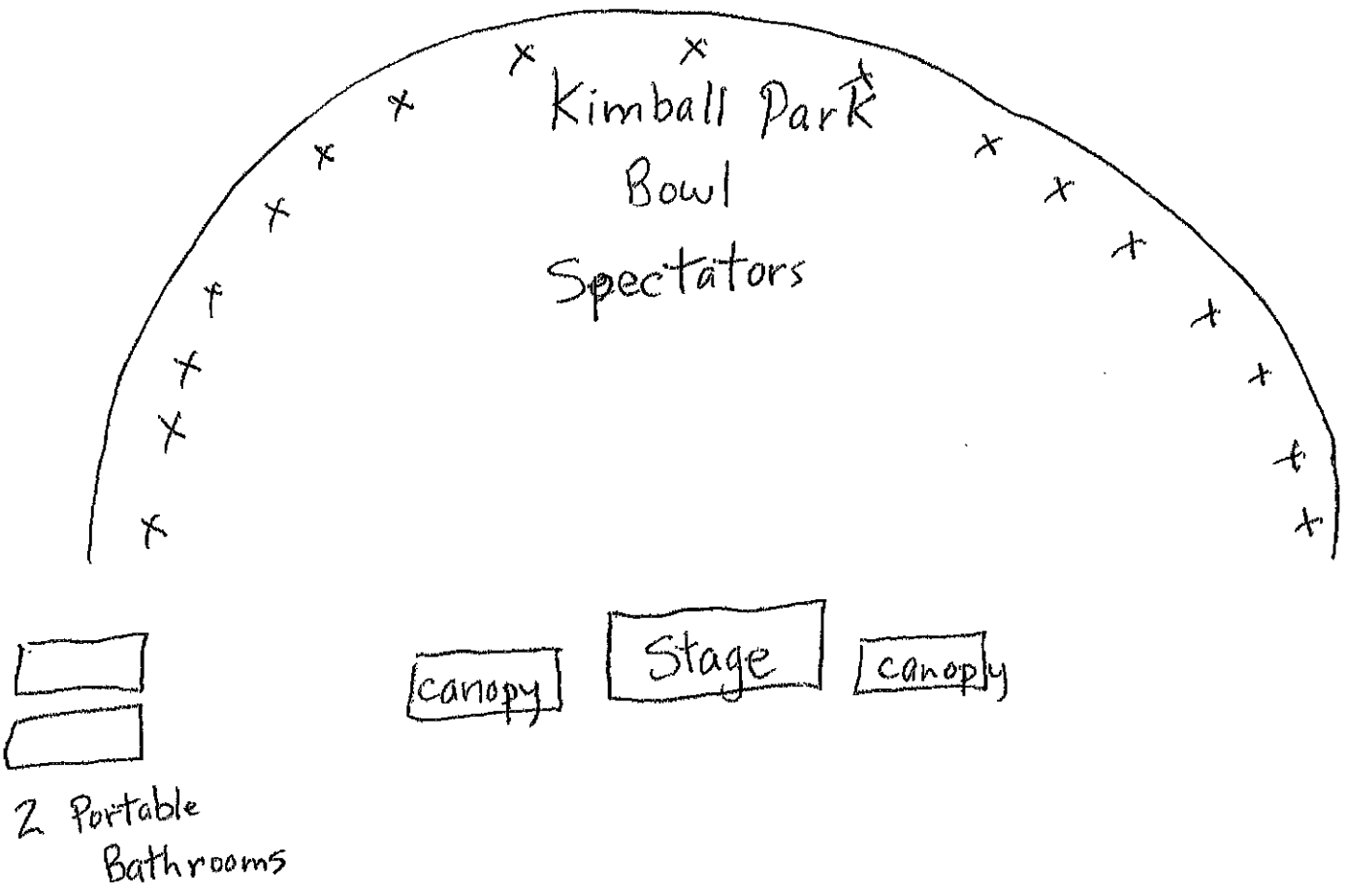
As a condition of the issuance of a temporary use permit to conduct its activities on public or private property, the undersigned hereby agree(s) to defend, indemnify and hold harmless the City of National City and the Parking Authority and its officers, employees and agents from and against any and 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: [redacted]

Official Title: Pastor Eddie Duenas Date: 2/25/26

For Office Use Only

Certificate of Insurance Approved_____Date _____


Kimball Park
Bowl
Spectators
canopy
Stage
canopy
2 Portable
Bathrooms

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 2/4/2026

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 have ADDITIONAL INSURED provisions or 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 Marsh & McLennan Agency LLC 110 Franklin Road, Suite 1100 Roanoke VA 24011	CONTACT NAME: PHONE (A/C, No, Ext): (909) 307-8500 FAX (A/C, No): E-MAIL ADDRESS:
INSURED CHURCINSUR DCA1380 CASA DE ORACION IGLESIA CRISTIANA 635 E 7th St National City, CA 91950	INSURER(S) AFFORDING COVERAGE — NAIC # INSURER A : Lexington Insurance Company — 19437 INSURER B : Lexington Insurance Company — 19437 INSURER C : INSURER D : INSURER E : INSURER F :

COVERAGES **CERTIFICATE NUMBER:** 175832020 **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 LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A B	X COMMERCIAL GENERAL LIABILITY CLAIMS-MADE X OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: X POLICY PRO-JECT LOC OTHER:	Y		11971558 048409888	1/1/2026 1/1/2026	1/1/2027 1/1/2027	EACH OCCURRENCE DAMAGE TO RENTED PREMISES (Ea occurrence) MED EXP (Any one person) PERSONAL & ADV INJURY GENERAL AGGREGATE PRODUCTS - COMP/OP AGG	$ 2,000,000 $ 1,000,000 $ 10,000 $ 2,000,000 $ 5,000,000 $ 5,000,000
	AUTOMOBILE LIABILITY ANY AUTO OWNED AUTOS ONLY HIRED AUTOS ONLY SCHEDULED AUTOS NON-OWNED AUTOS ONLY						COMBINED SINGLE LIMIT (Ea accident) BODILY INJURY (Per person) BODILY INJURY (Per accident) PROPERTY DAMAGE (Per accident)	$ $ $ $
	UMBRELLA LIAB OCCUR EXCESS LIAB CLAIMS-MADE DED RETENTION $						EACH OCCURRENCE AGGREGATE	$ $
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANYPROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) Y / N If yes, describe under DESCRIPTION OF OPERATIONS below	N / A					PER STATUTE OTH-ER 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)

Please contact your Insurance Board Agent, Churchwest Insurance Services at 800-843-6054 for questions regarding your Certificate of Insurance. If you would like to speak to someone at the Insurance Board, please call 800-437-8830.
National Day of Prayer, prayer in the park on May 4, 2026 at 148 E 12th St., National City, CA 91950 with approximately 500 people.

CERTIFICATE HOLDER

City of National City
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 [redacted]

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STATE OF CALIFORNIA
FRANCHISE TAX BOARD
PO BOX 942857
SACRAMENTO CA 94257-0540

Entity Status Letter

Date: 2/19/2026

ESL ID: 7133523927

Why You Received This Letter

According to our records, the following entity information is true and accurate as of the date of this letter.

Entity ID: 4798323

Entity Name: NATIONAL CITY CLERGY ASSOCIATION

- [x] 1. The entity is in good standing with the Franchise Tax Board.
- [ ] 2. The entity is **not** in good standing with the Franchise Tax Board.
- [ ] 3. The entity is currently exempt from tax under Revenue and Taxation Code (R&TC) Section 23701 .
- [ ] 4. We do not have current information about the entity.
- [ ] 5. The entity was administratively dissolved/cancelled on through the Franchise Tax Board Administrative Dissolution process.

Important Information

- This information does not necessarily reflect the entity's current legal or administrative status with any other agency of the state of California or other governmental agency or body.
- If the entity's powers, rights, and privileges were suspended or forfeited at any time in the past, or if the entity did business in California at a time when it was not qualified or not registered to do business in California, this information does not reflect the status or voidability of contracts made by the entity in California during the period the entity was suspended or forfeited (R&TC Sections 23304.1, 23304.5, 23305a, 23305.1).
- The entity certificate of revivor may have a time limitation or may limit the functions the revived entity can perform, or both (R&TC Section 23305b).

Connect With Us

Web: **ftb.ca.gov**
Phone: 800-852-5711 from 7 a.m. to 5 p.m. weekdays, except state holidays
916-845-6500 from outside the United States

California
Relay Service: 711 or 800-735-2929 (For persons with hearing or speech impairments)

City of National City
BUSINESS TAX CERTIFICATE

"For Services Provided in National City, California Only"

2026

TO BE POSTED IN A CONSPICUOUS PLACE
AND
NOT TRANSFERABLE OR ASSIGNABLE

Business Name	NATIONAL CITY CLERGY ASSOCIATION
Business Location	2602 TRANSPORTATION AVE STE E NATIONAL CITY, CA 91950-8532
Business Owner(s)	EDDIE DUENAS

Business Type	Exempt / Non-Profit
Account Number	09051577
Effective Date	January 01, 2026
Expiration Date	December 31, 2026

[redacted]

City Manager

EDDIE DUENAS
NATIONAL CITY CLERGY ASSOCIATION
2602 TRANSPORTATION AVE STE E
NATIONAL CITY, CA 91950-8532

THIS BUSINESS TAX CERTIFICATE DOES NOT PERMIT A BUSINESS THAT IS OTHERWISE PROHIBITED.

NOTE: IT IS YOUR OBLIGATION TO RENEW THIS CERTIFICATE WHETHER OR NOT YOU RECEIVE A RENEWAL NOTICE

For all inquiries regarding this certificate, contact HdL Business Tax Support Center at (619) 382-2596.

CITY OF NATIONAL CITY
NEIGHBORHOOD SERVICES DEPARTMENT
APPLICATION FOR A TEMPORARY USE PERMIT
CONDITIONS OF APPROVAL

SPONSORING ORGANIZATION: Casa de Oracion
EVENT: National Day of Prayer
DATE OF EVENT: May 7, 2026

APPROVALS:

COMMUNITY DEVELOPMENT	YES [x]	NO [ ]	SEE CONDITIONS [x]
COMMUNITY SERVICES	YES [x]	NO [ ]	SEE CONDITIONS [ ]
ENGINEERING	YES [x]	NO [ ]	SEE CONDITIONS [ ]
FINANCE	YES [x]	NO [ ]	SEE CONDITIONS [ ]
FIRE	YES [x]	NO [ ]	SEE CONDITIONS [x]
POLICE	YES [x]	NO [ ]	SEE CONDITIONS [ ]
PUBLIC WORKS	YES [x]	NO [ ]	SEE CONDITIONS [x]
RISK MANAGER	YES [x]	NO [ ]	SEE CONDITIONS [x]

CONDITIONS OF APPROVAL:
Total cost of TUP is $923.65

COMMUNITY DEVELOPMENT

Planning

The event shall comply with exterior noise limitations in Table III of Section 12.06.040 of the Municipal Code

Building

1. No new electrical, mechanical, or plumbing work is permitted for this event. If there is new work being proposed, please contact the Building Department to obtain proper permits.

2. The proposed generators must be located a minimum of 5 feet from any building or enclosure (i.e. tents) to allow for proper ventilation. Any power cords running from the generators or any electrical outlets must be properly secured and covered to avoid trip hazards.

3. The proposed stage shall not be elevated more than 30 inches from grade (ground level) or proper railing/fall protection will be required.

4. It is the owner/operator's responsibility to adhere to accessibility requirements.

5. It is the owner/operator's responsibility to obtain all necessary approvals from the other City/County agencies.

Samuel Marrinan, CBO
Building Official
smarrinan@nationalcityca.gov

619-336-4351

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.

COMMUNITY SERVICES
No comments received

ENGINEERING
No comments

FINANCE
A business license for the sponsoring organization entity Casa de Oracion must be submitted prior to the event.

FIRE (619) 336-4550

No Fees or Fire Inspection required

Stipulations required by the Fire Department for this event are as follows:

1) Maintain Fire Department access at all times. Emergency services access shall be given to all emergency apparatus upon approach.

2) Provide a currently serviced 2A:10BC fire extinguisher for the stage. Extinguishers to be mounted in a visible location between 3½'to 5' from the floor to the top of the extinguisher. The maximum travel distance from an extinguisher shall not be more than 75 feet**.**

POLICE DEPARTMENT
Based on volunteers providing crowd control and security and based on past years comments we will again have officers extra patrol the event as we have done in the past.

RISK MANAGER (619) 336-4370
Risk Management has reviewed the above-captioned request for issuing a Temporary Use Permit. The applicant has provided all the necessary insurance types and levels of coverage as set out in the application.

However, the applicant must provide an Additional Insured Endorsement for the Commercial General Liability Policy that shall name the City of National City.

It should be noted that the applicant properly executed the Indemnification and Hold Harmless Agreement when the Special Event Application was submitted.

PUBLIC WORKS (619)366-4580
Streets Division
No comments

Facilities Division
1 Tradesman (break down and Setup) 5hr x 60.73 = $303.65
Power Pedestal access – 1x $85
Total: $388.65

Parks Division
Parks will make sure the park is clean and ready to go for this event. The restrooms will be left open during the event hours.
Please note there is a $60 fee for the lights for the period from 6:00 p.m. to 9:00 p.m. I will coordinate with the event organizer to issue a key for the light pedestal.

AGENDA REPORT

Department: **Finance**
Prepared by: **Karla Apalategui, Sr. Accounting Assistant**
Meeting Date: **Tuesday, April 7, 2026**
Approved by: **Alejandro Hernandez, Acting City Manager**

SUBJECT:
Warrant Register No. 33 for the Period of 2/6/26 through 2/12/26 in the Amount of $2,472,959.12

RECOMMENDATION:
Ratify Warrants Totaling $2,472,959.12.

BOARD/COMMISSION/COMMITTEE PRIOR ACTION:
Not Applicable.

EXPLANATION:
Per Government Section Code 37208, below are the payments issued for the period of 2/6/26 – 2/12/26. Consistent with the Department of Finance's practice, listed below are all payments above $50,000.

Vendor	Check/Wire	Amount	Explanation
SDG&E	377090	97,650.11	Gas & Electric for Facilities
Public Emp Retirement	260420179	406,914.11	Service Period 1/20/26 – 2/2/26

FINANCIAL STATEMENT:
Warrant Register Total $2,472,959.12

RELATED CITY COUNCIL 2020-2025 STRATEGIC PLAN GOAL:
Not Applicable

ENVIRONMENTAL REVIEW:
This is not a project under CEQA, and is therefore, not subject to environmental review. CCR15378; PRC 21065.

PUBLIC NOTIFICATION:
The Agenda Report was posted at least 72 hours before the Regular Meeting date and time, and 24 hours before a Special Meeting in accordance with the Ralph M. Brown Act.

ORDINANCE:
Not Applicable

EXHIBIT:
Exhibit A – FY26 Warrant Register No. 33

Warrant Register #33
2/6/2026 to 2/12/2026

PAYEE	DESCRIPTION	CHK NO	DATE	AMOUNT
A/P PAYMENTS				
City Atty				
SHER EDLING LLP	LEGAL SVCS FOR SWEETWATER MARSH MATTER	377094	2/12/2026	430.00
SHER EDLING LLP	LEGAL SVCS FOR SWEETWATER MARSH MATTER	377094	2/12/2026	168.00
			Total for City Atty	**598.00**
City Mgr				
GARCIA, PEDRO	REIMB - PARKING FOR PORT SWEARING	377075	2/12/2026	20.00
GARCIA, PEDRO	REIMB-TRVL EXPS -ALIS CONFERENCE	377075	2/12/2026	1,462.97
LEAGUE OF CALIFORNIA	2026 MEMBERSHIP DUES	377079	2/12/2026	21,361.00
MORRISON, RONALD	REIMB - PROCLAMATION FRAMES	377083	2/12/2026	217.28
NATIONAL CITY CHAMBE	ECONOMIC DEVELOPMENT ACTIVITIES / NOV	377084	2/12/2026	3,200.00
NATIONAL CITY CHAMBE	ECONOMIC DEVELOPMENT ACTIVITIES / DEC	377084	2/12/2026	3,200.00
			Total for City Mgr	**29,461.25**
Comm Svcs				
SMART & FINAL	MOP 45756 CASA YOUTH SNACKS/CSD	377096	2/12/2026	255.68
SMART & FINAL	MOP 45756 MLK/ET PROGRAMMING/CSD	377096	2/12/2026	24.97
ULINE	TELESCOPIC POLE FOR CAMACHO/CSD	377103	2/12/2026	254.39
			Total for Comm Svcs	**535.04**
Eng/PW				
CALIFORNIA DIESEL CO	CLEANING OF DEF FILTER VEH #109-PW/EQM	377062	2/12/2026	410.00
CINTAS CORPORATION	UNIFORM ADVANTAGE FOR WASTEWATER FY26-P'	377064	2/12/2026	24.64
CINTAS CORPORATION	UNIFORM ADVANTAGE FOR FACILITIES FY26-PW/F/	377064	2/12/2026	23.23
CINTAS CORPORATION	UNIFORM ADVANTAGE FOR WASTEWATER FY26-P'	377064	2/12/2026	24.10
CINTAS CORPORATION	UNIFORM ADVANTAGE FOR PARKS FY26-PW/PARK	377064	2/12/2026	31.68
CINTAS CORPORATION	UNIFORM ADVANTAGE FOR STREETS FY26-PW/STS	377064	2/12/2026	35.20
CINTAS CORPORATION	UNIFORM ADVANTAGE FOR WASTEWATER FY26-P'	377064	2/12/2026	28.16
CINTAS CORPORATION	UNIFORM ADVANTAGE FOR FACILITIES FY26-PW/F/	377064	2/12/2026	31.59
CINTAS CORPORATION	UNIFORM ADVANTAGE FOR PARKS FY26-PW/PARK	377064	2/12/2026	35.20
CINTAS CORPORATION	UNIFORM ADVANTAGE FOR STREETS FY26-PW/STS	377064	2/12/2026	35.20
CINTAS CORPORATION	UNIFORM APPAREL FOR FLEET FY26-PW	377064	2/12/2026	64.71
CINTAS CORPORATION	DUST MOPS & SUPPLIES FY26-PW/FAC	377064	2/12/2026	198.50
CINTAS CORPORATION	UNIFORM APPAREL FOR STREETS FY26-PW/STS	377064	2/12/2026	238.15
CINTAS CORPORATION	UNIFORM APPAREL FOR FACILITIES FY26-PW/FAC	377064	2/12/2026	240.30
CINTAS CORPORATION	UNIFORM APPAREL FOR WASTEWATER FY26-PW/V	377064	2/12/2026	249.15
CINTAS CORPORATION	UNIFORM APPAREL FOR PARKS FY26-PW/PARKS	377064	2/12/2026	259.82
CINTAS CORPORATION	UNIFORM APPAREL FOR FLEET FY26-PW/EQM	377064	2/12/2026	64.71
CINTAS CORPORATION	DUST MOPS & SUPPLIES FY26-PW/FAC	377064	2/12/2026	187.50
CINTAS CORPORATION	UNIFORM APPAREL FOR STREETS FY26-PW/STS	377064	2/12/2026	214.83
CINTAS CORPORATION	UNIFORM APPAREL FOR WASTEWATER FY26-PW/V	377064	2/12/2026	249.81
CINTAS CORPORATION	UNIFORM APPAREL FOR PARKS FY26-PW/PARKS	377064	2/12/2026	259.82
CINTAS CORPORATION	UNIFORM APPAREL FOR FACILITIES FY26-PW/FAC	377064	2/12/2026	281.91

Warrant Register #33
2/6/2026 to 2/12/2026

PAYEE	DESCRIPTION	CHK NO	DATE	AMOUNT
HOME DEPOT CREDIT SE	BUILDING SUPPLIES FY26-PW/FAC	377077	2/12/2026	62.55
HOME DEPOT CREDIT SE	BUILDING SUPPLIES FY26-PW/FAC	377077	2/12/2026	1,400.61
HOME DEPOT CREDIT SE	BUILDING SUPPLIES FY26-PW/FAC	377077	2/12/2026	118.23
MASON'S SAW & LAWNMO	MOP 45729 LANDSCAPE SUPPLIES FY26-PW/PARKS	377081	2/12/2026	214.63
MASON'S SAW & LAWNMO	MOP 45729 LANDSCAPE SUPPLIES FY26-PW/PARKS	377081	2/12/2026	411.34
PARTS AUTHORITY METR	MOP 75943 CREDIT FOR AUTO SUPPLIES FY26-PW/	377085	2/12/2026	(36.65)
PARTS AUTHORITY METR	MOP 75943 AUTO SUPPLIES CREDIT FY26-PW/EQM	377085	2/12/2026	(197.02)
PARTS AUTHORITY METR	MOP 75943 AUTO SUPPLIES FY26-PW/EQM	377085	2/12/2026	55.29
PARTS AUTHORITY METR	MOP 75943 AUTO SUPPLIES FY26-PW/EQM	377085	2/12/2026	60.17
PARTS AUTHORITY METR	MOP 75943 AUTO SUPPLIES FY26-PW/EQM	377085	2/12/2026	46.16
PARTS AUTHORITY METR	MOP 75943 AUTO SUPPLIES FY26-PW/EQM	377085	2/12/2026	107.09
PARTS AUTHORITY METR	MOP 75943 AUTO SUPPLIES FY26-PW/EQM	377085	2/12/2026	303.95
PARTS AUTHORITY METR	MOP 75943 AUTO SUPPLIES FY26-PW/EQM	377085	2/12/2026	36.71
PRO BUILD COMPANY	MOP 45707 GENERAL SUPPLIES FY26-PW/PARKS	377086	2/12/2026	52.82
PRO BUILD COMPANY	MOP 45707 GENERAL SUPPLIES FY26-PW/FAC	377086	2/12/2026	74.22
PRO BUILD COMPANY	MOP 45707 GENERAL SUPPLIES FY26-PW/FAC	377086	2/12/2026	91.13
PRO BUILD COMPANY	MOP 45707 GENERAL SUPPLIES FY26-PW/STS	377086	2/12/2026	93.89
PRO BUILD COMPANY	MOP 45707 GENERAL SUPPLIES FY26-PW/FAC	377086	2/12/2026	218.64
PRO BUILD COMPANY	MOP 45707 GENERAL SUPPLIES FY26-PW/FAC	377086	2/12/2026	168.30
PRO BUILD COMPANY	MOP 45707 GENERAL SUPPLIES FY26-PW/STS	377086	2/12/2026	198.32
PRO BUILD COMPANY	MOP 45707 GENERAL SUPPLIES FY26-PW/FAC	377086	2/12/2026	34.23
PRO BUILD COMPANY	MOP 45707 GENERAL SUPPLIES FY26-PW/WW	377086	2/12/2026	244.59
PRO BUILD COMPANY	MOP 45707 GENERAL SUPPLIES FY26-PW/FAC	377086	2/12/2026	333.38
PRO BUILD COMPANY	MOP 45707 GENERAL SUPPLIES FY26-PW/FAC	377086	2/12/2026	471.80
PRO BUILD COMPANY	MOP 45707 GENERAL SUPPLIES FY26-PW/PARKS	377086	2/12/2026	27.35
PRO BUILD COMPANY	MOP 45707 GENERAL SUPPLIES FY26-PW/FAC	377086	2/12/2026	32.49
PRO BUILD COMPANY	MOP 45707 GENERAL SUPPLIES FY26-PW/FAC	377086	2/12/2026	156.59
PRO BUILD COMPANY	MOP 45707 GENERAL SUPPLIES FY26-PW/FAC	377086	2/12/2026	231.37
PRO BUILD COMPANY	MOP 45707 GENERAL SUPPLIES FY26-PW/FAC	377086	2/12/2026	242.25
PRO BUILD COMPANY	MOP 45707 GENERAL SUPPLIES FY26-PW/FAC	377086	2/12/2026	220.06
PRO BUILD COMPANY	MOP 45707 GENERAL SUPPLIES FY26-PW/FAC	377086	2/12/2026	38.75
PRO BUILD COMPANY	MOP 45707 GENERAL SUPPLIES FY26-PW/FAC	377086	2/12/2026	17.57
PRO BUILD COMPANY	MOP 45707 GENERAL SUPPLIES FY26-PW/FAC	377086	2/12/2026	142.46
PRO BUILD COMPANY	MOP 45707 GENERAL SUPPLIES FY26-PW/FAC	377086	2/12/2026	184.30
PRO BUILD COMPANY	MOP 45707 GENERAL SUPPLIES FY26-PW/FAC	377086	2/12/2026	254.07
PRO BUILD COMPANY	MOP 45707 GENERAL SUPPLIES FY26-PW/FAC	377086	2/12/2026	66.33
RED WING BUSINESS	WORK BOOTS FOR R. HUERTA FY26-PW/EQM	377088	2/12/2026	200.00
SAN DIEGO GAS & ELEC	GAS AND ELECTRICITY FOR FACILITIES DEC FY26-I	377089	2/12/2026	493.58
SAN DIEGO GAS & ELEC	GAS AND ELECTRICITY FOR FACILITIES JAN FY26-F	377089	2/12/2026	3,897.39
SAN DIEGO GAS & ELEC	GAS AND ELECTRICITY FOR FACILITIES FY26-PW/F	377089	2/12/2026	410.49
SAN DIEGO GAS & ELEC	GAS AND ELECTRIC FOR STREETS JAN FY26IN	377089	2/12/2026	11,453.77

Warrant Register #33
2/6/2026 to 2/12/2026

PAYEE	DESCRIPTION	CHK NO	DATE	AMOUNT
SAN DIEGO GAS & ELEC	GAS AND ELECTRIC FOR STREETS JAN FY26-PW/S	377089	2/12/2026	11.45
SAN DIEGO GAS & ELEC	GAS AND ELECTRIC FOR STREETS JAN FY26-PW/S	377089	2/12/2026	116.27
SAN DIEGO GAS & ELEC	GAS AND ELECTRIC FOR STREETS JAN FY26-PW/S	377089	2/12/2026	30.63
SAN DIEGO GAS & ELEC	GAS AND ELECTRIC FOR STREETS JAN FY26-PW/S	377089	2/12/2026	40.09
SAN DIEGO GAS & ELEC	GAS AND ELECTRICITY FOR FACILITIES JAN FY26-F	377089	2/12/2026	11.45
SAN DIEGO GAS & ELEC	GAS AND ELECTRIC FOR STREETS JAN FY26-PW	377089	2/12/2026	11.45
SAN DIEGO GAS & ELEC	GAS AND ELECTRIC FOR STREETS JAN FY26-PW/S	377089	2/12/2026	51.15
SAN DIEGO GAS & ELEC	GAS AND ELECTRIC FOR STREETS JAN FY26-PW/S	377089	2/12/2026	51.84
SAN DIEGO GAS & ELEC	GAS AND ELECTRICITY FOR FACILITIES JAN FY26-F	377089	2/12/2026	1,174.23
SAN DIEGO GAS & ELEC	GAS AND ELECTRIC FOR STREETS JAN FY26-PW/S	377089	2/12/2026	110.31
SAN DIEGO GAS & ELEC	GAS AND ELECTRIC FOR STREETS JAN FY26-PW/S	377089	2/12/2026	11.45
SAN DIEGO GAS & ELEC	GAS AND ELECTRIC FOR STREETS JAN FY26-PW/S	377089	2/12/2026	115.22
SAN DIEGO GAS & ELEC	GAS AND ELECTRIC FOR STREETS JAN FY26-PW/S	377090	2/12/2026	706.00
SAN DIEGO GAS & ELEC	GAS AND ELECTRICITY FOR FACILITIES JAN FY26-F	377090	2/12/2026	97,650.11
SAN DIEGO GAS & ELEC	GAS AND ELECTRIC FOR WASTEWATER JAN FY26-	377090	2/12/2026	1,021.54
SAN DIEGO GAS & ELEC	GAS AND ELECTRIC FOR STREETS JAN FY26-PW/S	377090	2/12/2026	40,119.35
SAN DIEGO GAS & ELEC	GAS AND ELECTRICITY FOR FACILITIES JAN FY26-F	377090	2/12/2026	5,302.40
SITEONE LANDSCAPE SU	MOP 69277 LANDSCAPE SUPPLIES FY26-PW/PARKS	377095	2/12/2026	324.36
SITEONE LANDSCAPE SU	MOP 69277 LANDSCAPE SUPPLIES FY26-PW/PARKS	377095	2/12/2026	98.93
SWEETWATER AUTHORITY	WATER SERVICE FOR PARKS NOV-DEC FY26-PW/P	377099	2/12/2026	138.62
SWEETWATER AUTHORITY	WATER SERVICE FOR PARKS NOV-JAN FY26-PW/P/	377099	2/12/2026	121.82
SWEETWATER AUTHORITY	WATER SERVICE FOR PARKS NOV-JAN FY26-PW/P/	377099	2/12/2026	122.28
SWEETWATER AUTHORITY	WATER SERVICE FOR FACILITIES NOV-JAN FY26-P'	377099	2/12/2026	128.14
SWEETWATER AUTHORITY	WATER SERVICE FOR FACILITIES NOV-JAN FY26-P'	377099	2/12/2026	128.14
SWEETWATER AUTHORITY	WATER SERVICE FOR FACILITIES NOV-JAN FY26-P'	377099	2/12/2026	128.14
SWEETWATER AUTHORITY	WATER SERVICE FOR FACILITIES NOV-JAN FY26-P'	377099	2/12/2026	128.14
SWEETWATER AUTHORITY	WATER SERVICE FOR FACILITIES NOV-JAN FY26-P'	377099	2/12/2026	128.14
SWEETWATER AUTHORITY	WATER SERVICE FOR FACILITIES NOV-JAN FY26-P'	377099	2/12/2026	128.22
SWEETWATER AUTHORITY	WATER SERVICE FOR PARKS NOV-JAN FY26-PW/P/	377099	2/12/2026	128.28
SWEETWATER AUTHORITY	WATER SERVICE FOR PARKS NOV-JAN FY26-PW/P/	377099	2/12/2026	128.72
SWEETWATER AUTHORITY	WATER SERVICE FOR PARKS NOV-JAN FY26-PW/P/	377099	2/12/2026	128.72
SWEETWATER AUTHORITY	WATER SERVICE FOR FACILITIES NOV-JAN FY26-P'	377099	2/12/2026	134.92
SWEETWATER AUTHORITY	WATER SERVICE FOR FACILITIES NOV-JAN FY26-P'	377099	2/12/2026	142.03
SWEETWATER AUTHORITY	WATER SERVICE FOR PARKS NOV-JAN FY26-PW/P/	377099	2/12/2026	148.76
SWEETWATER AUTHORITY	WATER SERVICE FOR PARKS NOV-JAN FY26-PW/P/	377099	2/12/2026	149.46
SWEETWATER AUTHORITY	WATER SERVICE FOR FACILITIES NOV-JAN FY26-P'	377099	2/12/2026	162.59
SWEETWATER AUTHORITY	WATER SERVICE FOR PARKS NOV-JAN FY26-PW/P/	377099	2/12/2026	198.55
SWEETWATER AUTHORITY	WATER SERVICE FOR PARKS NOV-JAN FY26-PW/P/	377099	2/12/2026	205.21
SWEETWATER AUTHORITY	WATER SERVICE FOR FACILITIES NOV-JAN FY26-P'	377099	2/12/2026	272.49
SWEETWATER AUTHORITY	WATER SERVICE FOR FACILITIES NOV-JAN FY26-P'	377099	2/12/2026	280.08
SWEETWATER AUTHORITY	WATER SERVICE FOR FACILITIES NOV-JAN FY26-P'	377099	2/12/2026	342.28



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PAYEE	DESCRIPTION	CHK NO	DATE	AMOUNT
SWEETWATER AUTHORITY	WATER SERVICE FOR FACILITIES NOV-JAN FY26-P\	377099	2/12/2026	397.54
SWEETWATER AUTHORITY	WATER SERVICE FOR FACILITIES NOV-JAN FY26-P\	377099	2/12/2026	425.68
SWEETWATER AUTHORITY	WATER SERVICE FOR FACILITIES NOV-JAN FY26-P\	377099	2/12/2026	459.74
SWEETWATER AUTHORITY	WATER SERVICE FOR FACILITIES NOV-JAN FY26-P\	377099	2/12/2026	525.69
SWEETWATER AUTHORITY	WATER SERVICE FOR PARKS NOV-JAN FY26-PW/P/	377099	2/12/2026	537.92
SWEETWATER AUTHORITY	WATER SERVICE FOR FACILITIES NOV-JAN FY26-P\	377099	2/12/2026	819.63
SWEETWATER AUTHORITY	WATER SERVICE FOR FACILITIES NOV-JAN FY26-P\	377099	2/12/2026	1,116.29
SWEETWATER AUTHORITY	WATER SERVICE FOR PARKS NOV-JAN FY26-PW/P/	377099	2/12/2026	1,325.03
SWEETWATER AUTHORITY	WATER SERVICE FOR PARKS NOV-JAN FY26-PW/P/	377099	2/12/2026	1,449.43
SWEETWATER AUTHORITY	WATER SERVICE FOR PARKS NOV-JAN FY26-PW/P/	377099	2/12/2026	1,654.90
SWEETWATER AUTHORITY	WATER SERVICE FOR FACILITIES NOV-JAN FY26-P\	377100	2/12/2026	34.13
SWEETWATER AUTHORITY	WATER BILL FOR WASTEWATER NOV-JAN FY26-P\	377100	2/12/2026	34.24
SWEETWATER AUTHORITY	WATER SERVICE FOR PARKS NOV-JAN FY26-PW/P/	377100	2/12/2026	37.33
SWEETWATER AUTHORITY	WATER SERVICE FOR PARKS NOV-JAN FY26-PW/P/	377100	2/12/2026	37.46
SWEETWATER AUTHORITY	WATER SERVICE FOR PARKS NOV-JAN FY26-PW/P/	377100	2/12/2026	37.46
SWEETWATER AUTHORITY	WATER SERVICE FOR PARKS NOV-JAN FY26-PW/P/	377100	2/12/2026	37.60
SWEETWATER AUTHORITY	WATER SERVICE FOR FACILITIES NOV-JAN FY26-P\	377100	2/12/2026	47.85
SWEETWATER AUTHORITY	WATER SERVICE FOR FACILITIES NOV-JAN FY26-P\	377100	2/12/2026	48.05
SWEETWATER AUTHORITY	WATER SERVICE FOR FACILITIES NOV-JAN FY26-P\	377100	2/12/2026	58.42
SWEETWATER AUTHORITY	WATER SERVICE FOR PARKS NOV-JAN FY26-PW/P/	377100	2/12/2026	61.59
SWEETWATER AUTHORITY	WATER SERVICE FOR PARKS NOV-JAN FY26-PW/P/	377100	2/12/2026	61.59
SWEETWATER AUTHORITY	WATER SERVICE FOR PARKS NOV-JAN FY26-PW/P/	377100	2/12/2026	61.82
SWEETWATER AUTHORITY	WATER SERVICE FOR PARKS NOV-JAN FY26-PW/P/	377100	2/12/2026	61.82
SWEETWATER AUTHORITY	WATER SERVICE FOR PARKS NOV-JAN FY26-PW/P/	377100	2/12/2026	61.82
SWEETWATER AUTHORITY	WATER SERVICE FOR PARKS NOV-JAN FY26-PW/P/	377100	2/12/2026	61.82
SWEETWATER AUTHORITY	WATER SERVICE FOR PARKS NOV-JAN FY26-PW/P/	377100	2/12/2026	61.82
SWEETWATER AUTHORITY	WATER SERVICE FOR PARKS NOV-JAN FY26-PW/P/	377100	2/12/2026	61.82
SWEETWATER AUTHORITY	WATER SERVICE FOR PARKS NOV-JAN FY26-PW/P/	377100	2/12/2026	61.82
SWEETWATER AUTHORITY	WATER SERVICE FOR PARKS NOV-JAN FY26-PW/P/	377100	2/12/2026	68.50
SWEETWATER AUTHORITY	WATER SERVICE FOR PARKS NOV-JAN FY26-PW/P/	377100	2/12/2026	68.72
SWEETWATER AUTHORITY	WATER SERVICE FOR FACILITIES NOV-JAN FY26-P\	377100	2/12/2026	82.63
SWEETWATER AUTHORITY	WATER SERVICE FOR FACILITIES NOV-JAN FY26-P\	377100	2/12/2026	82.74
SWEETWATER AUTHORITY	WATER SERVICE FOR PARKS NOV-JAN FY26-PW/P/	377100	2/12/2026	89.46
SWEETWATER AUTHORITY	WATER SERVICE FOR PARKS NOV-JAN FY26-PW/P/	377100	2/12/2026	89.69
SWEETWATER AUTHORITY	WATER SERVICE FOR PARKS NOV-JAN FY26-PW/P/	377100	2/12/2026	106.45
SWEETWATER AUTHORITY	WATER SERVICE FOR FACILITIES NOV-JAN FY26-P\	377100	2/12/2026	120.78
SWEETWATER AUTHORITY	WATER SERVICE FOR FACILITIES NOV-JAN FY26-P\	377100	2/12/2026	121.43
SWEETWATER AUTHORITY	WATER SERVICE FOR PARKS NOV-JAN FY26-PW/P/	377100	2/12/2026	121.82
THE SAN DIEGO UNION	T&A 90677 - ADVERTISING LEGAL NOTICE	377102	2/12/2026	319.70
UNDERGROUND SERVICE	UNDERGROUND SERVICE ALERT FY26-PW/WW	377104	2/12/2026	148.51
UNDERGROUND SERVICE	UNDERGROUND SERVICE ALERT FY26-PW/WW	377104	2/12/2026	642.10

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PAYEE	DESCRIPTION	CHK NO	DATE	AMOUNT
VULCAN MATERIALS COM	ROADWAY MATERIALS FY26-PW/STS	377106	2/12/2026	320.56
			Total for Eng/PW	**188,376.77**
Finance				
BRINK'S INCORPORATED	TRANSPORTATION PERIOD 1/1/26 TO 1/31/26	377061	2/12/2026	76.33
BRINK'S INCORPORATED	TRANSPORTATION PERIOD 02/01/26 TO 02/28/26	377061	2/12/2026	717.43
GOVERNMENT FINANCE	PAYROLL TRAINING: 02/05/2026 - PRC #T3581	377076	2/12/2026	55.00
			Total for Finance	**848.76**
Fire				
SOCAL TRUCK ACCESSOR	KEYLESS REMOTE ENTRY - CRR	377097	2/12/2026	169.17
SOCAL TRUCK ACCESSOR	KEYLESS REMOTE ENTRY - CRR	377097	2/12/2026	225.00
			Total for Fire	**394.17**
Housing				
CHRISTENSEN & SPATH	AFFORDABLE HOUSING PROJECT	377063	2/12/2026	375.00
CHRISTENSEN & SPATH	AFFORDABLE HOUSING PROJECT MEETINGS	377063	2/12/2026	3,000.00
CSA SAN DIEGO COUNTY	FAIR HOUSING AND TENANT LANDLORD SERVICES	377070	2/12/2026	12,716.73
			Total for Housing	**16,091.73**
IT				
AT&T	AT&T DATA CIRCUIT FY26	377059	2/12/2026	62.38
AT&T	AT&T DATA CIRCUIT FY26	377059	2/12/2026	1,378.76
AT&T	AT&T DATA CIRCUITS FY26	377059	2/12/2026	25,188.95
AT&T	AT&T DATA CIRCUIT FY26	377059	2/12/2026	126.89
AT&T	AT&T DATA CIRCUIT FY26	377059	2/12/2026	199.00
AT&T	AT&T DATA CIRCUIT FY26	377059	2/12/2026	1,933.06
CORELOGIC SOLUTIONS	REALQUEST REPORTING FOR FY26	377067	2/12/2026	270.83
COX COMMUNICATIONS	COX BUSINESS DATA/VIDEO FY26	377068	2/12/2026	224.74
COX COMMUNICATIONS	COX BUSINESS DATA/VIDEO FY26	377068	2/12/2026	454.96
COX COMMUNICATIONS	COX BUSINESS DATA/VIDEO FY26	377068	2/12/2026	302.53
			Total for IT	**30,142.10**
Library				
MIDWEST TAPE, LLC	MIDWEST TAPE- DEXTER DVD	377082	2/12/2026	34.83
MIDWEST TAPE, LLC	MIDWEST TAPE- WICKED BLU-RAY	377082	2/12/2026	38.10
MIDWEST TAPE, LLC	MIDWEST TAPE- 4 DVDS	377082	2/12/2026	112.40
MIDWEST TAPE, LLC	MIDWEST TAPE- 1 DVD	377082	2/12/2026	33.20
MIDWEST TAPE, LLC	MIDWEST TAPE- 9 BLU-RAYS	377082	2/12/2026	315.08
MIDWEST TAPE, LLC	MIDWEST TAPE- 23 DVDS	377082	2/12/2026	496.01
			Total for Library	**1,029.62**
Neigh Svcs				
CORDOVA, REYES A	PRC#T33446 CACEO TRAINING	377066	2/12/2026	94.87
DATA TICKET INC	ELECTRONIC PERMIT CITATION SYSTEM / JUL 2025	377071	2/12/2026	184.00
DATA TICKET INC	ELECTRONIC PERMIT CITATION SYSTEM / AUG 202	377072	2/12/2026	2,213.00
DATA TICKET INC	ELECTRONIC PERMIT CITATION SYSTEM / SEPT 20	377073	2/12/2026	2,199.00

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PAYEE	DESCRIPTION	CHK NO	DATE	AMOUNT
DATA TICKET INC	ELECTRONIC PERMIT CITATION SYSTEM / NOV 202	377074	2/12/2026	2,206.00
SORIANO, RONNY	PRC#T33446 CACEO TRAINING	377098	2/12/2026	96.28
SWPTA	ANNUAL 2026 SWPTA GROUP MEMBERSHIP	377101	2/12/2026	375.00
VILLALBA, MARILYN	PRCT3472 M.VILLALBA PC 832 COURSE	377105	2/12/2026	49.87
			Total for Neigh Svcs	**7,418.02**
Nutrition				
ALL FRESH PRODUCTS	FOOD/CONSUMABLES FOR NUTRITION CTR. FY26	377058	2/12/2026	40.93
ALL FRESH PRODUCTS	FOOD/CONSUMABLES FOR NUTRITION CTR. FY26	377058	2/12/2026	54.99
ALL FRESH PRODUCTS	FOOD/CONSUMABLES FOR NUTRITION CTR. FY26	377058	2/12/2026	113.12
CINTAS CORPORATION	LAUNDRY AND CONSUMABLES / NUTRITION	377064	2/12/2026	283.76
COZZINI BROS., INC.	KNIFE CLEANING SERVICE FOR FY 26	377069	2/12/2026	70.50
SDG&E	GAS AND ELECTRIC FOR FY26	377092	2/12/2026	3,009.83
SDG&E	GAS AND ELECTRIC FOR FY26	377093	2/12/2026	504.25
			Total for Nutrition	**4,077.38**
Police				
AT&T	AT&T CPE MAINT/CAL OES MONTHLY FEE / 0114202	377060	2/12/2026	20.98
INTERNATIONAL ASSOC	MEMBERSHIP RENEWAL MEMBER ID 01828903	377078	2/12/2026	270.00
MACHADO, ROSA	FOOD REIMBURSEMENT / PEER SUPPORT	377080	2/12/2026	82.49
RADY CHILDREN'S HOSP	SA EXAMS FY 2026	377087	2/12/2026	550.00
SD COUNTY POLICE CHI	TUITION: TRI-COUNTY CONFERENCE AHERNANDEZ	377091	2/12/2026	300.00
			Total for Police	**1,223.47**
Risk				
CLAIMS MANAGEMENT AS	MONTHLY RISK MANAGEMENT SERVICES (DEC25)	377065	2/12/2026	8,800.00
			Total for Risk	**8,800.00**
			A/P PAYMENTS Total	**288,996.31**
EFT PAYMENTS				
Building				
INTERWEST CONSULTING	BUILDING OFFICIAL AND ADMIN SERVICES	1001906	2/6/2026	33,600.00
INTERWEST CONSULTING	BUILDING HOURLY SERVICES / ADMIN AND BUILDIN	1001907	2/6/2026	4,500.00
INTERWEST CONSULTING	BUILDING PLAN CHECK SERVICES	1001908	2/6/2026	2,521.82
			Total for Building	**40,621.82**
City Atty				
DEVANEY PATE MORRIS	LEGAL SERVICES FOR LITIGATION - POLANCO	1001888	2/6/2026	12,558.01
			Total for City Atty	**12,558.01**
Clerk				
STAPLES BUSINESS ADV	OFFICE SUPPLIES	1001897	2/6/2026	19.17
STAPLES BUSINESS ADV	OFFICE SUPPLIES	1001897	2/6/2026	75.79
STAPLES BUSINESS ADV	OFFICE SUPPLIES	1001897	2/6/2026	49.47
			Total for Clerk	**144.43**
Comm Svcs				
AMAZON CAPITAL SERVI	MLK/ET PROGRAMMING SUPPLIES/CSD	1001885	2/6/2026	41.92

PAYEE	DESCRIPTION	CHK NO	DATE	AMOUNT
AMAZON CAPITAL SERVI	CASA PROGRAMMING SUPPLIES/CSD	1001885	2/6/2026	36.43
AMAZON CAPITAL SERVI	CREDIT MEMO/CSD	1001885	2/6/2026	(20.73)
			Total for Comm Svcs	**57.62**
Eng/PW				
ASTER CONSTRUCTION	CIP 19-23 CENTRAL COMMUNITY ENHANCEMENTS	1001886	2/6/2026	20,133.78
DANIELS TIRE SERVICE	TIRES FOR CITY FLEET FY26-PW/EQM	1001887	2/6/2026	208.67
DANIELS TIRE SERVICE	TIRES FOR CITY FLEET FY26-PW/EQM	1001887	2/6/2026	1,156.27
DANIELS TIRE SERVICE	TIRES FOR CITY FLEET FY26-PW/EQM	1001887	2/6/2026	171.90
DANIELS TIRE SERVICE	TIRES FOR CITY FLEET FY26-PW/EQM	1001887	2/6/2026	171.90
DANIELS TIRE SERVICE	TIRES FOR CITY FLEET FY26-PW/EQM	1001887	2/6/2026	136.27
GRAINGER	MOP 65179 AUTO SUPPLIES FY26-PW/EQM	1001889	2/6/2026	65.22
GRAINGER	MOP 65179 AUTO SUPPLIES FY26-PW/EQM	1001889	2/6/2026	16.31
GRAINGER	MOP 65179 AUTO SUPPLIES FY26-PW/EQM	1001889	2/6/2026	88.73
JJJ ENTERPRISES	FIRE AND SECURITY ALARM MONITORING FY26-PW	1001891	2/6/2026	1,233.47
JJJ ENTERPRISES	FIRE AND SECURITY ALARM MONITORING FY26-PW	1001891	2/6/2026	601.71
JJJ ENTERPRISES	FIRE AND SECURITY ALARM MONITORING FY26-PW	1001891	2/6/2026	431.57
JJJ ENTERPRISES	FIRE AND SECURITY ALARM MONITORING FY26-PW	1001891	2/6/2026	427.99
JJJ ENTERPRISES	FIRE AND SECURITY ALARM MONITORING FY26-PW	1001891	2/6/2026	634.40
JJJ ENTERPRISES	FIRE AND SECURITY ALARM MONITORING FY26-PW	1001891	2/6/2026	330.00
NERI LANDSCAPE ARCHI	CIP 22-26 EL TOYON PARK PROP 68 IMPROVEMENT	1001892	2/6/2026	2,709.15
NORTH COUNTY EVS INC	FIRE APPARATUS SERVICES FY26-PW/EQM	1001893	2/6/2026	190.87
PRECISION TEMPERATUR	KITCHEN & REFRIGERATION REPAIRS FY26-PW/FA	1001894	2/6/2026	729.18
SAN DIEGO HYDRAULICS	MOP 85005 AUTO SUPPLIES FY26-PW/EQM	1001895	2/6/2026	64.29
SEDANO FORD OF LM, I	R&M CITY VEHICLES FY26-PW/EQM	1001896	2/6/2026	1,067.37
SEDANO FORD OF LM, I	R&M CITY VEHICLES FY26-PW/EQM	1001896	2/6/2026	948.84
SEDANO FORD OF LM, I	R&M CITY VEHICLES FY26-PW/EQM	1001896	2/6/2026	270.45
SEDANO FORD OF LM, I	R&M CITY VEHICLES FY26-PW/EQM	1001896	2/6/2026	988.22
THE LLOYD PEST CONTR	CITY-WIDE PEST CONTROL FY26	1001899	2/6/2026	46.00
THE LLOYD PEST CONTR	CITY-WIDE PEST CONTROL FY26-PW/FAC	1001899	2/6/2026	48.00
THE LLOYD PEST CONTR	CITY-WIDE PEST CONTROL FY26-PW/FAC	1001899	2/6/2026	48.00
THE LLOYD PEST CONTR	CITY-WIDE PEST CONTROL FY26-PW/FAC	1001899	2/6/2026	48.00
THE LLOYD PEST CONTR	CITY-WIDE PEST CONTROL FY26-PW/FAC	1001899	2/6/2026	52.00
THE LLOYD PEST CONTR	CITY-WIDE PEST CONTROL FY26-PW/FAC	1001899	2/6/2026	52.00
THE LLOYD PEST CONTR	CITY-WIDE PEST CONTROL FY26-PW/FAC	1001899	2/6/2026	52.00
THE LLOYD PEST CONTR	CITY-WIDE PEST CONTROL FY26-PW/FAC	1001899	2/6/2026	72.00
THE LLOYD PEST CONTR	CITY-WIDE PEST CONTROL FY26-PW/FAC	1001899	2/6/2026	72.00
THE LLOYD PEST CONTR	CITY-WIDE PEST CONTROL FY26-PW/FAC	1001899	2/6/2026	79.00
THE LLOYD PEST CONTR	CITY-WIDE PEST CONTROL FY26-PW/FAC	1001899	2/6/2026	93.00
THE LLOYD PEST CONTR	CITY-WIDE PEST CONTROL FY26-PW/FAC	1001899	2/6/2026	105.00
THE LLOYD PEST CONTR	CITY-WIDE PEST CONTROL FY26-PW/FAC	1001899	2/6/2026	114.00
THE LLOYD PEST CONTR	CITY-WIDE PEST CONTROL FY26-PW/FAC	1001899	2/6/2026	115.00

PAYEE	DESCRIPTION	CHK NO	DATE	AMOUNT
THE LLOYD PEST CONTR	CITY-WIDE PEST CONTROL FY26-PW/FAC	1001899	2/6/2026	132.00
THE LLOYD PEST CONTR	CITY-WIDE PEST CONTROL FY26-PW/FAC	1001899	2/6/2026	300.00
WETMORES	MOP 80333 AUTO SUPPLIES FY26-PW/EQM	1001900	2/6/2026	51.12
WILLY'S ELECTRONIC S	MOP 45763 AUTO SUPPLIES FY26-PW/EQM	1001901	2/6/2026	156.31
D-MAX ENGINEERING IN	CIP 22-26 EL TOYON PARK PROP 68 IMPROVEMENT	1001904	2/6/2026	180.22
			Total for Eng/PW	**34,592.21**
Finance				
STAPLES BUSINESS ADV	MOP #45704 / CALENDAR / FINANCE DEPT.	1001909	2/6/2026	21.85
VISION SERVICE PLAN	FEBRUARY 2026 - CLIENT #30036991 - VSP (CA)	1001910	2/6/2026	1,996.43
			Total for Finance	**2,018.28**
Fire				
ACE UNIFORMS & ACCES	UNIFORMS, JACKETS, PATCHES, SEWING AND ACC	1001902	2/6/2026	18.32
FIRE ETC	WILDLAND FIRE 2025 INCIDENT RESPONSE POCKE	1001905	2/6/2026	217.50
			Total for Fire	**235.82**
HR				
ADMINSURE INC	WC COMP CLAIMS ADMINISTRATION - FEBRUARY	1001903	2/6/2026	9,128.00
			Total for HR	**9,128.00**
IT				
GRANICUS	SWAGIT WEBCASTING FY26	1001890	2/6/2026	2,353.10
WILLY'S ELECTRONIC S	WILLY'S ELECTRONICS ACCESSORIES FY26	1001901	2/6/2026	43.13
WILLY'S ELECTRONIC S	WILLY'S ELECTRONICS ACCESSORIES FY26	1001901	2/6/2026	80.74
WILLY'S ELECTRONIC S	WILLY'S ELECTRONICS ACCESSORIES FY26	1001901	2/6/2026	46.55
WILLY'S ELECTRONIC S	WILLY'S ELECTRONICS ACCESSORIES FY26	1001901	2/6/2026	220.28
WILLY'S ELECTRONIC S	WILLY'S ELECTRONICS ACCESSORIES FY26	1001901	2/6/2026	94.72
WILLY'S ELECTRONIC S	WILLY'S ELECTRONICS ACCESSORIES FY26	1001901	2/6/2026	19.31
WILLY'S ELECTRONIC S	WILLY'S ELECTRONICS ACCESSORIES FY26	1001901	2/6/2026	55.22
WILLY'S ELECTRONIC S	WILLY'S ELECTRONICS ACCESSORIES FY26	1001901	2/6/2026	279.81
WILLY'S ELECTRONIC S	WILLY'S ELECTRONICS ACCESSORIES FY26	1001901	2/6/2026	29.23
			Total for IT	**3,222.09**
Neigh Svcs				
ACE UNIFORMS & ACCES	ACE UNIFORMS BACKPACK/ CODE VILLALBA	1001902	2/6/2026	118.53
ACE UNIFORMS & ACCES	ACE UNIFORMS CODE VILLALBA	1001902	2/6/2026	233.82
			Total for Neigh Svcs	**352.35**
Nutrition				
ALDEMCO	FOOD/CONSUMABLES FOR NUTRITION CTR. FY26	1001884	2/6/2026	269.66
ALDEMCO	FOOD/CONSUMABLES FOR NUTRITION CTR. FY26	1001884	2/6/2026	824.24
ALDEMCO	FOOD/CONSUMABLES FOR NUTRITION CTR. FY26	1001884	2/6/2026	316.89
ALDEMCO	FOOD/CONSUMABLES FOR NUTRITION CTR. FY26	1001884	2/6/2026	776.36
ALDEMCO	FOOD/CONSUMABLES FOR NUTRITION CTR. FY26	1001884	2/6/2026	1,020.88
STAPLES BUSINESS ADV	OFFICE SUPPLIES FOR NUTR. CTR. FY 26 MOP	1001897	2/6/2026	97.19
SYSCO SAN DIEGO INC	FOOD/CONSUMABLES FOR NUTRITION CTR. FY26	1001898	2/6/2026	1,049.21

Warrant Register #33
2/6/2026 to 2/12/2026

PAYEE	DESCRIPTION	CHK NO	DATE	AMOUNT
SYSCO SAN DIEGO INC	FOOD/CONSUMABLES FOR NUTRITION CTR. FY26	1001898	2/6/2026	2,023.75
SYSCO SAN DIEGO INC	FOOD/CONSUMABLES FOR NUTRITION CTR. FY26	1001898	2/6/2026	199.45
SYSCO SAN DIEGO INC	FOOD/CONSUMABLES FOR NUTRITION CTR. FY26	1001898	2/6/2026	2,053.12
			Total for Nutrition	**8,630.75**
Police				
ACE UNIFORMS & ACCES	UNIFORMS AND ACCESSORIES FOR PD FY 2026 / G	1001902	2/6/2026	24.77
ACE UNIFORMS & ACCES	UNIFORMS AND ACCESSORIES FOR PD FY 2026 / J	1001902	2/6/2026	247.80
			Total for Police	**272.57**
			EFT PAYMENTS Total	**111,833.95**
WIRED PAYMENTS				
Finance				
PUBLIC EMP RETIREMEN	SERVICE PERIOD 01/20/2026 - 02/02/2026	260420179	2/12/2026	406,914.11
			Total for Finance	**406,914.11**
			WIRED PAYMENTS Total	**406,914.11**
PAYROLL				
	PAYPERIOD 1/20/26 - 02/02/2026		2/11/2026	**1,665,214.75**
			GRAND TOTAL	**2,472,959.12**

AGENDA REPORT

Department: **Finance**
Prepared by: **Karla Apalategui, Sr. Accounting Assistant**
Meeting Date: **Tuesday, April 7, 2026**
Approved by: **Alejandro Hernandez, Acting City Manager**

SUBJECT:
Warrant Register No. 34 for the Period of 2/13/26 through 2/19/26 in the Amount of $453,875.30

RECOMMENDATION:
Ratify Warrants Totaling $453,875.30.

BOARD/COMMISSION/COMMITTEE PRIOR ACTION:
Not Applicable.

EXPLANATION:
Per Government Section Code 37208, below are the payments issued for the period of 2/13/26 – 2/19/26. Consistent with the Department of Finance's practice, listed below are all payments above $50,000.

Vendor	Check/Wire	Amount	Explanation
Sweetwater Authority	377148	74,770.00	Water Facilities for Las Palmas Park
Adminsure Inc	615	181,990.27	WC Comp Replenishment – Jan 2026

FINANCIAL STATEMENT:
Warrant Register Total $453,875.30

RELATED CITY COUNCIL 2020-2025 STRATEGIC PLAN GOAL:
Not Applicable

ENVIRONMENTAL REVIEW:
This is not a project under CEQA, and is therefore, not subject to environmental review. CCR15378; PRC 21065.

PUBLIC NOTIFICATION:
The Agenda Report was posted at least 72 hours before the Regular Meeting date and time, and 24 hours before a Special Meeting in accordance with the Ralph M. Brown Act.

ORDINANCE:
Not Applicable

EXHIBIT:
Exhibit A – FY26 Warrant Register No. 34

Warrant Register #34
2/13/2026 to 2/19/2026

PAYEE	DESCRIPTION	CHK NO	DATE	AMOUNT
A/P PAYMENTS				
Building				
CONSOLIDATED CONTRAC	REFUND / DEMO FOR NEW SAN YSIDRO HEA	377118	2/19/2026	20,569.80
TALAS LLC	REFUND/ DEMO NEW MULTI-FAMILY DEVELC	377149	2/19/2026	6,884.60
TOBIYA, RANI	REFUND / FOR CANCELLED PERMIT	377152	2/19/2026	169.00
			Total for Building	**27,623.40**
City Atty				
CEB	CEB LEGAL LIBRARIES / CAO	377114	2/19/2026	569.00
CEB	CEB LEGAL LIBRARIES / CAO	377114	2/19/2026	569.00
COAST LAW GROUP, LLP	SETTLEMENT COASTAL ENVIRONMENTAL RI	377116	2/19/2026	13,500.00
FOZI DWORK & MODAFFE	LEGAL SERVICES / SD UNIFIED MATTER	377123	2/19/2026	522.50
HAMRICK & EVANS, LLP	LEGAL SERVICES FOR CORTEZ MATTER	377127	2/19/2026	50.00
HAMRICK & EVANS, LLP	LEGAL SERVICES FOR LITIGATION - CHICAN	377127	2/19/2026	450.00
HAMRICK & EVANS, LLP	LEGAL SERVICES FOR LITIGATION - MARTIN	377127	2/19/2026	675.00
HAMRICK & EVANS, LLP	LEGAL SERVICES FOR DANIEL HERANNDEZ	377127	2/19/2026	725.00
HAMRICK & EVANS, LLP	LEGAL SERVICES FOR ARROYO MATTER	377127	2/19/2026	920.00
MCDOUGAL BOEHMER	LEGAL SERVICES FOR POLANCO MATTER	377135	2/19/2026	1,410.00
THOMSON REUTERS	WEST LAW SUBSCRIPTION/CAO	377151	2/19/2026	669.73
			Total for City Atty	**20,060.23**
City Mgr				
ASCAP	LICENSE FEE - ACCOUNT 500583991 - JAN - I	377108	2/19/2026	917.00
TERRA REALTY ADVISOR	PHASE 2 - REAL ESTATE ADVISORY CONSUL	377150	2/19/2026	1,394.33
			Total for City Mgr	**2,311.33**
Council				
GONZALEZ, DANIEL	MURAL PROJECT VISION CULTURE	377126	2/19/2026	88.91
GONZALEZ, DANIEL	REIMBURSEMENT - MURAL PLACEMENT	377126	2/19/2026	250.41
			Total for Council	**339.32**
Eng/PW				
CANON SOLUTIONS AMER	RENTAL PLOTTER	377113	2/19/2026	25.06
CANON SOLUTIONS AMER	RENTAL PLOTTER	377113	2/19/2026	109.12
GEOSYNTEC CONSULTANT	ENCAMPMENTS CLEANUP - CHANNEL NEAR	377125	2/19/2026	7,250.00
GEOSYNTEC CONSULTANT	ENCAMPMENTS CLEANUP - CHANNEL PARA	377125	2/19/2026	7,250.00
GEOSYNTEC CONSULTANT	ENCAMPMENTS CLEANUP - HARBISON AVE /	377125	2/19/2026	14,500.00
GEOSYNTEC CONSULTANT	ENCAMPMENTS CLEANUP- HARBISON AVE &	377125	2/19/2026	21,750.00
KIMLEY HORN AND	NATIONAL CITY SUSTAINABLE MOBILITY PLA	377131	2/19/2026	18,051.21
PROJECT PROFESSIONAL	CIP 24-15PD ROLL UP AND SALLYPORT DOO	377141	2/19/2026	1,108.50
PROJECT PROFESSIONAL	CIP 19-11 PARADISE CREEK WATER QUALIT	377141	2/19/2026	1,267.50
PROJECT PROFESSIONAL	CIP 2004 PD GENERATOR AND ELECTRICAL	377141	2/19/2026	1,590.00
PROJECT PROFESSIONAL	CIP 25-07 PARADISE CREEK FENCING	377141	2/19/2026	2,454.75
PROJECT PROFESSIONAL	FRANC ADMINISTRATION	377141	2/19/2026	4,556.50
PROJECT PROFESSIONAL	CIP 24-16 FIRE SERVICE BACKFLOW PREVEI	377141	2/19/2026	11,208.25

Warrant Register #34
2/13/2026 to 2/19/2026

PAYEE	DESCRIPTION	CHK NO	DATE	AMOUNT
RANDALL LAMB ASSOCIA	CIP 19-42 NCPD STANDBY POWER	377142	2/19/2026	487.50
RANDALL LAMB ASSOCIA	CIP 19-42 NCPD STANDBY POWER	377142	2/19/2026	525.00
SWEETWATER AUTHORITY	WATER FACILITIES FOR LAS PALMAS PARK	377148	2/19/2026	74,770.00
			Total for Eng/PW	**166,903.39**
Finance				
LUNT, DEBRA	REIMB: 2026 CAPPO CONFERENCE - PRC: #T	377134	2/19/2026	223.16
			Total for Finance	**223.16**
Fire				
AT&T	MOTHLY PHONE SERVICES FOR DISPATCHE	377109	2/19/2026	227.98
AT&T	MOTHLY PHONE SERVICES FOR DISPATCHE	377109	2/19/2026	227.98
AT&T	MOTHLY PHONE SERVICES FOR DISPATCHE	377109	2/19/2026	409.24
BERRY, CHRISTOPHER	EDUC REIMBRSMT EXPNSES: COURSE, COM	377111	2/19/2026	400.00
CINTAS CORPORATION	SM SHOP TWL RED	377115	2/19/2026	35.00
CINTAS CORPORATION	SM SHOP TWL RED	377115	2/19/2026	35.00
HOME DEPOT CREDIT SE	FRIDGE, TRAINING TWR SUPPLIES/HOME DE	377128	2/19/2026	665.90
HOME DEPOT CREDIT SE	FRIDGE, TRAINING TWR SUPPLIES/HOME DE	377128	2/19/2026	(537.67)
HOME DEPOT CREDIT SE	FRIDGE, TRAINING TWR SUPPLIES/HOME DE	377128	2/19/2026	429.92
HOME DEPOT CREDIT SE	FRIDGE, TRAINING TWR SUPPLIES/HOME DE	377128	2/19/2026	37.28
HOME DEPOT CREDIT SE	FRIDGE, TRAINING TWR SUPPLIES/HOME DE	377128	2/19/2026	303.41
HOME DEPOT CREDIT SE	FRIDGE, TRAINING TWR SUPPLIES/HOME DE	377128	2/19/2026	50.70
HOME DEPOT CREDIT SE	FRIDGE, TRAINING TWR SUPPLIES/HOME DE	377128	2/19/2026	55.20
HOME DEPOT CREDIT SE	FRIDGE, TRAINING TWR SUPPLIES/HOME DE	377128	2/19/2026	436.39
LUCAS, MATTHEW A	REIMBRSMT CLAIM FOR BREAKFAST MEETIN	377133	2/19/2026	265.52
MES CALIFORNIA	MES-EXCALIBUR GAUNTLET GLOVE	377136	2/19/2026	1,261.93
SANCHEZ, EDUARDO	REIMBRSMT: TRAINING EXPNSS, M&IE / PRC	377145	2/19/2026	215.00
			Total for Fire	**4,518.78**
Housing				
NAN MCKAY AND ASSOCI	MODEL A PLAN DIGITAL RESISION SERVICE	377137	2/19/2026	239.00
NATIONAL CREDIT REPO	OCTOBER-25 FEE CRIMINAL REPORT SECT 8	377138	2/19/2026	123.50
NATIONAL CREDIT REPO	NOV-2025 FEE CRIMINAL REPORT SECT 8	377138	2/19/2026	26.90
NATIONAL CREDIT REPO	JANUARY-26 FEE CRIMINAL REPORT SECT 8	377138	2/19/2026	242.10
RSG, INC.	ON-CALL CONSULTING SERVICES	377143	2/19/2026	1,631.25
RSG, INC.	ON-CALL CONSULTING SERVICES	377143	2/19/2026	562.50
			Total for Housing	**2,825.25**
HR				
BOJORQUEZ, MOSES	LICENSE REIMBURSEMENT	377112	2/19/2026	100.00
CONCENTRA MEDICAL CE	PRE-EMPLOYMENT PHYSICALS	377117	2/19/2026	932.00
G2SOLUTIONS, INC	NEW EMPLOYEE TEST SUBMISSION - JANUA	377124	2/19/2026	3.75
PAYCHEX BENEFIT TECH	BENETRAC ESR SERVICES BASE FEE - FEBF	377140	2/19/2026	855.45
			Total for HR	**1,891.20**
IT				

Warrant Register #34
2/13/2026 to 2/19/2026

PAYEE	DESCRIPTION	CHK NO	DATE	AMOUNT
AT&T	AT&T WIRELESS FY26	377110	2/19/2026	8,941.22
			Total for IT	**8,941.22**
Neigh Svcs				
DATA TICKET INC	ELECTRONIC PERMIT CITATION SYSTEM / O	377121	2/19/2026	2,234.00
			Total for Neigh Svcs	**2,234.00**
Nutrition				
SHAMROCK FOODS COMPA	FOOD AND CONSUMABLES AS NEEDED FY 2	377146	2/19/2026	2,187.63
SHAMROCK FOODS COMPA	FOOD AND CONSUMABLES AS NEEDED FY 2	377146	2/19/2026	1,408.05
			Total for Nutrition	**3,595.68**
Planning				
INTEGRITY NEWSPAPERS	NOI 2100 PUBLIC NOTICE	377129	2/19/2026	230.63
INTEGRITY NEWSPAPERS	2025-27 CUP PUBLIC NOTICE	377130	2/19/2026	123.00
NBS	LANDSCAPE MAINTENANCE DISTRICT NO. 1	377139	2/19/2026	1,967.25
			Total for Planning	**2,320.88**
Police				
ARGERSINGER, BENJAMI	REIMBURSEMENT FOR EDUCATIONAL EXPE	377107	2/19/2026	3,500.00
CYRACOM INTERNATIONA	LANGUAGE LINE FOR DISPATCH FY 2026	377120	2/19/2026	143.65
DEPT OF JUSTICE	DOJ FINGERPRINTING FOR FY 2026	377122	2/19/2026	326.00
LEXISNEXIS RISK SOLU	LEXISNEXIS ACCURINT TRAX / 2026/01/01-20	377132	2/19/2026	750.00
			Total for Police	**4,719.65**
Risk				
CRUZ, BERNARDO	CRUZ, BERNARDO VS CNC (SETTLEMENT)	377119	2/19/2026	1,000.00
RYAN, ROBERT	RYAN, ROBERT VS CNC (SETTLEMENT)	377144	2/19/2026	1,874.12
STANMORE G. LANGFORD	LANGFORD, STANMORE G VS CNC (SETTLE	377147	2/19/2026	2,162.17
			Total for Risk	**5,036.29**
			A/P PAYMENTS Total	**253,543.78**
EFT PAYMENTS				
Building				
STAPLES BUSINESS ADV	MOP 45704 BUILDING OFFICE SUPPLIES CRE	1001920	2/13/2026	(76.94)
STAPLES BUSINESS ADV	MOP 45704 BUILDING OFFICE SUPPLIES	1001923	2/13/2026	109.30
STAPLES BUSINESS ADV	MOP 45704 BUILDING OFFICE SUPPLIES	1001924	2/13/2026	65.72
STAPLES BUSINESS ADV	MOP 45704 BUILDING OFFICE SUPPLIES	1001925	2/13/2026	76.94
STAPLES BUSINESS ADV	MOP 45704 BUILDING OFFICE SUPPLIES	1001926	2/13/2026	9.98
STAPLES BUSINESS ADV	MOP 45704 BUILDING OFFICE SUPPLIES	1001927	2/13/2026	28.25
			Total for Building	**213.25**
City Mgr				
STAPLES BUSINESS ADV	MOP-5704- CMO - OFFICE SUPPLIES- AGEND	1001920	2/13/2026	176.21
			Total for City Mgr	**176.21**
Comm Svcs				
STAPLES BUSINESS ADV	MOP 45704 MLK OFFICE SUPPLIES/CSD	1001920	2/13/2026	39.28
STAPLES BUSINESS ADV	MOP 45704 CASA OFFICE SUPPLIES/CSD	1001920	2/13/2026	27.18

Warrant Register #34
2/13/2026 to 2/19/2026

PAYEE	DESCRIPTION	CHK NO	DATE	AMOUNT
STAPLES BUSINESS ADV	MOP 45704 FAB OFFICE SUPPLIES/CSD	1001920	2/13/2026	160.81
STAPLES BUSINESS ADV	MOP 45407 FAB OFFICE SUPPLIES/CSD	1001920	2/13/2026	201.39
			Total for Comm Svcs	**428.66**
Eng/PW				
DANIELS TIRE SERVICE	TIRES FOR CITY FLEET FY26-PW/EQM	1001914	2/13/2026	920.52
DANIELS TIRE SERVICE	TIRES FOR CITY FLEET FY26-PW/EQM	1001914	2/13/2026	724.63
DANIELS TIRE SERVICE	TIRES FOR CITY FLEET FY26-PW/EQM	1001914	2/13/2026	48.19
DANIELS TIRE SERVICE	TIRES FOR CITY FLEET FY26-PW/EQM	1001914	2/13/2026	68.98
LEFORT'S SMALL ENGIN	MOP 80702 PARK EQUIPMENT FY26-PW/PAR	1001916	2/13/2026	47.85
SEDANO FORD OF LM, I	R&M CITY VEHICLES FY26-PW/EQM	1001919	2/13/2026	108.97
SEDANO FORD OF LM, I	R&M CITY VEHICLES FY26-PW/EQM	1001919	2/13/2026	803.92
SEDANO FORD OF LM, I	R&M CITY VEHICLES FY26-PW/EQM	1001919	2/13/2026	11.64
SEDANO FORD OF LM, I	R&M CITY VEHICLES FY26-PW/EQM	1001919	2/13/2026	223.78
T MAN TRAFFIC SUPPLY	MOP 76666 TRAFFIC SIGN SUPPLIES FY26-P'	1001929	2/13/2026	499.89
T'S & SIGNS INC	REMAINING TAX BALANCE FOR INV-4722 FY2	1001930	2/13/2026	39.90
WETMORES	AIR BAGS FOR VEH #499-PW/EQM	1001931	2/13/2026	555.15
WILLY'S ELECTRONIC S	MOP 45763 PARK SUPPLIES FY26-PW/PARKS	1001932	2/13/2026	62.77
WILLY'S ELECTRONIC S	MOP 45763 AUTO SUPPLIES FY26-PW/EQM	1001932	2/13/2026	45.09
			Total for Eng/PW	**4,161.28**
Fire				
STAPLES BUSINESS ADV	MOP#45704, WRITE AND ERASE DIVIDER FO	1001920	2/13/2026	4.80
STAPLES BUSINESS ADV	MOP#45704, SCOTH TAPE, BINDERS, DIVIDE	1001920	2/13/2026	253.65
			Total for Fire	**258.45**
Nutrition				
ALDEMCO	FOOD/CONSUMABLES FOR NUTRITION CTR.	1001912	2/13/2026	2,132.91
PACIFIC REFRIGERATIO	KITCHEN MAINTENANCE SERVICE CALL	1001918	2/13/2026	966.00
PACIFIC REFRIGERATIO	KITCHEN MAINTENANCE SERVICE CALL	1001918	2/13/2026	5,713.76
			Total for Nutrition	**8,812.67**
Planning				
STAPLES BUSINESS ADV	MOP 45704 PLANNING OFFICE SUPPLIES CR	1001920	2/13/2026	(132.74)
STAPLES BUSINESS ADV	MOP 45704 PLANNING OFFICE SUPPLIES	1001921	2/13/2026	157.97
STAPLES BUSINESS ADV	MOP 45704 PLANNING OFFICE SUPPLIES	1001922	2/13/2026	184.11
STAPLES BUSINESS ADV	MOP 45704 PLANNING SUPPLIES	1001928	2/13/2026	27.81
			Total for Planning	**237.15**
Police				
ACE UNIFORMS & ACCES	UNIFORMS AND ACCESSORIES FOR PD FY 2	1001911	2/13/2026	19.34
ACE UNIFORMS & ACCES	UNIFORMS AND ACCESSORIES FOR PD FY 2	1001911	2/13/2026	28.02
AMAZON CAPITAL SERVI	WINDSHIELD WASH STATION	1001913	2/13/2026	258.27
LASER SAVER INC	TONER CARTRIDGES / RECORDS / CYNTHIA	1001915	2/13/2026	1,446.10
MAN K9 INC	MONTHLY POST MANDATED K9 TRAINING FY	1001917	2/13/2026	2,160.00
STAPLES BUSINESS ADV	MOP #45704 / OFFICE SUPPLIES / DISPATCH	1001920	2/13/2026	141.85

Warrant Register #34
2/13/2026 to 2/19/2026

PAYEE	DESCRIPTION	CHK NO	DATE	AMOUNT
			Total for Police	**4,053.58**
			EFT PAYMENTS Total	**18,341.25**
WIRED PAYMENTS				
HR				
ADMINSURE INC	WC COMP REPLENISHMENT - JANUARY 202(	615	2/17/2026	181,990.27
			Total for HR	**181,990.27**
			WIRED PAYMENTS Total	**181,990.27**
			GRAND TOTAL	**453,875.30**

AGENDA REPORT

Department: **Community Development**
Prepared by: **Marta Rios, Housing Programs Manager**
Meeting Date: **Tuesday, April 7, 2026**
Approved by: **Alex Hernandez, Acting City Manager**

SUBJECT:
Public Hearing and Resolution Approving the Streamlined Annual Public Housing Agency Plan for Fiscal Year (FY) 2026-2027.

RECOMMENDATION:
Conduct the Public Hearing and Adopt a Resolution Entitled, "Resolution of the Community Development Commission - Housing Authority of the City of National City, California, Approving the FY 2026-2027 Streamlined Annual Public Housing Agency Plan for the Housing Choice Voucher Program and Authorizing the Submittal of the Plan to the U.S. Department of Housing and Urban Development."

BOARD/COMMISSION/COMMITTEE PRIOR ACTION:
Not Applicable.

EXPLANATION:
The U.S. Department of Housing and Urban Development ("HUD"), in response to the Quality Housing and Work Responsibility Act of 1998, requires housing authorities to prepare a Section 8 Housing Choice Voucher Program Public Housing Agency (PHA) Plan. The Public Housing Agency Plan concept is based on the consolidated planning process used for HUD's community development programs.

Like the Consolidated Plan required by HUD for jurisdictions using federal funds for Housing and Community Development, the PHA Plan provides a planning mechanism by which the National City Housing Authority Section 8 - Housing Choice Voucher and Emergency Housing Voucher Programs can examine their long-range and short-term needs. Specifically, the PHA Plan identifies the needs of the families that it serves and develops both long-term strategies through a Five-Year PHA Plan and short-term strategies through a Streamlined Annual PHA Plan for addressing the needs.

The Streamlined Annual Public Housing Authority Plan provides details about the immediate operations of the Section 8 Program and identifies strategies for the National City Housing Authority to manage operational and participant concerns, program needs, and services. The Streamlined Annual PHA Plan for FY 2026-27 was made available for public review and comment on the National City Section 8 Program webpage, www.nationalcityca.gov/section8, and in person at the National City Housing Authority and Office of the City Clerk for a period of 45 days starting on February 6, 2026. There was no public comment received during the public review and comment period.

FINANCIAL STATEMENT:
The Housing Authority will provide 1,131 Housing Choice Vouchers and 24 Emergency Housing vouchers in Fiscal Year 2026-27 with an annual housing subsidy value of $18.5 million and a total program budget of $20.2 million.

RELATED CITY COUNCIL 2020-2025 STRATEGIC PLAN GOAL:
Housing and Community Development

ENVIRONMENTAL REVIEW:
This is not a project under CEQA and is therefore not subject to environmental review. CCR15378; PRC 21065.

PUBLIC NOTIFICATION:
The Agenda Report was posted within 72 hours of the meeting date and time in accordance with the Ralph M. Brown Act.

ORDINANCE:
Not Applicable

EXHIBITS:
Exhibit A - Annual PHA Plan FY 2026-27
Exhibit B - Public Hearing Notice with Proof of Publication
Exhibit C – Resolution

Status: Created

Streamlined Annual PHA Plan ***(HCV Only PHAs)***	**U.S. Department of Housing and Urban Development** **Office of Public and Indian Housing**	**OMB No. 2577-0226** **Expires 9/30/2027**

Purpose. The 5-Year and Annual PHA Plans provide a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services. They also inform HUD, families served by the PHA, and members of the public of the PHA's mission, goals, and objectives for serving the needs of low-, very low-, and extremely low- income families.

Applicability. The Form HUD-50075-HCV is to be completed annually by **HCV-Only PHAs**. PHAs that meet the definition of a Standard PHA, Troubled PHA, High Performer PHA, Small PHA, or Qualified PHA do not need to submit this form. Where applicable, separate Annual PHA Plan forms are available for each of these types of PHAs.

Definitions.

(1) ***High-Performer PHA*** - A PHA that owns or manages more than 550 combined public housing units and housing choice vouchers (HCVs) and was designated as a high performer on both the most recent Public Housing Assessment System (PHAS) and Section Eight Management Assessment Program (SEMAP) assessments if administering both programs, SEMAP for PHAs that only administer tenant-based assistance and/or project-based assistance, or PHAS if only administering public housing.
(2) ***Small PHA*** - A PHA that is not designated as PHAS or SEMAP troubled, that owns or manages less than 250 public housing units and any number of vouchers where the total combined units exceed 550.
(3) ***Housing Choice Voucher (HCV) Only PHA*** - A PHA that administers more than 550 HCVs, was not designated as troubled in its most recent SEMAP assessment and does not own or manage public housing.
(4) ***Standard PHA*** - A PHA that owns or manages 250 or more public housing units and any number of vouchers where the total combined units exceed 550, and that was designated as a standard performer in the most recent PHAS and SEMAP assessments.
(5) ***Troubled PHA*** - A PHA that achieves an overall PHAS or SEMAP score of less than 60 percent.
(6) ***Qualified PHA*** - A PHA with 550 or fewer public housing dwelling units and/or HCVs combined and is not PHAS or SEMAP troubled.

A. PHA Information.

A.1

PHA Name: CDC of National City **PHA Code:** CA116
PHA Plan for Fiscal Year Beginning: (MM/YYYY): 07/2026
PHA Inventory (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above)
Number of Housing Choice Vouchers (HCVs) 1131
PHA Plan Submission Type: ☑ Annual Submission ☐ Revised Annual Submission

Public Availability of Information. In addition to the items listed in this form, PHAs must have the elements listed below readily available to the public. A PHA must identify the specific location(s) where the proposed PHA Plan, PHA Plan Elements, and all information relevant to the public hearing and proposed PHA Plan are available for inspection by the public. Additionally, the PHA must provide information on how the public may reasonably obtain additional information of the PHA policies contained in the standard Annual Plan but excluded from their streamlined submissions. At a minimum, PHAs must post PHA Plans, including updates, at each Asset Management Project (AMP) and main office or central office of the PHA and should make documents available electronically for public inspection upon request. PHAs are strongly encouraged to post complete PHA Plans on their official websites and to provide each resident council with a copy of their PHA Plans.

How the public can access this PHA Plan: National City Housing Authority 140 E. 12th Street, Suite B National City CA 91950 https://www.nationalcityca.gov/government/national-city-housing-authority/section-8-housing-choice-voucher-hcv-program

☐ **PHA Consortia:** (Check box if submitting a joint Plan and complete table below)

Participating PHAs	PHA Code	Program(s) in the Consortia	Program(s) not in the Consortia	No. of Units in Each Program

B. Plan Elements.

B.1 Revision of Existing PHA Plan Elements.

a) Have the following PHA Plan elements been revised by the PHA since its last Annual Plan submission?

Y	N	
☐	☑	Statement of Housing Needs and Strategy for Addressing Housing Needs.

	☑ Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions. ☑ Financial Resources. ☑ Rent Determination. ☑ Operation and Management. ☑ Informal Review and Hearing Procedures. ☑ Homeownership Programs. ☑ Self Sufficiency Programs and Treatment of Income Changes Resulting from Welfare Program Requirements. ☑ Substantial Deviation. ☑ Significant Amendment/Modification. (b) If the PHA answered yes for any element, describe the revisions for each element(s):
B.2	**New Activities.** (a) Does the PHA intend to undertake any new activities related to the following in the PHA's applicable Fiscal Year? Y N ☐ ☐ Project-Based Vouchers (b) If Project-Based Voucher (PBV) activities are planned for the applicable Fiscal Year, provide the projected number of PBV units and general locations, and describe how project-basing would be consistent with the PHA Plan.
B.3	**Progress Report.** Provide a description of the PHA's progress in meeting its Mission and Goals described in its 5-Year PHA Plan. **PHA Goal: Expand the supply of assisted housing. Objective: Increase housing choices for families and individuals. Progress: The National City Housing Authority continued its leasing process to maximize the number of families assisted through the Housing Choice Voucher (HCV). PHA Goal: Improve the quality of assisted housing. Objective: Provide replacement vouchers for HCV. Progress: Once a family leaves the program, a replacement family is immediately when available. Maintain safe, decent, sanitary units and improve quality of life for residents living in assisted units. National City Housing Authority (NCHA) inspects each assisted unit at least once a year to make sure that residents are living in a unit that is decent, safe and sanitary. NCHA will implement the new NSPIRE HCV Housing Inspections to comply with HUD's due date before October 1, 2026. PHA Goal: Increase assisted housing choices Objective: Maintain current number of vouchers within funding level. Progress: Managed and monitored the utilization of vouchers and assured NCHA operated within its budget authority. PHA Goal: Provide an improved living environment Objective: Assists the local economy by increasing the occupancy rate and the amount of money flowing in the community. Progress: The current occupancy rate is at 96%, thus, maximizing the number of families being assisted which turns into more spending power for residents in the community. PHA Goal: Ensure equal opportunity and affirmatively further fair housing. Objective: Promote equal housing opportunities. Progress: Fair housing programs and resources are included in all voucher issuance briefings. PHA Goal: Deter and eliminate program fraud. Objective: Take all steps necessary to prevent fraud, waste and mismanagement. Progress: Continued tenant counseling and providing detailed understanding of the program at briefings, annuals and moves.**
B.4	**B.4 Capital Improvements.** - Not Applicable
B.5	**Most Recent Fiscal Year Audit.** (a) Were there any findings in the most recent FY Audit?

	Y☐ N☑ N/A☐ (b) If yes, please describe:
C.	**Other Document and/or Certification Requirements.**
C.1	**Resident Advisory Board (RAB) Comments.** (a) Did the RAB(s) have comments to the PHA Plan? Y☐ N☑ (b) If yes, comments must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the RAB recommendations and the decisions made on these recommendations.
C.2	**Certification by State or Local Officials.** Form HUD 50077-SL, *Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan*, must be submitted by the PHA as an electronic attachment to the PHA Plan.
C.3	**Civil Rights Certification/ Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan.** Form HUD-50077-ST-HCV-HP, *PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations* *Including PHA Plan Elements that Have Changed,* must be submitted by the PHA as an electronic attachment to the PHA Plan.
C.4	**Challenged Elements.** If any element of the PHA Plan is challenged, a PHA must include such information as an attachment with a description of any challenges to Plan elements, the source of the challenge, and the PHA's response to the public. (a) Did the public challenge any elements of the Plan? Y☐ N☑ (b) If yes, include Challenged Elements.

This information collection is authorized by Section 511 of the Quality Housing and Work Responsibility Act, which added a new section 5A to the U.S. Housing Act of 1937, as amended, which introduced the Annual PHA Plan. The Annual PHA Plan provides a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, and informs HUD, families served by the PHA, and members of the public for serving the needs of low- income, very low- income, and extremely low- income families.

Public reporting burden for this information collection is estimated to average 4.52 hours per response, including the time for reviewing instructions, searching existing data sources, gathering, and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding this burden estimate or any other aspect of this collection of information, including suggestions to reduce this burden, to the Reports Management Officer, REE, Department of Housing and Urban Development, 451 7th Street, SW, Room 4176, Washington, DC 20410-5000. When providing comments, please refer to OMB Approval No. 2577-0226. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

Privacy Notice. The United States Department of Housing and Urban Development is authorized to solicit the information requested in this form by virtue of Title 12, U.S. Code, Section 1701 et seq., and regulations promulgated thereunder at Title 12, Code of Federal Regulations. Responses to the collection of information are required to obtain a benefit or to retain a benefit. The information requested does not lend itself to confidentiality.

Form identification: *CA116-CDC of National City Form HUD-50075-HCV (Form ID - 7430) printed by Marta Rios in HUD Secure Systems/Public Housing Portal at 01/22/2026 03:24PM EST*

Status: Created

Certification by State or Local Official of PHA Plans Consistency with the Consolidated Plan or State Consolidated Plan
(All PHAs)

U. S Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 09/30/2027

Certification by State or Local Official of PHA Plans Consistency with the Consolidated Plan or State Consolidated Plan

I, **Martin Reeder** (*Official's Name*), the **Executive Director** (*Official's Title*) certify that the 5-Year PHA Plan for fiscal years **2026-2030** and/or Annual PHA Plan for fiscal year **2027** of the **CA116 - CDC of National City** (*PHA Name*) is consistent with the Consolidated Plan or State Consolidated Plan including any applicable fair housing goals or strategies to:

City of National City
Local Jurisdiction Name

pursuant to 24 CFR Part 91 and 24 CFR Part 903.15.

Provide a description of how the PHA Plan's contents are consistent with the Consolidated Plan or State Consolidated Plan.

The goals of the PHA Plan are to address the priority housing needs identified in the Consolidated Plan by expanding Housing Choice Voucher utilization, increasing the supply of affordable housing for low-income families earning less than 50 percent of AMI, and enhancing the availability of service-enriched housing.

I/We, the undersigned, certify under penalty of perjury that the information provided above is true and correct. WARNING: Anyone who knowingly submits a false claim or makes a false statement is subject to criminal and/or civil penalties, including confinement for up to 5 years, fines, and civil and administrative penalties. (18 U.S.C. §§ 287, 1001, 1010, 1012, 1014; 31 U.S.C. §3729, 3802).

Name of Authorized Official: **Martin Reeder**	Title: **Executive Director**
Signature:	Date:

This information is collected to ensure consistency with the consolidated plan or state consolidated plan.

Public reporting burden for this information collection is estimated to average 0.16 hours per year per response, including the time for reviewing instructions, searching existing data sources, gathering, and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding this burden estimate or any other aspect of this collection of information, including suggestions to reduce this burden, to the Reports Management Officer, REE, Department of Housing and Urban Development, 451 7th Street, SW, Room 4176, Washington, DC 20410-5000. When providing comments, please refer to OMB Approval No. 2577-0226. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

Privacy Notice. The United States Department of Housing and Urban Development is authorized to solicit the information requested in this form by virtue of Title 12, U.S. Code, Section 1701 et seq., and regulations promulgated thereunder at Title 12, Code of Federal Regulations. Responses to the collection of information are required to obtain a benefit or to retain a benefit. The information requested does not lend itself to confidentiality.

Form identification: CA116 - CDC of National City form HUD-50077-SL (Form ID - 6223) printed by Marta Rios in HUD Secure Systems/Public Housing Portal at 01/22/2026 03:23PM EST

Certifications of Compliance with PHA Plan and Related Regulations *(Standard, Troubled, HCV-Only, and High Performer PHAs)*	**U.S. Department of Housing and Urban Development** Office of Public and Indian Housing **OMB No. 2577-0226** **Expires 09/30/2027**

PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations including PHA Plan Elements that Have Changed

Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairperson or other authorized PHA official if there is no Board of Commissioners, I approve the submission of the 5-Year and/or X Annual PHA Plan, hereinafter referred to as "the Plan," of which this document is a part, and make the following certification and agreements with the Department of Housing and Urban Development (HUD) for the PHA fiscal year beginning 07/2026, in which the PHA receives assistance under 42 U.S.C. 1437f and/or 1437g in connection with the submission of the Plan and implementation thereof:

1. The Plan is consistent with the applicable comprehensive housing affordability strategy (or any plan incorporating such strategy) for the jurisdiction in which the PHA is located (24 CFR § 91.2).
2. The Plan contains a signed certification by the appropriate State or local official (form HUD-50077-SL) that the Plan is consistent with the applicable Consolidated Plan, which includes any applicable fair housing goals or strategies, for the PHA's jurisdiction and a description of the way the PHA Plan is consistent with the applicable Consolidated Plan (24 CFR §§ 91.2, 91.225, 91.325, and 91.425).
3. The PHA has established a Resident Advisory Board or Boards, the membership of which represents the residents assisted by the PHA, consulted with this Resident Advisory Board or Boards in developing the Plan, including any changes or revisions to the policies and programs identified in the Plan before they were implemented, and considered the recommendations of the Resident Advisory Board (24 CFR 903.13). The PHA has included in the Plan submission a copy of the recommendations made by the Resident Advisory Board or Boards and a description of the way the Plan addresses these recommendations.
4. The PHA provides assurance as part of this certification that:
    i. The Resident Advisory Board had an opportunity to review and comment on the changes to the policies and programs before implementation by the PHA;
    ii. The changes were duly approved by the PHA Board of Directors (or similar governing body); and
    iii. The revised policies and programs are available for review and inspection, at the principal office of the PHA during normal business hours. Where possible, PHAs should make documents available electronically, for public inspection upon request.
5. The PHA made the proposed Plan and all information relevant to the public hearing available for public inspection at least 45 days before the hearing, published a notice that a hearing would be held and conducted a hearing to discuss the Plan and invited public comment. The PHA ensured all notices and meetings provided effective communication with persons with disabilities and further provided meaningful language access for persons with Limited English Proficiency (LEP).
6. The PHA certifies that it will carry out the public housing program of the agency in conformity with Title VI of the Civil Rights Act of 1964 (42 U.S.C. 2000d-2000d-4), the Fair Housing Act (42 U.S.C. 3601-19), Section 504 of the Rehabilitation Act of 1973 (29 U.S.C. 794), Title II of the Americans with Disabilities Act (42 U.S.C. 12101 et seq.), the Violence Against Women Act (34 U.S.C. § 12291 et seq.), and other applicable civil rights requirements, and that it will affirmatively further fair housing in the administration of all HUD programs. In addition, if it administers a Housing Choice Voucher Program, the PHA certifies that it will administer the program in conformity with Title VI of the Civil Rights Act of 1964, the Fair Housing Act, Section 504 of the Rehabilitation Act of 1973, Title II of the Americans with Disabilities Act, the Violence Against Women Act, and other applicable civil rights requirements, and that it will affirmatively further fair housing in the administration of all HUD programs.
7. The PHA will affirmatively further fair housing, in compliance with the Fair Housing Act, 24 CFR § 5.150 et seq., 24 CFR § 903.7(o), and 24 CFR § 903.15, which means that it will take meaningful actions, in addition to combating discrimination, that overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity based on protected characteristics. Specifically, affirmatively furthering fair housing means taking meaningful actions that, taken together, address significant disparities in housing needs and in access to opportunity, replacing segregated living patterns with truly integrated and balanced living

patterns, transforming racially or ethnically concentrated areas of poverty into areas of opportunity, and fostering and maintaining compliance with civil rights and fair housing laws (24 CFR § 5.151). Pursuant to 24 CFR § 903.15(c)(2), a PHA's policies should be designed to reduce the concentration of tenants and other assisted persons by race, national origin, and disability. PHA policies should include affirmative steps stated in 24 CFR § 903.15(c)(2)(i) and 24 CFR § 903.15(c)(2)(ii). Furthermore, under 24 CFR § 903.7(o), a PHA must submit a civil rights certification with its Annual and 5-year PHA Plans, except for qualified PHAs who submit the Form HUD-50077-CR as a standalone document. The PHA certifies that it will take no action that is materially inconsistent with its obligation to affirmatively further fair housing.

8. For PHA Plans that include a policy for site-based waiting lists:
    - The PHA regularly submits required data to HUD's 50058 PIC/IMS Module and/or its successor system: the Housing Information Portal (HIP) in an accurate, complete and timely manner (as specified in PIH Notice 2011-65);
    - The system of site-based waiting lists provides for full disclosure to each applicant in the selection of the development in which to reside, including basic information about available sites; and an estimate of the period of time the applicant would likely have to wait to be admitted to units of different sizes and types at each site;
    - Adoption of a site-based waiting list would not violate any court order or settlement agreement or be inconsistent with a pending complaint brought by HUD;
    - The PHA shall take reasonable measures to assure that such a waiting list is consistent with affirmatively furthering fair housing; and
    - The PHA provides for review of its site-based waiting list policy to determine if it is consistent with civil rights laws and certifications, as specified in 24 CFR 903.7(o)(1).
9. The PHA will comply with the prohibitions against discrimination based on age pursuant to the Age Discrimination Act of 1975.
10. In accordance with the Fair Housing Act, the PHA will not base a determination of eligibility for housing on marital status and will not otherwise discriminate because of sex.
11. The PHA will comply with the Architectural Barriers Act of 1968 and 24 CFR Part 41, 'Policies and Procedures for the Enforcement of Standards and Requirements for Accessibility by the Physically Handicapped' for people with physical disabilities.
12. The PHA will comply with the requirements of Section 3 of the Housing and Urban Development Act of 1968, Employment Opportunities for Low-or Very-Low Income Persons, and with its implementing regulation at 24 CFR Part 135.
13. The PHA will comply with the acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and implement the regulations at 49 CFR Part 24 as applicable.
14. The PHA will take appropriate affirmative action to award contracts to minority and women's business enterprises under 24 CFR 5.105(a).
15. The PHA will provide the responsible entity or HUD any documentation that the responsible entity or HUD needs to carry out its review under the National Environmental Policy Act and other related authorities in accordance with 24 CFR Part 58 or Part 50, respectively.
16. With respect to public housing the PHA will comply with Davis-Bacon or HUD determined wage rate requirements under Section 12 of the United States Housing Act of 1937 and the Contract Work Hours and Safety Standards Act.
17. The PHA will keep records in accordance with 2 CFR 200.302 and facilitate an effective audit to determine compliance with program requirements.
18. The PHA will comply with the Lead-Based Paint Poisoning Prevention Act**,** the Residential Lead-Based Paint Hazard Reduction Act of 1992, and 24 CFR Part 35.
19. The PHA will comply with the policies, guidelines, and requirements of 2 CFR Part 200, Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Financial Assistance, including but not limited to submitting the assurances required under 24 CFR §§ 1.5, 3.115, 8.50, and 107.25 by submitting an SF-424, including the required assurances in SF-424B or D, as applicable.
20. The PHA will undertake only activities and programs covered by the Plan in a manner consistent with its Plan and will utilize covered grant funds only for activities that are approvable under the regulations and included in its Plan.
21. All attachments to the Plan have been and will continue to always be available at all locations that the PHA Plan is available for public inspection. All required supporting documents have been made available for public inspection along with the Plan and additional requirements at the primary business office of the PHA and at all other times and locations identified by the PHA in its PHA Plan and will continue to be made available at least at the primary

business office of the PHA and, where possible, should be made available for public inspection in an electronic format.

22. The PHA certifies that it is following all applicable Federal statutory and regulatory requirements, including the Declaration of Trust(s).

CDC of National City	**CA116**
PHA Name	PHA Number/HA Code

X Annual PHA Plan for Fiscal Year 20**27**

_ 5-Year PHA Plan for Fiscal Years 2026-2030

I/We, the undersigned, certify under penalty of perjury that the information provided above is true and correct. WARNING: Anyone who knowingly submits a false claim or makes a false statement is subject to criminal and/or civil penalties, including confinement for up to 5 years, fines, and civil and administrative penalties. (18 U.S.C. §§ 287, 1001, 1010, 1012, 1014; 31 U.S.C. §3729, 3802)

Name of Executive Director: **MR Martin Reeder**		Name of Board Chairman: **Ron Morrison**	
Signature:	Date:	Signature:	Date:

This information is collected to ensure compliance with PHA Plan, Civil Rights, and related laws and regulations including PHA plan elements that have changed.

Public reporting burden for this information collection is estimated to average 0.16 hours per year per response, including the time for reviewing instructions, searching existing data sources, gathering, and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding this burden estimate or any other aspect of this collection of information, including suggestions to reduce this burden, to the Reports Management Officer, REE, Department of Housing and Urban Development, 451 7th Street, SW, Room 4176, Washington, DC 20410-5000. When providing comments, please refer to OMB Approval No. 2577-0226. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

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Form identification: *CA116-CDC of National City form HUD-50077-ST-HCV-HP (Form ID -2091) for CY 2026 printed by Marta Rios in HUD Secure Systems/Public Housing Portal at 01/22/2026 03:24PM EST*

NOTICE OF PUBLIC HEARING

Community Development Commission-Housing Authority of the City of National City
Streamlined Annual Public Housing Agency (PHA) Plan for Fiscal Year 2027

NOTICE IS HEREBY GIVEN that the Board of Commissioners of the Community Development Commission-Housing Authority of the City of National City will hold a public hearing on April 7, 2026, at 6:00 p.m., in the National City Council Chambers located at 1243 National City Boulevard, National City, California. The purpose of the public hearing is to gather input on the Streamlined Annual PHA Plan for Fiscal Year 2026.

The PHA Plans are a comprehensive guide to the Section 8 Housing Choice Voucher Program (HCV) policies, programs, operations, and strategies for meeting local housing needs and goals. The Streamlined Annual PHA Plan is submitted to HUD annually. The Section 8 HCV Administrative Plan is also subject to review as part of the Streamlined Annual PHA Plan and governs the Housing Authority's administration of its Section 8 HCV Program.

The referenced and supporting documents will be available for public review after February 9, 2026 at the following locations and on the City of National City website:

CDC, Housing Authority of the City of National City
Section 8–Housing Choice Voucher Program
140 E. 12th Street, Suite B
National City CA 91950

City of National City – City Hall
(City Clerk)
1243 National City Blvd
National City CA 91950

Written comments may be submitted prior to the public hearing and during the 45-day comment period ending on or about April 6, 2026 to: CDC, Housing Authority of the City of National City Section 8 - Housing Choice Voucher Program, Attn: Marta Rios, Housing Programs Manager; 140 E. 12th Street, Ste. B, National City CA 91950, PH (619) 336-4259 or email to mrios@nationalcityca.gov

DATED: January 7, 2026

Date of Publication: February 6, 2026

Legal Notices-STAR

si desea que procesen su caso en la corte. Es posible que haya un formularlo que usted pueda usar su repuesta. Puede encontrar estos formularios de la corte y mas informacion en el Centro de Ayunda de las Cortes de California (www.sucorte.ca.gov), en la biblioteca de leyes de su condado o en la corte que le quede mas cerca. Si no puede pagar la cuota de presentacion, pida al secretario de la corte que le de un formularlo de exencion de pago de cuotas. Si no presenta su respuesta a tiempo, puede perder el caso por incumplimiento y la corte le podra quitar su sueldo, dinero y blenes sin mas advertencia.
Hay otros requisitos legales. Es recomendable que llame a un abogado inmediatamente. Si no conoce a un abogado, puede llamar a un servicio de remision a abogados. Si no puede pagar a un abogado, es posible que cumpla con los requisitos para obtener servicios legales gratuitos de un programa de servicios legales sin fines de lucro. Puede encontrar estos grupos sin fines de lucro en el sitio web de California Legal Services, (www.lawhelpcalifornia.org), en el Centro de Ayunda de las Cortes de California, (www.sucorte.ca.gov) o poniendose en contacto con la corte o el colegio de abogados locales.
AVISO! Por ley, la corte tiene derecho a reclamar las cuotas y los costos exentos por imponer un gravamen sobre cualquier recuperacion de $10,000.00 o mas de valor recibida mediante un acuerdo o una concesion de arbitraje en un caso de derecho civil. Tiene que pagar el gravamen de la corte antes de que la corte pueda desechar el caso.
The name and address of the court is (El nombre y dirección de la corte es): SUPERIOR COURT OF CALIFORNIA, COUNTY OF SAN DIEGO, 330 WEST BROADWAY, SAN DIEGO, CA 92101.
The name, address, and telephone number of plaintiff's attorney, or plaintiff without an attorney, is (El nombre, dirección y el número de teléfono del abogado del demandante, o del demandante que no tiene abogado, es): BATTA/FULKERSON, MICHAEL FULLAM, ESQ, 1899 MCKEE STREET, SAN DIEGO, CA 92110. (619) 333-5555.
Date: July 21, 2025
Clerk, by (Secretario): B. Montijo
Deputy (Adjunto)
NOTICE TO THE PERSON SERVED: You are served
as an individual defendant.
CV159839
1/16,23,30,2/6/2026

FICTITIOUS BUSINESS NAME STATEMENT NO. 2026-9001772
San Ysidro Health El Cajon Located at 875 El Cajon Blvd Ste 201, El Cajon, CA 92020.
This business is registered by the following: Centro De Salud De La Comunidad De San Ysidro, Inc, 1601 Precision Park Lane, San Diego, CA 92173.
This business is conducted by: Corporation
The first day of business was: 01/01/2026
Signature: Kevin Mattson, President and CEO
Statement filed with the Recorder/County Clerk of San Diego County on: 01/26/2026
CV160234
1/30,2/6,13,20/26

FICTITIOUS BUSINESS NAME STATEMENT NO. 2026-9000278
Unike Real Estate Located at 620 Robert Ave, Chula Vista, CA 91910.
This business is registered by the following: Unike Real Estate LLC, 620 Robert Ave, Chula Vista, CA 91910.
This business is conducted by: Limited Liability Company
The first day of business was: 01/05/2026
Signature: Belen Garcia Luna, Managing Member
Statement filed with the Recorder/County Clerk of San Diego County on: 01/06/2026
CV159953
1/23,30,2/6,13/26

FICTITIOUS BUSINESS NAME STATEMENT NO. 2026-9001362
Unique Builders Located at 1550 Broadway #M, Chula Vista, CA 91911.
This business is registered by the following: Pes Developers Inc., 1550 Broadway #M, Chula Vista, CA 91911.
This business is conducted by: Corporation
The first day of business was: 07/23/2007
Signature: Juan P. Garcia, CEO
Statement filed with the Recorder/County Clerk of San Diego County on: 01/22/2026
CV160136
1/30,2/6,13,20/26

FICTITIOUS BUSINESS NAME STATEMENT NO. 2025-9024259
Venator Capital Wealth Management and Insurance Services Located at 13480 Evening Creek Dr N Suite 300, San Diego, CA 92128.
This business is registered by the following: Cook 3 LLC, 13480 Evening Creek Dr N Suite 300, San Diego, CA 92128.
This business is conducted by: Limited Liability Company
The first day of business was: 11/05/2025
Signature: Andrew B Cook, Manager
Statement filed with the Recorder/County Clerk of San Diego County on: 12/30/2025
CV159932
1/16,23,30,2/6/26

FICTITIOUS BUSINESS NAME STATEMENT NO. 2026-9001324
Window Screens Repair Located at 311 E Prospect Ct, Chula Vista, CA 91911.
This business is registered by the following: Sunstone Advising LLC, 311 E Prospect Ct, Chula Vista, CA 91911.
This business is conducted by: Limited Liability Company
The first day of business was: 01/01/2026
Signature: Oscar Vinay London, President
Statement filed with the Recorder/County Clerk of San Diego County on: 01/21/2026
CV160135
1/30,2/6,13,20/26

FICTITIOUS BUSINESS NAME STATEMENT NO. 2026-9000558
Simply 1K Located at 669 First Ave, Chula Vista, CA 91910.
This business is registered by the following: Allison Chiyo Saiki, 669 First Ave, Chula Vista, CA 91910.
This business is conducted by: Individual
The first day of business was: N/A
Signature: Allison Chiyo Saiki
Statement filed with the Recorder/County Clerk of San Diego County on: 01/09/2026
CV159813
1/16,23,30,2/6/26

FICTITIOUS BUSINESS NAME STATEMENT NO. 2026-9001346
Zen Paws Grooming Located at 1879 Fargo Ln Unit #4, Chula Vista, CA 91913.
This business is registered by the following: Maria Fernanda Ortiz, 1879 Fargo Ln Unit #4, Chula Vista, CA 91913.
This business is conducted by: Individual
The first day of business was: 01/21/2026
Signature: Maria Fernandez Ortiz
Statement filed with the Recorder/County Clerk of San Diego County on: 01/21/2026
CV160125
1/30,2/6,13,20/26

SWEETWATER UNION HIGH SCHOOL DISTRICT
Purchasing Department
1130 Fifth Avenue, Chula Vista, CA 91911-2896
(619) 691-5540

NOTICE TO CONTRACTORS INVITING BIDS

Notice is hereby given that the Board of Trustees of the Sweetwater Union High School District, Chula Vista, CA, acting by and through its governing board, will receive sealed bids for the furnishing of all labor, materials, transportation, equipment, and services for:
Bid #26-2984-DP Montgomery Middle School 100 Building Roof Coating Project
Each bidder shall be a licensed contractor pursuant to the Business and Professional Code and shall be licensed in the following classification: **B or C-39**.

Each bid must conform and be responsive to the contract documents. Copies of the bid may be obtained from the District's website after February 6, 2026. Go to www.sweetwaterschools.org. Click on the 'Departments' heading; click on the 'P' tab; click on 'Purchasing': click on the 'Vendor Info' tab: Click on 'Bid Opportunities; click on the 'Vendor Registration Page'; follow the instructions to register with DemandStar.

A mandatory pre-bid meeting followed by a mandatory job walk will be held as follows: Starting Tuesday, February 24, 2026, at 8:30 a.m. in the Maintenance Conference Room at 642 Arizona St., Chula Vista, CA 91911 and progressing to the job site as directed. Attendance is mandatory. NO EXCEPTIONS. Late arrivals are not permitted.

Each bid shall be submitted in a sealed envelope bearing on the outside the name of the Bidder and name of the project for which the bid is submitted, accompanied by an acceptable form of security, and filed with District at the Purchasing Department, 1130 Fifth Avenue, Chula Vista, California 91911-2896 on or before March 12, 2026, BEFORE 11:00 a.m. (as shown on the Purchasing time stamp). Bids received after this time shall be returned unopened. Bids will be opened and read aloud on March 12, 2026, after 11:00 a.m.

WAGES: The Director of the Department of Industrial Relations has determined the general prevailing rate of per diem wages in the locality in which this public work is to be performed for each craft, classification, or type of worker needed to execute the contract. Copies of that determination are available on the Department of Industrial Relations' website at http://www.dir.ca.gov.

All projects under this bid will be subject to monitoring and enforcement by the Department of Industrial Relations. The awarded bidder will be required to submit certified payroll reports to the Compliance Monitoring Unit of the Department of Industrial Relations at least monthly using the CMU's eCPR system. Contractors and subcontractors are directed to go to https://app.mylcm.com and follow the directions to enroll in this system.

LABOR COMPLIANCE NOTICE: Labor Code Section 1771.1 requires that all contractors and listed sub-contractors be registered with the Department of Industrial Relations before bidding on public works contracts with bids due after February 28, 2015, and/or awarded after March 31, 2015. An online application system is available at http://www.dir.ca.gov.

Each bid shall be submitted on the bid form provided in the bid documents. Each bid shall be accompanied by a satisfactory Bid Bond executed by the bidder and surety company, or certified check, or cashier's check in favor of the Sweetwater Union High School District, or cash, in an amount equal to ten percent (10%) of the bid.

The District reserves the right to reject any and all bids and to waive any irregularities or informalities in any bids or in the bidding. No bidder may withdraw his bid for a period of 60 days after the date set for the opening of bids. For information regarding bidding, please call **(619) 691-5540.**

Deanne Vicedo
Clerk of the Governing Board
Sweetwater Union High School District
San Diego County, California
Dates Advertised: February 6, 2026, and February 13, 2026
CV160515 2/6,13/2026

NOTICE OF VACANCIES ON THE BOARDS, COMMISSIONS, COMMITTEES FOR THE CITY OF NATIONAL CITY

NOTICE IS HEREBY GIVEN that the City Council for the City of National City will be accepting applications to fill the following vacancies:

Board of Library Trustees*
• One (1) term ending September 30, 2027

Community and Police Relations Commission*
• One (1) term ending March 31, 2029
• One (1) term ending March 31, 2029

Parks, Recreation and Senior Citizen's Advisory Committee*
• One (1) term ending March 31, 2029
• One (1) term ending March 31, 2029

Planning Commission*
• One (1) term ending March 31, 2030
• One (1) term ending March 31, 2030

Housing Advisory Committee*
• One (1) term ending March 31, 2030

*If filling a resident requirement, applicant must reside within the City of National City at the time the application is submitted to be considered for the resident position and must maintain residency during applicant's tenure.

Interested applicants must complete an Application Form which is available on the Boards & Commission page on the City's website.

https://www.nationalcityca.gov/government/boards-commissions-committees

All completed applications must be filed in the Office of the City Clerk by 6:00 pm., on Thursday, February 26, 2026.

For further information, contact the City Clerk's Office at (619) 336-4225.
Please email the City Clerk's Office if you have questions at clerk@nationalcityca.gov

Dated: February 4, 2026

State of California)
County of San Diego)

I, Shelley Chapel, City Clerk of the City of National City, hereby declare under penalty of perjury that I posted this item on the Bulletin Board in front of City Hall, City's Website, and the City's social media on February 5, 2026. In addition, the Notice was published in the Star News on February 6, 2026.

s://Shelley Chapel
Shelley Chapel, MMC
City Clerk
CV160630 2/6/2026

Request for Proposal RFP P30-2026
Real-time Intelligence Map Software

NOTICE IS HEREBY GIVEN THAT THE CITY OF CHULA VISTA will receive sealed proposals for Real-time Intelligence Map Software until 12:00 P.M., Friday, February 27, 2026. Respondents must be registered on-line via the City of Chula Vista portal for PlanetBids at http://www.chulavistaca.gov/departments/finance/selling-to-the-city
Vendor Registration: 20600 Computer Hardware and Peripherals for Mini and Main Frame Computers, 20800 Computer Software for Microcomputers (Preprogrammed), 20900 Computer Software for Mini and Mainframe Computers (Preprogrammed) & 92000 Data Processing, Computer, Programming, and Software Services. Specifications and submittal instructions are available within the RFP P30-2026
Victor De La Cruz
vdelacruz@chulavistaca.gov
CV160416 2/6/2026

CITY OF NATIONAL CITY
NOTICE OF PUBLIC HEARING

Community Development Commission-Housing Authority of the City of National City Streamlined Annual Public Housing Agency (PHA) Plan for Fiscal Year 2027

NOTICE IS HEREBY GIVEN that the Board of Commissioners of the Community Development Commission-Housing Authority of the City of National City will hold a public hearing on April 7, 2026, at 6:00 p.m., in the National City Council Chambers located at 1243 National City Boulevard, National City, California. The purpose of the public hearing is to gather input on the Streamlined Annual PHA Plan for Fiscal Year 2027.
The PHA Plans are a comprehensive guide to the Section 8 Housing Choice Voucher Program (HCV) policies, programs, operations, and strategies for meeting local housing needs and goals. The Streamlined Annual PHA Plan is submitted to HUD annually. The Section 8 HCV Administrative Plan is also subject to review as part of the Streamlined Annual PHA Plan and governs the Housing Authority's administration of its Section 8 HCV Program.

The referenced and supporting documents will be available for public review after February 9, 2026 at the following locations and on the City of National City website:

CDC, Housing Authority of the City of National City
Section 8–Housing Choice Voucher Program
140 E. 12th Street, Suite B National City CA 91950
City of National City – City Hall (City Clerk)
1243 National City Blvd National City CA 91950

Written comments may be submitted prior to the public hearing and during the 45-day comment period ending on or about April 6, 2026 to: CDC, Housing Authority of the City of National City Section 8 - Housing Choice Voucher Program, Attn: Marta Rios, Housing Programs Manager; 140 E. 12th Street, Ste. B, National City CA 91950, PH (619) 336-4259 or email to mrios@nationalcityca.gov

Shelley Chapel, MMC, City Clerk
Published in the Star News: Friday, February 6, 2026
CV160085 2/6/2026

Legal Notices-STAR

T.S. No. 25-74050 APN: 568-270-16-43 NOTICE OF TRUSTEE'S SALE YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 11/22/2023. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER.A public auction sale to the highest bidder for cash, cashier's check drawn on a state or national bank, check drawn by a state or federal credit union, or a check drawn by a state or federal savings and loan association, or savings association, or savings bank specified in Section 5102 of the Financial Code and authorized to do business in this state will be held by the duly appointed trustee as shown below, of all right, title, and interest conveyed to and now held by the trustee in the hereinafter described property under and pursuant to a Deed of Trust described below. The sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by the Deed of Trust, with interest and late charges thereon, as provided in the note(s), advances, under the terms of the Deed of Trust, interest thereon, fees, charges and expenses of the Trustee for the total amount (at the time of the initial publication of the Notice of Sale) reasonably estimated to be set forth below. The amount may be greater on the day of sale. Trustor: HERNAN DEL RIEGO-CORTINAS AND ELIZABETH S CASTRO MARTINEZ, HUSBAND AND WIFE, AND ADRIAN DEL RIEGO, A SINGLE MAN, ALL AS JOINT TENANTS Duly Appointed Trustee: ZBS LAW, LLP Deed of Trust recorded 12/1/2023, as Instrument No. 2023-0331599, of Official Records in the office of the Recorder of San Diego County, California, Date of Sale:3/16/2026 at 10:30 AM Place of Sale: AT THE ENTRANCE TO THE EAST COUNTY REGIONAL CENTER BY THE STATUE, 250 E. MAIN STREET, EL CAJON, CA 92020 Estimated amount of unpaid balance and other charges: $598,230.54Note: Because the Beneficiary reserves the right to bid less than the total debt owed, it is possible that at the time of the sale the opening bid may be less than the total debt owed. Street Address or other common designation of real property: 376 CENTER ST #304 CHULA VISTA, CALIFORNIA 91910Described as follows: As more fully described on said Deed of Trust.A.P.N #.: 568-270-16-43The undersigned Trustee disclaims any liability for any incorrectness of the street address or other common designation, if any, shown above. If no street address or other common designation is shown, directions to the location of the property may be obtained by sending a written request to the beneficiary within 10 days of the date of first publication of this Notice of Sale.NOTICE TO POTENTIAL BIDDERS: If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on the property. NOTICE TO PROPERTY OWNER: The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn

RESOLUTION NO. 2026-

RESOLUTION OF THE COMMUNITY DEVELOPMENT COMMISSION - HOUSING AUTHORITY OF THE CITY OF NATIONAL CITY, CALIFORNIA, APPROVING THE FY 2026-2027 STREAMLINED ANNUAL PUBLIC HOUSING AGENCY PLAN FOR THE HOUSING CHOICE VOUCHER PROGRAM AND AUTHORIZING THE SUBMITTAL OF THE PLAN TO THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT.

WHEREAS, on October 21, 1998, the U.S. Congress enacted Public Law 105-276, known as the Quality Housing and Work Responsibility Act ("QHWRA") requiring housing authorities to adopt and amend an Administrative Plan and submit a Public Housing Agency Annual Plan; and

WHEREAS, the Streamlined Public Housing Agency Annual Plan provides details about the Community Development Commission - Housing Authority of National City's immediate operations, program participants, programs, and services of its short term (i.e. Annual Plan) and long-term strategies ((i.e. Five-Year Plan). The Plan also identifies the CDC - Housing Authority's strategy for handling operational concerns, resident concerns and needs, programs, and services; and

WHEREAS, the U.S. Department of Housing and Urban Development ("HUD") requires a Public Hearing to be held to receive public input; and

WHEREAS, on April 7, 2026, a Public Hearing was held to receive comments from the public on the proposed Streamlined Annual Public Housing Agency Plan for Fiscal Year (FY) 2026-2027 ; and

WHEREAS, the Resident Advisory Board, composed of all Section 8 Housing Choice Voucher participants, was given an opportunity to review and comment on the proposed plan. No recommendations or comments were received regarding the proposed plan.

NOW, THEREFORE, THE COMMUNITY DEVELOPMENT COMMISSION - HOUSING AUTHORITY OF THE CITY OF NATIONAL CITY, CALIFORNIA, DOES HEREBY RESOLVE, DECLARE, DETERMINE, AND ORDER AS FOLLOWS:

Section 1: That the Community Development Commission – Housing Authority hereby approves the Annual Public Housing Agency Plan (PHA) for FY 2026-2027.

Section 2. That the Community Development Commission Housing Authority of the City of National City hereby approves the submittal of the Streamlined Annual PHA Plan for FY 2026-2027by the Executive Director to the U.S. Department of Housing and Urban Development (HUD).

Section 3: That 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 7th day of April, 2026.

_____
Ron Morrison, Chairman

ATTEST:

_____
Shelley Chapel, Secretary

APPROVED AS TO FORM:

_____
Heidi Skinner, Interim General Counsel

AGENDA REPORT

Department: City Clerk's Office
Prepared by: Shelley Chapel, MMC, City Clerk
Meeting Date: Tuesday, April 7, 2026
Approved by: Alejandro Hernandez, Acting City Manager

SUBJECT:
Brown Act and California Senate Bill 707 (SB 707) Technology Disruption Policy

RECOMMENDATION:
Adopt a Resolution Entitled, "Resolution of the City Council of the City of National City, California, Adopting a Technology Disruption Policy for Public Meetings in Compliance with the Ralph M. Brown Act and Senate Bill 707. The Policy Will be Known as City Council Policy No. 103, "Disruption of Telephonic or Internet Service During Public Meetings"; and Receive and File the Companion Presiding Officer/Clerk/Information Technology Standard Operating Procedures (SOPs) for Implementation of the Policy.

BOARD/COMMISSION/COMMITTEE PRIOR ACTION:
Not Applicable.

EXPLANATION:
The purpose of this policy is to ensure compliance with the Ralph M. Brown Act (California Government Code Sections 54950-54963), as amended by Senate Bill (SB) 707, by establishing clear procedures for addressing technological disruptions during public meetings while protecting the public's right to attend and participate without being required to provide personal identifying information.

SB 707 prohibits a legislative body from requiring members of the public to provide identifying information to attend, observe, or participate in meetings and clarifies how disruptions in teleconferenced meetings may be addressed. The City's prior compliance efforts under AB 361 and AB 2449 – including pausing meetings until service is restored - are consistent with the requirements of SB 707.

The City of National City has proactively implemented many of the transparency, public access, and participation practices now reflected in SB 707. During the COVID-19 pandemic, the City utilized Zoom as an online platform and has continued its use to enhance public engagement. The platform allows members of the public to provide verbal comments in both English and Spanish. In addition, live-streamed meetings include live Spanish translation, accessible by selecting the preferred language option.

The City has also followed a technological disruption protocol as a general practice. This protocol has been implemented on at least two occasions during technical difficulties, at which time meetings were paused until staff restored internet connectivity. Formal adoption of this policy will codify existing practices and ensure consistent compliance across all legislative bodies, including City Council, Planning Commission, Housing Authority and all Boards, Commissions, and Committees.

SB 707 requires the legislative body to adopt a technology disruption policy at a noticed public meeting on or before July 1, 2026.

The attached City Council Policy is presented for consideration and adoption. If approved, the policy shall become effective immediately upon adoption.

The City Clerk's Office will distribute the adopted policy to all City Councilmembers, City Staff, and members of the City's Boards, Commissions and Committees. Additionally, the City Clerk will provide training to all staff liaisons to ensure understanding of and compliance with the policy.

Appended to the policy will be the Standard Operating Procedures (SOP) for its implementation. These SOPs will outline the Rules of Procedure and roles of the Presiding Officer, City Clerk and Information Technology staff in the event of a technological or service disruption. The SOPs may be updated administratively to maintain compliance with state laws and evolving technology standards. Substantive policy changes shall require amendment of City Council Policy No. 103 at a duly noticed public meeting.

FINANCIAL STATEMENT:
Not Applicable.

RELATED CITY COUNCIL 2020-2025 STRATEGIC PLAN GOAL:
Communication and Outreach

ENVIRONMENTAL REVIEW:
This is not a project under CEQA, and is therefore, not subject to environmental review. CCR15378; PRC 21065.

PUBLIC NOTIFICATION:
The Agenda Report was posted at least 72 hours before the Regular Meeting date and time, and 24 hours before a Special Meeting in accordance with the Ralph M. Brown Act.

ORDINANCE:
Not Applicable

EXHIBITS:
Exhibit A - City Council Policy No. 103 Disruption of Telephonic or Internet Service During Public Meetings
Exhibit B - Resolution

CITY COUNCIL POLICY
CITY OF NATIONAL CITY

TITLE: Disruption of Telephonic or Internet Service During Public Meetings	**POLICY # 103**
ADOPTED: April 7, 2026	**AMENDED:**

I. Authority and Legal Basis

This policy is adopted pursuant to California Government Code Sections 54950-54963, known as the Ralph M. Brown Act; including Government Code Section 54953.4, as amended by SB707.

SB 707 prohibits a legislative body from requiring members of the public to provide identifying information as a condition of attending, observing, or participating in a public meeting and establishes requirements for addressing telephonic or internet service disruptions during teleconferenced meetings.

II. Purpose

The purpose of this policy is to establish uniform, legally compliant procedures governing:

1. Technological disruptions affecting remote public access to meetings;
2. Conduct occurring through telephonic or internet-based platforms that disrupts the orderly conduct of meetings; and
3. Administrative controls necessary to ensure compliance with state law while protecting public participation rights.

This policy applies to all regular and special meetings of the City Council and all legislative bodies subject to the Brown Act, including Boards, Commissions, and Committees.

III. Definitions

For purposes of this policy:

a. "**Remote Access Services**" means any two-way telephonic service and/or a two-way audiovisual platform used to provide real-time remote public attendance and observation of meetings.

b. **"Service Disruption**" means a failure, outage, or interruption of Remote Access Services that prevents members of the public from attending or observing the meeting remotely.

c. "**Technological Disruption**" means conduct occurring via electronic or teleconferenced means that materially interferes with the orderly conduct of a meeting, including but not limited to:

1. Persistent background noise, feedback, or echo;
2. Broadcast of obscenity, use of threatening language or unlawful content;
3. Repeated interruptions after being warned;
4. Use of video, screen sharing, chat or other features to display offensive or disruptive content;
5. Coordinated misuse of the platform that impedes the people's business.

CITY COUNCIL POLICY
CITY OF NATIONAL CITY

TITLE: Disruption of Telephonic or Internet Service During Public Meetings	**POLICY # 103**
ADOPTED: April 7, 2026	**AMENDED:**

Expression of dissent, criticism of the legislative body, or unpopular opinions and viewpoints does **not** constitute a Technological Disruption.

d. "City Council" means the legislative body of the City of National City and shall also apply to any Board, Commission, or Committee appointed by the legislative body.

Consistent with the Brown Act and SB 707:

1. Members of the public shall not be required to register or provide identifying information to attend, observe, or provide public comment.
2. No personal identifying information shall be required to rejoin a meeting following a disruption.
3. Any optional name field shall clearly state that disclosure is voluntary.

V. General Principles

1. Meetings shall be conducted in a manner that promotes transparency, accessibility, and orderly participation.
2. Enforcement actions under this Policy shall be content-neutral and viewpoint-neutral.
3. Corrective measures shall be narrowly tailored to address and shall not exceed what is reasonably necessary to restore order.

VI. Response to Technological Disruptions (Participant Conduct)

If a Technological Disruption occurs, the presiding officer, or designee, shall proceed as follows:

Step 1 - Warning
The individual causing the disruption shall be warned that the behavior is disruptive and advised of the steps necessary to continue participation (e.g., muting audio).

Step 2 - Corrective Action
If the disruption continues, staff may:

- Mute the participant's audio;
- Disable video or screen sharing;
- Restrict chat features; or
- Temporarily remove the participant from the meeting platform.

Step 3 - Removal
Removal shall occur only if lesser corrective measures are ineffective. Removal shall be limited to the

duration necessary to restore order.

VII. Response to Service Disruption (Platform Failure)

If Remote Access Services are disrupted in a manner that prevents public observation or participation:

1. The presiding officer shall announce the disruption.
2. The legislative body shall recess the meeting while staff undertake good-faith restoration efforts.
3. The meeting shall remain in recess for at least one hour or until service is restored, whichever comes first.

If service is not restored after one hour, the legislative body may:

- Adjourn the meeting; or
- Reconvene and, by roll call vote, adopt a finding that:
  "The City has made good faith efforts to restore telephonic or internet service in accordance with its adopted policy, and the public interest in continuing the meeting outweighs the public interest in remote public access."

VII. Administrative Authority:

The presiding officer retains authority to enforce this Policy during meetings.

The City Clerk, in coordination with Information Technology staff, is authorized to implement administrative controls necessary to ensure compliance with this Policy and state law, including platform configuration settings consistent with SB 707.

IX. Implementation and Training

The City Clerk shall ensure:

- Meeting agendas and public participation instructions comply with SB 707;
- Standard Operating Procedures are maintained;
- Staff and presiding officers receive periodic training regarding neutral enforcement and statutory requirements.

X. Recordkeeping

If a participant is muted or removed due Technological Disruption, the minutes may reflect that enforcement action occurred pursuant to this Policy. No identifying information shall be recorded.

CITY COUNCIL POLICY
CITY OF NATIONAL CITY

TITLE: Disruption of Telephonic or Internet Service During Public Meetings	**POLICY # 103**
ADOPTED: April 7, 2026	**AMENDED:**

In the event of a Service Disruption, the minutes shall reflect:

- The time and nature of the disruption;
- Restoration efforts undertaken;
- The time of reconvening;
- Any findings adopted.

XI. Amendments

This policy may be amended at a duly noticed public meeting and shall not be adopted or amended on the consent calendar.

Standard Operating Procedures

Standard Operating Procedures (SOPs) attached to this policy reflect the administrative procedures to be followed in the event of a disruption and shall be distributed to all members of the legislative bodies and staff liaisons as necessary for implementation.

Disagreement with Council action or criticism of City officials is not a disruption.

Related Policy References
California Government Code Sections 54950-54963 (Ralph M. Brown Act)
SB 707

Prior Policy Amendments:

See City website for examples of current City Council Policies.

CITY COUNCIL POLICY
CITY OF NATIONAL CITY

TITLE: Disruption of Telephonic or Internet Service During Public Meetings	**POLICY # 103**
ADOPTED: April 7, 2026	**AMENDED:**

STANDARD OPERATING PROCEDURES (SOP)

Disruption of Telephonic or Internet Service During Public Meetings

I. Purpose

This SOP establishes administrative procedures for implementing the City Council Policy No. 103 to ensure compliance with the Brown Act and SB 707 during in-person, teleconferenced, and hybrid public meetings.

This SOP governs:

1. Configuration of remote access platforms;
2. Enforcement procedures for technological disruptions;
3. Response procedures for service disruptions;
4. Documentation and recordkeeping requirements.

II. Scope

This SOP applies to all regular and special meetings of the City Council and all legislative bodies subject to the Brown Act, including Boards, Commissions, and Committees.

III. Roles and Responsibilities.

A. Presiding Officer (Mayor/Chair)

- Maintains order during meetings.
- Issue warnings for disruptive conduct;
- Directs staff to implement corrective measures when necessary.
- Announces service disruptions and calls recesses when required.

B. City Clerk (or Designee)

- Serves as meeting administrator or platform host/co-host.
- Ensures agenda language complies with SB 707
- Ensures no registration or identifying information is required for participation.
- Coordinates with IT staff during disruptions.
- Documents enforcement actions and service disruptions in meeting minutes.
- Ensures Policy No. 103 is linked on agendas and on the City website.

C. Information Technology (IT)

CITY COUNCIL POLICY
CITY OF NATIONAL CITY

TITLE: Disruption of Telephonic or Internet Service During Public Meetings	**POLICY # 103**
ADOPTED: April 7, 2026	**AMENDED:**

- Configures teleconference platform (Zoom) settings consistent with SB 707 as follows:
  - Registration: Disabled
  - Authentication Required: Disabled
  - Screen Sharing: Host only
  - Chat: Enabled (host may restrict if needed)
  - Join from Browser: Enabled
  - Participant Renaming: Allowed (no requirement to provide legal name)
  - Optional name fields must include language such as: "Providing your name is voluntary and not required under state law."

- Provides technical support before and during meetings.
- Assists in diagnosing and restoring disrupted services.
- Implements corrective controls at the direction of the Clerk or presiding officer.

V. Presiding Officer Script

At the beginning of each meeting, the presiding officer shall read or cause to be read the following statement:

> *"Members of the public may participate in this meeting without providing identifying information. Disruptive conduct that materially interferes with the meeting may result in muting or removal following a warning, consistent with City Council Policy No. 103."*

VI. Procedure – Technological Disruption (Participant Conduct)

Step 1 – Warning
The presiding officer shall issue a clear verbal warning identifying the disruptive behavior and advising the participant how to correct it.

Step 2 – Limited Corrective Action
If the conduct continues, the Clerk or IT staff may:

- Mute the participant's microphone;
- Disable video;
- Disable screen sharing;
- Restrict chat access;
- Temporarily remove the participant.

Corrective measures shall be narrowly tailored and viewpoint-neutral.

Step 3 – Removal
If lesser corrective measures fail, the participant may be removed from the meeting platform.

TITLE: Disruption of Telephonic or Internet Service During Public Meetings	**POLICY # 103**
ADOPTED: April 7, 2026	**AMENDED:**

Removal shall be limited to the duration necessary to restore order.

No identifying information shall be requested or recorded in connection with the enforcement.

VII. Procedure – Service Disruption (Platform Failure)

A. Identification of Disruption

If remote access services fail or are materially degraded such that the public cannot attend or observe remotely:

1. The presiding officer or Clerk shall immediately announce the disruption.
2. The meeting shall recess.

B. Restoration Efforts

IT staff shall initiate good faith restoration efforts, which may include:

- Restarting software or hardware;
- Resetting audiovisual systems;
- Switching internet connections;
- Engaging vendor technical support;
- Deploying backup equipment or alternative platforms.

Restoration efforts shall be documented.

C. Recess Period

The meeting shall remain in recess for:

- At least one hour; or
- Until remote access service is restored, whichever occurs first.

The presiding officer may extend the recess if restoration efforts are ongoing.

D. Reconvening Without Restored Service

If service is not restored after one hour, the legislative body may:

1. Adjourn the meeting; or

2. Reconvene and adopt, by roll call vote, a finding that:

CITY COUNCIL POLICY
CITY OF NATIONAL CITY

TITLE: Disruption of Telephonic or Internet Service During Public Meetings	**POLICY # 103**
ADOPTED: April 7, 2026	**AMENDED:**

"The City has made good faith efforts to restore telephonic or internet service in accordance with its adopted policy, and the public interest in continuing the meeting outweighs the public interest in remote public access."

VIII. Recordkeeping

The City Clerk shall ensure that the minutes reflect:

- The nature and time of disruption;
- Restoration efforts undertaken;
- The time the meeting reconvened;
- Any findings adopted.

No identifying information shall be included.

IX. Training

The City Clerk shall coordinate periodic training for:

- Presiding officers;
- Staff liaisons to Boards, Commissions and Committees
- IT personnel involved in meeting administration.

Training shall include:

- SB 707 requirements;
- Brown Act public participation rights;
- Viewpoint-neutral enforcement standards;
- Documentation requirements.

X. Review and Updates

This SOP may be updated administratively by the City Clerk in consultation with the City Attorney and IT Director to maintain compliance with state laws and evolving technology standards.

Substantive policy changes shall require amendment of City Council Policy No. 103 at a duly noticed public meeting.

RESOLUTION NO. 2026 -

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF NATIONAL CITY, CALIFORNIA, ADOPTING A TECHNOLOGY DISRUPTION POLICY FOR PUBLIC MEETINGS IN COMPLIANCE WITH THE RALPH M. BROWN ACT AND SENATE BILL 707.

WHEREAS, The Ralph M. Brown Act (California Government Code Sections 54950 et seq.) requires that meetings of the legislative bodies be conducted openly and that members of the public be afforded the opportunity to participate; and

WHEREAS, Senate Bill 707 (Stats, 2021, Chapter 70) clarifies that members of the public be afforded the opportunity to attend and participate remotely; and

WHEREAS, The City Council desires to ensure that City Council meetings, Planning Commission meetings and meetings of Boards, Commissions, and Committees are conducted in an orderly manner while preserving public access, transparency, and participation; and

WHEREAS, Technological disruptions may occur during teleconferenced or hybrid meetings that materially interfere with the ability of the legislative body to conduct business; and

WHEREAS, It is necessary to establish clear, content neutral procedures for addressing such disruptions in a manner consistent with state law.

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

Section 1: That the City Council hereby authorizes the Adoption of City Council Policy No. 103, Disruption of Telephonic or Internet Service During Public Meetings, attached as Exhibit A to the staff report, which shall apply to all meetings of the City Council, Planning Commission, and all City Boards, Commissions, and Committees subject to the Brown Act.

Section 2: The presiding officer of each legislative body, with support from the City Clerk and IT staff, is authorized to enforce the Technology Disruption Policy during meetings.

Section 3: That 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 7th day of April, 2026.

_____
Ron Morrison, Mayor

ATTEST:

_____
Shelley Chapel, MMC, City Clerk

APPROVED AS TO FORM:

_____
Heidi Skinner, Interim City Attorney