



Council Meeting Agenda

MAY 25, 2016

CITY COUNCIL CHAMBERS

3:30 P.M. Closed Session; 4:30 P.M. Regular Session

201 N. Broadway, Escondido, CA 92025

MAYOR

Sam Abed

DEPUTY MAYOR

Michael Morasco

COUNCIL MEMBERS

Olga Diaz

Ed Gallo

John Masson

CITY MANAGER

Graham Mitchell

CITY CLERK

Diane Halverson

CITY ATTORNEY

Jeffrey Epp

INTERIM DIRECTOR OF COMMUNITY DEVELOPMENT

Bill Martin

DIRECTOR OF PUBLIC WORKS

Ed Domingue

ELECTRONIC MEDIA:

Electronic media which members of the public wish to be used during any public comment period should be submitted to the City Clerk's Office at least 24 hours prior to the Council meeting at which it is to be shown.

The electronic media will be subject to a virus scan and must be compatible with the City's existing system. The media must be labeled with the name of the speaker, the comment period during which the media is to be played and contact information for the person presenting the media.

The time necessary to present any electronic media is considered part of the maximum time limit provided to speakers. City staff will queue the electronic information when the public member is called upon to speak. Materials shown to the Council during the meeting are part of the public record and may be retained by the Clerk.

The City of Escondido is not responsible for the content of any material presented, and the presentation and content of electronic media shall be subject to the same responsibilities regarding decorum and presentation as are applicable to live presentations.



Council Meeting Agenda

**May 25, 2016
3:30 P.M. Meeting**

Escondido City Council

CALL TO ORDER

ROLL CALL: Diaz, Gallo, Masson, Morasco, Abed

ORAL COMMUNICATIONS

In addition to speaking during particular agenda items, the public may address the Council on any item which is not on the agenda provided the item is within the subject matter jurisdiction of the City Council. State law prohibits the Council from discussing or taking action on such items, but the matter may be referred to the City Manager/staff or scheduled on a subsequent agenda. (Please refer to the back page of the agenda for instructions.) Speakers are limited to only one opportunity to address the Council under Oral Communications.

CLOSED SESSION: (COUNCIL/SUCCESSOR AGENCY/RRB)

I. CONFERENCE WITH LABOR NEGOTIATOR (Government Code §54957.6)

- a. **Agency Negotiator:** Sheryl Bennett & Graham Mitchell
Employee Organization: Escondido City Employee Association Supervisory Bargaining Unit
- b. **Agency Negotiator:** Sheryl Bennett & Graham Mitchell
Employee Organization: Non-Sworn Police Bargaining Unit
- c. **Agency Negotiator:** Sheryl Bennett & Graham Mitchell
Employee Organization: Escondido City Employee Association: Administrative/Clerical/Engineering Bargaining Unit

II. CONFERENCE WITH LEGAL COUNSEL-- EXISTING LITIGATION (Government Code 54956.9(d)(1))

Case Name: Escondido City Employee Association v. City of Escondido
PERB Case No: LA-CE-618-M

III. CONFERENCE WITH REAL PROPERTY NEGOTIATOR (Government Code §54956.8)

- a. **Property:** 1118 South Citrus Avenue
City Negotiator: Debra Lundy, Real Property Manager
Negotiating Parties: Abby Keesee
Under Negotiation: Price and Terms of Agreement

- b. **Property:** 700 West Grand Avenue
City Negotiator: Debra Lundy, Real Property Manager
Negotiating Parties: Integral Communities
Under Negotiation: Price and Terms of Agreement

- c. **Property:** 220 South Broadway
City Negotiator: Debra Lundy, Real Property Manager
Negotiating Parties: Escondido Education COMPACT
Under Negotiation: Price and Terms of Agreement

ADJOURNMENT



Council Meeting Agenda

**May 25, 2016
4:30 P.M. Meeting**

**Escondido City Council
Mobilehome Rent Review Board**

CALL TO ORDER

MOMENT OF REFLECTION:

City Council agendas allow an opportunity for a moment of silence and reflection at the beginning of the evening meeting. The City does not participate in the selection of speakers for this portion of the agenda, and does not endorse or sanction any remarks made by individuals during this time. If you wish to be recognized during this portion of the agenda, please notify the City Clerk in advance.

FLAG SALUTE

ROLL CALL: Diaz, Gallo, Masson, Morasco, Abed

PRESENTATIONS: Retirement of Fire Chief Mike Lowry

ORAL COMMUNICATIONS

The public may address the Council on any item that is not on the agenda and that is within the subject matter jurisdiction of the legislative body. State law prohibits the Council from discussing or taking action on such items, but the matter may be referred to the City Manager/staff or scheduled on a subsequent agenda. (Please refer to the back page of the agenda for instructions.) NOTE: Depending on the number of requests, comments may be reduced to less than 3 minutes per speaker and limited to a total of 15 minutes. Any remaining speakers will be heard during Oral Communications at the end of the meeting.

CONSENT CALENDAR

Items on the Consent Calendar are not discussed individually and are approved in a single motion. However, Council members always have the option to have an item considered separately, either on their own request or at the request of staff or a member of the public.

1. **AFFIDAVITS OF PUBLICATION, MAILING AND POSTING (COUNCIL/SUCCESSOR AGENCY/RRB)**
2. **APPROVAL OF WARRANT REGISTER (Council/Successor Agency)**
3. **[APPROVAL OF MINUTES: A\) Regular Meeting of April 27, 2016 B\) Regular Meeting of May 4, 2016](#)**

4. **[PURCHASE OF SELF-CONTAINED BREATHING APPARATUS -](#)**

Request City Council approve authorizing the purchase of self-contained breathing apparatus (SCBA) from Municipal Emergency Services, Inc. in the amount of \$548,715.08, utilizing the Cooperative Purchasing FireRescue Group Purchasing Organization.

Staff Recommendation: **Approval (Fire Department: Michael Lowry)**

RESOLUTION NO. 2016-60

5. **[PALOMAR COMMUNITY COLLEGE AGREEMENT -](#)**

Request City Council approve authorizing the Fire Chief to enter into an Inter-Agency Services Agreement with Palomar Community College District for the purpose of obtaining funding for Fire Technology training conducted by the Escondido Fire Department.

Staff Recommendation: **Approval (Fire Department: Michael Lowry)**

RESOLUTION NO. 2016-70

6. **[TREASURER'S INVESTMENT REPORT FOR THE QUARTER ENDED MARCH 31, 2016 -](#)**

Request City Council receive and file the Quarterly Investment Report.

Staff Recommendation: **Receive and File (City Treasurer's Office: Kenneth C. Hugins)**

7. **[BUDGET ADJUSTMENT FOR IMPROVEMENTS TO THE KIT CARSON PARK SPORTS CENTER CONCESSION STAND RESTROOMS -](#)**

Request City Council approve the budget adjustment transfer \$15,000 from the Kit Carson Park Adult Softball Capital Improvement Budget to the City Park Capital Improvements Budget to make improvements at the Kit Carson Park Sports Center Concession.

Staff Recommendation: **Approval (City Manager's Office: Joyce Masterson and Debra Lundy)**

8. **[BUDGET ADJUSTMENT FOR PROFESSIONAL SERVICES TO REMOVE TELECOMMUNICATIONS FACILITIES DECOMMISSIONED BY CRICKET WIRELESS -](#)**

Request City Council approve a budget adjustment to increase the Recreation Fund Rent by \$75,000; increase the General Fund Rent by \$15,000; increase the Community Services Professional Services Budget by \$47,040; and increase the City Manager's Professional Services Budget by \$9,850. The professional services costs will be offset by the revenue received from Cricket Wireless.

Staff Recommendation: **Approval (City Manager's Office: Joyce Masterson and Debra Lundy)**

9. **CALIFORNIA STATEWIDE COMMUNITIES DEVELOPMENT AUTHORITY OPEN PROPERTY ASSESSED CLEAN ENERGY PROGRAM -**

Request City Council approve authorizing the City of Escondido's participation in the California Statewide Communities Development Authority's Open Property Assessed Clean Energy program, which will enable property owners to finance permanently fixed renewable energy, energy efficiency, water efficiency, and seismic strengthening improvements as well as electric vehicle charging infrastructure.

Staff Recommendation: **Approval (City Manager's Office: Joyce Masterson)**

RESOLUTION NO. 2016-55

10. **BID AWARD FOR THE FISCAL YEAR 2015/2016 STREET REHABILITATION AND MAINTENANCE PROJECT -**

Request City Council approve authorizing the bid award to PAL General Engineering, Inc., which was determined to be the lowest responsive and responsible bidder; authorize the Mayor and City Clerk to execute a Public Improvement Agreement in the amount of \$3,333,444.02; and authorize the City Engineer to approve change orders up to 15 percent of the contract amount for the Fiscal Year 2015/2016 Street Rehabilitation and Maintenance Project.

Staff Recommendation: **Approval (Public Works Department/Engineering: Ed Domingue)**

RESOLUTION NO. 2016-61

11. **FINAL ASSESSMENT ENGINEER'S REPORT FOR ZONES 1 THROUGH 38 OF THE CITY OF ESCONDIDO LANDSCAPE MAINTENANCE ASSESSMENT DISTRICT FOR FISCAL YEAR 2016/2017 -**

Request City Council approve the Assessment Engineer's Report and the annual levy and collection of assessments in Zones 1 through 38 of the Escondido Landscape Maintenance Assessment District (LMD) for FY 2016/2017.

Staff Recommendation: **Approval (Public Works Department/Engineering: Ed Domingue)**

RESOLUTION NO. 2016-69

12. **AUTHORIZATION OF SUBMITTAL FOR BEVERAGE CONTAINER RECYCLING CITY/COUNTY PAYMENT PROGRAM GRANT APPLICATION AND ASSOCIATED DOCUMENTS -**

Request City Council approve authorizing the Deputy Director of Public Works or his/her designee to complete and submit an application to CalRecycle for Beverage Container Recycling funds to support all Citywide recycling education, infrastructure, and programs and if awarded, authorize permission to accept funds and complete necessary expenditure report documents.

Staff Recommendation: **Approval (Public Works Department: Ed Domingue)**

RESOLUTION NO. 2016-71

CONSENT – RESOLUTIONS AND ORDINANCES (COUNCIL/SUCCESSOR AGENCY/RRB)

The following Resolutions and Ordinances were heard and acted upon by the City Council/Successor Agency/RRB at a previous City Council/Successor Agency/Mobilehome Rent Review meeting. (The title of Ordinances listed on the Consent Calendar are deemed to have been read and further reading waived.)

13. [TENTATIVE SUBDIVISION MAPS, MASTER AND PRECISE DEVELOPMENT PLAN, ZONE CHANGE AND AMENDMENT TO THE SOUTH ESCONDIDO BOULEVARD NEIGHBORHOOD PLAN FOR A 113-UNIT CONDOMINIUM DEVELOPMENT \(SUB 15-0022, SUB 15-0023, PHG 15-0031, AZ 15-0002, AND ENV 15-0011\) -](#)

Approved with a vote of 4/0/1 (Masson Absent)

ORDINANCE NO. 2016-05 (Second Reading and Adoption)

PUBLIC HEARINGS

14. [SHORT-FORM RENT REVIEW BOARD HEARING FOR CITY-OWNED SPACES IN THE ESCONDIDO VIEWS MOBILEHOME PARK -](#)

Request City Council consider for approval the short-form rent increase application submitted for the City-owned spaces in Escondido Views Mobilehome Park, and if approved, grant an increase of 75 percent of the change in the Consumer Price Index, or 2.822 percent (an average of \$11.34) for the period of December 31, 2013 to December 31, 2015.

Staff Recommendation: **Consider for Approval (Community Development Department: Bill Martin)**

RRB RESOLUTION NO. 2016-08

15. [SHORT-FORM RENT REVIEW BOARD HEARING FOR CITY-OWNED SPACES AT MOUNTAIN SHADOWS MOBILEHOME PARK -](#)

Request City Council consider for approval the short-form rent increase application submitted for the City-owned spaces at Mountain Shadows Mobilehome Park, and if approved, grant an increase of 75 percent of the change in the Consumer Price Index, or 2.822 percent (an average of \$9.61) for the period of December 31, 2013 to December 31, 2015.

Staff Recommendation: **Consider for Approval (Community Development Department: Bill Martin)**

RRB RESOLUTION NO. 2016-09

16. [APPEAL OF PLANNING COMMISSION DECISION TO DENY A CONDITIONAL USE PERMIT \(PHG 15-0021\) -](#)

Request City Council approve the applicant's appeal and approve a Conditional Use Permit to construct a City water filtration facility (membrane filtration/reverse osmosis, MF/RO) on a 3.25-acre City-owned parcel located at 2512 East Washington Avenue. The facility is designed for a total production capacity of 2.0 million gallons per day (approximately 14,440 SF Chemical Storage Building and an approximately 21,775 SF/RO Process Building), a 1,500 kW backup generator and underground storage tanks (90,000 gallon feed tank, 163,000 gallon inter-process tank, and a 970,000 gallon product storage tank). The proposal also includes the adoption of the environmental determination prepared for the project.

Staff Recommendation: **Approval of the Appeal (Community Development Department: Bill Martin)**

RESOLUTION NO. 2016-65

WORKSHOP

17. [FINDINGS OF THE HYDRAULIC STUDY OF THE CITY -](#)

Request City Council receive and file findings from the Hydraulic Study of Escondido Creeks.

Staff Recommendation: **Receive and File (Utilities: Christopher McKinney)**

FUTURE AGENDA

18. [FUTURE AGENDA -](#)

The purpose of this item is to identify issues presently known to staff or which members of the City Council wish to place on an upcoming City Council agenda. Council comment on these future agenda items is limited by California Government Code Section 54954.2 to clarifying questions, brief announcements, or requests for factual information in connection with an item when it is discussed.

Staff Recommendation: **None (City Clerk's Office: Diane Halverson)**

COUNCIL MEMBERS' SUBCOMMITTEE REPORTS

CITY MANAGER'S UPDATE/BRIEFING

The most current information from the City Manager regarding Economic Development, Capital Improvement Projects, Public Safety and Community Development.

- [CITY MANAGER'S REPORT -](#)

ORAL COMMUNICATIONS

The public may address the Council on any item that is not on the agenda and that is within the subject matter jurisdiction of the legislative body. State law prohibits the Council from discussing or taking action on such items, but the matter may be referred to the City Manager/staff or scheduled on a subsequent agenda. Speakers are limited to only one opportunity to address the Council under Oral Communications.

ADJOURNMENT

UPCOMING MEETING SCHEDULE

Date	Day	Time	Meeting Type	Location
June 1	-	-	No Meeting	-
June 8	Wednesday	3:30 & 4:30 p.m.	Regular Meeting	Council Chambers
June 15	Wednesday	3:30 & 4:30 p.m.	Regular Meeting	Council Chambers
June 22	Wednesday	3:30 & 4:30 p.m.	Regular Meeting	Council Chambers

TO ADDRESS THE COUNCIL

The public may address the City Council on any agenda item. Please complete a Speaker's form and give it to the City Clerk. Submission of Speaker forms prior to the discussion of an item is highly encouraged. Comments are generally limited to 3 minutes.

If you wish to speak concerning an item not on the agenda, you may do so under "Oral Communications." Please complete a Speaker's form as noted above.

Nomination forms for Community Awards are available at the Escondido City Clerk's Office or at <http://www.escondido.org/city-clerks-office.aspx>

Handouts for the City Council should be given to the City Clerk. To address the Council, use the podium in the center of the Chambers, STATE YOUR NAME FOR THE RECORD and speak directly into the microphone.

AGENDA, STAFF REPORTS AND BACK-UP MATERIALS ARE AVAILABLE:

- Online at <http://www.escondido.org/meeting-agendas.aspx>
- In the City Clerk's Office at City Hall
- In the Library (239 S. Kalmia) during regular business hours and
- Placed in the Council Chambers (See: City Clerk/Minutes Clerk) immediately before and during the Council meeting.

AVAILABILITY OF SUPPLEMENTAL MATERIALS AFTER AGENDA POSTING: Any supplemental writings or documents provided to the City Council regarding any item on this agenda will be made available for public inspection in the City Clerk's Office located at 201 N. Broadway during normal business hours, or in the Council Chambers while the meeting is in session.

LIVE BROADCAST

Council meetings are broadcast live on Cox Cable Channel 19 and U-verse Channel 99 – Escondido Gov TV. They can also be viewed the following Sunday and Monday evenings at 6:00 p.m. on those same channels. The Council meetings are also available live via the Internet by accessing the City's website at www.escondido.org, and clicking the "Live Streaming –City Council Meeting now in progress" button on the home page.

Please turn off all cellular phones and pagers while the meeting is in session.

**The City Council is scheduled to meet the first four Wednesdays
of the month at 3:30 in Closed Session and 4:30 in Open Session.
(Verify schedule with City Clerk's Office)**

**Members of the Council also sit as the Successor Agency to the CDC, Escondido Joint Powers
Financing Authority and the Mobilehome Rent Review Board.**

**CITY HALL HOURS OF OPERATION
Monday-Friday 8:00 a.m. to 5:00 p.m.**



If you need special assistance to participate in this meeting, please contact our ADA Coordinator at 839-4643. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility.

Listening devices are available for the hearing impaired – please see the City Clerk.

CITY OF ESCONDIDO
April 27, 2016
3:30 P.M. Meeting Minutes

Escondido City Council

THIS MEETING WAS CANCELLED

CALL TO ORDER

The Regular Meeting of the Escondido City Council was called to order at 3:30 p.m. on Wednesday, April 27, 2016 in the Council Chambers at City Hall with Mayor Abed presiding.

ATTENDANCE:

The following members were present: Councilmember Olga Diaz, Councilmember Ed Gallo, Councilmember John Masson, Deputy Mayor Michael Morasco, and Mayor Sam Abed. Quorum present.

ORAL COMMUNICATIONS

CLOSED SESSION: (COUNCIL/SUCCESSOR AGENCY/RRB)

I. CONFERENCE WITH LABOR NEGOTIATOR (Government Code §54957.6)

- a. **Agency Negotiator:** Sheryl Bennett & Graham Mitchell
Employee Organization: Non-Sworn Police Bargaining Unit
- b. **Agency Negotiator:** Sheryl Bennett & Graham Mitchell
Employee Organization: Escondido City Employee Association: Supervisory Bargaining Unit
- c. **Agency Negotiator:** Sheryl Bennett & Graham Mitchell
Employee Organization: Escondido City Employee Association: Administrative/Clerical/Engineering Bargaining Unit

II. CONFERENCE WITH REAL PROPERTY NEGOTIATOR (Government Code §54956.8)

- a. **Property:** A parcel on the north side of West Valley Parkway between City Hall and the CCAE, APN 229-372-20
City Negotiator: Graham Mitchell
Negotiating Parties: The City of Escondido and Craig Clark
Under Negotiation: Price and Terms of Agreement

ADJOURNMENT

CITY OF ESCONDIDO
April 27, 2016
4:30 P.M. Meeting Minutes

Escondido City Council

CALL TO ORDER

The Regular Meeting of the Escondido City Council was called to order at 4:31 p.m. on Wednesday, April 27, 2016 in the Council Chambers at City Hall with Mayor Abed presiding.

MOMENT OF REFLECTION:

Joan Read led the Moment of Reflection.

FLAG SALUTE

Mayor Abed led the Flag Salute.

ATTENDANCE:

The following members were present: Councilmember Olga Diaz, Councilmember Ed Gallo, Councilmember John Masson, Deputy Mayor Michael Morasco, and Mayor Sam Abed. Quorum present.

Also present were: Graham Mitchell, City Manager; Jeffrey Epp, City Attorney; Bill Martin, Interim Director of Community Development; Ed Domingue, Director of Public Works; Eva Heter, Assistant City Clerk; and Michael Thorne, Minutes Clerk.

ORAL COMMUNICATIONS

Mark Stok, Escondido, requested the reopening of the pedestrian bridge.

CONSENT CALENDAR

MOTION: Moved by Councilmember Gallo and seconded by Deputy Mayor Morasco to approve the following Consent Calendar items. Motion carried unanimously.

1. **AFFIDAVITS OF PUBLICATION, MAILING AND POSTING (COUNCIL/SUCCESSOR AGENCY/RRB)**
2. **APPROVAL OF WARRANT REGISTER (Council/Successor Agency)**
3. **APPROVAL OF MINUTES: None Scheduled**
4. **STATE FARM GOOD NEIGHBOR CITIZENSHIP COMPANY GRANT AND BUDGET ADJUSTMENT -**

Request City Council approve accepting a State Farm Good Neighbor Citizenship Company Grant in the amount of \$5,000; authorize the Chief of Police or his designee to execute grant documents on behalf of the City; and approve budget adjustments needed to spend grant funds. (File No. 0480-70)

Staff Recommendation: **Approval (Police Department: Craig Carter)**

CONSENT – RESOLUTIONS AND ORDINANCES (COUNCIL/SUCCESSOR AGENCY/RRB)

The following Resolutions and Ordinances were heard and acted upon by the City Council/Successor Agency/RRB at a previous City Council/Successor Agency/Mobilehome Rent Review meeting. (The title of Ordinances listed on the Consent Calendar are deemed to have been read and further reading waived.)

PUBLIC HEARINGS

5. PUBLIC HEARING FOR THE CITY OF ESCONDIDO LANDSCAPE MAINTENANCE DISTRICT ZONES 1 THROUGH 38 -

Request City Council receive public input from property owners in Zones 1 through 38 of the City of Escondido Landscape Maintenance District (LMD) on the proposed budget and assessments for Fiscal Year 2016/2017. No City Council action is required. (File No. 0685-10)

Staff Recommendation: **Receive Input (Public Works Department/Engineering: Ed Domingue)**

Gabrielle Restivo, Engineering, presented the staff report, utilizing a PowerPoint presentation.

Mayor Abed opened the public hearing and asked if anyone would like to speak on this issue in any way. No one asked to be heard. Therefore, he closed the public hearing.

NO COUNCIL ACTION IS REQUIRED, NO PUBLIC INPUT RECEIVED.

6. TENTATIVE SUBDIVISION MAP, MASTER AND PRECISE DEVELOPMENT PLAN, ZONE CHANGE AND AMENDMENT TO THE SOUTH ESCONDIDO BOULEVARD NEIGHBORHOOD PLAN FOR A 65-UNIT CONDOMINIUM DEVELOPMENT (SUB 14-0018, AZ 14-0006) -

Request City Council approve a proposed residential planned development for 65 condominium units on 2.29 acres in conjunction with a zone change and an amendment to the South Escondido Boulevard Area Plan. (File No. 0800-10)

Staff Recommendation: **Approval (Community Development Department: Bill Martin)**

A) RESOLUTION NO. 2016-50 B) ORDINANCE 2016-04 (Introduction and First Reading)

Bill Martin, Interim Director of Community Development, presented the staff report, utilizing a PowerPoint presentation.

Edward Vain, Applicant, thanked staff for working with them on the project.

Mayor Abed opened the public hearing and asked if anyone would like to speak on this issue in any way. No one asked to be heard. Therefore, he closed the public hearing.

MOTION: Moved by Councilmember Gallo and seconded by Deputy Mayor Morasco to approve a proposed residential planned development for 65 condominium units on 2.29 acres in conjunction with a zone change and an amendment to the South Escondido Boulevard Area Plan and adopt Resolution No. 2016-50 and introduce Ordinance No. 2016-04. Motion carried unanimously.

WORKSHOP

7. FISCAL YEAR 2016/17 BUDGET BRIEFING -

Request City Council provide direction regarding the Fiscal Year 2016/17 General Fund Operating Budget. (File No. 0430-30)

Staff Recommendation: **Provide Direction (Finance Department: Sheryl Bennett)**

Sheryl Bennett, Director of Administrative Services, Joan Ryan, Assistant Director of Finance, and Jodi Coco, Budget Manager, presented the staff report, utilizing a PowerPoint presentation.

COUNCIL PROVIDED DIRECTION TO PROCEED WITH PRESENTED BUDGET AND CONTINUE TO EXPLORE ALTERNATIVE FUNDING OPTIONS FOR MAINTAINING OPERATIONS AT THE EAST VALLEY COMMUNITY CENTER TECHNOLOGY ROOM.

FUTURE AGENDA

8. FUTURE AGENDA -

The purpose of this item is to identify issues presently known to staff or which members of the City Council wish to place on an upcoming City Council agenda. Council comment on these future agenda items is limited by California Government Code Section 54954.2 to clarifying questions, brief announcements, or requests for factual information in connection with an item when it is discussed.

Staff Recommendation: **None (City Clerk's Office: Diane Halverson)**

COUNCIL MEMBER'S SUBCOMMITTEE REPORTS

Councilmember Gallo reported on San Diego County Water Authority's information that water use was reduced 21 percent in the county over the past quarter; North County Transit District signed a new labor contract to resolve the possibility of a work stoppage.

Deputy Mayor Morasco reported on the Community Day of Service this past Saturday in Escondido.

Mayor Abed reported that SANDAG will vote on the proposed tax increase at their upcoming meeting.

CITY MANAGER'S UPDATE/BRIEFING

The most current information from the City Manager regarding Economic Development, Capital Improvement Projects, Public Safety and Community Development.

- **CITY MANAGER'S UPDATE -**

ORAL COMMUNICATIONS

ADJOURNMENT

Mayor Abed adjourned the meeting at 6:13 p.m.

MAYOR

ASSISTANT CITY CLERK

MINUTES CLERK

CITY OF ESCONDIDO
May 4, 2016
3:30 P.M. Meeting Minutes
Escondido City Council

CALL TO ORDER

The Regular Meeting of the Escondido City Council was called to order at 3:30 p.m. on Wednesday, May 4, 2016 in the Council Chambers at City Hall with Mayor Abed presiding.

ATTENDANCE:

The following members were present: Councilmember Olga Diaz, Councilmember Ed Gallo, Councilmember John Masson, Deputy Mayor Michael Morasco, and Mayor Sam Abed. Quorum present.

ORAL COMMUNICATIONS

CLOSED SESSION: (COUNCIL/SUCCESSOR AGENCY/RRB)

MOTION: Moved by Councilmember Diaz and seconded by Councilmember Gallo to recess to Closed Session. Motion carried unanimously.

I. CONFERENCE WITH LABOR NEGOTIATOR (Government Code §54957.6)

- a. **Agency Negotiator:** Sheryl Bennett & Graham Mitchell
Employee Organization: Escondido City Employee Association:
Administrative/Clerical/Engineering Bargaining Unit
- b. **Agency Negotiator:** Sheryl Bennett & Graham Mitchell
Employee Organization: Non-Sworn Police Bargaining Unit
- c. **Agency Negotiator:** Sheryl Bennett & Graham Mitchell
Employee Organization: Escondido City Employee Association: Supervisory
Bargaining Unit

ITEMS I.a., I.b., and I.c. WERE NOT DISCUSSED.

II. CONFERENCE WITH REAL PROPERTY NEGOTIATOR (Government Code §54956.8)

- a. **Property:** A parcel on the north side of West Valley Parkway between
City Hall and the CCAE, APN 229-372-20
- City Negotiator:** Graham Mitchell, City Manager
- Negotiating Parties:** The City of Escondido and Craig Clark
- Under Negotiation:** Price and Terms of Agreement

ADJOURNMENT

Mayor Abed adjourned the meeting at 4:30 p.m.

MAYOR

CITY CLERK

MINUTES CLERK

CITY OF ESCONDIDO

May 4, 2016
4:30 P.M. Meeting Minutes

Escondido City Council Mobilehome Rent Review Board

CALL TO ORDER

The Regular Meeting of the Escondido City Council was called to order at 4:30 p.m. on Wednesday, May 4, 2016 in the Council Chambers at City Hall with Mayor Abed presiding.

MOMENT OF REFLECTION:

Tammy Demarcus led the Moment of Reflection.

FLAG SALUTE

Mayor Abed led the Flag Salute.

PROCLAMATIONS:

Water Awareness Month and Drinking Water Week

PRESENTATIONS:

Be Water Smart Poster Contest Award Presentation

ATTENDANCE:

The following members were present: Councilmember Olga Diaz (Councilmember Diaz left the meeting at 6:03 p.m.), Councilmember Ed Gallo, Councilmember John Masson, Deputy Mayor Michael Morasco, and Mayor Sam Abed. Quorum present.

Also present were: Graham Mitchell, City Manager; Michael McGuinness, Assistant City Attorney; Bill Martin, Interim Director of Community Development; Ed Domingue, Director of Public Works; Diane Halverson, City Clerk; and Michael Thorne, Minutes Clerk.

ORAL COMMUNICATIONS

Craig Timmons, Escondido, stated property on the corner of Citrus St. and Glenridge Road, which is owned by the City is deteriorating.

Diane Belnap, Escondido, expressed concern with the industrial facility being built near Washington Street and El Norte Parkway and requested Council deny the project.

Patricia Borchman, Escondido, spoke about SANDAG's Integrated Corridor Plan.

CONSENT CALENDAR

MOTION: Moved by Councilmember Gallo and seconded by Deputy Mayor Morasco to approve the following Consent Calendar items. Motion carried unanimously.

1. **AFFIDAVITS OF PUBLICATION, MAILING AND POSTING (COUNCIL/SUCCESSOR AGENCY/RRB)**
2. **APPROVAL OF WARRANT REGISTER (Council/Successor Agency)**
3. **APPROVAL OF MINUTES: None Scheduled**

CONSENT – RESOLUTIONS AND ORDINANCES (COUNCIL/SUCCESSOR AGENCY/RRB)

The following Resolutions and Ordinances were heard and acted upon by the City Council/Successor Agency/RRB at a previous City Council/Successor Agency/Mobilehome Rent Review meeting. (The title of Ordinances listed on the Consent Calendar are deemed to have been read and further reading waived.)

4. **TENTATIVE SUBDIVISION MAP, MASTER AND PRECISE DEVELOPMENT PLAN, ZONE CHANGE AND AMENDMENT TO THE SOUTH ESCONDIDO BOULEVARD NEIGHBORHOOD PLAN FOR A 65-UNIT CONDOMINIUM DEVELOPMENT (SUB 14-0018, AZ 14-0006) -**
Approved on April 27, 2016 with a vote of 5/0 (File No. 0800-10)
ORDINANCE NO. 2016-04 (Second Reading and Adoption)

PUBLIC HEARINGS

5. **SHORT-FORM RENT INCREASE APPLICATION FOR PONDEROSA MOBILEHOME PARK -**
Request City Council consider the short-form rent increase application submitted by Ponderosa Mobilehome Park and if approved, grant an increase of 75 percent of the change in the Consumer Price Index, or 2.822 percent (an average of \$19.31) for the period of December 31, 2013 to December 31, 2015. (File No. 0697-20-10070)

Staff Recommendation: **Consider for Approval (Community Development Department: Bill Martin)**

RRB RESOLUTION NO. 2016-05 (R)

Karen Youel, Housing Manager, presented the staff report, utilizing a PowerPoint presentation.

Andrew Modglin, Code Enforcement, was available to answer questions.

Mayor Abed opened the public hearing and asked if anyone would like to speak on this issue in any way.

Laura Slobojan, Owner's Representative, noted park features and requested that Council approve the Short Form rent increase.

Mary Davis, Escondido, expressed concern with lack of park upgrades and after hours management, and requested issues be resolved before a rent increase is granted.

Rosalinda Intharath, Escondido, noted multiple water shutoffs and management issues in the park; requested Council deny the rent increase.

Martha Maher, Escondido, noted rent disparities in the park and requested certain spaces be exempt from rental increases.

Mayor Abed asked if anyone else wanted to speak on this issue in any way. No one asked to be heard; therefore, Mayor Abed closed the public hearing.

MOTION: Moved by Deputy Mayor Morasco and seconded by Mayor Abed to approve the short-form rent increase application submitted by Ponderosa Mobilehome Park and grant an increase of 75 percent of the change in the Consumer Price Index, or 2.822 percent (an average of \$19.31) for the period of December 31, 2013 to December 31, 2015 and adopt RRB Resolution No. 2016-05. Ayes: Morasco and Abed. Noes: Diaz, Gallo and Masson. Absent: None. Motion failed.

MOTION: Moved by Councilmember Diaz and seconded by Councilmember Masson to approve the short-form rent increase application submitted by Ponderosa Mobilehome Park and grant an increase of 37.5 percent of the change in the Consumer Price Index, or 1.411 percent (an average of \$9.65) for the period of December 31, 2013 to December 31, 2015 and adopt RRB Resolution No. 2016-05R. Ayes: Diaz, Gallo and Masson. Noes: Morasco and Abed. Absent: None. Motion carried.

- 6. SHORT-FORM RENT INCREASE APPLICATION FOR WESTWINDS MOBILEHOME PARK -**
Request City Council consider the short-form rent increase application submitted by Westwinds Mobilehome Park and if approved, grant an increase of 75 percent of the change in the Consumer Price Index, or 1.836 percent (an average of \$8.27) for the period of December 31, 2014 to December 31, 2015. (File No. 0697-20-10073)

Staff Recommendation: **Consider for Approval (Community Development Department: Bill Martin)**

RRB RESOLUTION NO. 2016-10

Karen Youel, Housing Manager, presented the staff report, utilizing a PowerPoint presentation.

Andrew Modglin, Code Enforcement, was available to answer questions.

Mayor Abed opened the public hearing and asked if anyone would like to speak on this issue in any way.

Jim Yonce, Owner's Representative, Indicated that the pool handrail had been fixed.

Mayor Abed asked if anyone else wanted to speak on this issue in any way. No one asked to be heard; therefore, Mayor Abed closed the public hearing.

MOTION: Moved by Councilmember Gallo and seconded by Council Masson to approve the short-form rent increase application submitted by Westwinds Mobilehome Park and grant an increase of 75 percent of the change in the Consumer Price Index, or 1.836 percent (an average of \$8.27) for the period of December 31, 2014 to December 31, 2015 and adopt RRB Resolution No. 2016-10. Ayes: Gallo, Masson, Morasco and Abed. Noes: None. Absent: Diaz. Motion carried.

7. PUBLIC HEARING TO APPROVE THE FISCAL YEAR 2016-2017 ONE-YEAR ACTION PLAN FOR USE OF COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) AND HOME INVESTMENT PARTNERSHIP (HOME) FUNDS AND BUDGET ADJUSTMENT -

Request City Council solicit and consider citizen input for the FY 2016-2017 One-Year Action Plan for the use of CDBG and HOME funds; approve the HOME and CDBG budget authorizing the Director of Community Development, the Director of Public Works, and the City Clerk to execute contracts as appropriate; approve the submittal of the FY 2016-2017 One-Year Action Plan for the use of CDBG and HOME funds to the U.S. Department of Housing and Urban Development; and approve a budget adjustment in the amount of \$200,000 from the unallocated fund to the Tulip Street Improvement Project. (File No. 0870-11)

Staff Recommendation: **Approval (Public Works Department/Engineering: Ed Domingue and Community Development Department: Bill Martin)**

A) RESOLUTION NO. 2016-58 (R) B) RESOLUTION NO. 2016-59

Danielle Lopez, Assistant Director of Neighborhood Services, Nancy Luu, Management Analyst, and Karen Youel, Housing Manager, presented the staff report, utilizing a PowerPoint presentation.

Mayor Abed opened the public hearing and asked if anyone would like to speak on this issue in any way.

Verna Griffin Tabor, Center for Community Solutions, requested support to assist with repairs at the shelter that aids victims of domestic violence.

Raymond Kitlas, Angels Depot, requested an increased allocation to \$20,000 to aid with services the Angels Depot provides.

Jim Wise, Escondido Community Development Center, requested allocation of funds to relocate administration building to provide a safer environment for children at the Center.

Mayor Abed asked if anyone else wanted to speak on this issue in any way. No one else asked to be heard; therefore, Mayor Abed closed the public hearing.

MOTION: Moved by Councilmember Masson and seconded by Deputy Mayor Morasco to solicit and consider citizen input for the FY 2016-2017 One-Year Action Plan for the use of CDBG and HOME funds; approve the HOME and CDBG budget authorizing the Director of Community Development, the Director of Public Works, and the City Clerk to execute contracts as appropriate; approve the submittal of the FY 2016-2017 One-Year Action Plan for the use of CDBG and HOME funds to the U.S. Department of Housing and Urban Development; and approve a budget adjustment in the amount of \$200,000 from the unallocated fund to the Tulip Street Improvement Project and adopt Resolution No. 2016-58R and Resolution No. 2016-59. Ayes: Gallo, Masson, Morasco and Abed. Noes: None. Absent: Diaz. Motion carried.

WORKSHOP

8. FIVE-YEAR CAPITAL IMPROVEMENT PROGRAM (CIP) AND FISCAL YEAR 2016/17 CIP BUDGET UPDATE -

Request City Council direct staff to move forward on preparing the Fiscal Year 2016/17 Five-Year Capital Improvement Program and Budget. (File No. 0430-30)

Staff Recommendation: **Provide Direction (Finance Department: Sheryl Bennett)**

Sheryl Bennett, Director of Administrative Services, Joan Ryan, Assistant Director of Finance, and Michelle LeFever, Finance, presented the staff report, utilizing a PowerPoint presentation.

COUNCIL ACTION: City Council provided direction to move forward with preparing the Fiscal Year 2016/17 Five-Year Capital Improvement Program and Budget.

FUTURE AGENDA

9. FUTURE AGENDA -

The purpose of this item is to identify issues presently known to staff or which members of the City Council wish to place on an upcoming City Council agenda. Council comment on these future agenda items is limited by California Government Code Section 54954.2 to clarifying questions, brief announcements, or requests for factual information in connection with an item when it is discussed.

Staff Recommendation: **None (City Clerk's Office: Diane Halverson)**

COUNCIL MEMBER'S SUBCOMMITTEE REPORTS

Councilmember Gallo reported on the San Diego County Water Authority's annual High School Science program; water conservation goals are continuously being met in Escondido.

Deputy Mayor Morasco noted the FootGolf ribbon cutting ceremony at Reidy Creek Golf Course.

Mayor Abed reported that SANDAG voted to move forward with the proposed tax increase ballot measure.

CITY MANAGER'S UPDATE/BRIEFING

The most current information from the City Manager regarding Economic Development, Capital Improvement Projects, Public Safety and Community Development.

- CITY MANAGER'S UPATE -

ORAL COMMUNICATIONS

ADJOURNMENT

Mayor Abed adjourned the meeting at 7:24 p.m.

MAYOR

CITY CLERK

MINUTES CLERK

CITY COUNCIL

For City Clerk's Use:

APPROVED **DENIED**

Reso No. _____ File No. _____

Ord No. _____

Agenda Item No.: 4

Date: May 25, 2016

TO: Honorable Mayor and Members of the City Council

FROM: Russ Knowles, Deputy Fire Chief

SUBJECT: Purchase of Self-Contained Breathing Apparatus

RECOMMENDATION:

It is requested that the City Council approve Resolution No. 2016-60, authorizing the purchase of self-contained breathing apparatus ("SCBA") from Municipal Emergency Services, Inc. ("MES"), in the amount of \$548,715.08, utilizing the Cooperative Purchasing FireRescue Group Purchasing Organization ("GPO").

FISCAL ANALYSIS:

By utilizing the GPO, the Fire Department was able to obtain a quote from MES to purchase the replacement of 70 SCBA units, 47 face masks, 117 mask mounted regulators, and 2 rapid intervention kits for a total amount of \$548,715.08.

The total amount of \$548,715.08 was reached by utilizing the funds from the FY 2014 Assistance to Firefighters Grant ("AFG") Program, which consisted of \$498,518 (90 percent Federal share), and \$49,852 (10 percent matching share) from the General Capital Funds, for a total amount of \$548,370. The difference between the total grant award of \$548,370 and the MES quote of \$548,715.08 is \$345.08, which will be paid from the Fire Department's Operating Budget.

PREVIOUS ACTION:

On December 9, 2015, the City Council authorized the Escondido Fire Department to accept a grant award from the FY 2014 Assistance to Firefighters Grant Program.

BACKGROUND:

SCBA is a device worn by firefighters to provide breathable air during emergencies that pose respiratory hazards. By law, firefighters cannot enter environments which are Immediately Dangerous to Life and Health ("IDLH") without wearing a SCBA. This critical personal protective equipment ("PPE") allows Escondido's Firefighters to enter burning buildings, battle vehicle fires, and mitigate hazardous materials incidents. The National Fire Protection Association ("NFPA") 1981 standard on open circuit SCBA for emergency services sets the national standard for the design, purchase and

SCBA Award to Municipal Emergency Services

May 25, 2016

Page 2

the maintenance of SCBA's. Significant enhancements have been made to SCBA's in the area of firefighter safety that our current SCBA's do not have.

The Escondido Fire Department purchased the current SCBA's in 1999. The current SCBA's are more than three revision cycles beyond the NFPA standard. Once SCBA's are more than two (2) revision cycles past the NFPA standards, the vendors are forced to stop manufacturing and providing replacement parts. Each NFPA revision cycle is approximately five years.

In December 2014, a grant request was submitted to the Assistance to Firefighter Grant Program. The program is designed to assist agencies to protect the health and safety of the public and firefighting personnel against fire and fire-related hazards. In September 2015, the Escondido Fire Department received notification of the grant award totaling \$548,370.

The Escondido Fire Department is a member of the National Purchasing Partners, LLC, dba FireRescue Group Purchasing Organization ("GPO"). The FireRescue GPO is an entity created to leverage the purchasing power of fire related equipment for its members.

Article 5 of Chapter 10 of the City of Escondido's Municipal Code authorizes the purchases of supplies and equipment utilizing cooperative purchasing programs when conducted by the state, county, or a public or municipal agency in a competitive manner.

Under the GPO, a competitive procurement process was conducted by soliciting a national Request for Proposal. The bid contract was awarded to MES.

Respectfully submitted,



Russ Knowles
Deputy Fire Chief

RESOLUTION NO. 2016-60

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ESCONDIDO, CALIFORNIA, AUTHORIZING THE CITY COUNCIL TO APPROVE, ON BEHALF OF THE CITY, THE PURCHASE OF SELF-CONTAINED BREATHING APPARATUS ("SCBA") EQUIPMENT FROM MUNICIPAL EMERGENCY SERVICES, INC.

WHEREAS, the Escondido Fire Department was awarded the FY 2014 Assistance to Firefighters Grant ("AFG") to purchase the replacement of vital personal protective equipment for a total grant award of \$548,370; and

WHEREAS, the total \$548,370 has been appropriated in the Capital Improvement Budget; and

WHEREAS, the Fire Chief and the Deputy Fire Chief determined that it is efficient and cost effective for the City of Escondido to purchase the self-contained breathing apparatus ("SCBA") equipment from Municipal Emergency Services, Inc. in the amount of \$548,715.08, utilizing the FireRescue Group Purchasing Organization ("GPO"); and

WHEREAS, the additional cost of \$345.08 over the grant award will be funded by the Fire Department's Operating Budget; and

WHEREAS, the Escondido Fire Department is a member of the National Purchasing Partners, LLC, dba Fire Rescue Group Purchasing Organization, which was created to leverage the purchasing power of members for fire related equipment; and

WHEREAS, Municipal Emergency Services, Inc. was awarded a contract with the South Davis Metro Fire Agency on September 23, 2013, and is valid until September 23, 2016; and

WHEREAS, such cooperative purchases are authorized by Article 5 of Chapter 10 of the Escondido Municipal Code.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Escondido, California, as follows:

1. That the above recitations are true.
2. That the City Council accepts the recommendation of the Fire Chief and Deputy Fire Chief and authorizes approval, on behalf of the City, the purchase and replacement of SCBA units, face masks, mask regulators, and rapid intervention kits from MES through the Cooperative Purchasing FireRescue GPO in the amount of \$548,715.08.

CITY COUNCIL

For City Clerk's Use:

APPROVED **DENIED**

Reso No. _____ File No. _____

Ord No. _____

Agenda Item No.: 5

Date: May 25, 2016

TO: Honorable Mayor and Members of the City Council

FROM: Michael Lowry, Fire Chief

SUBJECT: Palomar Community College Agreement

RECOMMENDATION:

It is requested that the City Council approve Resolution No. 2016-70, authorizing the Fire Chief to enter into an Inter-Agency Services Agreement with Palomar Community College District ("District") for the purpose of obtaining funding for Fire Technology training conducted by the Escondido Fire Department.

FISCAL ANALYSIS:

This new agreement will allow the District to increase their current \$2.50 per student contact hour fee to \$3.50 per student contact hour, for up to 80 hours per semester, per employee for approved Fire Technology curriculum. We anticipate the increase to \$3.50 per hour fee will generate approximately \$12,800 in annual revenue.

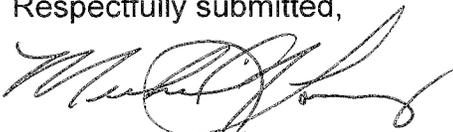
PREVIOUS ACTION:

On June 5, 2002, the City Council adopted Resolution 2002-125, authorizing the Fire Chief to enter into the original agreement with Palomar Community College District.

BACKGROUND:

The Escondido Fire Department and Palomar Community College District have participated in this mutually beneficial Inter-Agency Services Agreement, which allowed the District to contract with the Escondido Fire Department, for specific Fire Technology training since 2002. The training curriculum, which includes in-service training mandated by CAL-OSHA and other regulatory agencies, must be approved by the college's Chief Instructional Officer, and must be taught under the direct supervision of Escondido Fire Department personnel who are qualified instructors. On a semester basis, the Fire Department will submit an invoice to the District along with a detailed report of training completed and the number of student contact hours.

Respectfully submitted,



Michael Lowry
Fire Chief

RESOLUTION NO. 2016-70

A RESOLUTION OF THE CITY COUNCIL OF
THE CITY OF ESCONDIDO, CALIFORNIA,
AUTHORIZING THE FIRE CHIEF TO EXECUTE,
ON BEHALF OF THE CITY, AN INTER-AGENCY
SERVICES AGREEMENT WITH THE PALOMAR
COMMUNITY COLLEGE DISTRICT

WHEREAS, under Government Code Section 53060 and Education Code Section 78021, the Palomar Community College District desires to contract with the City of Escondido Fire Department as an independent contractor to the District for the purpose of obtaining funding for Fire Technology training conducted by the Escondido Fire Department; and

WHEREAS, the Escondido Fire Department has the personnel, expertise, and equipment to provide the special services herein; and

WHEREAS, the Palomar Community College District will increase their \$2.50 per student contact hour to \$3.50 per student contact hour, which on an annual basis will equate to approximately \$12,800 of additional revenue; and

WHEREAS, the additional revenue may be used to support on-going Fire Department training activities; and

WHEREAS, the public interest, convenience and general welfare will be served by this Agreement.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Escondido, California, as follows:

1. That the above recitations are true.

2. That the City Council authorizes the Fire Chief to execute, on behalf of the City, an Inter-Agency Services Agreement ("Agreement") with the Palomar Community College District. A copy of the Agreement is attached as Exhibit "A" and is incorporated by this reference.



STANDARD INTER-AGENCY SERVICES AGREEMENT

THIS AGREEMENT is entered into by and between the Palomar Community College District, 1140 W. Mission Rd., San Marcos, California 92069 ("District") and the Escondido Fire Department, ("Agency").

RECITALS

WHEREAS, under Government Code 53060 and Education Code 78021, Palomar Community College District desires to contract Agency as an independent contractor to the District; and

WHEREAS, Agency has the personnel, expertise and equipment to provide the special services required herein, and

WHEREAS, the public interest, convenience and general welfare will be served by this contract;

TERMS AND CONDITIONS

NOW THEREFORE, Agency and District agree as follows:

1. Services – Agency shall diligently furnish to the District the services as set forth in Attachment A, hereby incorporated in this Agreement by this reference.
2. Either party may terminate this agreement upon written notice, without cause. The effective date of the termination shall be determined in accordance with paragraph 1 under the "Duration of Contract."
3. Agency fee and Expenses – The fee to be paid by the district for the services and materials to be supplied hereunder is \$3.50 per student contract hour. The Agency shall invoice the District at the end of each semester, supplying mutually acceptable documentation of student contact hours.
4. The Agency shall indemnify, defend and save the District, agents and employees harmless from any and all claims and losses accruing or resulting to any and all contractors, subcontractors, laborers and any other persons, firms, or corporations furnishing or supplying work, services, materials or supplies who may be injured or damaged by the Agency in the performance of this Agreement, and from any and all claims and losses accruing or resulting to any person, firm or corporation who may be injured or damaged by the Agency in the performance of this Agreement. The Agency shall provide necessary worker's compensation insurance for its employees at Agency's own cost and expense.
5. The District shall indemnify, defend and save the Agency, its officers, agents and employees harmless from any and all claims and losses accruing or resulting to any and all contractors, subcontractors, laborers and any persons, firm, or corporations furnishing or supplying work, services, materials or supplies who may be injured or damaged by the District in the performance of this Agreement, and from any and all claims and losses accruing or resulting to any person, firm or corporation who may be injured or damaged by the District in the performance of this Agreement. The District shall provide necessary worker's compensation insurance for its employees at District's own cost and expense.

6. The District may terminate this Agreement and be relieved of any consideration to Agency should Agency fail to perform the covenants herein at the time and in the manner provided. In the event of such termination the District may proceed with the work in any manner deemed proper by the District. The cost of the District shall be deducted from any sum due the Agency under this Agreement, and the balance, if any, shall be paid the Agency.

7. This Agreement is personal and shall not be assigned by Agency either in whole or in part. Any such purported assignment voids this Agreement.

8. Time is of the essence for each of the provisions of this Agreement, and all the provisions of this Agreement shall extend to and be binding upon and inure to the benefit of the heirs, executors, administrators, successors, and assigns of the respective parties hereto.

9. No alteration or variation of the terms of this Agreement shall be valid unless made in writing and signed by the parties hereto, and no oral understanding or agreements not incorporated herein, and no alterations or variations of the terms of this Agreements unless made in writing between parties hereto, shall be binding on any of the parties hereto.

Duration of contract

1. This agreement is effective August 21, 2016 through August 21, 2021; a period of time not to exceed five (5) years, but may be terminated by either party by serving notice in writing of the intention to so terminate to the other party. Any such intention to terminate shall become effective prior to the start of the next academic semester.

2. This agreement shall be reviewed annually by the administrative staffs of DISTRICT and AGENCY

3. This Agreement may be amended at any time on the written approval of both parties hereto.

IN WITNESS WHEREOF, this Agreement has been executed by the parties hereto on the day and year first written above.

ATTN:	Bernard Sena, Contract Services
Name of Agency: Escondido Fire	Palomar Community College District
Address: 1163 North Center City Parkway	1140 West Mission Road
Escondido, CA 92026	San Marcos, CA 92069-1498
Date: _____	Date: _____
By: _____	By: _____
Name: _____	Name: _____
Title: _____	Title: _____

ATTACHMENT A

INTER-AGENCY SERVICES

TO BE PROVIDED BY:

City of Escondido Fire Department

1. **Teaching Approved Curriculum:** All student contact hours submitted by the **Escondido Fire Department** to Palomar Community College District shall be part of instruction that has either been approved by the college's Curriculum and Instructional Council, or has been accepted as a topics course and approved by the college's Chief Instructional Officer.
2. **Instructor Qualifications:** All student contact hours submitted by the **Escondido Fire Department** to Palomar Community College District shall have been taught under the line of sight supervision of instructors who meet the college's minimum or equivalent qualifications for hiring as part-time Fire Technology Instructors. This expertise is furnished at the expense of the **Escondido Fire Department**. The services include the use of their specialized equipment, facilities, all handouts, and instructors with specific expertise.
3. **Non-overlap with other funding sources:** The above instructional hours are conducted as full time equivalent students (FTES) under courses through the Fire Technology Department at Palomar College. The **Escondido Fire Department** certifies that no student contact hours will be submitted to Palomar Community College District which also have been or will be submitted for California Joint Apprenticeship Committee and/or JPTA funding.
4. **Enrollment of Students:** Palomar Community College District will supply current student enrollment forms to the **Escondido Fire Department**. The Agency will return properly completed enrollment forms and enrollment fees to the District prior to beginning instruction. The Agency recognizes that out-of-state tuitions fees will be charged for students who are not California residents. Students attendance and achievement records will be maintained by the Agency and be available for review at normal business hours.
5. **Instructional Activities:** The Administrators of Palomar Community College District and the **Escondido Fire Department** (and/or their designees) will meet at mutually agreed intervals to plan, review class hours to meet performance objectives, schedule and budget for instructional activities; the joint consent of the District and the Agency shall precede any instructional activity and include supervision and evaluation of students and student withdrawal prior to completion of a course.
6. **List of Course(s) or course topics:** The College will make available to the Agency all courses listed in the course catalog and additional topics classes consistent with college standards for curriculum adoption.
7. **Services:** The College and the Agency will insure that ancillary and support services such as counseling, guidance, and placement assistance are available to all students and that enrollment in courses is open to any person who has been admitted to the college and has met applicable prerequisites.

CITY COUNCIL

For City Clerk's Use:

APPROVED **DENIED**

Reso No. _____ File No. _____

Ord No. _____

Agenda Item No.: 6

Date: May 25, 2016

TO: Honorable Mayor and Members of the City Council

FROM: Kenneth C. Hugins, City Treasurer

SUBJECT: Treasurer's Investment Report for the Quarter Ended March 31, 2016

RECOMMENDATION:

It is requested that Council receive and file the Quarterly Investment Report.

PREVIOUS ACTION:

The Investment Report for the quarter ended December 31, 2015, was filed with the City Clerk's Office on March 15, 2016 and presented to the City Council on March 23, 2016.

BACKGROUND:

From January 1, 2016 to March 31, 2016, the City's investment portfolio increased from \$97.2 million to \$104.4 million. The adjusted average annual yield increased from 1.20 % to 1.22%. An excess of cash receipt inflows over cash payment outflows for the quarter resulted in an increase of \$7.2 million in the book value of the investment portfolio. Major components of the net \$7.2 million increase are:

	<u>In Millions</u>
Sales Tax Allocations	\$ 7.1
County Property Tax In-Lieu Allocations	7.1
County Property Tax Allocation	5.0
County Redevelopment Distributions	2.5
Franchise Fee and Other Receipts	2.3
Project Reimbursements	1.5
Debt Service Interest Payment	(5.6)
CALPERS Contributions	(3.8)
County Water Authority Payments	(4.6)
Employee Health and Benefit Payments	(2.2)
Funding for Escondido Housing Projects	(0.7)
Change in Operational Account Balance	<u>(1.4)</u>
Net Increase in Investment Portfolio	<u><u>\$ 7.2</u></u>

Details of the City's investment portfolio are included in the attached reports that are listed below:

- Summary of Investment Allocation Graph as of March 31, 2016
- Summary of Investment Portfolio Yield for the last 12 months
- Summary and Detailed Reports of Investment Portfolio – January 2016 through March 2016
- Schedule of Investments Matured and Sold – January 2016 through March 2016
- Schedule of Funds Managed by Outside Parties as of March 31, 2016

There are adequate funds to meet the next six month's expected expenditures. The Bank of New York Mellon Trust's monthly statement is the source for the market valuation. At March 31, the current portfolio investment balance exceeded the City's \$22.7 million current investment policy requirement by \$28.9 million. As of March 31, 2016, the City is in compliance with all requirements of the City Investment Policy.

Investment transactions are executed in compliance with the City of Escondido's Investment Policy. Investment purchases have been made in accordance with the City's prioritized Investment Policy objectives of safety of principal, sufficiency of liquidity and maximization of yield. The City's investment portfolio has therefore historically been comprised of United States Treasury Notes, obligations issued by United States Government Agencies, FDIC Insured Certificates of Deposit, Money Market accounts and investments in the Local Agency Investment fund (LAIF) established by the State Treasurer. Over the past 5 years, a decline in the City's average annual investment portfolio yield has been realized, decreasing from 2.01% at March, 2011 to 1.22% at March, 2016. This decline is representative of the continuous decline in investment interest rates and the portfolio's maturing, higher yielding investments being replaced with newer, lower yielding investments.

The Investment Committee will continue to monitor the City's portfolio trends and will investigate the feasibility of other allowable investment options that are consistent with the City's investment strategy and objectives. Additional information on these options and recommendations will continue to be communicated to council by the Investment Committee.

Respectfully submitted,

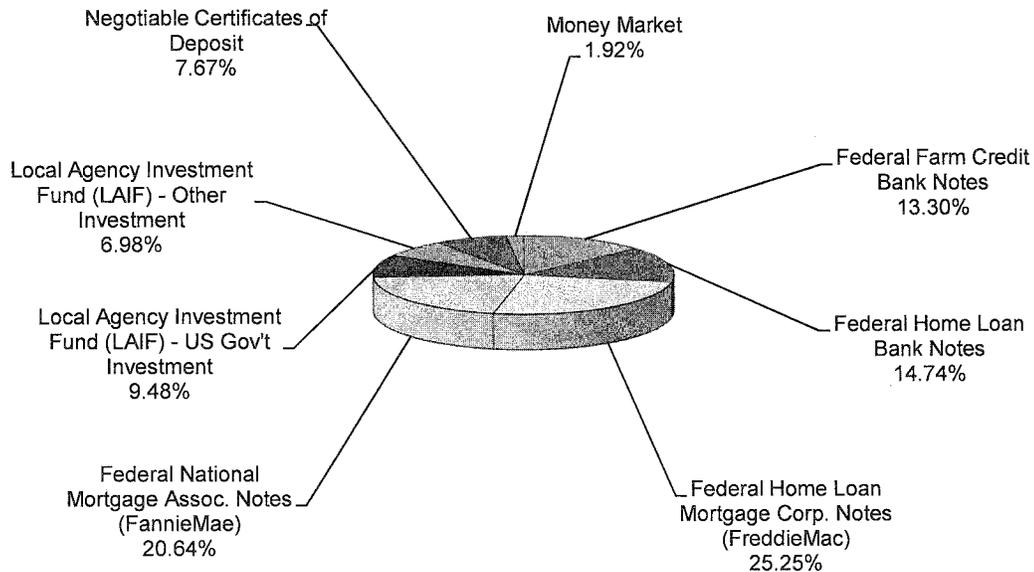


Kenneth C. Hugins
City Treasurer

**City of Escondido
Summary of Investment Allocation
as of March 31, 2016**

Investment Type	Book Value	Market Value	Percent of Portfolio at Market
Federal Farm Credit Bank Notes	\$ 13,825,898.03	\$ 13,999,186.80	13.30%
Federal Home Loan Bank Notes	15,363,764.32	15,516,207.45	14.74%
Federal Home Loan Mortgage Corp. Notes (FreddieMac)	26,433,468.46	26,575,427.50	25.25%
Federal National Mortgage Assoc. Notes (FannieMae)	21,574,969.45	21,727,387.70	20.64%
Local Agency Investment Fund (LAIF) - US Gov't Investment	9,980,529.60	9,980,529.60	9.48%
Local Agency Investment Fund (LAIF) - Other Investment	7,344,522.87	7,344,522.87	6.98%
Negotiable Certificates of Deposit	7,919,000.00	8,075,284.97	7.67%
Money Market	2,024,823.42	2,024,823.42	1.92%
Reported Total Investments - March 2016	\$ 104,466,976.15	\$ 105,243,370.31	100%
Reported Total Investments - December 2015	\$ 97,247,367.02	\$ 97,506,954.73	
Change from Prior Quarter	\$ 7,219,609.13	\$ 7,736,415.58	
Portfolio Effective Duration	1.400		
Portfolio Effective Duration - (Excluding LAIF and Money Market)	1.720		

**Summary of Investment Allocation as of March 31, 2016
(Excluding General Obligation Bond Proceeds)**



**CITY OF ESCONDIDO
SUMMARY OF INVESTMENT PORTFOLIO YIELDS
FOR THE LAST 12 MONTHS
As of March 31, 2016**

<u>Date</u>	<u>Book Value</u>	<u>Yield</u>
Mar-16	\$104,466,976.15	1.2340%
Feb-16	\$108,710,566.83	1.2280%
Jan-16	\$113,235,004.73	1.2020%
Dec-15	\$97,247,367.02	1.3210%
Nov-15	\$99,273,215.79	1.3390%
Oct-15	\$102,797,377.26	1.3030%
Sep-15	\$110,048,611.30	1.2150%
Aug-15	\$114,575,444.98	1.2100%
Jul-15	\$123,506,111.49	1.1540%
Jun-15	\$132,804,706.36	1.0840%
May-15	\$129,090,902.85	1.1210%
Apr-15	\$118,872,432.34	1.1930%
Average Portfolio Interest Yield		1.2170%

Tracker
 City of Escondido
 Investment Portfolio - by Asset Class, Summary
 Report Format: By Totals
 Group By: Asset Class
 Portfolio/Report Group: All Portfolios
 As of 1/31/2016

<u>Description</u>	<u>Face Amount</u>	<u>Cost Value</u>	<u>Market Value</u>	<u>Book Value</u>	<u>Days to Maturity</u>	<u>YTM @ Cost</u>
California Local Agency Investment Fund	28,325,052.47	28,325,052.47	28,325,052.47	28,325,052.47	1	0.467
Federal Agency Coupon Securities	76,705,000.00	78,280,138.59	77,539,437.95	76,966,530.38	597	1.438
Money Market Account	24,421.88	24,421.88	24,421.88	24,421.88	1	0.140
Negotiable Certificate of Deposit	7,919,000.00	7,919,000.00	8,072,867.43	7,919,000.00	1049	1.623
Total / Average	<u>112,973,474.35</u>	<u>114,548,612.94</u>	<u>113,961,779.73</u>	<u>113,235,004.73</u>	<u>479</u>	<u>1.202</u>



Kenneth C. Hugins, City Treasurer

Tracker
City of Escondido
Investment Portfolio - by Asset Class
Report Format: By Transaction
Group By: Asset Class
Portfolio / Report Group: All Portfolios
As of 1/31/2016

Description	CUSIP #	Issuer	Settlement Date	Face Amount	Market Value	Book Value	Days To Maturity	YTM @ Cost	% of Portfolio
California Local Agency Investment Fund									
LAIF LGIP	LGIP7282	LAIF	05/31/11	28,325,052.47	28,325,052.47	28,325,052.47	1	0.446	25.07
Sub Total / Average				28,325,052.47	28,325,052.47	28,325,052.47	1	0.446	25.07
Federal Agency Coupon Securities									
FFCB 1 4/2/2018	3133EEWH9	FFCB	04/02/15	3,000,000.00	3,011,070.00	3,000,000.00	792	1.000	2.66
FFCB 1.11 2/20/2018	3133EEQM5	FFCB	02/20/15	3,000,000.00	3,011,460.00	3,000,000.00	751	1.110	2.66
FFCB 1.46 10/28/2020	3133EFLZ8	FFCB	10/28/15	1,000,000.00	1,002,030.00	1,000,000.00	1,732	1.460	0.89
FFCB 1.61 8/1/2018	3133ECW75	FFCB	02/03/14	1,000,000.00	1,012,380.00	1,004,104.05	913	1.440	0.89
FFCB 1.8 11/12/2019	3133EEBN9	FFCB	11/12/14	5,000,000.00	5,119,550.00	5,000,000.00	1,381	1.800	4.43
FFCB 2.4 3/15/2016	31331KEK2	FFCB	03/24/11	1,000,000.00	1,002,570.00	1,000,152.81	44	2.265	0.89
FFCB 5.125 11/15/2018	31331YEJ5	FFCB	12/26/13	760,000.00	843,448.00	825,946.71	1,019	1.856	0.67
FHLB 0.7 12/19/2016	3130A0HC71	FHLB	12/19/13	1,455,000.00	1,458,346.50	1,455,000.00	323	0.700	1.29
FHLB 1.05 12/29/2017	3130A3N83	FHLB	12/29/14	3,000,000.00	3,012,870.00	3,000,000.00	698	1.050	2.66
FHLB 1.375 3/9/2018	313378A43	FHLB	03/28/13	3,000,000.00	3,028,350.00	3,030,307.74	768	0.883	2.66
FHLB 1.375 3/9/2018	313378A43	FHLB	12/26/13	2,000,000.00	2,018,900.00	1,994,262.53	768	1.516	1.77
FHLB 1.625 12/9/2016	313371PV2	FHLB	12/29/11	1,500,000.00	1,512,435.00	1,505,788.59	313	1.160	1.33
FHLB 1.625 6/14/2019	313379EE5	FHLB	06/16/14	3,000,000.00	3,042,750.00	2,984,119.24	1,230	1.790	2.66
FHLB 1.75 12/14/2018	313376BR5	FHLB	12/26/13	895,000.00	912,166.10	892,776.61	1,048	1.841	0.79
FHLB 2.3 12/8/2016	313371ZU3	FHLB	12/29/11	500,000.00	506,705.00	504,502.75	312	1.210	0.44
FHLB 3.125 3/11/2016	3133XXP43	FHLB	03/24/11	3,000,000.00	3,009,210.00	3,002,574.64	40	2.291	2.66
FHLMC 1 7/28/2017	3137EADJ5	FHLMC	12/20/13	1,500,000.00	1,505,205.00	1,498,685.47	544	1.060	1.33
FHLMC 1.25 8/1/2019	3137EADK2	FHLMC	07/02/15	3,000,000.00	3,010,380.00	2,969,991.43	1,278	1.546	2.66
FHLMC 2 8/25/2016	3137EACW7	FHLMC	08/31/11	3,000,000.00	3,023,970.00	3,013,208.68	207	1.197	2.66
FHLMC 2.5 5/27/2016	3137EACT4	FHLMC	05/25/11	3,000,000.00	3,018,930.00	3,004,047.34	117	2.054	2.66
FHLMC 2.5 5/27/2016	3137EACT4	FHLMC	05/25/11	5,000,000.00	5,031,550.00	5,006,726.55	117	2.055	4.43
FHLMC 2.5 5/27/2016	3137EACT4	FHLMC	06/01/11	2,500,000.00	2,515,775.00	2,504,558.79	117	1.900	2.21

Tracker
City of Escondido
Investment Portfolio - by Asset Class
Report Format: By Transaction
Group By: Asset Class
Portfolio / Report Group: All Portfolios
As of 1/31/2016

Description	CUSIP #	Issuer	Settlement Date	Face Amount	Market Value	Book Value	Days To Maturity	YTM @ Cost	% of Portfolio
FHLMC 5 2/16/2017	3137EAAM1	FHLMC	02/16/12	5,000,000.00	5,218,600.00	5,200,745.50	382	1.048	4.43
FNMA 0.875 5/21/2018	3135G0WJ8	FNMA	12/20/13	1,500,000.00	1,498,005.00	1,478,336.30	841	1.526	1.33
FNMA 0.875 8/28/2017	3135G0MZ3	FNMA	06/13/14	2,000,000.00	2,002,860.00	1,994,259.81	575	1.061	1.77
FNMA 0.875 8/28/2017	3135G0MZ3	FNMA	02/03/14	2,000,000.00	2,002,860.00	1,994,285.33	575	1.060	1.77
FNMA 1.06 5/29/2018	3136G05G2	FNMA	12/20/13	500,000.00	500,915.00	494,621.08	849	1.540	0.44
FNMA 1.125 4/27/2017	3135G0JA2	FNMA	05/31/12	2,000,000.00	2,009,680.00	2,003,566.56	452	0.977	1.77
FNMA 1.25 1/30/2017	3135G0GY3	FNMA	01/24/12	3,000,000.00	3,016,770.00	3,000,943.86	365	1.217	2.66
FNMA 1.25 9/28/2016	3135G0CM3	FNMA	09/29/11	5,000,000.00	5,021,200.00	4,998,567.33	241	1.295	4.43
FNMA 1.375 11/15/2016	3135G0ES8	FNMA	12/29/11	2,000,000.00	2,011,260.00	2,002,755.47	289	1.195	1.77
FNMA 1.75 1/30/2019	3136FTZZ5	FNMA	02/03/14	2,595,000.00	2,647,237.35	2,601,695.21	1,095	1.660	2.30
Sub Total / Average				76,705,000.00	77,539,437.95	76,966,530.38	597	1.438	67.90
Money Market Account									
Bank of America MM	MM0555	Bank of America	05/31/11	24,421.88	24,421.88	24,421.88	1	0.140	0.02
Sub Total / Average				24,421.88	24,421.88	24,421.88	1	0.140	0.02
Negotiable Certificate of Deposit									
American Express Bk 2 7/24/2019	02587CAJ9	American Express Bk	07/24/14	247,000.00	254,934.83	247,000.00	1,270	2.000	0.22
AmEx Centurion 2 11/28/2018	02587DWJ3	AmEx Centurion	11/28/14	247,000.00	254,201.06	247,000.00	1,032	2.000	0.22
Barclays Bank 2.099 7/23/2019	06740KHK6	Barclays Bank	07/28/14	247,000.00	255,782.13	247,000.00	1,269	2.099	0.22
Berkshire Bank 1 6/19/2017	084601DZ3	Berkshire Bank	06/19/15	248,000.00	247,829.38	248,000.00	505	1.000	0.22
BMW 1.95 6/20/2019	05580AAL8	BMW	06/20/14	247,000.00	254,419.24	247,000.00	1,236	1.950	0.22
Capital One NA 2 8/12/2019	14042E5L0	Capital One NA	08/12/15	247,000.00	254,944.66	247,000.00	1,289	2.000	0.22
Cardinal Bank 1.25 6/19/2018	14147VEV4	Cardinal Bank	06/19/15	249,000.00	251,087.29	249,000.00	870	1.250	0.22
Celtic Bank 1.25 12/20/2017	15118RJL2	Celtic Bank	12/20/13	246,000.00	247,652.48	246,000.00	689	1.250	0.22
Charter Bank Eau claire 1.5 8/6/2018	16116PHH7	Charter Bank Eau claire	08/05/14	248,000.00	251,580.25	248,000.00	918	1.500	0.22

Tracker
City of Escondido
Investment Portfolio - by Asset Class
Report Format: By Transaction
Group By: Asset Class
Portfolio / Report Group: All Portfolios
As of 1/31/2016

Description	CUSIP #	Issuer	Settlement Date	Face Amount	Market Value	Book Value	Days To Maturity	YTM @ Cost	% of Portfolio
Cit Bank 2.2 11/26/2019	17284C4L5	Cit Bank	11/26/14	247,000.00	257,089.70	247,000.00	1,395	2.200	0.22
Comenity Capital Bank 2 10/13/2020	20033AND4	Comenity Capital Bank	10/13/15	249,000.00	257,651.88	249,000.00	1,717	2.000	0.22
Compass Bank 1.2 5/14/2018	20451PKT2	Compass Bank	05/13/15	248,000.00	249,784.48	248,000.00	834	1.200	0.22
Discover FS 2 6/18/2019	254671W48	Discover FS	06/18/14	247,000.00	254,822.69	247,000.00	1,234	2.000	0.22
Enerbank USA 2.05 8/28/2019	29266NB30	Enerbank USA	08/28/14	247,000.00	255,478.97	247,000.00	1,305	2.050	0.22
EVERBANK FL 1.6 7/30/2019	29976DZM5	EVERBANK FL	07/30/15	248,000.00	252,340.15	248,000.00	1,276	1.600	0.22
FIRST BUSINESS 1.5 10/30/2019	31938QP65	FIRST BUSINESS	10/30/15	248,000.00	251,378.16	248,000.00	1,368	1.500	0.22
Flushing Bank 1.45 6/26/2018	34387ABQ1	Flushing Bank	06/26/15	248,000.00	251,292.84	248,000.00	877	1.450	0.22
G E Capital 1.85 2/7/2019	36157PWB1	G E Capital	02/07/14	246,000.00	252,244.32	246,000.00	1,103	1.850	0.22
GMATBK ALLY 1.1 6/19/2017	02006LFD0	GMATBK ALLY	06/18/14	248,000.00	248,175.09	248,000.00	505	1.100	0.22
Gold Coast Bank 1.2 10/30/2017	38058KCS3	Gold Coast Bank	12/30/13	246,000.00	247,318.46	246,000.00	638	1.200	0.22
Goldman Sachs 1.1 6/19/2017	38147JH96	Goldman Sachs	06/18/14	248,000.00	248,175.09	248,000.00	505	1.100	0.22
Iberia Bank 1 10/16/2017	45083AEK43	Iberia Bank	04/16/15	247,000.00	247,223.81	247,000.00	624	1.000	0.22
KEY BANK NA 1.35 10/29/2018	49306SVK9	KEY BANK NA	10/28/15	248,000.00	250,598.64	248,000.00	1,002	1.350	0.22
Leader Bank NA 1.05 4/21/2017	52168UCU4	Leader Bank NA	10/23/14	248,000.00	247,846.76	248,000.00	446	1.050	0.22
Live Oak Banking Co. 1.85 7/30/2019	538036CA0	Live Oak Banking Co.	10/30/14	247,000.00	253,481.53	247,000.00	1,276	1.850	0.22
Park National Bank 2.1 3/26/2019	700654AV8	Park National Bank	09/26/14	247,000.00	255,387.01	247,000.00	1,150	2.100	0.22
Private Bank 1.1 7/21/2017	74267GUT2	Private Bank	07/21/14	248,000.00	248,279.05	248,000.00	537	1.100	0.22
Sallie Mae Bank 2.1 8/13/2019	795450SJ5	Sallie Mae Bank	08/13/14	247,000.00	255,817.75	247,000.00	1,290	2.100	0.22
SYNCHRONY BANK 2.25 7/17/2020	87165HKM1	SYNCHRONY BANK	07/17/15	247,000.00	258,223.53	247,000.00	1,629	2.250	0.22
SYNOUVUS 1.2 11/6/2017	87164DFW5	SYNOUVUS	11/05/14	248,000.00	249,224.48	248,000.00	645	1.200	0.22
Third Fed S & L 2 11/25/2019	88413QAW8	Third Fed S & L	11/24/14	247,000.00	255,213.39	247,000.00	1,394	2.000	0.22
Unity Bank 1.65 10/30/2020	91330ABCO	Unity Bank	10/30/15	249,000.00	253,388.33	249,000.00	1,734	1.650	0.22
Sub Total / Average				7,919,000.00	8,072,867.43	7,919,000.00	1,049	1.623	7.01
Total / Average				112,973,474.35	113,961,779.73	113,235,004.73	479	1.202	100.00

Tracker
 City of Escondido
 Investment Portfolio - by Asset Class, Summary
 Report Format: By Totals
 Group By: Asset Class
 Portfolio/Report Group: All Portfolios
 As of 2/29/2016

<u>Description</u>	<u>Face Amount</u>	<u>Cost Value</u>	<u>Market Value</u>	<u>Book Value</u>	<u>Days to Maturity</u>	<u>YTM @ Cost</u>
California Local Agency Investment Fund	20,325,052.47	20,325,052.47	20,325,052.47	20,325,052.47	1	0.467
Federal Agency Coupon Securities	76,705,000.00	78,280,138.59	77,466,806.25	76,941,892.77	568	1.438
Money Market Account	3,524,621.59	3,524,621.59	3,524,621.59	3,524,621.59	1	0.140
Negotiable Certificate of Deposit	7,919,000.00	7,919,000.00	8,085,252.83	7,919,000.00	1020	1.623
Total / Average	<u>108,473,674.06</u>	<u>110,048,812.65</u>	<u>109,401,733.14</u>	<u>108,710,566.83</u>	<u>476</u>	<u>1.228</u>



Kenneth C. Hugins, City Treasurer

Tracker
City of Escondido
Investment Portfolio - by Asset Class
Report Format: By Transaction
Group By: Asset Class
Portfolio / Report Group: All Portfolios
As of 2/29/2016

Description	CUSIP #	Issuer	Settlement Date	Face Amount	Market Value	Book Value	Days To Maturity	YTM @ Cost	% of Portfolio
California Local Agency Investment Fund									
LAIF LGIP	LGIP7282	LAIF	05/31/11	20,325,052.47	20,325,052.47	20,325,052.47	1	0.467	18.74
Sub Total / Average				20,325,052.47	20,325,052.47	20,325,052.47	1	0.467	18.74
Federal Agency Coupon Securities									
FFCB 1 4/2/2018	3133EEWH9	FFCB	04/02/15	3,000,000.00	3,004,290.00	3,000,000.00	763	1.000	2.77
FFCB 1.11 2/20/2018	3133EEQM5	FFCB	02/20/15	3,000,000.00	3,011,760.00	3,000,000.00	722	1.110	2.77
FFCB 1.46 10/28/2020	3133EFLZ8	FFCB	10/28/15	1,000,000.00	1,000,130.00	1,000,000.00	1,703	1.460	0.92
FFCB 1.61 8/1/2018	3133ECW75	FFCB	02/03/14	1,000,000.00	1,012,540.00	1,003,973.69	884	1.440	0.92
FFCB 1.8 11/12/2019	3133EEBN9	FFCB	11/12/14	5,000,000.00	5,097,850.00	5,000,000.00	1,352	1.800	4.61
FFCB 2.4 3/15/2016	31331KEK2	FFCB	03/24/11	1,000,000.00	1,000,910.00	1,000,052.10	15	2.265	0.92
FFCB 5.125 11/15/2018	31331YEJ5	FFCB	12/26/13	760,000.00	842,627.20	824,069.92	990	1.856	0.70
FHLB 0.7 12/19/2016	3130A0HC71	FHLB	12/19/13	1,455,000.00	1,456,920.60	1,455,000.00	294	0.700	1.34
FHLB 1.05 12/29/2017	3130A3N83	FHLB	12/29/14	3,000,000.00	3,012,120.00	3,000,000.00	669	1.050	2.77
FHLB 1.375 3/9/2018	313378A43	FHLB	03/28/13	3,000,000.00	3,027,990.00	3,029,163.30	739	0.883	2.77
FHLB 1.375 3/9/2018	313378A43	FHLB	12/26/13	2,000,000.00	2,018,660.00	1,994,479.18	739	1.516	1.84
FHLB 1.625 12/9/2016	313371PV2	FHLB	12/29/11	1,500,000.00	1,510,545.00	1,505,252.27	284	1.160	1.38
FHLB 1.625 6/14/2019	313379EE5	FHLB	06/16/14	3,000,000.00	3,048,600.00	2,984,493.67	1,201	1.790	2.77
FHLB 1.75 12/14/2018	313376BR5	FHLB	12/26/13	895,000.00	913,204.30	892,838.14	1,019	1.841	0.83
FHLB 2.3 12/8/2016	313371ZU3	FHLB	12/29/11	500,000.00	506,060.00	504,084.23	283	1.210	0.46
FHLB 3.125 3/11/2016	3133XXP43	FHLB	03/24/11	3,000,000.00	3,002,250.00	3,000,708.03	11	2.291	2.77
FHLMC 1 7/28/2017	3137EADJ5	FHLMC	12/20/13	1,500,000.00	1,504,080.00	1,498,755.55	515	1.060	1.38
FHLMC 1.25 8/1/2019	3137EADK2	FHLMC	07/02/15	3,000,000.00	3,014,820.00	2,970,672.37	1,249	1.546	2.77
FHLMC 2 8/25/2016	3137EACW7	FHLMC	08/31/11	3,000,000.00	3,021,330.00	3,011,358.19	178	1.197	2.77
FHLMC 2.5 5/27/2016	3137EACT4	FHLMC	05/25/11	3,000,000.00	3,014,820.00	3,003,044.16	88	2.054	2.77
FHLMC 2.5 5/27/2016	3137EACT4	FHLMC	06/01/11	2,500,000.00	2,512,350.00	2,503,428.84	88	1.900	2.30
FHLMC 2.5 5/27/2016	3137EACT4	FHLMC	05/25/11	5,000,000.00	5,024,700.00	5,005,059.29	88	2.055	4.61

Tracker
City of Escondido
Investment Portfolio - by Asset Class
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Group By: Asset Class
Portfolio / Report Group: All Portfolios
As of 2/29/2016

Description	CUSIP #	Issuer	Settlement Date	Face Amount	Market Value	Book Value	Days To Maturity	YTM @ Cost	% of Portfolio
FHLMC 5 2/16/2017	3137EAAM1	FHLMC	02/16/12	5,000,000.00	5,203,350.00	5,185,505.65	353	1.048	4.61
FNMA 0.875 5/21/2018	3135GOWJ8	FNMA	12/20/13	1,500,000.00	1,498,680.00	1,479,083.32	812	1.526	1.38
FNMA 0.875 8/28/2017	3135G0MZ3	FNMA	06/13/14	2,000,000.00	2,002,760.00	1,994,549.32	546	1.061	1.84
FNMA 0.875 8/28/2017	3135G0MZ3	FNMA	02/03/14	2,000,000.00	2,002,760.00	1,994,573.55	546	1.060	1.84
FNMA 1.06 5/29/2018	3136G05G2	FNMA	12/20/13	500,000.00	501,335.00	494,804.81	820	1.540	0.46
FNMA 1.125 4/27/2017	3135G0JA2	FNMA	05/31/12	2,000,000.00	2,009,680.00	2,003,337.73	423	0.977	1.84
FNMA 1.25 1/30/2017	3135G0GY3	FNMA	01/24/12	3,000,000.00	3,016,080.00	3,000,868.87	336	1.217	2.77
FNMA 1.25 9/28/2016	3135G0CM3	FNMA	09/29/11	5,000,000.00	5,018,300.00	4,998,739.73	212	1.295	4.61
FNMA 1.375 11/15/2016	3135G0ES8	FNMA	12/29/11	2,000,000.00	2,009,520.00	2,002,478.97	260	1.195	1.84
FNMA 1.75 1/30/2019	3136FTZZ5	FNMA	02/03/14	2,595,000.00	2,645,784.15	2,601,517.89	1,066	1.660	2.39
Sub Total / Average				76,705,000.00	77,466,806.25	76,941,892.77	568	1.438	70.71
Money Market Account									
Bank of America MM	MM0555	Bank of America	05/31/11	3,524,621.59	3,524,621.59	3,524,621.59	1	0.140	3.25
Sub Total / Average				3,524,621.59	3,524,621.59	3,524,621.59	1	0.140	3.25
Negotiable Certificate of Deposit									
American Express Bk 2 7/24/2019	02587CAJ9	American Express Bk	07/24/14	247,000.00	255,509.03	247,000.00	1,241	2.000	0.23
AmEx Centurion 2 11/28/2018	02587DWJ3	AmEx Centurion	11/28/14	247,000.00	254,353.29	247,000.00	1,003	2.000	0.23
Barclays Bank 2.099 7/23/2019	06740KHK6	Barclays Bank	07/28/14	247,000.00	256,336.80	247,000.00	1,240	2.099	0.23
Berkshire Bank 1 6/19/2017	084601DZ3	Berkshire Bank	06/19/15	248,000.00	247,728.79	248,000.00	476	1.000	0.23
BMW 1.95 6/20/2019	05580AAL8	BMW	06/20/14	247,000.00	254,938.90	247,000.00	1,207	1.950	0.23
Capital One NA 2 8/12/2019	14042E5L0	Capital One NA	08/12/15	247,000.00	255,560.03	247,000.00	1,260	2.000	0.23
Cardinal Bank 1.25 6/19/2018	14147VEV4	Cardinal Bank	06/19/15	249,000.00	251,158.38	249,000.00	841	1.250	0.23
Celtic Bank 1.25 12/20/2017	15118RIL2	Celtic Bank	12/20/13	246,000.00	247,435.07	246,000.00	660	1.250	0.23
Charter Bank Eau claire 1.5 8/6/2018	16116PHH7	Charter Bank Eau claire	08/05/14	248,000.00	251,679.97	248,000.00	889	1.500	0.23

Tracker
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As of 2/29/2016

Description	CUSIP #	Issuer	Settlement Date	Face Amount	Market Value	Book Value	Days To Maturity	YTM @ Cost	% of Portfolio
Cit Bank 2.2 11/26/2019	17284C4L5	Cit Bank	11/26/14	247,000.00	257,864.96	247,000.00	1,366	2.200	0.23
Comenity Capital Bank 2 10/13/2020	20033AND4	Comenity Capital Bank	10/13/15	249,000.00	259,167.02	249,000.00	1,688	2.000	0.23
Compass Bank 1.2 5/14/2018	20451PKT2	Compass Bank	05/13/15	248,000.00	249,823.54	248,000.00	805	1.200	0.23
Discover FS 2 6/18/2019	254671W48	Discover FS	06/18/14	247,000.00	255,331.66	247,000.00	1,205	2.000	0.23
Enerbank USA 2.05 8/28/2019	29266NB30	Enerbank USA	08/28/14	247,000.00	256,096.69	247,000.00	1,276	2.050	0.23
EVERBANK FL 1.6 7/30/2019	29976DZM5	EVERBANK FL	07/30/15	248,000.00	253,069.34	248,000.00	1,247	1.600	0.23
FIRST BUSINESS 1.5 10/30/2019	31938QP65	FIRST BUSINESS	10/30/15	248,000.00	252,304.49	248,000.00	1,339	1.500	0.23
Flushing Bank 1.45 6/26/2018	34387ABQ1	Flushing Bank	06/26/15	248,000.00	251,323.42	248,000.00	848	1.450	0.23
G E Capital 1.85 2/7/2019	36157PWB1	G E Capital	02/07/14	246,000.00	252,569.41	246,000.00	1,074	1.850	0.23
GMATBK ALLY 1.1 6/19/2017	02006LFD0	GMATBK ALLY	06/18/14	248,000.00	248,053.39	248,000.00	476	1.100	0.23
Gold Coast Bank 1.2 10/30/2017	38058KCS3	Gold Coast Bank	12/30/13	246,000.00	247,122.65	246,000.00	609	1.200	0.23
Goldman Sachs 1.1 6/19/2017	38147JH96	Goldman Sachs	06/18/14	248,000.00	248,053.39	248,000.00	476	1.100	0.23
Iberia Bank 1 10/16/2017	45083AEK43	Iberia Bank	04/16/15	247,000.00	247,079.61	247,000.00	595	1.000	0.23
KEY BANK NA 1.35 10/29/2018	49306SVK9	KEY BANK NA	10/28/15	248,000.00	250,871.94	248,000.00	973	1.350	0.23
Leader Bank NA 1.05 4/21/2017	52168UCU4	Leader Bank NA	10/23/14	248,000.00	247,757.51	248,000.00	417	1.050	0.23
Live Oak Banking Co. 1.85 7/30/2019	538036CA0	Live Oak Banking Co.	10/30/14	247,000.00	254,162.01	247,000.00	1,247	1.850	0.23
Park National Bank 2.1 3/26/2019	700654AV8	Park National Bank	09/26/14	247,000.00	255,727.42	247,000.00	1,121	2.100	0.23
Private Bank 1.1 7/21/2017	74267GUT2	Private Bank	07/21/14	248,000.00	248,147.76	248,000.00	508	1.100	0.23
Sallie Mae Bank 2.1 8/13/2019	795450SJ5	Sallie Mae Bank	08/13/14	247,000.00	256,415.00	247,000.00	1,261	2.100	0.23
SYNCHRONY BANK 2.25 7/17/2020	87165HKM1	SYNCHRONY BANK	07/17/15	247,000.00	259,494.15	247,000.00	1,600	2.250	0.23
SYNOUVUS 1.2 11/6/2017	87164DFW5	SYNOUVUS	11/05/14	248,000.00	249,031.43	248,000.00	616	1.200	0.23
Third Fed S & L 2 11/25/2019	88413QAW8	Third Fed S & L	11/24/14	247,000.00	256,024.47	247,000.00	1,365	2.000	0.23
Unity Bank 1.65 10/30/2020	91330ABC0	Unity Bank	10/30/15	249,000.00	255,061.31	249,000.00	1,705	1.650	0.23
Sub Total / Average				7,919,000.00	8,085,252.83	7,919,000.00	1,020	1.623	7.30
Total / Average				108,473,674.06	109,401,733.14	108,710,566.83	476	1.228	100.00

Tracker
 City of Escondido
 Investment Portfolio - by Asset Class, Summary
 Report Format: By Totals
 Group By: Asset Class
 Portfolio/Report Group: All Portfolios
 As of 3/31/2016

<u>Description</u>	<u>Face Amount</u>	<u>Cost Value</u>	<u>Market Value</u>	<u>Book Value</u>	<u>Days to Maturity</u>	<u>YTM @ Cost</u>
California Local Agency Investment Fund	17,325,052.47	17,325,052.47	17,325,052.47	17,325,052.47	1	0.506
Federal Agency Coupon Securities	76,955,000.00	78,438,641.09	77,818,209.45	77,198,100.26	604	1.386
Money Market Account	2,024,823.42	2,024,823.42	2,024,823.42	2,024,823.42	1	0.140
Negotiable Certificate of Deposit	7,919,000.00	7,919,000.00	8,075,284.97	7,919,000.00	989	1.623
Total / Average	<u>104,223,875.89</u>	<u>105,707,516.98</u>	<u>105,243,370.31</u>	<u>104,466,976.15</u>	<u>521</u>	<u>1.234</u>



Kenneth C. Hugins, City Treasurer

Tracker
City of Escondido
Investment Portfolio - by Asset Class
Report Format: By Transaction
Group By: Asset Class
Portfolio / Report Group: All Portfolios
As of 3/31/2016

Description	CUSIP #	Issuer	Settlement Date	Face Amount	Market Value	Book Value	Days To Maturity	YTM @ Cost	% of Portfolio
California Local Agency Investment Fund									
LAIF LGIP	LGIP7282	LAIF	05/31/11	17,325,052.47	17,325,052.47	17,325,052.47	1	0.506	16.62
Sub Total / Average				17,325,052.47	17,325,052.47	17,325,052.47	1	0.506	16.62
Federal Agency Coupon Securities									
FFCB 1 4/2/2018	3133EEWH9	FFCB	04/02/15	3,000,000.00	3,010,860.00	3,000,000.00	732	1.000	2.88
FFCB 1.11 2/20/2018	3133EEQM5	FFCB	02/20/15	3,000,000.00	3,014,670.00	3,000,000.00	691	1.110	2.88
FFCB 1.46 10/28/2020	3133EFLZ8	FFCB	10/28/15	1,000,000.00	1,000,630.00	1,000,000.00	1,672	1.460	0.96
FFCB 1.61 8/1/2018	3133ECW75	FFCB	02/03/14	1,000,000.00	1,016,230.00	1,003,834.34	853	1.440	0.96
FFCB 1.8 11/12/2019	3133EEBN9	FFCB	11/12/14	5,000,000.00	5,115,150.00	5,000,000.00	1,321	1.800	4.80
FFCB 5.125 11/15/2018	31331YEJ5	FFCB	12/26/13	760,000.00	841,646.80	822,063.69	959	1.856	0.73
FHLB 0.7 12/19/2016	3130A0HC71	FHLB	12/19/13	1,455,000.00	1,457,560.80	1,455,000.00	263	0.700	1.40
FHLB 1.05 12/29/2017	3130A3N83	FHLB	12/29/14	3,000,000.00	3,012,270.00	3,000,000.00	638	1.050	2.88
FHLB 1.375 3/9/2018	313378A43	FHLB	03/28/13	3,000,000.00	3,032,940.00	3,027,939.94	708	0.883	2.88
FHLB 1.375 3/9/2018	313378A43	FHLB	12/26/13	2,000,000.00	2,021,960.00	1,994,710.77	708	1.516	1.92
FHLB 1.625 12/9/2016	313371PV2	FHLB	12/29/11	1,500,000.00	1,510,290.00	1,504,678.96	253	1.160	1.44
FHLB 1.625 6/14/2019	313379EE5	FHLB	06/16/14	3,000,000.00	3,059,640.00	2,984,893.91	1,170	1.790	2.88
FHLB 1.75 12/14/2018	313376BR5	FHLB	12/26/13	895,000.00	915,826.65	892,903.90	988	1.841	0.86
FHLB 2.3 12/8/2016	313371ZU3	FHLB	12/29/11	500,000.00	505,720.00	503,636.84	252	1.210	0.48
FHLMC 1 7/28/2017	3137EADJ5	FHLMC	12/20/13	1,500,000.00	1,505,415.00	1,498,830.46	484	1.060	1.44
FHLMC 1.25 10/2/2019	3137EADM8	FHLMC	03/16/16	1,000,000.00	1,004,310.00	997,269.00	1,280	1.330	0.96
FHLMC 1.25 8/1/2019	3137EADK2	FHLMC	07/02/15	3,000,000.00	3,024,360.00	2,971,400.28	1,218	1.546	2.88
FHLMC 1.4 8/22/2019	3134G3A91	FHLMC	03/15/16	1,000,000.00	1,011,740.00	1,003,633.08	1,239	1.290	0.96
FHLMC 2 3/12/2020	3134G3QX1	FHLMC	03/15/16	1,250,000.00	1,288,012.50	1,276,271.00	1,442	1.450	1.20
FHLMC 2 8/25/2016	3137EACW7	FHLMC	08/31/11	3,000,000.00	3,017,790.00	3,009,380.08	147	1.197	2.88
FHLMC 2.5 5/27/2016	3137EACT4	FHLMC	06/01/11	2,500,000.00	2,508,500.00	2,502,220.95	57	1.900	2.40
FHLMC 2.5 5/27/2016	3137EACT4	FHLMC	05/25/11	5,000,000.00	5,017,000.00	5,003,277.04	57	2.055	4.80

Tracker
City of Escondido
Investment Portfolio - by Asset Class
Report Format: By Transaction
Group By: Asset Class
Portfolio / Report Group: All Portfolios
As of 3/31/2016

Description	CUSIP #	Issuer	Settlement Date	Face Amount	Market Value	Book Value	Days To Maturity	YTM @ Cost	% of Portfolio
FHLMC 2.5 5/27/2016	3137EACT4	FHLMC	05/25/11	3,000,000.00	3,010,200.00	3,001,971.78	57	2.054	2.88
FHLMC 5 2/16/2017	3137EAAM1	FHLMC	02/16/12	5,000,000.00	5,188,100.00	5,169,214.79	322	1.048	4.80
FNMA 0.875 5/21/2018	3135GOWJ8	FNMA	12/20/13	1,500,000.00	1,501,845.00	1,479,881.87	781	1.526	1.44
FNMA 0.875 8/28/2017	3135GOMZ3	FNMA	06/13/14	2,000,000.00	2,004,500.00	1,994,858.79	515	1.061	1.92
FNMA 0.875 8/28/2017	3135GOMZ3	FNMA	02/03/14	2,000,000.00	2,004,500.00	1,994,881.64	515	1.060	1.92
FNMA 1.06 5/29/2018	3136G05G2	FNMA	12/20/13	500,000.00	502,000.00	495,001.22	789	1.540	0.48
FNMA 1.125 4/27/2017	3135G0JA2	FNMA	05/31/12	2,000,000.00	2,009,380.00	2,003,093.12	392	0.977	1.92
FNMA 1.25 1/30/2017	3135G0GY3	FNMA	01/24/12	3,000,000.00	3,014,070.00	3,000,788.71	305	1.217	2.88
FNMA 1.25 8/28/2018	3136G1F53	FNMA	03/16/16	1,000,000.00	1,008,930.00	1,004,028.34	880	1.080	0.96
FNMA 1.25 9/28/2016	3135G0CM3	FNMA	09/29/11	5,000,000.00	5,017,800.00	4,998,924.01	181	1.295	4.80
FNMA 1.375 11/15/2016	3135G0ES8	FNMA	12/29/11	2,000,000.00	2,010,560.00	2,002,183.40	229	1.195	1.92
FNMA 1.75 1/30/2019	3136FTZ25	FNMA	02/03/14	2,595,000.00	2,653,802.70	2,601,328.35	1,035	1.660	2.49
Sub Total / Average				76,955,000.00	77,818,209.45	77,198,100.26	604	1.386	73.84
Money Market Account									
Bank of America MM	MM0555	Bank of America	05/31/11	2,024,823.42	2,024,823.42	2,024,823.42	1	0.140	1.94
Sub Total / Average				2,024,823.42	2,024,823.42	2,024,823.42	1	0.140	1.94
Negotiable Certificate of Deposit									
American Express Bk 2 7/24/2019	02587CAJ9	American Express Bk	07/24/14	247,000.00	255,108.27	247,000.00	1,210	2.000	0.24
AmEx Centurion 2 11/28/2018	02587DWJ3	AmEx Centurion	11/28/14	247,000.00	254,048.79	247,000.00	972	2.000	0.24
Barclays Bank 2.099 7/23/2019	06740KHK6	Barclays Bank	07/28/14	247,000.00	255,915.24	247,000.00	1,209	2.099	0.24
Berkshire Bank 1 6/19/2017	084601DZ3	Berkshire Bank	06/19/15	248,000.00	247,527.63	248,000.00	445	1.000	0.24
BMW 1.95 6/20/2019	05580AAL8	BMW	06/20/14	247,000.00	254,568.67	247,000.00	1,176	1.950	0.24
Capital One NA 2 8/12/2019	14042E5L0	Capital One NA	08/12/15	247,000.00	255,157.97	247,000.00	1,229	2.000	0.24
Cardinal Bank 1.25 6/19/2018	14147VEV4	Cardinal Bank	06/19/15	249,000.00	251,051.74	249,000.00	810	1.250	0.24

Tracker
City of Escondido
Investment Portfolio - by Asset Class
Report Format: By Transaction
Group By: Asset Class
Portfolio / Report Group: All Portfolios
As of 3/31/2016

Description	CUSIP #	Issuer	Settlement Date	Face Amount	Market Value	Book Value	Days To Maturity	YTM @ Cost	% of Portfolio
Celtic Bank 1.25 12/20/2017	15118RJL2	Celtic Bank	12/20/13	246,000.00	247,154.63	246,000.00	629	1.250	0.24
Charter Bank Eau claire 1.5 8/6/2018	16116PHH7	Charter Bank Eau claire	08/05/14	248,000.00	251,505.21	248,000.00	858	1.500	0.24
Cit Bank 2.2 11/26/2019	17284C4L5	Cit Bank	11/26/14	247,000.00	257,375.28	247,000.00	1,335	2.200	0.24
Comenity Capital Bank 2 10/13/2020	20033AND4	Comenity Capital Bank	10/13/15	249,000.00	258,506.62	249,000.00	1,657	2.000	0.24
Compass Bank 1.2 5/14/2018	20451PKT2	Compass Bank	05/13/15	248,000.00	249,738.36	248,000.00	774	1.200	0.24
Discover FS 2 6/18/2019	254671W48	Discover FS	06/18/14	247,000.00	254,951.30	247,000.00	1,174	2.000	0.24
Enerbank USA 2.05 8/28/2019	29266NB30	Enerbank USA	08/28/14	247,000.00	255,681.46	247,000.00	1,245	2.050	0.24
EVERBANK FL 1.6 7/30/2019	29976DZM5	EVERBANK FL	07/30/15	248,000.00	252,894.83	248,000.00	1,216	1.600	0.24
FIRST BUSINESS 1.5 10/30/2019	31938QP65	FIRST BUSINESS	10/30/15	248,000.00	252,118.26	248,000.00	1,308	1.500	0.24
Flushing Bank 1.45 6/26/2018	34387ABQ1	Flushing Bank	06/26/15	248,000.00	251,175.07	248,000.00	817	1.450	0.24
G E Capital 1.85 2/7/2019	36157PWB1	G E Capital	02/07/14	246,000.00	252,267.51	246,000.00	1,043	1.850	0.24
GMATBK ALLY 1.1 6/19/2017	02006LFD0	GMATBK ALLY	06/18/14	248,000.00	247,831.04	248,000.00	445	1.100	0.24
Gold Coast Bank 1.2 10/30/2017	38058KCS3	Gold Coast Bank	12/30/13	246,000.00	246,638.17	246,000.00	578	1.200	0.24
Goldman Sachs 1.1 6/19/2017	38147JH96	Goldman Sachs	06/18/14	248,000.00	247,831.04	248,000.00	445	1.100	0.24
Iberia Bank 1 10/16/2017	45083AEK43	Iberia Bank	04/16/15	247,000.00	246,857.80	247,000.00	564	1.000	0.24
KEY BANK NA 1.35 10/29/2018	49306SVK9	KEY BANK NA	10/28/15	248,000.00	250,762.74	248,000.00	942	1.350	0.24
Leader Bank NA 1.05 4/21/2017	52168UCU4	Leader Bank NA	10/23/14	248,000.00	247,566.89	248,000.00	386	1.050	0.24
Live Oak Banking Co. 1.85 7/30/2019	538036CA0	Live Oak Banking Co.	10/30/14	247,000.00	253,937.02	247,000.00	1,216	1.850	0.24
Park National Bank 2.1 3/26/2019	700654AV8	Park National Bank	09/26/14	247,000.00	255,362.01	247,000.00	1,090	2.100	0.24
Private Bank 1.1 7/21/2017	74267GUT2	Private Bank	07/21/14	248,000.00	247,913.57	248,000.00	477	1.100	0.24
Sallie Mae Bank 2.1 8/13/2019	795450SJ5	Sallie Mae Bank	08/13/14	247,000.00	255,991.84	247,000.00	1,230	2.100	0.24
SYNCHRONY BANK 2.25 7/17/2020	87165HKM1	SYNCHRONY BANK	07/17/15	247,000.00	258,847.48	247,000.00	1,569	2.250	0.24
SYNOUVUS 1.2 11/6/2017	87164DFW5	SYNOUVUS	11/05/14	248,000.00	248,764.39	248,000.00	585	1.200	0.24
Third Fed S & L 2 11/25/2019	88413QAW8	Third Fed S & L	11/24/14	247,000.00	255,576.83	247,000.00	1,334	2.000	0.24
Unity Bank 1.65 10/30/2020	91330ABC0	Unity Bank	10/30/15	249,000.00	254,657.31	249,000.00	1,674	1.650	0.24
Sub Total / Average				7,919,000.00	8,075,284.97	7,919,000.00	989	1.623	7.60
Total / Average				104,223,875.89	105,243,370.31	104,466,976.15	521	1.234	100.00

Tracker
City of Escondido
Transactions Summary
Investment Maturities
From 01/01/2016 To 03/31/2016

<u>Issuer</u>	<u>Symbol</u>	<u>CUSIP Number</u>	<u>Settlement Date</u>	<u>Maturity Date</u>	<u>Coupon Rate</u>	<u>Principal Matured</u>
Federal Home Loan Bank	FHLB	3133XXP43	3/24/2011	3/11/2016	3.125	1,000,000.00
Federal Farm Credit Bank	FFCB	31331KEK2	3/24/2011	3/15/2016	2.400	3,000,000.00
Total						<u><u>4,000,000.00</u></u>

CITY OF ESCONDIDO
 FUNDS MANAGED BY OUTSIDE PARTIES
 March 31, 2016

Type of Funds / Institution	Market Value	Interest Rate	Type of Investment
<u>BOND FUNDS</u>			
BANK OF NEW YORK MELLON TRUST COMPANY, N.A. :			
1993 Vineyard Golf Course Certificates of Participation	\$ 3,466	0.000%	Money Market
2007 A & B JPFA Lease Revenue Bonds	1	0.000%	Money Market
2007 COP - Water Project	7,179,955	0.010%	Money Market
2004A Wastewater Bond (1996 Wastewater Refunding)	2,039	0.000%	Money Market
2004B Wastewater Bond - Brine Project	22	0.000%	Money Market
2006 Community Facility District (Eureka Ranch)	11	0.000%	Money Market
1986-1R/98 Auto Parkway Assessment District	337,381	0.372%	Money Market/Certificate of Deposit
1998-1 Rancho San Pasqual Assessment District	419,740	0.350%	Money Market/Certificate of Deposit
2012 JPFA Revenue Bonds (Water System Financing)	20,000,015	0.473%	LAIF/Money Market/Cash
2012 JPFA Revenue Bonds (Wastewater System Financing)	22,736,559	0.473%	LAIF/Money Market/Cash
2013 CFD 2000-01 Hidden Trails Special Tax Refunding Bonds	2	0.000%	Money Market
2015 GO Refunding Bond	8,648	0.000%	Cash
2015A Wastewater Refunding Bond	6,282	0.000%	Cash
2015B Wastewater Refunding Bond	2	0.000%	Cash
2015 Community Facility District (Eureka Ranch) 2006-1 Refunding Bond	5,037	0.000%	Money Market
TOTAL FUNDS MANAGED BY OUTSIDE PARTIES	<u>\$ 50,699,160</u>		

CITY COUNCIL

For City Clerk's Use:

APPROVED DENIED

Reso No. _____ File No. _____

Ord No. _____

Agenda Item No.: 7

Date: May 25, 2016

TO: Honorable Mayor and Members of the City Council

FROM: Debra Lundy, Real Property Manager

SUBJECT: Budget Adjustment for Improvements to the Kit Carson Park Sports Center Concession Stand Restrooms

RECOMMENDATION:

It is requested that the City Council approve the attached budget adjustment to transfer \$15,000 from the Kit Carson Park Adult Softball Capital Improvement Budget to the City Park Capital Improvements Budget to make improvements at the Kit Carson Park Sports Center Concession.

FISCAL ANALYSIS:

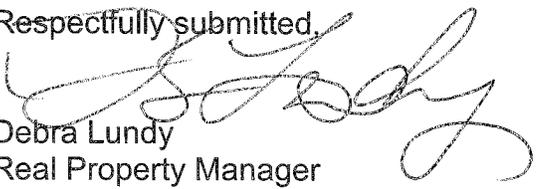
A budget of \$15,000 would be moved from an existing Capital Improvement Project (Kit Carson Park Adult Softball Concession CIP 109-501406) to the City Park Capital Improvements Budget in order to pay for improvements needed at the Sports Center Concession. There is currently a balance of \$85,564 in the CIP.

BACKGROUND:

The concession stand at the Sports Center in Kit Carson Park is under lease agreement for the sale of prepackaged food items, which will become effective once the County Health Department issues a permit for operation. Per a recent inspection by the County, additional improvements to the restrooms adjoining the concession stand are required before the County will issue its permit to the Lessee for operation of the stand. Said improvements include installation of a hot water heater, and the installation of new sinks with hot and cold water available for employee hand washing. These improvements are estimated to cost approximately \$15,000 and will meet the requirements of the County Health Department for the operation of a prepackaged food concession stand. Any improvements that may be required for a more extensive permit (beyond a prepackaged food permit), will be at the Lessee's sole costs and subject to the City's discretion and approval.

If this budget adjustment is approved, there would be a balance of \$70,564 available in the Adult Softball Concession budget, which staff believes is more than sufficient for any remaining Adult Softball improvements.

Respectfully submitted,


Debra Lundy
Real Property Manager

CITY COUNCIL

For City Clerk's Use:

APPROVED **DENIED**

Reso No. _____ File No. _____

Ord No. _____

Agenda Item No.: 8

Date: May 25, 2016

TO: Honorable Mayor and Members of the City Council

FROM: Debra Lundy, Real Property Manager

SUBJECT: Budget Adjustment for Professional Services to Remove Telecommunications Facilities Decommissioned by Cricket Wireless

RECOMMENDATION:

It is requested that the City Council approve the attached budget adjustment to increase the Recreation Fund Rent by \$75,000 and to increase the General Fund Rent by \$15,000. Additionally, the attached budget adjustment recommends increasing the Community Services Professional Services Budget by \$47,040, and increasing the City Manager's Professional Services Budget by \$9,850. The professional services costs will be offset by the revenue received from Cricket Wireless.

FISCAL ANALYSIS:

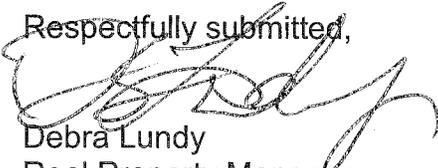
Revenue to the Recreation Fund in the amount of \$75,000 has been received from Cricket as part of its decommissioning fee. The City's consultant will be paid \$47,040 out of that revenue, which will net the Recreation Fund \$27,960. Additionally, \$15,000 has been received in the General fund from the Cricket decommissioning fee. The City's consultant will be paid \$9,850 out of that revenue, which will net the General Fund \$5,150.

BACKGROUND:

Cricket Wireless has been purchased by AT&T and as a result of overlapping service areas, Cricket has terminated five of its leases on City property, with a sixth site in progress. Five of the six sites are located on Recreation Fund assets, with one of the sites being located on a General Fund asset. Staff negotiated with Cricket to obtain \$15,000 per site, as a walk-away fee. The City's consultant will perform the physical removal of the wireless equipment in accordance with City direction and appropriate permitting and approvals, for a cost of \$56,890. The Recreation Fund will net \$27,960, and the General Fund will net \$5,150. The City will retain the equipment structures that have been constructed on the park sites for its own use as the City sees fit, including storage and/or leasing out to third parties.

The lost rental revenue from the termination of the six Cricket leases has already been factored in to the Fiscal Year 16-17 Budget.

Respectfully submitted,


Debra Lundy
Real Property Manager

CITY COUNCIL

For City Clerk's Use:

APPROVED **DENIED**

Reso No. _____ File No. _____

Ord No. _____

Agenda Item No.: 9

Date: May 25, 2016

TO: Honorable Mayor and Members of the City Council

FROM: Joyce Masterson, Director of Economic Development and Community Relations

SUBJECT: California Statewide Communities Development Authority (CSCDA) Open Property Assessed Clean Energy (PACE) Program

RECOMMENDATION:

It is recommended that the City Council approve Resolution No. 2016-55, authorizing the City of Escondido's participation in the California Statewide Communities Development Authority's (CSCDA) Open Property Assessed Clean Energy (PACE) program, which will enable property owners to finance permanently fixed renewable energy, energy efficiency, water efficiency, and seismic strengthening improvements as well as electric vehicle charging infrastructure.

FISCAL ANALYSIS:

There are no fiscal impacts associated with the recommended action. There is no cost to the City to opt into the CSCDA Open PACE program described in this report. The City will have no administrative responsibilities, marketing obligations, or financial obligations associated with the program.

PREVIOUS ACTION:

None

BACKGROUND:

Assembly Bill (AB) 811 was signed into law on July 21, 2008, and AB 474, effective January 1, 2010, amended Chapter 29 of Part 3 of Division 7 of the Streets & Highways Code of the State of California ("Chapter 29") and authorizes a legislative body to designate an area within, which authorized public officials and willing property owners to enter into voluntary contractual assessments to finance the installation of distributed generation renewable energy sources, energy efficiency, and/or water conservation improvements that are permanently fixed to real property as specified. The financing for these improvements has come to be known as PACE, which stands for Property Assessed Clean Energy.

The City Council has previously approved participation in four previous PACE programs. In March 2010 the City Council voted to join the California FIRST PACE Program, authorized through the California Statewide Communities Development Authority. In April 2014 the City Council approved participation in the Figtree and California HERO PACE programs. In May 2015 the City Council approved participation the YGRENE Pace program.

The California Statewide Communities Development Authority's new Open PACE program is another opportunity to allow property owners in participating cities and counties to finance renewable energy, energy efficiency, water efficiency, seismic strengthening improvements and electric vehicle charging infrastructure on their residential or commercial property. Participation in the assessment is 100% voluntary by the property owner. The improvements installed on the owner's property are financed by the issuance of bonds by CSCDA. The bonds are secured by a voluntary contractual assessment levied on the owner's property. Property owners who wish to participate in PACE agree to repay the money through the voluntary contractual assessment collected with property taxes. The voluntary contractual assessments will be levied by CSCDA and collected in annual installments through the applicable county secured property tax bill.

Benefits to the property owner:

- Competition: CSCDA Open PACE provides multiple options to property owners: AllianceNRG Program, the Clean Fund, PACE Funding, CaliforniaFIRST and Spruce Finance. Property owners can shop for the best price and service through the availability of the PACE administrators.
- Eligibility: In today's economic environment, alternatives for property owners to finance renewable improvements may not be available. Many property owners do not have financing options available to them to lower their utility bills.
- Savings: Energy prices continue to rise and installing energy efficient, water efficient, and renewable energy models lower utility bills.
- 100% voluntary: Only property owners who choose to finance improvements will have assessments placed on their property.
- Payment obligation can stay with the property: Under Chapter 29, a voluntary contractual assessment stays with the property upon transfer of ownership. Most private loans are due on sale of the property. Certain mortgage providers will, however, require the assessment be paid at the time the property is refinanced or sold.

- Prepayment option: The property owner can choose to pay off the assessments at any time, subject to applicable prepayment penalties.
- Customer oriented: Part of the success of the CSCDA Open PACE is prompt customer service.
- Favorable Terms: The economic terms of PACE financing will often be more favorable than other options.
- Not a personal loan or mortgage: The PACE assessment in effect is not a personal obligation of the property owner through a conventional loan or mortgage, but an assessment on the property secured by an assessment lien and collected as part of the regular tax roll on the property.

Benefits to the City of Escondido:

- Prequalified PACE Administrators. CSCDA has pre-qualified the PACE Administrators based on their business practices, qualifications, experience, and capital commitment to the PACE market.
- Single Resolution. Escondido can pass a single resolution and provide access to residential and commercial property owners to highly qualified PACE administrators. There is no need to pass multiple resolutions to approve the administrators.
- Project Eligibility. The CSCDA Open PACE platform can provide financing for all aspects of PACE including: 1) Residential; 2) Commercial; and 3) Seismic strengthening programs such as Mandatory Soft Story programs,
- Increase local jobs. Property improvements provide jobs in the local economy.
- Increase in housing prices. Updated and higher efficient homes are generally more valuable.
- Increase Revenue. Property improvements result in an increase in sales, payroll and property tax revenue to the City of Escondido.
- No City Obligation. As in conventional assessment financing, the City of Escondido is not obligated to repay the bonds or to pay the assessments levied on the participating properties. Unlike conventional assessment financing, the City of Escondido has no administrative duties and its name is not on the bonds, as CSCDA's name is on the bonds.

- No City staff support required. All CSCDA Open PACE and assessment administration, bond issuance and bond administration functions are handled by CSCDA and the Administrators: AllianceNRG Program, the Clean Fund, PACE Funding, Renew Financial and Spruce Finance. No City staff time is needed to participate in CSCDA Open PACE.
- No internal management requirements. The City of Escondido can provide access for its residents to CSCDA Open PACE without the higher staff costs that an independent program established by the City of Escondido would require.
- Availability of Information on Projects Financed. The City of Escondido may receive, at its option, periodic updates on CSCDA Open PACE projects that have been completed in their community.

The proposed Resolution enables CSCDA Open PACE programs to be available to owners of residential and commercial property within our City to finance permanently fixed renewable energy, energy efficiency, water efficiency, and seismic strengthening improvements as well as electric vehicle charging infrastructure.

CSCDA (and not the City of Escondido) will be responsible for entering into voluntary contractual assessment agreements with participating property owners, levying the voluntary contractual assessments, issuing bonds to finance the Improvements and taking remedial actions in the event of delinquent assessment payments. The Resolution expressly provides that the City will not be responsible for the conduct of any assessment proceedings, the levy of assessments, any required remedial action in the case of delinquencies in assessment payments, or the issuance, sale or administration of any bonds issued in connection with CSCDA Open PACE.

RECOMMENDATION:

In order to increase the PACE financing options available to residents, staff recommends that the City Council join CSCDA Open PACE program.

Respectfully submitted,



Joyce Masterson
Director of Economic Development and Community Relations

RESOLUTION NO. 2016-55

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ESCONDIDO, CALIFORNIA, CONSENTING TO INCLUSION OF PROPERTIES WITHIN THE CITY'S JURISDICTION IN THE CALIFORNIA STATEWIDE COMMUNITIES DEVELOPMENT AUTHORITY OPEN PACE PROGRAMS; AUTHORIZING THE CALIFORNIA STATEWIDE COMMUNITIES DEVELOPMENT AUTHORITY TO ACCEPT APPLICATIONS FROM PROPERTY OWNERS; CONDUCT CONTRACTUAL ASSESSMENT PROCEEDINGS; AND LEVY CONTRACTUAL ASSESSMENTS WITHIN THE TERRITORY OF THE CITY OF ESCONDIDO; AND AUTHORIZING RELATED ACTIONS

WHEREAS, the California Statewide Communities Development Authority (the "Authority") is a joint exercise of powers authority, the members of which include numerous cities and counties in the State of California, including the City of Escondido; and

WHEREAS, the Authority is implementing Property Assessed Clean Energy ("PACE") programs, which it has designated CSCDA Open PACE, consisting of CSCDA Open PACE programs each administered by a separate program administrator (collectively with any successors, assigns, replacements or additions, the "Programs"), to allow the financing or refinancing of renewable energy, energy efficiency, water efficiency and seismic strengthening improvements, electric vehicle charging infrastructure and such other improvements, infrastructure or other work as may be authorized by law from time to time (collectively, the "Improvements") through the levy of contractual assessments pursuant to Chapter 29 of Division 7 of the Streets & Highways Code ("Chapter 29") within counties and cities throughout the State of

California that consent to the inclusion of properties within their respective territories in the Programs and the issuance of bonds from time to time; and

WHEREAS, the program administrators currently active in administering Programs are the AllianceNRG Program, the Clean Fund, PACE Funding LLC, Renewable Funding LLC, and Spruce Finance, and the Authority, will notify the City of Escondido in advance of any additions or changes; and

WHEREAS, Chapter 29 provides that assessments may be levied under its provisions only with the free and willing consent of the owner or owners of each lot or parcel on which an assessment is levied at the time the assessment is levied; and

WHEREAS, the City of Escondido desires to allow the owners of property ("Participating Property Owners") within its territory to participate in the Programs and to allow the Authority to conduct assessment proceedings under Chapter 29 within its territory and to issue bonds to finance or refinance Improvements; and

WHEREAS, the territory within, which assessments may be levied for the Programs, shall include all of the territory within the City of Escondido's official boundaries; and

WHEREAS, the Authority will conduct all assessment proceedings under Chapter 29 for the Programs and issue any bonds issued in connection with the Programs; and

WHEREAS, the City of Escondido will not be responsible for the conduct of any assessment proceedings; the levy of assessments; any required remedial action in the case of delinquencies in such assessment payments; or the issuance, sale or administration of any bonds issued in connection with the Programs;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Escondido, as follows:

1. That the above recitations are true.
2. That this City Council hereby finds and declares that properties in the territory of the City of Escondido will benefit from the availability of the Programs within the territory of the City of Escondido, and pursuant thereto, the conduct of special assessment proceedings by the Authority pursuant to Chapter 29, and the issuance of bonds to finance or refinance Improvements.
3. That in connection with the Programs, the City of Escondido hereby consents to the conduct of special assessment proceedings by the Authority pursuant to Chapter 29 on any property within the territory of the City of Escondido and the issuance of bonds to finance or refinance Improvements provided that:
 - a) The Participating Property Owners, who shall be the legal owners of such property, execute a contract pursuant to Chapter 29 and comply with other applicable provisions of California law in order to accomplish the valid levy of assessments; and
 - b) The City of Escondido will not be responsible for the conduct of any assessment proceedings; the levy of assessments; any required remedial action in the case of delinquencies in such assessment payments; or the issuance, sale or administration of any bonds issued in connection with the Programs.
4. That the appropriate officials and staff of the City of Escondido are hereby authorized and directed to make applications for the Programs available to all property owners who wish to finance or refinance Improvements; provided, that the Authority

shall be responsible for providing such applications and related materials at its own expense.

5. That the appropriate officials and staff of the City of Escondido are hereby authorized and directed to execute and deliver such certificates, requisitions, agreements and related documents as are reasonably required by the Authority to implement the Programs.

6. That the Escondido City Council hereby finds that adoption of this Resolution is not a "project" under the California Environmental Quality Act, because the Resolution does not involve any commitment to a specific project which may result in a potentially significant physical impact on the environment, as contemplated by Title 14, California Code of Regulations, Section 15378(b)(4).

7. That this Resolution shall take effect immediately upon its adoption. The City Clerk is hereby authorized and directed to transmit a certified copy of this Resolution to the Secretary of the Authority at: Secretary of the Board, California Statewide Communities Development Authority, 1400 K Street, Sacramento, CA 95814.

CITY COUNCIL

For City Clerk's Use:

APPROVED **DENIED**

Reso No. _____ File No. _____

Ord No. _____

Agenda Item No.: 10
Date: May 25, 2016

TO: Honorable Mayor and Members of the City Council

FROM: Edward N. Domingue, Public Works Director/City Engineer
Matthew C. Souttere, Associate Engineer

SUBJECT: Bid Award for the FY 2015/2016 Street Rehabilitation and Maintenance Project

RECOMMENDATION:

It is requested that City Council adopt Resolution No. 2016-61, authorizing the bid award to PAL General Engineering, Inc., which was determined to be the lowest responsive and responsible bidder; authorizing the Mayor and City Clerk to execute a Public Improvement Agreement in the amount of \$3,333,444.02; and authorizing the City Engineer to approve change orders up to 15 percent of the contract amount for the Fiscal Year (FY) 2015/2016 Street Rehabilitation and Maintenance Project.

FISCAL ANALYSIS:

The lowest responsive bid is 5 percent lower than the Engineers estimate of \$3,519,000. There are funds available in the project budget.

BACKGROUND:

This project completes both rehabilitation and maintenance that make up our Annual Pavement Maintenance Program. The project includes minor patching, major rehabilitation work, application of crackseal, pavement surface treatments to selected City streets, and restriping to accommodate bike lanes in compliance with the City's Bike Master Plan. This project will maintain over 4.3 million square feet of pavement.

This year's Pavement Maintenance Program has focused on residential streets located in Zone CS, which includes the area north of Felicita Avenue, south of Fifth Avenue, and east of Interstate 15. In addition, substantial work will take place on Auto Parkway, Centre City Parkway, East Valley Parkway, and Escondido Blvd.

On May 5, 2016, the City of Escondido received four sealed bids in response to its advertised request for bids on this project. The bid results are listed below:

PAL General Engineering:	\$3,333,444.02
All American Asphalt:	\$3,622,310.71
SRM Contracting and Paving:	\$3,987,127.87
Hazard Construction:	\$4,249,184.59

Staff recommends that the bid submitted by PAL General Engineering, Inc. be considered the lowest responsive and responsible bid, and that the contract be awarded in the amount of \$3,333,444.02 to PAL General Engineering, Inc.

Respectfully submitted,



Edward N. Domingue, P.E.
Public Works Director/City Engineer



Matthew C. Souttere
Associate Engineer

RESOLUTION NO. 2016-61

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ESCONDIDO, CALIFORNIA, AWARDING A BID FOR THE FY 2015/2016 STREET REHABILITATION AND MAINTENANCE PROJECT, AUTHORIZING THE MAYOR AND CITY CLERK TO EXECUTE, ON BEHALF OF THE CITY, A PUBLIC IMPROVEMENT AGREEMENT WITH PAL ENGINEERING, INC. AND AUTHORIZING THE CITY ENGINEER TO APPROVE CHANGE ORDERS UP TO 15 PERCENT OF THE CONTRACT AMOUNT

WHEREAS, the City Council has allocated funding for the FY 2015/2016 Street Rehabilitation and Maintenance Project ("Project"); and

WHEREAS, a notice inviting bids for said improvements was duly published; and

WHEREAS, pursuant to said notice, four (4) sealed bids for the Project were opened and evaluated on May 5, 2016; and

WHEREAS, PAL General Engineering, Inc. was determined to be the lowest responsive and responsible bidder; and

WHEREAS, this City Council desires at this time and deems it to be in the best public interest to award this contract to PAL General Engineering, Inc. in the amount of \$3,333,444.02; and

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Escondido, California, as follows:

1. That the above recitations are true.
2. That the Mayor and the City Clerk are authorized to execute, on behalf of

the City, a Public Improvement Agreement with PAL General Engineering, Inc. in substantially similar form to that which is attached and incorporated to this Resolution as Exhibit "1," and subject to final approval as to form by the City Attorney.

3. That the City Engineer is authorized to approve change orders up to 15 percent of the contract amount.

PUBLIC IMPROVEMENT AGREEMENT

This "Agreement", dated the _____ day of _____, 20____, in the County of SAN DIEGO, State of California, is by and between **THE CITY OF ESCONDIDO** (hereinafter referred to as "CITY"), and _____ (hereinafter referred to as "CONTRACTOR").

The CITY and the CONTRACTOR, for the consideration stated herein, agree as follows:

1. The complete contract includes all of the Project Documents described in the General Conditions, which are incorporated by reference. The Project Documents are complementary, and what is called for by any one shall be as binding as if called for by all.
2. CONTRACTOR shall perform, within the time set forth in Paragraph 4 of this Agreement, everything required and reasonably inferred to be performed, and shall provide and furnish all the labor, materials, necessary tools, expendable equipment, and all utility and transportation services as described in the complete contract and required for construction of

FY 15/16 STREET REHABILITATION AND MAINTENANCE PROJECT

All of said work to be performed and materials to be furnished shall be completed in a good workmanlike manner, free from defects, in strict accordance with the plans, drawings, specifications and all provisions of the complete contract as hereinabove defined. The CONTRACTOR shall be liable to the CITY for any damages and resulting costs, including consultants' costs, arising as a result of a failure to fully comply with this obligation, and the CONTRACTOR shall not be excused with respect to any failure to so comply by any act or omission of the Architect, Engineer, Inspector, or representative of any of them, unless such act or omission actually prevents the CONTRACTOR from fully complying with the requirements of the Project Documents, and unless the CONTRACTOR protests at the time of such alleged prevention that the act or omission is preventing the CONTRACTOR from fully complying with the Project documents. Such protest shall not be effective unless reduced to writing and filed with the CITY within **three (3) working days** of the date of occurrence of the act or omission preventing the CONTRACTOR from fully complying with the Project documents.

3. CITY shall pay to the CONTRACTOR, as full consideration for the faithful performance of the contract, subject to any additions or deductions as provided in the Project documents, the sum of

_____ Dollars (\$_____).

4. The Work shall be commenced on or before the tenth (10th) day of the Notice to Proceed date as identified on the CITY issued Notice to Proceed, and shall be completed within **Seventy (70) working days** from the date specified in the Notice to Proceed.
5. Time is of the essence. If the work is not completed in accordance with Paragraph 4 above, it is understood that the CITY will suffer damage. It being impractical and infeasible to determine the amount of actual damage(s), in accordance with Government Code Section 53069.85, it is agreed

except for liability resulting from the sole active negligence, or willful misconduct of the CITY.

- (b) Any injury to or death of any person(s) or damage, loss or theft of any property caused by any act, neglect, default or omission of the CONTRACTOR, or any person, firm, or corporation employed by the CONTRACTOR, either directly or by independent contract, arising out of, or in any way connected with the work covered by this Agreement, whether said injury or damage occurs on or off City property.
- (c) Any and all liabilities, claims, actions, causes of action, proceedings, suits, administrative proceedings, damages, fines, penalties, judgments, orders, liens, levies, costs and expenses of whatever nature, including reasonable attorneys' fees and disbursements, arising out of any violation, or claim of violation of the San Diego Municipal Storm Water Permit (Order No. 2001-01), and updates or renewals, of the California Regional Water Quality Control Board Region 9, San Diego, which the CITY might suffer, incur, or become subject by reason of or occurring as a result of or allegedly caused by the construction, reconstruction, maintenance, and/or repair of the work under this Agreement.

The CONTRACTOR, at CONTRACTOR's own expense, cost, and risk shall defend any and all actions, suit, or other proceedings that may be brought or instituted against the CITY, its governing board, officers, agents or employees, on any such claim, demand or liability, and shall pay or satisfy any judgment that may be rendered against the CITY, its governing board, officers, agents or employees in any action, suit or other proceedings as a result thereof.

- 8. CONTRACTOR shall take out, prior to commencing the work, and maintain, during the life of this contract, and shall require all subcontractors, if any, of every tier, to take out and maintain:
 - (a) General Liability and Property Damage Insurance as defined in the General Conditions in the amount with a combined single limit of not less that **\$3,000,000 per occurrence**.
 - (b) Course of Construction / Builder's Risk Insurance. See Article 5.2 of General Conditions.
 - (c) Insurance Covering Special Hazards: The following special hazards shall be covered by rider or riders to the above-mentioned public liability insurance or property damage insurance policy or policies of insurance, or by special policies of insurance in amounts as follows:
 - (1) Automotive and truck where operated in amounts as above
 - (2) Material hoist where used in amounts as above
 - (d) Workers' Compensation Insurance.
 - (e) Each insurance policy required above must be acceptable to the City Attorney, as follows:
 - (1) Each policy must name the CITY specifically as an additional insured under the policy on a separate endorsement page, with the exception of the workers' compensation and the Errors and Omissions policies.
 - (2) Each policy must provide for written notice within no more than thirty (30) days if cancellation or termination of the policy occurs. Insurance coverage

must be provided by an A.M. Best's A-rated, class V carrier or better, admitted in California, or if non-admitted, a company that is not on the Department of Insurance list of unacceptable carriers.

- (3) All non-admitted carriers will be required to provide a service of suit endorsement in addition to the additional insured endorsement.
- (f) In executing this Agreement, CONTRACTOR agrees to have completed insurance documents on file with the CITY within 14 days after the date of execution. Failure to comply with insurance requirements under this Agreement will be a material breach of this Agreement, resulting in immediate termination at CITY's option.
9. This Agreement is subject to California Public Contract Code Section 22300, which permits the substitution of securities for any monies withheld by the City under this Agreement, and permits the CONTRACTOR to have all payments of earned retentions by the City paid to an escrow agent at the expense of the CONTRACTOR.
10. Each and every provision of law and clause required by law to be inserted in this Agreement or its attachments shall be deemed to be inserted herein and the Agreement shall be read and enforced as though it were included herein, and if through mistake or otherwise any such provision is not inserted, or is not currently inserted, then upon application of either party the Agreement shall forthwith be physically amended to make such insertion or correction, without further changes to the remainder of the Agreement.
11. The complete contract as set forth in Paragraph 1 of this Agreement constitutes the entire Agreement of the parties. No other agreements, oral or written, pertaining to the work to be performed, exists between the parties. This Agreement can be modified only by an amendment in writing, signed by both parties and pursuant to action of the Escondido City Council.
12. CONTRACTOR shall comply with those provisions of the Labor Code requiring payment of prevailing wages, keeping of certified payroll records, overtime pay, employment of apprentices, and workers' compensation coverage, as further set forth in the General Conditions, and shall file the required workers' compensation certificate before commencing work. This project is subject to compliance monitoring and enforcement by the Department of Industrial Relations. CONTRACTOR shall post any job site notices required by regulation.
13. The terms "Project Documents" and/or "Contract Documents" where used, shall refer to those documents included in the definition set forth in the General Conditions made a part hereof.

IN WITNESS WHEREOF, this Agreement has been executed on behalf of CITY by its officers thereunto authorized and by CONTRACTOR, the date and year first above written.

CITY OF ESCONDIDO
a municipal corporation
201 North Broadway
Escondido, CA 92025

By: _____
Diane Halverson, City Clerk

By: _____
Sam Abed, Mayor

APPROVED AS TO FORM:

OFFICE OF THE CITY ATTORNEY
JEFFREY R. EPP, City Attorney

By: _____

CONTRACTOR

By: _____
Signature

By: _____
Signature*

Print Name

Print Name

Title

Title

(Second signature required only for corporation)

By: _____
Signature**

Print Name

Title

(CORPORATE SEAL OF CONTRACTOR, if
corporation)

Contractor's License No.

Tax ID/Social Security No.

*If CONTRACTOR is a corporation, the first signature must be by one of the following officers of the corporation: Chairman of the Board, President, or any Vice President.

**If CONTRACTOR is a corporation, the second signature must be by a different person from the first signature and must be by one of the following officers of the corporation: Secretary, any Assistant Secretary, the Chief Financial Officer, or any Assistant Treasurer.

SECTION A-00610 - FAITHFUL PERFORMANCE BOND

KNOW ALL MEN BY THESE PRESENT,

That _____ ("Contractor") and _____ ("Surety") are held and firmly bound unto the CITY OF ESCONDIDO ("Owner") in the sum of _____ Dollars, for the payment of which sum well and truly to be made, we bind ourselves, our heirs, executors, administrators, successors, and assigns, jointly and severally, firmly by these presents.

WHEREAS, Contractor has been awarded and is about to enter into a contract with Owner to perform all work required under the Bid Schedule(s) of the Owner's specifications entitled,

FY 15/16 STREET REHABILITATION AND MAINTENANCE PROJECT

WHEREAS, the provisions of the Contract are incorporated by reference into this Faithful Performance Bond and shall be part of Surety's obligation hereunder.

NOW THEREFORE, if Contractor shall perform all the requirements of said contract required to be performed on his part, at the times and in the manner specified herein, then this obligation shall be null and void, otherwise, it shall remain in full force and effect.

PROVIDED, that

- (1) Any alterations in the work to be done or the materials to be furnished, which may be made pursuant to the terms of the Contract, shall not in any way release Contractor or Surety thereunder;
- (2) Any extensions of time granted under the provisions of Contract shall not release either Contractor or Surety from their respective obligations to Owner;
- (3) Notice of any such alterations or extensions of the Contract is hereby waived by Surety;
- (4) Any payments (including progress payments) made on behalf of Owner to Contractor after the scheduled completion of the work to be performed pursuant to the Contract shall not release either Contractor or Surety from any obligations under the Contract or this Faithful Performance Bond, or both, including any obligation to pay liquidated damages to Owner; and
- (5) To the extent Owner exercises its rights pursuant to this Bond, Owner shall be entitled to demand performance by the surety and be further entitled to recover, in addition to all other remedies afforded by law, its reasonably incurred costs to complete the work, attorneys fees and consultant costs, as well as actual costs incurred by OWNER for the

increased dedication/commitment of time of OWNER employees to the Project. These costs shall be in addition to the penal sum of the bond.

SIGNED AND SEALED, this _____ day of _____, 20____.

Contractor

Surety

Address

Phone No.

(SEAL)

BY _____
Signature

Signature

(SEAL AND NOTARIAL ACKNOWLEDGEMENT OF SURETY)

APPROVED AS TO FORM:

OFFICE OF THE CITY ATTORNEY
JEFFREY R. EPP, City Attorney

By: _____

SECTION A-00620 - LABOR AND MATERIAL BOND

KNOW ALL MEN BY THESE PRESENT,

That _____ as Contractor, and _____ as Surety, are held and firmly bound unto the CITY OF ESCONDIDO, hereinafter called Owner, in the sum of _____ dollars, for the payment of which sum well and truly to be made, we bind ourselves our heirs, executors, administrators, successors, and assigns, jointly and severally, firmly by these presents.

WHEREAS, said Contractor has been awarded and is about to enter into the annexed contract with said Owner to perform all work required under the Bid Schedule(s) of the Owner's specifications entitled,

FY 15/16 STREET REHABILITATION AND MAINTENANCE PROJECT

NOW THEREFORE, if said Contractor, or subcontractor, fails to pay for any materials, equipment, or other supplies, or for rental of same, used in connection with the performance of work contracted to be done, or for amounts due under applicable State law for any work or labor thereon, or for amounts due under the Unemployment Insurance Code, or for any amounts required to be deducted, withheld, and paid over to the Employment Development Department from the wages of employees of the Contractor and its subcontractors pursuant to Section 13020 of the Unemployment Insurance Code with respect to such labor, said Surety will pay for the same in an amount not exceeding the sum specified above, and, in the event 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 persons, companies or corporations entitled to file claims under applicable State law.

PROVIDED, that any alterations in the work to be done or the materials to be furnished, which may be made pursuant to the terms of said contract, shall not in any way release either said Contractor or said Surety thereunder, nor shall any extensions of the time granted under the provisions of said contract release either said Contractor or said surety, and notice of such alterations or extensions of the contract is hereby waived by said Surety.

SIGNED AND SEALED, this _____ day of _____, 20____.

Contractor

Surety

Address

Phone No.

(SEAL)

BY _____
Signature

Signature

(SEAL AND NOTARIAL ACKNOWLEDGEMENT OF SURETY)

APPROVED AS TO FORM:

OFFICE OF THE CITY ATTORNEY
JEFFREY R. EPP, City Attorney

By: _____

SECTION A-00630 - CITY OF ESCONDIDO BUSINESS LICENSE

In accordance with Municipal Code Section 16, the successful bidder is required to obtain a City of Escondido Business License prior to execution of contract.

The following information must be submitted to the City Clerk prior to execution of contract:

City of Escondido Business License No. _____

Expiration Date _____

Name of Licensee _____

SECTION A-00660 - WORKERS' COMPENSATION INSURANCE CERTIFICATE

If self-insured for Workers' Compensation, the Contractor shall execute the following form as required by the California Labor Code, Sections 1860 and 1861:

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 the Labor Code, Sections 1860 and 1861, and I will comply with such provisions before commencing the performance of the work of the contract.

Dated: _____

Contractor

By: _____

Signature

SAMPLE NOTICE
(REQUIRED UNDER GENERAL CONDITIONS, ARTICLE 6.1.B)
TO THE PEOPLE ON THIS STREET:

WITHIN THE NEXT FEW DAYS, WORK WILL BE STARTED ON THE FOLLOWING PROJECT:

FY 15/16 STREET REHABILITATION AND MAINTENANCE PROJECT

The work may cause some inconvenience, but will be of permanent benefit.

We shall appreciate your cooperation in the following matters:

1. Please be alert when driving or walking in the construction area.
2. Tools, materials and equipment are attractive to children. For the safety of the children, please keep them away.
3. Please report all inconvenience to the Foreman on the job, or to the City of Escondido Field Engineering Inspection Office, 839-4664. The name and phone number of the contractor are given below.

This work is being performed for the City of Escondido by:

We will endeavor to complete this work as rapidly as possible and with a minimum of inconvenience to you.

CITY COUNCIL

For City Clerk's Use:

APPROVED **DENIED**

Reso No. _____ File No. _____

Ord No. _____

Agenda Item No.: 11

Date: May 25, 2016

TO: Honorable Mayor and Members of the City Council

FROM: Edward N. Domingue, Public Works Director/City Engineer
Gabrielle Restivo, Management Analyst

SUBJECT: Final Assessment Engineer's Report for Zones 1 Through 38 of the City of Escondido
Landscape Maintenance Assessment District for FY 2016/2017

RECOMMENDATION:

It is requested that the City Council adopt Resolution No. 2016-69, approving the Assessment Engineer's Report and the annual levy and collection of assessments in Zones 1 through 38 of the Escondido Landscape Maintenance Assessment District (LMD) (map attached to staff report) for FY 2016/2017.

FISCAL ANALYSIS:

The LMD reimburses all costs incurred in all zones except Zone 12 and Zone 13. The City of Escondido purchased property adjacent to the Reidy Creek environmental channel that lies within Zone 12 and assumed the assessment for this individual property. Zone 13 was formed to pay for the maintenance of the Center City Parkway landscape median south of Felicita Avenue and north of Montview Drive. The City shares maintenance costs for Zone 13 with the two shopping centers on either side of the parkway.

PREVIOUS ACTION:

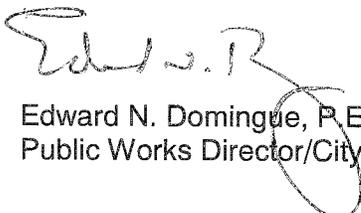
On April 6, 2016, the City Council adopted Resolution Nos. 2016-53 and 2016-54 initiating proceedings for the annual levy of assessments for Zones 1 through 38 of the LMD, approving the preliminary Assessment Engineer's Report, and setting a public hearing date of April 27, 2016.

On April 27, 2016, the City Council held a public hearing to provide the opportunity for public input on the proposed assessments.

BACKGROUND:

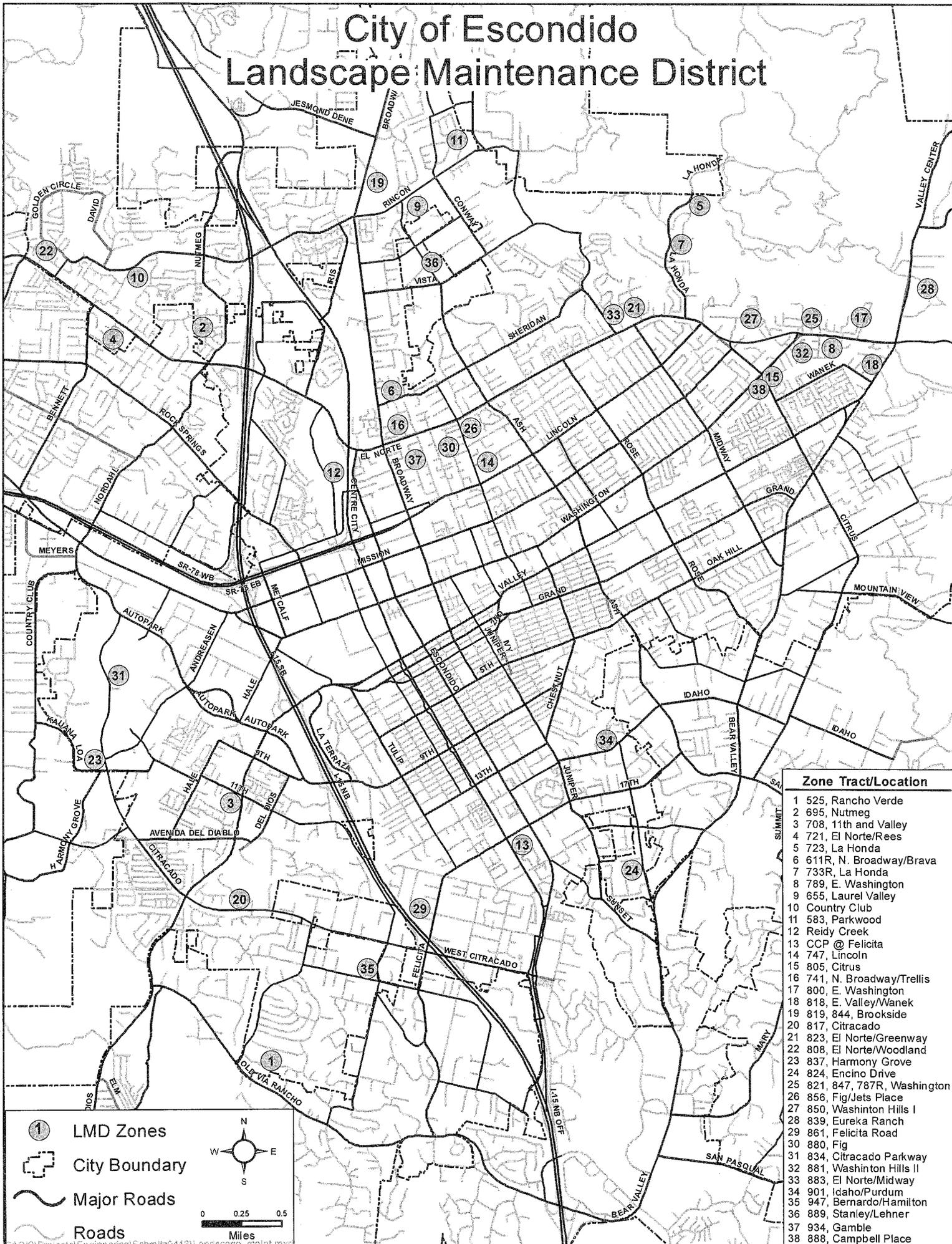
The final Assessment Engineer's Report, submitted for the City Council approval today, reflects the budget and assessments for Zones 1 through 38 of the LMD for FY 2016/2017 after completion of the City review and public input process.

Respectfully submitted,


Edward N. Domingue, P.E.
Public Works Director/City Engineer


Gabrielle Restivo
Management Analyst

City of Escondido Landscape Maintenance District



Zone Tract/Location	
1	525, Rancho Verde
2	695, Nutmeg
3	708, 11th and Valley
4	721, El Norte/Rees
5	723, La Honda
6	611R, N. Broadway/Brava
7	733R, La Honda
8	789, E. Washington
9	655, Laurel Valley
10	Country Club
11	583, Parkwood
12	Reidy Creek
13	CCP @ Felicity
14	747, Lincoln
15	805, Citrus
16	741, N. Broadway/Trellis
17	800, E. Washington
18	818, E. Valley/Wanek
19	819, 844, Brookside
20	817, Citracado
21	823, El Norte/Greenway
22	808, El Norte/Woodland
23	837, Harmony Grove
24	824, Encino Drive
25	821, 847, 787R, Washington
26	856, Fig/Jets Place
27	850, Washinton Hills I
28	839, Eureka Ranch
29	861, Felicity Road
30	880, Fig
31	834, Citracado Parkway
32	881, Washinton Hills II
33	883, El Norte/Midway
34	901, Idaho/Purdum
35	947, Bernardo/Hamilton
36	889, Stanley/Lehner
37	934, Gamble
38	888, Campbell Place

LMD Zones
 City Boundary
 Major Roads
 Roads

S:\GIS\Projects\Engineering\Schultz\119\Landscape_maint.mxd

RESOLUTION NO. 2016-69

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ESCONDIDO, CALIFORNIA, APPROVING THE ASSESSMENT ENGINEER'S REPORT, AND APPROVING THE ANNUAL LEVY AND COLLECTION OF ASSESSMENTS IN ZONES 1 THROUGH 38 OF THE ESCONDIDO LANDSCAPE MAINTENANCE ASSESSMENT DISTRICT FOR FISCAL YEAR 2016/2017

WHEREAS, the City Council of the City of Escondido has previously formed a maintenance district pursuant to the terms of the "Landscaping and Lighting Act of 1972", being Division 15, Part 2 of the Streets and Highways Code of the State of California (the "Act"), Article XIID of the Constitution of the State of California ("Article XIID"), and the Proposition 218 Omnibus Implementation Act, Government Code Section 53750 and following, (the "Implementation Act") (the 1972 Act, Article XIID, and the Implementation Act are referred collectively as the "Assessment Law"). Such maintenance district is known and designated as the Escondido Landscape Maintenance Assessment District (the "Maintenance District"); and

WHEREAS, there has been established by the City, 38 zones within the Maintenance District; and

WHEREAS, on April 27, 2016, the City Council held a public hearing and initiated proceedings to provide for the annual levy and collection of assessments for Zones 1 through 38 of the Maintenance District for the next ensuing fiscal year to provide for the costs and expenses necessary to pay for the maintenance of the existing improvements in Zones 1 through 38 of the Maintenance District; and

WHEREAS, notice of the public hearing was duly and legally published in the time, form, and manner as required by law; and

WHEREAS, the City Council also previously received and preliminarily approved a report of the Assessment Engineer (the "Assessment Engineer's Report"), a copy of which is attached hereto as Exhibit "A" and by this reference incorporated herein, for Zones 1 through 38 of the Maintenance District as required by the 1972 Act, and this City Council desires to continue with the proceedings for the annual levy and collection; and

WHEREAS, this City Council carefully examined and reviewed the Assessment Engineer's Report as presented, and is satisfied with each and all of the items and documents as set forth therein pertaining to Zones 1 through 38 of the Maintenance District and is satisfied that the assessments for Zones 1 through 38 have been spread in accordance with the special benefits received from the improvements to be maintained, as set forth in the Assessment Engineer's Report; and

WHEREAS, the City Council desires to confirm and approve such final Assessment Engineer's Report and to authorize the annual levy and collection of the assessments for Zones 1 through 38 of the Maintenance District for Fiscal Year 2016/2017; and

WHEREAS, the City Council finds the Maintenance District as exempt from the California Environmental Quality Act (Public Resources Code Section 21000 and following) ("CEQA") pursuant to section 15302(d) of the State CEQA guidelines;

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Escondido, California, as follows:

1. That the above recitals are true.
2. Based upon the Assessment Engineer's Report and the testimony and other evidence received at the public hearing, it is hereby determined that:

- A. The proportionate special benefit derived by each parcel proposed to be assessed has been determined in relationship to the entirety of the cost of maintenance of the improvements.

- B. No assessment is proposed to be imposed on any parcel which exceeds the reasonable cost of the proportional special benefit to be conferred on such parcel from the improvements.

- C. Only special benefits have been assessed.

3. That the Assessment Engineer's Report is hereby approved and is ordered to be filed in the office of the City Clerk as a permanent record and to remain open to public inspection. Reference is made to said Assessment Engineer's Report for a full and detailed description of:

- (a) The existing improvements to be maintained;
 - (b) The maintenance of the improvements to be performed;
 - (c) The estimates of costs of the maintenance of the improvements to be performed, including the cost of incidental expenses in connection therewith, and including that portion of the costs and expenses representing the special benefits

distributed to the benefiting parcels in Zones 1 through 38 of the Maintenance District in accordance with the special benefits received from the existing improvements.

5. The City Clerk is hereby ordered and directed to immediately file a certified copy of the diagram and assessment with the County Auditor. Said filing to be made no later than the August 10, 2016.

6. After the filing of the diagram and assessment, the County Auditor shall enter on the County assessment roll opposite each lot or parcel of land the amount assessed thereupon, as shown in the assessment.

7. The assessments shall be collected at the same time and in the same manner as County taxes are collected and all laws providing for the collection and enforcement of County taxes shall apply to the collection and enforcement of the assessments.

8. The annual assessments as above authorized and confirmed and levied for these proceedings will provide revenue to finance the maintenance of authorized improvements for Zones 1 through 38 of the Maintenance District in the fiscal year commencing July 1, 2016, and ending June 30, 2017.

9. This Resolution shall take effect immediately upon its adoption.

Assessment Engineer's Report Zones 1 through 38

Fiscal Year 2016/17

City of Escondido

201 North Broadway – Escondido California 92025

Landscape Maintenance Assessment District

FINAL REPORT

May 25, 2016

**DUE TO THE NUMBER OF PAGES OF EXHIBIT (A) A COMPLETE SET IS AVAILABLE IN THE OFFICE OF THE CITY CLERK OR CITY ATTORNEY.
For Convenience, said is available in the Council reading file.**

Report pursuant to the Landscaping and Lighting Act of 1972, Part 2 Division 15 of the Streets and Highways Code, Article XIII.D. of the California Constitution, and Proposition 218 Omnibus Implementation Act (Government Code Section 53750 et seq.). The Streets and Highways Code, Part 2, Division 15, Article 4, commencing with Section 22565, directs the preparation of the Assessment Engineer's Report for each fiscal year for which assessments are to be levied and collected to pay the costs of the improvements described herein.

SPECIAL DISTRICT FINANCING & ADMINISTRATION

437 W. Grand Avenue

Escondido CA 92025

760 • 233 • 2630 Fax 233 • 2631

CITY COUNCIL

For City Clerk's Use:

APPROVED DENIED

Reso No. _____ File No. _____

Ord No. _____

Agenda Item No.: 12
Date: May 25, 2016

TO: Honorable Mayor and Members of the City Council

FROM: Edward N. Domingue, Public Works Director/City Engineer
Richard O'Donnell, Deputy Director Public Works/Maintenance

SUBJECT: Authorization of Submittal for Beverage Container Recycling City/County Payment Program Application and Associated Documents

RECOMMENDATION:

It is requested that the City Council adopt Resolution No. 2016-71, authorizing the Deputy Director of Public Works or his/her designee to complete and submit an application to CalRecycle, for Beverage Container Recycling funds to support all citywide recycling education, infrastructure, and programs. It is also requested that if awarded, the City Council authorize permission to accept funds and complete necessary expenditure report documents.

FISCAL ANALYSIS:

Each jurisdiction is eligible to receive an amount calculated by CalRecycle on a per capita basis.

PREVIOUS ACTION:

The City of Escondido has applied for and received these funds for many years but due to recent State auditing efforts, CalRecycle now requires all recipients to submit an approved resolution with the application.

BACKGROUND:

The fundamental goal of CalRecycle's beverage container recycling program is to reach and maintain an 80 percent recycling rate for all California Refund Value beverage containers, which includes aluminum, glass, plastic and bi-metal. Projects implemented by cities and counties will assist in reaching and maintaining this goal.

Respectfully submitted,


Edward N. Domingue, P.E.
Public Works Director/City Engineer


Richard O'Donnell
Deputy Director Public Works/Maintenance

RESOLUTION NO. 2016-71

A RESOLUTION OF THE CITY COUNCIL OF
THE CITY OF ESCONDIDO, CALIFORNIA,
AUTHORIZING THE DEPUTY DIRECTOR OF
PUBLIC WORKS, TO EXECUTE, ON BEHALF
OF THE CITY, AN APPLICATION FOR
PAYMENT PROGRAMS AND RELATED
AUTHORIZATIONS

WHEREAS, pursuant to Public Resources Code sections 48000 et seq., 14581, and 42023.1(g), the Department of Resources Recycling and Recovery (CalRecycle) has established various payment programs to make payments to qualifying jurisdictions; and

WHEREAS, in furtherance of this authority, CalRecycle is required to establish procedures governing the administration of the payment programs; and

WHEREAS, CalRecycle's procedures for administering payment programs require, among other things, an applicant's governing body to declare by resolution certain authorizations related to the administration of the payment program.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Escondido, California, that the City of Escondido is authorized to submit an application to CalRecycle for any and all payment programs offered;

BE IT FURTHER RESOLVED BY THE City Council of the City of Escondido, California, as follows:

1. That the above recitations are true.

2. That the Deputy Director of Public works, or his/her designee, is hereby authorized as Signature Authority to execute all documents necessary to implement and secure payment.

3. That this authorization is effective until rescinded by the Signature Authority or this governing body.

ORDINANCE NO. 2016-05

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ESCONDIDO, CALIFORNIA, APPROVING A MASTER AND PRECISE DEVELOPMENT PLAN, ZONE CHANGE FROM CG TO PD-R 24 AND AN AMENDMENT TO THE SOUTH ESCONDIDO BOULEVARD NEIGHBORHOOD PLAN FOR APPROXIMATELY 4.9 ACRES OF LAND GENERALLY LOCATED ON THE WESTERN SIDE OF SOUTH CENTRE CITY PARKWAY AND SOUTH OF BROTHERTON ROAD, ADDRESSED AS 2329 S. CENTRE CITY PARKWAY

Planning Case Nos.: PHG15-0031 and AZ15-0002

The City Council of the City of Escondido, California, DOES HEREBY ORDAIN as follows:

SECTION 1. That proper notices of a public hearing have been given and a public hearing has been held before the City Council on this issue.

SECTION 2. That on April 26, 2016, the Planning Commission recommended denial of the proposed Master and Precise Development Plan to develop 113 residential condominium units, Zone Change from CG (General Commercial) to PD-R 24 (Planned Development–Residential, up to 24 dwelling units per acre), and an Amendment to the South Escondido Boulevard Neighborhood Plan to allow a residential development without a mixed-use component on the approximately 4.9-acre subject site.

SECTION 3. As the final decision making body on this matter, the City Council has made findings in Resolutions 2016-66 and 2016-67, and determined to reverse the decision of the Planning Commission.

A COMPLETE COPY OF THIS ORDINANCE
IS ON FILE IN THE OFFICE OF THE CITY
CLERK FOR YOUR REVIEW.

RENT REVIEW BOARD

For City Clerk's Use:

APPROVED DENIED

Reso No. RRB _____ File No. _____

Ord No. RRB _____

Agenda Item No.: 14

Date: May 25, 2016

TO: Honorable Chairman and Members of the Rent Review Board

FROM: Bill Martin, Interim Director of Community Development

SUBJECT: Short-Form Rent Review Board Hearing for City-Owned Spaces in the Escondido Views Mobile Home Park (File Number 0697-20-10074)

RECOMMENDATION:

- Consider the short-form rent increase application submitted for the City-owned spaces in Escondido Views Mobile Home Park.
- If approved, adopt Rent Review Board Resolution No. 2016-08, granting an increase of 75 percent of the change in the Consumer Price Index, or 2.822 percent (an average of \$11.34) for the period of December 31, 2013 to December 31, 2015.

INTRODUCTION:

Escondido Views Mobile Home Park (the "Park"), located at 2400 W. Valley Parkway, contains 152 spaces. The City of Escondido (the "City"), owner of five rental spaces in the Park, has filed a short-form rental increase application for the five rental spaces. The Board is asked to accept the staff report, hear public testimony, and make a determination concerning the request in accordance with the Escondido Rent Protection Ordinance and the short-form procedures as outlined in the Rent Review Board Guidelines (Section 12). The application and the staff report have been made available to the Board for review and consideration prior to the hearing.

OWNERSHIP BACKGROUND:

In 1991 the City purchased Escondido Views to facilitate residents' efforts to establish the mobile home park as a resident-owned park. By late 1991, the conversion to an air space condominium structure was completed, the Homeowner's Association ("HOA") had been formed, and sales of lots to residents had begun. Although many residents had committed to purchasing their lot, the number of sales was less than expected even when residents were offered State and City low-income housing loan assistance. The Housing Division continues in its responsibility for the management and sale of the remaining City-owned lots.

THE RENT INCREASE APPLICATION:

Unlike most other applications heard by the Board, the City makes this application as the owner of specific spaces, rather than as a Park owner. The HOA for the Park is not a party to the application. Common areas controlled by the HOA include a clubhouse with a kitchen and pool tables, a swimming pool, indoor and outdoor spas, and laundry facilities. The Park also has a children's playground and picnic area. The tenants of the City-owned rental spaces have full access to the community areas of the Park. A portion of the rent collected from the rental spaces goes to pay the HOA fees each month which is currently \$190.00.

The application meets the eligibility criteria for submittal of a short-form rent increase application.

THE RENT INCREASE REQUEST:

In accordance with the short-form policy guidelines, the City is requesting an increase of 75 percent of the change in the San Diego Consumer Price Index (CPI) for the period of December 31, 2013 to December 31, 2015. The average increase requested is \$11.34 per space, per month, which is a 2.822 percent increase. The current average monthly base rent of the spaces subject to the application is \$401.82.

The last increase was granted in April 2014 for an average amount of \$9.65 per space, per month covering a 24-month period of consideration.

RESIDENT MEETING AND COMMENTS:

All residents affected by this request were invited to attend a meeting in their clubhouse on April 14, 2016 at 6:30pm. One resident attended the meeting. Staff has not received any phone calls or correspondence regarding the rent increase request.

HEALTH AND SAFETY CODE INSPECTION:

Due to the unique structure of the City's ownership of the individual spaces, the Code Enforcement Division conducted an inspection for health and safety issues of only the spaces owned by the City. The inspection report of the City-owned spaces is attached as Exhibit "A." The City, as owner of the spaces, has received a copy of the Code Inspection Report and is aware that no increase, if granted, may be implemented until the health and safety code violations have been cleared.

Short-Form Rent Review Board Hearing for City-Owned Spaces in the Escondido Views Mobile Home Park (File Number 0697-20-10074)
May 25, 2016
Page 3

ADDITIONAL FACTORS AFFECTING THE APPLICATION:

In conformance with the Rent Review Board Guidelines, the decision of the Board will be finalized by adoption of the Resolution confirming the findings of the Public Hearing. The Notice of Determination will be mailed to the applicant and residents immediately upon adoption of the Resolution. The 90-day notice of any rent increase granted may be sent to the residents upon the adoption of the Resolution.

Respectfully Submitted,



Bill Martin
Interim Director of Community Development



Karen Youel
Housing Manager

DATE: APRIL 15, 2016

TO: HONORABLE CHAIRMAN AND MEMBERS OF THE RENT CONTROL BOARD

FROM: BRIAN GUSTAFSON, CODE ENFORCEMENT MANAGER 

SUBJECT: ESCONDIDO VIEWS MOBILEHOME PARK

The 5 City owned spaces (managed by City staff) in the Escondido Views Mobilehome Park were inspected on April 14, 2016 as a result of an application for a rent increase having been filed. Violations noted during the inspection included overgrown trees and vegetation on space 20 and an uneven walkway on space 64.

The resident meeting was held on April 14, 2016, attended by one resident and one city staff member, no one from park management attended. There is no resident representative for this park and no complaints have been received.

There were no Code Enforcement cases opened during the past year at any of the city owned spaces.

CC: Bill Martin, Director of Community Development
Karen Youel, Rent Control Administration
Kristina Owens, Associate Planner, Housing



April 15th, 2016

MOBILEHOME PARK RENT CONTROL
CODE ENFORCEMENT INSPECTION REPORT

Park Name: Escondido Views Mobile Home Park

Lot Owner: City of Escondido

201 N. Broadway

Escondido, CA 92025

(760) 839-4518

Park Manager: Kristina Owens **Phone:** (760) 839-4519

Inspection Date: 4/14/16 **Inspector:** Jamie Zeller

The following report is based on the inspection of each individual mobile home lot owned by the City of Escondido conducted under provisions outlined in the California Health & Safety Code, Division 13, Part 2.1; the California Code of Regulations, Title 25. This inspection report only addresses health and safety issues that are related to areas for which maintenance, repair and operations is the responsibility of the owner of the lots.

General Violations:

1. There is an overgrown tree that is located in the front of the mobile home at lot 20. **25 CCR § 1120 (b)**

RESOLUTION NO. RRB 2016-08

A RESOLUTION OF THE ESCONDIDO
MOBILEHOME RENT REVIEW BOARD
MAKING FINDINGS AND GRANTING A RENT
INCREASE FOR ESCONDIDO VIEWS
MOBILE HOME PARK

(File Number: 0697-20-10074)

WHEREAS, Article V of Chapter 29 of the Escondido Municipal Code is a codification of the Escondido Mobilehome Rent Protection Ordinance ("Ordinance") and provides for mobilehome space rent regulation; and

WHEREAS, the City of Escondido Mobilehome Park Rental Review Board ("Board") is charged with the responsibility of considering applications for rent increases; and

WHEREAS, a short-form rent increase application pursuant to Section 12 of the Rent Review Board Guidelines was filed on March 8, 2016, by the City of Escondido ("City"), the owner of the five rental spaces in the Escondido Views Mobile Home Park located at 2400 W. Valley Parkway in Escondido; and

WHEREAS, this is the fifteenth (15th) rent increase application filed since the Ordinance became effective in 1988. The last rent increase was granted by the Board in Rent Review Board Resolution No. 2014-03 on April 23, 2014, for approximately \$9.65 per space per month; and

WHEREAS, at the time of the current application, the average monthly space rent was \$401.82 for the five spaces affected by the rent increase request. The owner requested a rent increase in the amount of 75 percent of the change in the Consumer

Price Index ("CPI") for the period December 31, 2013 through December 31, 2015 in accordance with the Rent Review Board short-form policy guidelines. The application estimated this amount to be an average of \$11.34 (2.822 percent) per space, per month; and

WHEREAS, a notice of the Rent Increase Application was sent to all affected homeowners. All parties were given notice of the time, date and place of the rent hearing before the Board; and

WHEREAS, on April 14, 2016, a Mobilehome Park Rent Review Code Enforcement Inspection Report ("Inspection Report") was completed. It noted Health and Safety Code violations in the Park; and

WHEREAS, on May 25, 2016, the Board held its public hearing and after an initial staff presentation, the Board invited testimony from the City, residents of the City spaces and other residents of the community at large; and

WHEREAS, after all present had been given an opportunity to speak, the hearing was closed. Following an opportunity for discussion among the Board members and clarifying questions to the parties and Staff, the Board voted to grant an average rent increase of \$11.34 per space, per month for the five spaces subject to rent control.

NOW, THEREFORE, BE IT RESOLVED by the Rent Review Board of the City of Escondido, as follows:

1. That the above recitations are true.
2. That the Board has heard and considered all of the reports and testimony

presented, and has considered the facts as outlined in the Short-form Guidelines (Guidelines”).

3. That following the Guidelines, an increase based on 75 percent of the change in the CPI for San Diego County from December 31, 2013 through December 31, 2015, would amount to 2.822 percent, which averages \$11.34 per space, per month, for the five spaces that are subject to rent control.

4. That the Board concluded that an increase of 2.822 percent, an average of \$11.34 per space, per month, is consistent with the Guidelines and is a fair, just, and reasonable increase in light of the information presented by all parties.

5. That the increase may be implemented upon the expiration of the required 90-day notice to the residents, which may be issued upon the adoption of this Resolution.

RENT REVIEW BOARD

For City Clerk's Use:

APPROVED **DENIED**

Reso No. RRB _____ File No. _____

Ord No. RRB _____

Agenda Item No.: 15

Date: May 25, 2016

TO: Honorable Chairman and Members of the Rent Review Board

FROM: Bill Martin, Interim Director of Community Development

SUBJECT: Short-Form Rent Review Board Hearing for City-Owned Spaces in the Mountain Shadows Mobile Home Park (File Number 0697-20-10075)

RECOMMENDATION:

- Consider the short-form rent increase application submitted for the City-owned spaces in Mountain Shadows Mobile Home Park.
- If approved, adopt Rent Review Board Resolution No. 2016-09, granting an increase of 75 percent of the change in the Consumer Price Index, or 2.822 percent (an average of \$9.61) for the period of December 31, 2013 to December 31, 2015.

INTRODUCTION:

Mountain Shadows Mobile Home Park (the "Park"), located at 1750-1751 W. Citracado Parkway, contains 209 spaces. The City of Escondido (the "City"), owner of 25 rental spaces in the Park, has filed a short-form rental increase application for 25 rental spaces. The Board is asked to accept the staff report, hear public testimony, and make a determination concerning the request in accordance with the Escondido Rent Protection Ordinance and the short-form procedures as outlined in the Rent Review Board Guidelines (Section 12). The application and the staff report have been made available to the Board for review and consideration prior to the hearing.

OWNERSHIP BACKGROUND:

In 1991 the City purchased Mountain Shadows to facilitate residents' efforts to establish the mobile home park as a resident-owned park. By late 1991, the conversion to an air space condominium structure was completed, the Homeowner's Association ("HOA") had been formed, and sales of lots to residents had begun. Although many residents had committed to purchasing their lot, the number of sales was less than expected, even when residents were offered State and City low-income housing loan assistance. The Housing Division continues in its responsibility for the management and sale of the remaining City-owned lots.

THE RENT INCREASE APPLICATION:

Unlike most other applications heard by the Board, the City makes this application as the owner of specific spaces, rather than as a Park owner. The HOA for the Park is not a party to the application. The common areas controlled by the HOA include a clubhouse with kitchen and library, a swimming pool and a spa, basketball and tennis courts and picnic areas, and laundry facility. The tenants of the City-owned rental spaces have full access to the community areas of the Park. A portion of the rent collected from the rental spaces goes to pay the HOA fees each month which are currently \$180.00.

The application meets the eligibility criteria for submittal of a short-form rent increase application.

THE RENT INCREASE REQUEST:

In accordance with the short-form policy guidelines, the City is requesting an increase of 75 percent of the change in the San Diego Consumer Price Index (CPI) for the period of December 31, 2013 to December 31, 2015. The average increase requested is \$9.61 per space, per month, which is a 2.822 percent increase. The current average monthly base rent of the spaces subject to the application is \$340.52.

The last increase was granted in April 2014 for an average amount of \$8.18 per space, per month covering a 24-month period of consideration.

RESIDENT MEETING AND COMMENTS:

All residents affected by this request were invited to attend a meeting in their clubhouse on April 14, 2016 at 5:30pm. No residents attended the meeting. Staff has not received any phone calls or correspondence regarding the rent increase request.

HEALTH AND SAFETY CODE INSPECTION:

Due to the unique structure of the City's ownership of the individual spaces, the Code Enforcement Division conducted an inspection for health and safety issues of only the spaces owned by the City. The inspection report of the City-owned spaces is attached as Exhibit "A." The City, as owner of the spaces, has received a copy of the Code Inspection Report and is aware that no increase, if granted, may be implemented until the health and safety code violations have been cleared.

Short-Form Rent Review Board Hearing for City-Owned Spaces in the Mountain Shadows
Mobile Home Park (File Number 0697-20-10075)
May 25, 2016
Page 3

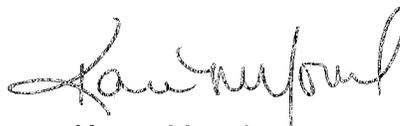
ADDITIONAL FACTORS AFFECTING THE APPLICATION:

In conformance with the Rent Review Board Guidelines, the decision of the Board will be finalized by adoption of the Resolution confirming the findings of the Public Hearing. The Notice of Determination will be mailed to the applicant and residents immediately upon adoption of the Resolution. The 90-day notice of any rent increase granted may be sent to the residents upon the adoption of the Resolution.

Respectfully Submitted,



Bill Martin
Interim Director of Community Development



Karen Youel
Housing Manager

DATE: APRIL 15, 2016

TO: HONORABLE CHAIRMAN AND MEMBERS OF THE RENT CONTROL BOARD

FROM: BRIAN GUSTAFSON, CODE ENFORCEMENT MANAGER 

SUBJECT: MOUNTAIN SHADOWS RENT CONTROL INSPECTION

The 25 City owned spaces (managed by City staff) in the Mountain Shadows Mobilehome Park were inspected on April 14, 2016 as a result of an application for a rent increase having been filed. There were numerous violations noted during the inspection; overgrown vegetation on spaces 6, 31, 85 and 99 and walkway hazards on spaces 31 and 51.

The resident meeting occurred on April 14, 2016, however there were no residents that attended.

There were no Code Enforcement cases opened during the past year on any of these city owned spaces.

CC: Bill Martin, Director of Community Development
Karen Youel, Rent Control Administration
Kristina Owens, Associated Planner, Housing



April 15th, 2016

MOBILEHOME PARK RENT CONTROL
CODE ENFORCEMENT INSPECTION REPORT

Park Name: Mountain Shadows Mobile Home Park

Lot Owner: City of Escondido

201 N. Broadway

Escondido, CA 92025

(760) 839-4518

Park Manager: Kristina Owens **Phone:** (760) 839-4519

Inspection Date: 4/14/16 **Inspector:** Jamie Zeller

The following report is based on the inspection of each individual mobile home lot owned by the City of Escondido conducted under provisions outlined in the California Health & Safety Code, Division 13, Part 2.1; the California Code of Regulations, Title 25. This inspection report only addresses health and safety issues that are related to areas for which maintenance, repair and operations is the responsibility of the owner of the lots.

General Violations:

1. Trees or overgrown vegetation have extended over and onto the roofs of the patio or the homes on lots 6, 31, and 85. Lot #99 has overgrown weeds on it. **25 CCR § 1120 (b).**
2. There are walkway trip hazards located on the concrete driveway and walkway to the stairs at lots 31 and 51. **25 CCR § 1504**

RESOLUTION NO. RRB 2016-09

A RESOLUTION OF THE ESCONDIDO
MOBILEHOME RENT REVIEW BOARD
MAKING FINDINGS AND GRANTING A RENT
INCREASE FOR MOUNTAIN SHADOWS
MOBILEHOME PARK
(File Number: 0697-20-10075)

WHEREAS, Article V of Chapter 29 of the Escondido Municipal Code is a codification of the Escondido Mobilehome Rent Protection Ordinance ("Ordinance") and provides for mobilehome space rent regulation; and

WHEREAS, the City of Escondido Mobilehome Park Rental Review Board ("Board") is charged with the responsibility of considering applications for rent increases; and

WHEREAS, a short-form rent increase application pursuant to Section 12 of the Rent Review Board Guidelines was filed on March 8, 2016, by the City of Escondido ("City"), the owner of the 25 rental spaces in the Mountain Shadows Mobile Home Park located at 1750-1751 W. Citracado Parkway in Escondido; and

WHEREAS, this is the fourteenth (14th) Application filed by the Park since the Ordinance became effective in 1988. The last short-form rent increase ("Increase") for 2.460 percent, or approximately \$8.18 per space, per month was granted by the board at a Rent Review Board Hearing held on April 23, 2016, and formally adopted by Rent Review Board Resolution 2014-02; and

WHEREAS, at the time of the current Application, the average monthly space rent was \$340.52 for the 25 spaces subject to rent control. The City of Escondido, as space

owner, requested a rent increase in the amount of 75 percent of the change in the Consumer Price Index (CPI) for the period of December 31, 2013 through December 31, 2012, in accordance with the Rent Review Board short-form policy guidelines. The Application estimated this amount to be an average of \$9.61 (2.822 percent) per space, per month; and

WHEREAS, a notice of the Park's Application was sent to all affected homeowners. All parties were given notice of the time, date and place of the rent hearing before the Board; and

WHEREAS, on April 14, 2016, a Mobilehome Park Rent Review Code Enforcement Inspection Report ("Inspection Report") was completed. It noted Health and Safety Code violations in the Park; and

WHEREAS, on May 25, 2016, the Board held its public hearing and after an initial staff presentation, the Board invited testimony from Park ownership, residents of the Park, and other residents of the community at large; and

WHEREAS, after all present had been given an opportunity to speak, the hearing was closed. Following an opportunity for discussion among the Board members and clarifying questions to the parties and Staff, the Board voted to grant an average rent increase of \$9.61 per space, per month for the 25 spaces that are subject to rent control.

NOW, THEREFORE, BE IT RESOLVED by the Rent Review Board of the City of Escondido, as follows:

1. That the above recitations are true.

2. That the Board has heard and considered all of the reports and testimony presented, and has considered the facts as outlined in the Short-form Guidelines (“Guidelines”).

3. That following the Guidelines, an increase based on 75 percent of the change in the CPI for San Diego County from December 31, 2013 through December 31, 2015, would amount to 2.822 percent, which averages \$9.61 per space, per month, for the 25 spaces that are subject to rent control.

4. That the Board concluded that an increase of \$9.61 per space, per month is consistent with the Guidelines and is fair, just, and a reasonable increase in light of the information presented by all parties.

5. That the increase may be implemented upon the expiration of the required 90-day notice to the residents, which may be issued upon the adoption of this Resolution.

CITY COUNCIL

For City Clerk's Use:

APPROVED **DENIED**

Reso No. _____ File No. _____

Ord No. _____

Agenda Item No.: 16

Date: May 25, 2016

TO: Honorable Mayor and Members of the City Council

FROM: Bill Martin, Interim Director of Community Development

SUBJECT: Appeal of a Planning Commission Decision to Deny a Conditional Use Permit for a Membrane Filtration/Reverse Osmosis (MF/RO) Water Treatment Facility (PHG15-0021)

STAFF RECOMMENDATION:

Staff recommends that the City Council approve the applicant's appeal and adopt Resolution No. 2016-65, approving a Conditional Use Permit to construct a City water treatment facility (a membrane filtration/reverse osmosis, or MF/RO, facility).

PLANNING COMMISSION RECOMMENDATION:

On April 26, 2016, the Planning Commission voted 5-0-1 on a motion to deny the proposed Conditional Use Permit.

PROJECT DESCRIPTION:

As part of the City's overall water production and water security plan, the City has developed a strategy to generate recycled water. This complex program is detailed in the City's Recycled Water Master Plan. One of the required facilities in this strategy is the development of a membrane filtration/reverse osmosis facility (MF/RO). Water storage and government service facilities within a residential zone are conditionally permitted uses, subject to the approval of a Conditional Use Permit (CUP).

Staff has analyzed possible sites for placement of a proposed MF/RO facility and has identified the site of 2512 E. Washington Avenue as the preferred location. The proposed MF/RO facility would utilize membrane filtration [i.e., microfiltration (MF) or ultrafiltration (UF) membranes] and reverse osmosis (RO) technologies sized for a total production capacity of 2.0 million gallons per day (mgd). The project consists of two separate buildings; an approximately 14,440 square foot chemical storage building, and an approximately 21,775 square foot MF/RO process building (buildings of similar size, specifically churches, have been granted CUPs in residentially zoned areas). The buildings would contain a variety of equipment, pumps, electrical, control and storage rooms. The MF/RO site would be designed to accommodate the installation of future buildings and equipment to provide an additional 1.0 mgd of production capacity. Underground storage tanks (a 90,000 gallon feed tank, a 163,000 gallon inter-process tank, and a 970,000 gallon product storage tank), also would be installed, along with various above-ground pipes and holding tank(s).

Primary access would be provided from E. Washington Avenue, with secondary access to El Norte Parkway. The perimeter of the site would be secured by a combination of new, six-foot-high masonry walls and decorative open fencing. The project also includes a 1,500 kW emergency backup generator. The proposed project would generally be unstaffed, with staffing generally limited to a small number of employees required for daily inspections, monthly, routine facility maintenance, and chemical delivery. The proposal also includes adoption of the environmental determination prepared for the project. A more detailed description of the project components and operations is included in the Final Mitigated Negative Declaration prepared for the project, which is available for viewing at the link provided in the Environmental Review section of this staff report.

Staff presents a CUP for City Council consideration. The staff report includes additional description of the project and addresses measures staff has taken to mitigate impacts on the community.

LOCATION:

The 3.25-acre project site is located on the northern side of E. Washington Avenue and southern side of El Norte Parkway, west of the intersection of Washington Avenue/El Norte Parkway, east of Citrus Avenue, addressed as 2512 E. Washington Avenue (APN 225-270-54).

FISCAL ANALYSIS:

The estimated construction cost for the facility is \$29 million. On September 24, 2014, and April 20, 2016, the City Council awarded a Consulting Agreement and First Amendment to Consulting Agreement (Resolution Nos. 2014-152 and 2016-47), respectively, to Black and Veatch Corporation for consulting, design, construction drawings and specifications design in the total amount of \$1,614,650. Funds presently are available in CIP 801508 - MFRO Facility for Agriculture.

GENERAL PLAN ANALYSIS:

The proposed recycled water project would be in conformance with the City's Quality of Life Standard 10 (Water System) that directs the City to continue efforts to implement water reclamation and water conservation programs. Water System Policy 12.13 encourages the City to use and explore opportunities to increase the use of recycled water in the City.

ENVIRONMENTAL REVIEW:

A Draft Initial Study/MND was re-issued for 30-day public review for the proposed project on March 2, 2016, in conformance with the California Environmental Quality Act (CEQA)—this included a notice sent to property owners that are within 500 feet of the project. The finding of the environmental analysis is the Initial Study which identified impacts related to the issues of biological resources, cultural and tribal cultural resources, and noise that may be potentially significant. However, design and minimization measures, revisions in the project plans and/or mitigation measures would provide mitigation to a point where potential impacts are reduced to less than a significant level. All other project impacts studied were found to be less than significant. The City has concluded necessary consultation with the Native American Tribes in accordance with Assembly Bill 52 with the incorporation of

appropriate mitigation measures to address potential impacts to Tribal Cultural Resources, including Native American monitors during initial site grading. The Final Mitigated Negative Declaration may be viewed at the following link:

<https://www.escondido.org/Data/Sites/1/media/PDFs/Planning/Microfiltration/FinalMNDMFRO42016.pdf>

The City is seeking funding from the State Revolving Fund (SRF) Loan Program for this project. The U.S. Environmental Protection Agency (USEPA) sponsors the SRF Program to provide funding for construction of publicly-owned treatment facilities and water reclamation projects. In order to comply with requirements of the SRF Loan Program, which is administered by State Water Resource Control Board (SWRCB) the Initial Study/MND must fulfill additional requirements known as CEQA-Plus. The CEQA-Plus requirements have been established by the EPA and are intended to supplement the CEQA Guidelines with specific requirements for environmental documents acceptable to the SWRCB when reviewing applications for wastewater treatment facility loans. This Final MND includes the appropriate CEQA-Plus analysis.

BACKGROUND:

The City provides water services to approximately 26,000 customer accounts within the City and to several neighboring County areas, including agricultural land to the east and north. The City's Hale Avenue Resources Recovery Facility (HARRF) produces tertiary-treated recycled water. The City has been expanding the recycled water conveyance system over the past several years to provide a more dependable and sustainable water supply to be less dependent on imported water. The City Council authorized the Recycled Water Easterly Main Extension project, currently underway, to expand the City's existing recycled water pipeline system to deliver recycled water to customers located east of downtown Escondido. The recycled water from the HARRF would be brought to the MF/RO facility by a new, approximately 15,500 feet long 24-inch diameter pipeline to be installed in Washington Avenue. The proposed MF/RO facility is part of a larger proposed expansion of Escondido recycled water (RW) distribution to serve eastern and northern agricultural land.

This project originally was conceptualized as part of the City's Potable Water Reuse Program identified in the Recycled Water Master Plan. The City is implementing this component of the Reuse Program to expedite a new, high-quality water supply to local agricultural growers, using existing water resources and help promote and support the local economy and agriculture. Agricultural producers are a vital part of Escondido's community and its economy, and avocados are one of the most important crops grown in San Diego County. Water quality for avocado production is important for quantity and quality of production. Growers maintain a high demand for water, specifically low-salinity water, and water must be low in chlorides and other constituents to avoid leaf burn, root rot, and the need for excessive flushing. For these reasons, infrastructure to provide more recycled water with lower salinity to the growers is necessary to offset agricultural potable demand, decrease demand for imported water, and to continue efficient agricultural production.

The Recycled Water Easterly Main Extension Project also identified the potential for installation of an advanced water treatment (AWT) facility, which could be used to improve local water quality and/or to produce purified water for indirect potable reuse purposes. The new MF/RO facility will serve as the future pilot site for anticipated Advanced Oxidation Process demonstration of the City's ability to further

treat the RW so that it could be safely used in the potable water supply (Advanced Water Treatment, or AWT).

PLANNING COMMISSION RECOMMENDATION AND SUMMARY:

On April 26, 2016, the Planning Commission voted 5-0-1 (Chairman Weber absent, Commissioner Cohen recused himself) to deny the proposed project. The Commissioners' vote followed a discussion in which they expressed uneasiness with the mass and scale of the facility and the resulting visual impacts to adjacent residents. The Commission agreed the facility was needed but ultimately were swayed by concerns expressed by neighboring residents regarding the suitability of the proposed location. Much of the discussion centered on the site selection process and the Commission questioned staff extensively on the process undertaken that led to the selection of the proposed site. Other questions regarding the potential for noise and odor impacts seemed to be addressed to the Commission's satisfaction, but in the end, the commission felt the building height and lack of adequate landscape buffers rendered the project incompatible with the adjacent residential neighborhood.

PUBLIC INPUT:

During the Planning Commission hearing, several neighbors spoke in opposition to the project noting the overall size and height of the buildings combined with the industrial nature of the facility would not be compatible with the adjacent single-family homes. The neighbors felt the project would adversely affect the quality of their neighborhood and diminish their property values. Concerns also were expressed regarding the type and quantity of chemicals that would be utilized in the facility and whether adequate safeguards had been included in the design. Neighbors indicated the proposed buildings would be situated too close to neighboring properties and would create unwanted noise, odor and lighting impacts. The also felt the proposed landscape buffers would not provide effective screening.

ANALYSIS:

Architectural Design -

The architecture, materials and exterior colors of the proposed MF/RO and Chemical Storage Building have been designed to reflect the single-family residential character of the surrounding area. In order to address the larger mass and scale of the buildings, the design includes hip and gable roof elements, and a variety of skylights to break up the larger sloping roof areas. The larger MF/RO building includes dormer features on the roof to break up the roofline as seen from the residential properties to the west. The buildings also include increased setbacks along the east and west (ranging from 36 feet on the east and 38 to 48 feet on the west) to provide the appropriate separation between the adjacent residential uses.

Perimeter landscape planters and a new six-foot-high masonry block walls would be installed to provide additional screening, separation and noise attenuation. The existing ten-foot-high block wall along the eastern boundary would remain. Because the facility would operate continuously and include larger pumps and other associated equipment, the majority of the equipment and systems would be located within the buildings to provide the appropriate noise attenuation, as well as to further reduce any aesthetic impacts from more industrial systems (i.e., tanks, pumps and pipes). The larger storage tanks

(up to 17 feet in height) would be placed underground to further reduce potential visual impacts. A limited number of personnel would need to be on site and outdoor activities (such as deliveries or maintenance) would be infrequent, which would further reduce potential noise and compatibility impacts to the adjacent residences. Staff believes the project has been appropriately designed to mitigate any potential noise, visual or compatibility impacts to adjacent uses. During the design review and environmental review processes, staff determined that additional landscaping along the perimeter of the City's property would further mitigate impacts of the project. The landscaping plans calls for trees around the perimeter with a four-foot spacing between trees.

Traffic, Noise, Chemical Storage, and Odor -

A limited number of personnel would need to be on site and outdoor activities (such as deliveries or maintenance) would be infrequent. Therefore, traffic related trips to and from the site would be minimal.

To mitigate noise impacts during construction of the facility, several noise mitigation measures will be used, as detailed on pages 49 through 65 of the MND. These measures include, but are not limited to, noise mufflers on all equipment, limited hours of operation for noise sources, notification requirements for noises above ambient noises, and limited locations for noisy equipment such as compressors. Additionally, noise will be strictly monitored and smaller, quieter equipment may be required if noise levels exceed the allowed limits and times. During operation, equipment (pumps, tanks, etc.) either would be situated within the buildings or be equipped with appropriate noise attenuation features to reduce potential noise and compatibility impacts to the adjacent residences. Noise generating equipment such as pumps will be installed as far as is practical from the site boundary, will include noise attenuation, and will be housed inside buildings. An emergency generator on the site would run for an extended period only in the event of a power failure, and would run briefly on a periodic basis (no more often than once per month) for brief testing during daytime hours. The project noise levels, as measured at the boundary of the site, will meet noise standards for residential zones. In fact, the Noise Study expected that "noise levels generated by the on-site pumps and associated equipment would be barely perceptible" immediately adjacent to the site (see page 57 of the MND).

Lighting generally would be limited to security lighting around the buildings and will only illuminate when triggered by motion sensors. This lighting will be designed to reduce potential lighting and glare impacts to adjacent residential properties by using directional lighting aimed toward the interior of the property. Tall parking lot and typical perimeter lighting on tall poles is not proposed on site.

Operation of the proposed facility includes the storage of certain chemicals that would be used in the MF/RO process including sodium hypochlorite and liquid ammonium sulfate (disinfectant), sulfuric acid and sodium bisulfite (pH control), threshold inhibitor, antiscalant, calcium chloride, citric acid, and sodium hydroxide. These are typical chemicals stored at most municipal water treatment facilities. Chemical storage would be within specific designed tanks and containers. All chemical storage containers will be constructed with secondary containment sufficiently to hold all the containers contents in the event of failure. The tanks, containers, and containment areas will all be housed inside the Chemical Storage Building. The delivery and disposal of chemicals to and from the project site would occur in full accordance with all applicable Federal, State, and local regulations. Chemical delivery trucks will connect to storage tanks and containers via cam-lock connectors to further reduce the risk of spill or odor. A Hazardous Materials Business Plan (HMBP) must be prepared for the proposed

project as required by the County of San Diego Department of Environmental Health. The HMBP is intended to minimize hazards to human health and the environment from fires, explosions, or an unplanned release of hazardous substances into air, soil, or surface water. Staff feel the storage of the necessary chemicals on site would not create any significant health hazard due to the project design features and safety features, implementation of the HMBP and compliance with all applicable federal, state and local regulations regarding the use and transport of hazardous materials. Due to the nature of the water filtration processes and design of the facility, adverse odors emanating from the facility are not anticipated. While some chemicals used in the process would generate odors if released (e.g., sodium hypochlorite, or bleach), at no point in the treatment process are chemicals in an open storage vessel or open pipeline.

The source water for site will be Title 22 Recycled Water produced at the HARRF. This is the same water already used in Escondido for landscape irrigation and in some fountains, including the fountain at City Hall. Some public concerns have focused on the potential for foul sewer odors from the site. This project does not treat sewage, so there will be no such odors.

Site Selection -

While preparing the Recycled Water and Potable Reuse Plan, City staff and consultants examined several sites around Escondido for MF/RO facility locations.

The HARRF was quickly determined to be infeasible because the site has very little available space for an MF/RO facility of the size the City needs. What little space is available will be used for expansion of existing HARRF treatment processes to accommodate future growth and needs for water reuse.

A privately-owned site across Escondido Creek from the HARRF was considered and deemed unsuitable because the site was low-lying and within the flood plain of the Creek.

Utility owned property in eastern Escondido, downhill from the Water Treatment Plant (a.k.a, the Charros site), was deemed unsuitable. Although the area of the site seems sufficient, its configuration (i.e. long and slender rather than rectangular) would require large excavation into the hillside in an environmentally sensitive area. The site is also downstream of the Dixon Dam spillway. The site was subsequently rejected by the City Council for use as a Water Distribution Yard and is now included in the El Caballo Park Master Plan.

Several other sites within 1.5 miles of the proposed project site were also briefly considered. These sites were all too small for the facility and residentially zoned.

A concern raised at the Planning Commission meeting is that the site was selected with a short-term view toward agricultural reuse rather than a long-term view toward Escondido's water supply. On the contrary, the site was selected as part of a planning process that analyzed Escondido's needs several decades into the future. While the proposed plant would be put to good use immediately to serve agricultural customers and generate water revenue, it will also serve as a location for advanced treatment of reused water for drinking. The site's location lies nearly equidistant from the agricultural lands to be served by the first expansion phase and Dixon Lake, the likely point-of-delivery for drinking

water reuse. Another consideration, though less important than other factors, is the Utility Departments ownership of the land.

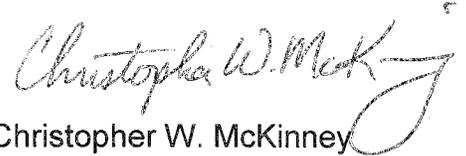
Risks Associated with Rejecting the Proposed Site -

If the CUP application is rejected and the Department is tasked with selecting another site, the progress of the Recycled Water and Potable Reuse Program will be significantly delayed. While other sites within the City may be technically feasible, property acquisition and complete redesign would likely take several years. Additionally, such sites would require many miles of additional pipe and add millions to the project costs, having an impact on future water rates. The proposed project is not only a water supply project, but also a project that will allow the City to avoid costly (and likely infeasible) improvements to the HARRF outfall. This benefit is more valuable financially than the increased water supply.

Respectfully Submitted,



Bill Martin
Interim Director of Community Development



Christopher W. McKinney
Director of Utilities

Planning Commission Minutes

April 26, 2016

West 13th Avenue near the intersection with South Tulip Street. The zoning of the subject property is R-2-8 with a U2 General Plan designation. The proposal also includes the adoption of the environmental determination prepared for the project.

LOCATION: The main campus at 710 W. 13th Avenue (APN 236-073-01-00) is 6.27 acres in size and its location is bordered by West 12th Avenue, South Redwood Street, West 13th Avenue and South Tulip Street.

Paul Bingham, Associate Planner, referenced the staff report and noted staff issues were whether the proposal was consistent with Zoning Code standards for standby generators, and whether the changes were aesthetically appropriate for the neighborhood. Staff recommended approval based on the following: 1) The proposed 400 kW emergency backup generator would not create any adverse noise or air-quality impacts since it would be located in a landscaped area and equipped with appropriate noise attenuation devices and walls to ensure compliance with the City's Noise Ordinance. The generator would also be in conformance with State air-quality requirements due to the limited hours of operation; and 2) The proposed enclosure to house the generator will be partially integrated into the existing landscaped slope and further enhanced with additional landscaping. Staff feels the enclosure of CMU block stuccoed and painted to match the adjacent campus buildings and enhanced with further landscaping will adequately screen the equipment from public view.

Discussion ensued regarding a clarification of the proposed fuel containment for the equipment.

ACTION:

Moved by Commissioner Spann, seconded by Commissioner Weiler, to approve staff's recommendation. Motion carried unanimously. (6-0)

2. CONDITIONAL USE PERMIT – PHG 15-0021:

REQUEST: The project involves a Conditional Use Permit for the development of a city facility designed to provide advanced treatment for recycled water produced at the City of Escondido's Hale Avenue Resource Recovery Facility (HARRF) for agricultural uses. The facility would utilize membrane filtration [i.e., microfiltration (MF) or ultrafiltration (UF) membranes] and reverse osmosis (RO) technologies sized for a total production capacity of 2.0 million gallons per day (mgd). The project consists of two separate buildings (approximately 14,440 SF Chemical Storage Building and an approximately 21,775 SF MF/RO Process Building) up to approximately 37 feet in height (top of ridgeline of sloping roofs). The buildings

would contain a variety of equipment, pumps, electrical, control and storage rooms. The MF/RO facility would be designed to accommodate the installation of future equipment to provide an additional 1.0 mgd of production capacity. Underground storage tanks (90,000-gallon feed tank, 163,000-gallon inter-process tank, and a 970,000-gallon product storage tank) also would be installed, along with various above-ground pipes and holding tank(s). Primary access would be provided from E. Washington Avenue, with secondary access to El Norte Parkway. The perimeter of the site would be secured by a combination of new, six-foot-high masonry walls and decorative open fencing. The project also includes a 1,500 kW emergency backup generator. The proposal also includes the adoption of the environmental determination prepared for the project.

LOCATION: The 3.25-acre project site is located within the City of Escondido, County of San Diego, generally located on the northern side of E. Washington Avenue and southern side of El Norte Parkway, west of intersection of Washington Avenue/El Norte Parkway, east of Citrus Avenue, addressed as 2512 E. Washington Avenue (APN 225-270-54).

Commissioner Cohen recused himself from Item 2 and left the room.

Jay Paul, Associate Planner, referenced the staff report and noted staff issues were whether the proposed facility would have any adverse visual, noise and compatibility impacts to surrounding residential uses, and whether dedicated striped on-site parking would be necessary for the facility. Staff recommended approval based on the following: 1) The buildings have been designed and located to address any potential visual and compatibility impacts to surrounding uses, with appropriate setbacks from adjacent residential properties. The majority of the MF/RO equipment and systems would be housed inside of residential-like buildings designed to complement the existing neighborhood and reduce equipment noise levels. Perimeter landscape planters and new six-foot-high masonry block walls would be installed to provide additional screening, separation and noise attenuation; and 2) Section 33-767 of the Zoning Code allows the Commission to waive parking for uses with limited number of persons that would utilize the facility (i.e., utility or corporation storage yards or other similar uses). Staff believes that dedicated striped parking spaces would not be necessary for this facility due to the limited number of employees that would be present at the site at any one time. Employees on site would be infrequent and appropriate areas are available on site to accommodate city vehicles and any delivery trucks.

Commissioner Weiler questioned whether odors would be an issue. Mr. Paul replied in the negative.

Chris McKinney, Utilities Director, noted that the recycled water coming into the facility was odorless. He also noted that the ultimate disposition of the treated water would preferably be to pump it into Lake Dixon if all required permits could be secured.

Discussion ensued regarding a clarification of the distance between the block walls of the subject property and the facility as well as the proposed location for future expansions. Additional discussions ensued regarding a clarification of the pad elevations as well as containment and spillage procedures.

Kevin Davis, Project Design Engineer, provided an overview of the water treatment chemicals that would be used on the site.

Vice-chairman McQuead questioned whether onsite spills could make it to the street. Mr. Davis replied in the negative, noting that the secondary concrete containment structure that was located onsite would mitigate any accidental spills.

Diane Belnap, Escondido, stated that her residence was in close proximity to the subject site, noting her concern for her family being exposed to chemicals and odors. She stated that her bedroom window would look down into the facility and be subject to the facility's lights, noises, and odors. She felt the facility was too industrial and not compatible with the residential area. She noted that the study for the facility indicated that the noise, lighting, and odors would not be significant, noting anything over zero would be significant to her and her neighbors. She also felt her property value would be reduced. She then asked the Commissioners if they would like the subject facility next to their residence.

Jack Barnhart, Escondido, felt the proposed location was inappropriate given its proximity to residential homes. He felt a better location would be industrial and closer to agriculture. He noted that he would not have purchased his property if he knew this type of use would be allowed.

Barbara Warner, Escondido, noted that she lived off of Glen Meadow, noting that she did not receive notice about the proposed project. She was opposed to the proposed project, feeling it should be in a more suitable location. She expressed her concern with being impacted by noise and pollutants, noting she currently had lung issues. She also felt her property value would be reduced.

Leticia Nava, Escondido, noted she lived on the west side of the proposed facility and was representing nine homeowners in the area who were opposed to the project. She stated they were concerned with the facility storing hazardous materials and creating more noise. She questioned whether the project could be located in a non-residential zone that was more suitable such as a commercial

zone. She questioned when the CUP would be granted, and whether the noise study would run concurrent with the CUP. She asked whether the noise study took into consideration cumulative impacts of peak hour traffic on Washington Street along with the facility's pumps and generator, and whether it had been made public. She stated that they felt the existing sound levels were already higher than the allowable standards. She asked if an earthquake study had been conducted for the site as well as whether above ground storage tanks would be utilized. She then asked the Commission if they would like the subject facility next to their residence.

Commissioner Johns asked what the history of the zoning was for the subject property. Mr. Paul noted that the zoning for the subject property was residential with the subject use being allowed through a CUP. Commissioner Johns asked if alternate locations were considered. Mr. McKinney replied in the affirmative and noted the HARRF site could not be used due to not having sufficient space. He also stated that the proposed site was selected due to being a good location for distribution.

Commissioner Weiler asked whether the subject property was slated for a public utility use in the past. Mr. McKinney noted that City Council was briefed on this program in 2012 with the subject site being the preferred site for the past two and a half years.

Commissioner Romo asked Mr. McKinney whether he was aware of how often spills occurred that would impact the health of the community. Mr. McKinney stated that he was not aware of any such situations. He also stated that the subject facility would be designed with several layers of containment as well as chemical tanks being located indoors.

Vice-chairman McQuead asked staff to comment on the seismic integrity of the proposed structure. Mr. McKinney explained that the entire site would be excavated and re-compacted down 16 feet in order to reduce issues with potential earthquakes. Kevin Davis noted that the entire site, facility, and equipment would be designed to meet the current seismic standards.

Vice-chairman McQuead asked if the main structure would be constructed like an essential building similar to a police facility. Mr. Davis stated he did not have this information but would find out. Vice-Chairman McQuead asked if the building height was set by the height of the equipment inside. Mr. Davis replied in the affirmative.

Commissioner Johns and staff discussed the proposed height of the perimeter walls and the proposed landscaping.

Commissioner Weiler and staff discussed the proposed screening and size of the outdoor equipment.

Discussion ensued regarding a clarification of the location for the pipeline from the water treatment plant to the Hogback Reservoir tank.

Commissioner Spann questioned whether sites closer to Lake Dixon were considered. Mr. McKinney replied in the affirmative and noted that locating the facility close to Lake Dixon was only one of many factors involved in site selection.

Commissioner Romo and staff discussed alternative locations.

Vice-chairman McQuead referenced Page 8, No. 1 under the findings and expressed his view that surrounding property values would be reduced.

Commissioner Spann concurred. He also felt the proposed structures looked commercial and were too tall. He did not feel the project would be compatible with the residential neighborhood.

Commissioner Johns felt that the landscaping and walls would be inadequate to block the visual interruption, feeling the adjacent property values would be reduced.

Commissioner Romo noted he recognized the need for the proposed facility, but he was not convinced that the proposed location was the best site for the subject facility.

Commissioner Johns motioned to approve staff's recommendation. There was no second to the motion.

ACTION:

Moved by Vice-chairman McQuead, seconded by Commissioner Spann, to deny the proposed Conditional Use Permit. Motion carried. Ayes: McQuead, Spann, Weiler, Johns and Romo. Noes: None. Abstained: Cohen (5-0-1).

CURRENT BUSINESS – None.

ORAL COMMUNATIONS – None.

PLANNING COMMISSION

Agenda Item No.: G.2
Date: April 26, 2016

CASE NUMBER: PHG 15-0021

APPLICANT: City of Escondido

LOCATION: The 3.25-acre project site is located on the northern side of E. Washington Avenue and southern side of El Norte Parkway, west of the intersection of Washington Avenue/El Norte Parkway, east of Citrus Avenue, addressed as 2512 E. Washington Avenue (APN 225-270-54).

TYPE OF PROJECT: Conditional Use Permit

PROJECT DESCRIPTION: The project involves a Conditional Use Permit for the development of a city facility designed to provide advanced treatment for recycled water produced at the City of Escondido's Hale Avenue Resource Recovery Facility (HARRF) for agricultural uses. Water storage facilities that are part of a utility system is a conditionally permitted use with residential zones subject to the approval of a Conditional Use Permit. The proposed MF/RO facility would utilize membrane filtration [i.e., microfiltration (MF) or ultrafiltration (UF) membranes] and reverse osmosis (RO) technologies sized for a total production capacity of 2.0 million gallons per day (mgd). The project consists of two separate buildings (approximately 14,440 SF Chemical Storage Building and an approximately 21,775 SF MF/RO Process Building). The buildings would contain a variety of equipment, pumps, electrical, control and storage rooms. The MF/RO facility would be designed to accommodate the installation of future equipment to provide an additional 1.0 mgd of production capacity. Underground storage tanks (90,000 gallon feed tank, 163,000 gallon inter-process tank, and a 970,000 gallon product storage tank) also would be installed, along with various above-ground pipes and holding tank(s).

Primary access would be provided from E. Washington Avenue, with secondary access to El Norte Parkway. The perimeter of the site would be secured by a combination of new, six-foot-high masonry walls and decorative open fencing. The project also includes a 1,500 kW emergency backup generator. The proposed project generally would not require full-time employees' onsite. Generally a limited number of employees would be required for daily inspections as may be needed, and for monthly routine facility maintenance, delivery, and removal of chemicals. The proposal also includes the adoption of the environmental determination prepared for the project. A more detailed description of the project components and operations is included in the Final Mitigated Negative Declaration prepared for the project, which is attached with this report.

STAFF RECOMMENDATION: Approval

GENERAL PLAN DESIGNATION: Urban 1 (Single-Family Residential, up to 5.5 dwelling units per acre)

ZONING: R-1-6 (Single-Family Residential, 6,000 SF min. lot size)

BACKGROUND/SUMMARY OF ISSUES: Tertiary-treated recycled water is produced at the City's Hale Avenue Resources Recovery Facility (HARRF) and is provided to other agencies and City customers for landscape and industrial purposes. The City has been expanding the recycled water conveyance system over the past several years to provide a more dependable and sustainable water supply to be less dependent on imported water. The City Council authorized the Recycled Water Easterly Main Extension project currently underway to expand the City's existing recycled water pipeline system to deliver recycled water to customers located east of downtown Escondido. The recycled water from the HARRF would be brought to the MF/RO facility by a new, approximately 15,500 feet long 24-inch diameter pipeline to be installed in Washington Avenue. The proposed MF/RO facility is part of a larger proposed expansion of Escondido recycled water (RW) distribution to serve eastern and northern agricultural land.

This project originally was conceptualized as part of the City's Potable Water Reuse Program identified in the Recycled Water Master Plan. The City is implementing this component of the Reuse Program to expedite a new, high-quality water supply to local agricultural growers, utilize existing water resources and help promote and support the local economy and agriculture. Agricultural producers are a vital part of Escondido's community and its economy, and avocados are one of the most important crops grown in San Diego County. Water quality for avocado production is important for quantity and

quality of production. Growers maintain a high demand for water, specifically low-salinity water, and water must be low in chlorides and other constituents to avoid leaf burn, root rot, and the need for excessive flushing. For these reasons, infrastructure to provide more recycled water with lower salinity to the growers is necessary to offset agricultural potable demand, decrease demand for imported water, and to continue efficient agricultural production.

The Recycled Water Easterly Main Extension Project also identified the potential for installation of an advanced water treatment (AWT) facility which could be used to improve local water quality and/or to produce purified water for indirect potable reuse purposes. The new MF/RO facility will serve as the future pilot site for anticipated Advanced Oxidation Process demonstration of the City's ability to further treat the RW so that it could be safely use in the potable water supply (Advanced Water Treatment, or AWT).

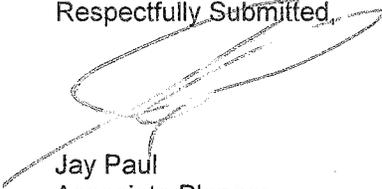
Staff feels the issues are as follows:

1. Whether the proposed facility would have any adverse visual, noise and compatibility impacts to surrounding residential uses.
2. Whether dedicated striped on-site parking would be necessary for the facility.

REASON FOR STAFF RECOMMENDATION:

1. The buildings have been designed and located to address any potential visual and compatibility impacts to surrounding uses, with appropriate setbacks from adjacent residential properties. The majority of the MF/RO equipment and systems would be housed inside of residential-like buildings designed to complement the existing neighborhood and reduce equipment noise levels. Perimeter landscape planters and new six-foot-high masonry block walls would be installed to provide additional screening, separation and noise attenuation.
2. Section 33-767 of the Zoning Code allows the Commission to waive parking for uses with limited number of persons that would utilize the facility (i.e., utility or corporation storage yards or other similar uses). Staff believes that dedicated striped parking spaces would not be necessary for this facility due to the limited number of employees that would be present at the site at any one time. Employees on site would be infrequent and appropriate areas are available on site to accommodate city vehicles and any delivery trucks.

Respectfully Submitted,



Jay Paul
Associate Planner

ANALYSIS

A. LAND USE COMPATIBILITY/SURROUNDING ZONING

NORTH – R-1-10 (Single-Family Residential, 10,000 SF min. lot size). A triangle-shaped parcel is located immediately adjacent on the north and is part of a larger parcel on the northern side of El Norte Parkway that was bisected by the extension of El Norte Parkway. The parcel is fenced (8-foot-high chain link with slats) and used to store commercial vehicles associated with the non-conforming commercial parcel located on the northern side of El Norte Parkway. Secondary access to El Norte Parkway would be provided and secured with open type fencing (6-foot-high wrought iron or black clad chain-link) with a gate to restrict access. Additional landscaping would be provided along the street frontage. Single-family homes are located further to the north along the northern side of El Norte Parkway.

SOUTH – R-1-6 zoning (Single-Family Residential, 6,000 SF min. lot size). Two small single-story churches are located immediately south of the site. The primary access/panhandle from Washington Avenue is located between each church property. The rear of the churches would orient towards the project site. A six-foot-high solid masonry wall is proposed to be constructed along the property boundary between the project site and churches. A six-foot-high open fence (wrought iron) and landscaping is proposed to be installed along both sides of the project access/panhandle along with a gate to control access. A portion of the landscape improvements also functions as required on-site storm water improvements/features. Single-family residential homes are located on the southern side of Washington Avenue.

EAST - R-1-6 zoning (Single-Family Residential, 6,000 SF min. lot size). Single-family homes are located to the east of the project site. The back yards and the rear of the two-story homes orient towards the project site. The adjacent lots are situated approximately 3 to 4 feet higher than the site and a solid masonry block wall ranging from 7 to 10 feet in height is located along the property boundary. The proposed Chemical Storage Building would be set back approximately 36 feet from the eastern property boundary. A landscape planter area would be located along the existing wall to include tall growing shrubs (Grecian Laurel, *Laurus Nobilis* or similar species) to provide future screening between the rear yards of the home and MRFO facility.

WEST - R-1-6 zoning (Single-Family Residential, 6,000 SF min. lot size). Single-family homes (one-story in height) are located west of the project site. The side elevations of the two home directly west of the MF/RO building orient towards the project site, and rear elevation of the homes towards the northerly area of the site. Holly Avenue terminates at the western boundary of the site, but would not provide access to the property. The MFRO Process Building would be setback between 38 feet to 48 feet from the western property boundary. A new six-foot-high masonry block wall will be installed along the western property boundary. Landscaping also will be installed along the western boundary. The homes on the west are situated at a similar or slightly lower elevation than the project site.

B. ENVIRONMENTAL STATUS

A Draft Initial Study/MND was re-issued for 30-day public review for the proposed project on March 2, 2016 in conformance with the California Environmental Quality Act (CEQA). The finding of the environmental analysis is the Initial Study identified impacts related to the issues of biological resources, cultural and tribal cultural resources, and noise that may be potentially significant. However, design and minimization measures, revisions in the project plans and/or mitigation measures would provide mitigation to a point where potential impacts are reduced to less than a significant level. All other project impacts studied were found to be less than significant. The City has concluded necessary consultation with the Native American Tribes in accordance with Assembly Bill 52 with the incorporation of appropriate mitigation measures to address potential impacts to Tribal Cultural Resources, including Native American monitors during initial site grading. The Final Mitigated Negative Declaration may be viewed at the following link: <https://www.escondido.org/Data/Sites/1/media/PDFs/Planning/Microfiltration/FinalMNDMFRO42016.pdf>

The City is seeking funding from the State Revolving Fund (SRF) Loan Program for this project. The U.S. Environmental Protection Agency (USEPA) sponsors the SRF Program to provide funding for construction of publicly-owned treatment facilities and water reclamation projects. In order to comply with requirements of the SRF Loan Program, which is administered by State Water Resource Control Board (SWRCB) the Initial Study/MND must fulfill additional requirements

known as CEQA-Plus. The CEQA-Plus requirements have been established by the EPA and are intended to supplement the CEQA Guidelines with specific requirements for environmental documents acceptable to the SWRCB when reviewing applications for wastewater treatment facility loans. This Final MND includes the appropriate CEQA-Plus analysis.

Staff received a few phone calls from adjacent residents requesting additional information regarding the project and one call to express opposition to the project. Staff received one written comment from the California Department of Fish and Wildlife (CDFW) requesting that an additional preconstruction survey for Tarplant and San Diego Ambrosia be included in the Final MND. The Final MND has been revised accordingly.

C. AVAILABILITY OF PUBLIC SERVICES

1. **Effect on Police Service** -- The Police Department expressed no concern regarding their ability to serve the site. The entire site would be fenced and gated to control access.
2. **Effect on Fire Service** -- The Fire Department did not express any concerns regarding their ability to serve the site. Appropriate on-site circulation for emergency vehicles would be provided.
3. **Traffic** -- The Engineering Division indicated the intermittent operational traffic and the short term construction traffic resulting from the proposed project would not adversely affect level of service on nearby roadways and intersections. All nearby roadways and intersections would continue to operate at acceptable levels of service. Traffic related to operation of the facility generally would be limited to inspection, maintenance, and/or repair activities that would occur infrequently.
4. **Utilities** -- Water service to the site is provided by the City of Escondido. The Engineering Department concluded the project would not materially degrade the level-of-service of the public sewer and water system. Waste streams generated by the facility including strainer backwash, MF/UF neutralized waste, RO flush waste, RO waste, RO flush pump, RO neutralized waste, as well as sanitary sewer waste would be discharged to a proposed on-site waste equalization wet well prior to discharge to the sanitary sewer and conveyed to HARRF for treatment. The proposed sewer system would convey wastewater flows to the existing eight-inch pipe located in Holly Avenue. Two submersible sump pumps would be provided to pump waste flows to the sanitary sewer.

The proposed MFRO Facility's Washington Avenue site access driveway would serve as the proposed on-site facility pipeline corridor. Pipelines entering the project site from Washington Avenue include the HARRF reuse influent pipeline, brine/reject waste return pipeline, agriculture supply pipeline, potable water, storm drain, fiber optic and electrical conduit. All the pipelines are going to connect to existing facilities and proposed new facilities/pipelines to be constructed in Washington Avenue that were previously approved as part of the City's Recycled Water Easterly Main Extension Project (City File No. ENV13-0007). The recycled water from the HARRF would be brought to the MF/RO facility by a new, approximately 15,500 feet long 24-inch diameter pipeline. MFRO treatment process waste streams would be collected and conveyed back to the HARRF through a proposed 16-inch brine pipeline to be installed in Washington Avenue.

5. **Drainage** -- There are no significant drainage courses within or adjoining the property. The property generally slopes and drains from north to south and runoff from the project would be directed to the adjoining public street or other drainage facility. An existing 48 inch storm drain is located in Washington Avenue. The Engineering Department concluded the project would not materially degrade level-of-service of the existing or downstream drainage facilities. Appropriate storm water quality and drainage features will be constructed on-site to include bio-filtration areas and underground storm water detention basins to capture and control the release of water as required by the City's storm water requirements.

C. CONFORMANCE WITH CITY POLICY

General Plan

The proposed recycled water project would be in conformance with the City's Quality of Life Standard 10 (Water System) that directs the City to continue efforts to implement water reclamation and water conservation programs. Water System Policy 12.13 encourages the City to use and explore opportunities to increase the use of recycled water in the City.

Project Design and Neighborhood Compatibility – The architecture, materials and exterior colors of the proposed MF/RO and Chemical Storage Building have been designed to reflect the single-family residential character of the surrounding area. In order to address the larger mass and scale of the buildings, the design includes hip and gable roof elements, and a variety of skylights to break up the larger sloping roof areas. The larger MF/RO building includes dormer features on the roof to break up the roofline as seen from the residential properties to west. The buildings also include increased setbacks along the east and west (ranging from 36 feet on the east and 38 to 48 feet on the west) to provide the appropriate separation between the adjacent residential uses. Perimeter landscape planters and a new six-foot-high masonry block walls would be installed to provide additional screening, separation and noise attenuation. The existing ten-foot-high block wall along the eastern boundary would remain. Because the facility would operate continuously and include larger pumps and other associated equipment, the majority of the equipment and systems would be located within the buildings to provide the appropriate noise attenuation, as well as to further reduce any aesthetic impacts from more industrial systems (i.e., tanks, pumps and pipes). The larger storage tanks (up to 17 feet in height) would be placed underground to further reduce potential visual impacts. A limited number of personnel would need to be on site and outdoor activities (such as deliveries or maintenance) would be infrequent, which would further reduce potential noise and compatibility impacts to the adjacent residences. Staff believes the project has been appropriately designed to mitigate any potential noise, visual or compatibility impacts to adjacent uses.

Chemical Storage - Operation of the proposed facility includes the storage of certain chemicals that would be used in the MF/RO process to include sodium hypochlorite and liquid ammonium sulfate (disinfectant), sulfuric acid and sodium bisulfite (pH control), threshold inhibitor, antiscalant, calcium chloride, citric acid, and sodium hydroxide. Storage of chemicals would be within specific designed tanks, containers and containment areas within the Chemical Storage Building. The delivery and disposal of chemicals to and from the project site would occur in full accordance with all applicable federal, state, and local regulations. A Hazardous Materials Business Plan (HMBP) must be prepared for the proposed project as required by the County of San Diego Department of Environmental Health. The HMBP is intended to minimize hazards to human health and the environment from fires, explosions, or an unplanned release of hazardous substances into air, soil, or surface water. Staff feel the storage of the necessary chemicals on site would not create any significant health hazard due to the project design features and safety features, implementation of the HMBP and compliance with all applicable federal, state and local regulations regarding the use and transport of hazardous materials.

SUPPLEMENT TO STAFF REPORT/DETAILS OF REQUEST

A. PHYSICAL CHARACTERISTICS

The approximately 3.25-acre panhandle-shaped project site is undeveloped, weed-abated land, generally covered by grasses. The project site is relatively flat with elevations ranging from 720' at the northeastern corner to 709' towards Washington Avenue on the south. Several trees are distributed around the edges of the project site and include ornamental and eucalyptus trees towards Washington Avenue, and several oak trees along the western boundary. A variety of fencing and walls surrounds a majority of the site. The project fronts onto and takes access from Washington Avenue on the south and El Norte Parkway on the north

B. SUPPLEMENTAL DETAILS OF REQUEST

1. Property Size: 3.25 acres (one parcel)

2. Proposed New Buildings

MF/RO Bldg.: (West Bldg.)

equipment-process area, electrical, control-operations, lab, and storage rooms.

Size: 21,775 SF (191' L x 114' W)
Height: 37' to top of ridgeline
Underground Storage: Interprocess underground tank 163,000 gal (20'W x 64'L x 17'H)

Chemical Storage Bldg.: (East Bldg.)

chemical feed and storage, electrical room and pump gallery for MF/UF feed pumps and agricultural recycled water pumps

Size: 14,400 SF (125'L x 118'W)
Height: 37' to top of ridgeline
Underground Storage: Product water underground tank 970,000 gal (72'W x 120'L x 17'H) that includes two separate basins to accommodate product water and the MF/UF influent underground 90,000 gal tank (40'W x 18'Lx 17'H)
Aboveground Storage: One vertical cylindrical 4,000 gal tank and associated piping

Standby Generator:

1,500 kW (14'W x 60'L x 14' T with two, 27' tall radiator discharge noise attenuation covers)

3. Colors/Materials: Stucco exterior (light cream/tan upper building area with darker base-wainscot; vertical and horizontal score/control joints; multi-pane windows and varied wall louvers; Spanish style tile roof (red/orange tones) hip and gable roof elements with skylights, dormers on west facing MF/RO bldg.; sculpted fascia trim.

4. Fencing: New decorative six-foot-high wrought-iron fencing and gates along Washington Avenue panhandle entrance and El Norte Parkway frontage. New six-foot-high masonry block wall along southern boundary (adjacent to rear of both church parcels) and along western property boundary. Existing masonry block wall along eastern property boundary to remain (7 to 10 feet in height).

C. CODE COMPLIANCE ANALYSIS:

	<u>Proposed</u>	<u>R-1-10 Zone Requirements</u>
1. Setbacks:		
Front (Wash Ave):	260' from Washington and 36' from Church P/L	15' min.
(El Norte)	145' from El Norte Pkwy. and 88' from remnant P/L	15' min.

EXHIBIT "A"
FINDINGS OF FACT
PHG15-0021

Conditional Use Permit

1. The Planning Commission believes that granting this Conditional Use Permit for the proposed MF/RO facility is based on sound principles of land use and would not create a nuisance, cause deterioration of bordering land uses or create special problems for the area in which it is located because the proposed buildings, operations and infrastructure have been designed to be compatible with the surrounding residential development. The proposed facility would be in conformance with the underlying zoning code development requirements, including setbacks, building height and lot coverage. The facility's process, pumps, chemical feed and storage equipment either would be located within the associated buildings, located to minimize potential visual and noise impacts to adjacent uses and/or and include the appropriate attenuation features to mitigate potential noise impacts. Landscape planter areas and perimeter walls/fencing would be installed along the boundaries adjacent to single-family development to provide an appropriate physical barrier and visual screening. The Engineering Department indicated the project would not result in a significant impact to the adjacent roadways and intersections due to the limited number of anticipated vehicle trips associated with the operation of the facility. The project will not diminish the Quality-of-Life Standards of the General Plan as the project, as conditioned, would not degrade the levels of service on adjacent street and intersections, and adequate public facilities and access would be provided (as discussed in the staff report and environmental review prepared for the project.). The proposed buildings would be treated with stucco façade, tile roof and other architectural features/details to be compatible with architectural style of the neighboring single-family homes and churches. The use of hazardous materials and substances during construction and ongoing operations would be subject to federal, state, and local health and safety requirements for handling, storage, and disposal. Operation of the proposed facilities would include the storage of sodium hypochlorite, liquid ammonium sulfate, sulfuric acid, sodium bisulfite, threshold inhibitor, and sodium hydroxide. These systems would be appropriated located within the Chemical Storage Building and other specific containment areas. The storage tanks would be designed in accordance with applicable hazardous materials storage regulations for long-term use. Other waste streams such as liquid collected in the sumps, if determined to be hazardous, would be pumped using a portable pump to a tank truck to be disposed of as a hazardous material at a State-permitted treatment or disposal facility. The delivery and disposal of chemicals to and from the project site would occur in full accordance with all applicable federal, state, and local regulations.
2. The proposed recycled water project would be in conformance with the City's Quality of Life Standard 10 (Water System) that directs the City to continue efforts to implement water reclamation and water conservation programs. Water System Policy 12.13 encourages the City to use and explore opportunities to increase the use of recycled water in the City. The proposed project would not diminish the Quality-of-Life Standards of the General Plan as the project does not materially degrade the levels-of-service on adjacent streets or public facilities as discussed in the sections above, and further detailed in the Planning Commission staff report the environmental review prepared for the project (Final Negative Declaration).
3. All of the requirements of the California Environmental Quality Act (CEQA) have been met because the findings of the environmental analysis (as demonstrated in Final Mitigated Negative Declaration) are that the Initial Study identified impacts related to biological resources, cultural and tribal cultural resources, and noise that may be potentially significant. However, design and minimization measures, revisions in the project plans and/or mitigation measures would provide mitigation to a point where potential impacts are reduced to less than a significant level. All other project impacts studied were found to be less than significant. The City also has complied with the provisions of Assembly Bill 52 regarding consultation with the Native American Tribes and appropriate mitigation measures have been included to address potential impacts to tribal cultural resources. This Final MND includes the appropriate CEQA-Plus requirements/analysis established by the EPA that are intended to supplement the CEQA Guidelines with specific requirements for environmental documents acceptable to the SWRCB when reviewing applications for wastewater treatment facility loans.
4. This project is in response to services required by the community because the facility is a component of an overall expansion to the existing recycled water conveyance system to deliver recycled water to identified customers. Tertiary-treated recycled water is produced at the City's Hale Avenue Resources Recovery Facility (HARRF) that is

provided to other agencies and City customers for landscape and industrial purposes. The City has been expanding the recycled water conveyance system over the past several years to provide a more dependable and sustainable water supply to be less dependent on imported water. This project component was originally conceptualized as part of the City's Potable Water Reuse Program (Reuse Program) identified in the Recycled Water Master Plan. The City is implementing this component of the Reuse Program to expedite a new, high-quality water supply to local agricultural growers, utilize existing water resources and help promote and support the local economy and agriculture.

EXHIBIT "B"

CONDITIONS OF APPROVAL MF/RO Facility PHG15-0021

General

1. All construction shall comply with all applicable requirements of the Escondido Zoning Code and requirements of the Planning Division, Engineering Division, Building Division, and Fire Department.
2. All uses, capacity, hours of operation and outdoor activities shall be substantially consistent with the Details of Request and conditions of approval contained within this report.
3. Colors, materials and design of the project shall conform to the exhibits and references in the staff report, to the satisfaction of the Director of Community Development.
4. All exterior lighting shall conform to the requirements of Article 35, Outdoor Lighting (Ordinance No. 86-75). Any outdoor lighting adjacent to residential uses shall provide appropriate shielding to prevent light from adversely affecting the adjacent properties. This shall be demonstrated on the building plans.
5. All project generated noise shall conform to the City's Noise Ordinance (Ordinance 90-08).
6. No signage is approved as part of this permit. All proposed signage associated with the project must comply with the City of Escondido Sign Ordinance.
9. All new utilities shall be placed underground, to the satisfaction of the City Engineer and Director of Public Works.
10. Any new rooftop equipment must be fully screened from all public view utilizing materials and colors which match the building(s).
11. Any new walls and/or retaining walls shall incorporate decorative materials or finishes, and shall be indicated on the project plans. Decorative pilasters shall be incorporated into the new walls at appropriate intervals.
12. Striped parking spaces shall not be required for the project in accordance with Zoning Code Section 33-767.
13. This CUP shall become null and void unless utilized within 36 months of the effective date of approval, unless an extension of time is approved in accordance with Article 61, Division 1 of the Zoning Code.
14. The City of Escondido hereby notifies the applicant that State Law (SB 1535) effective January 1, 2007, requires certain projects to pay fees for purposes of funding the California Department of Fish and Game. If the project is found to have a significant impact to wildlife resources and/or sensitive habitat, in accordance with State law, the applicant should remit to the City of Escondido Planning Division, within two (2) working days of the effective date of this approval ("the effective date" being the end of the appeal period, if applicable) a certified check payable to the "County Clerk," in the amount of \$2,260.25 for a project with a Negative Declaration, which includes an additional authorized County administrative handling fee of \$50.00 (\$2,210.25 + \$50). Failure to remit the required fees in full within the specified time noted above will result in County notification to the State that a fee was required but not paid, and could result in State imposed penalties and recovery under the provisions of the Revenue and Taxation code. In addition,

Section 21089(b) of the Public Resources Code, and Section 711.4(c) of the Fish and Game Code provide that no project shall be operative, vested, or final until all the required filing fees are paid. If the fee increase after the date of this approval, the applicant shall be responsible for the increase.

15. The project shall be in compliance with all of the following mitigation measures:

BIO-1

A qualified biologist shall perform focused surveys during the appropriate time of year (April through November) to determine the presence of sensitive plant species (i.e. San Diego ambrosia and southern tarplant). If sensitive plants are observed on the project site, flagging, stakes, and/or construction fencing shall be used to demarcate the areas in which the plants are growing and these areas would be avoided, where feasible. Project personnel, including all contractors working onsite, would be instructed on the sensitivity of the area. If preservation onsite is not feasible, the project biologist would consult with CDFW to determine appropriate mitigation for the loss of any special status plants, which is anticipated to include plant and seed collection.

BIO-2a

Proposed project activities (including, but not limited to, staging and disturbances to native and non-native vegetation, structures, and substrates) should occur outside of the avian breeding season, which generally runs from March 1st -August 15th, to avoid take of birds or their eggs.

BIO-2b

If avoidance of the avian breeding season is not feasible a qualified biologist, with experience in conducting breeding bird surveys, shall conduct a preconstruction clearance survey for active nests no more than 3 days prior to the initiation of project construction activities.

- If a protected native bird is found, flagging, stakes, and/or construction fencing shall be used to demarcate a buffer zone of 300 feet (or 500 feet for raptors) between the project construction activities and the nest. Project construction personnel, including all contractors working on site, will be instructed on the sensitivity of the area. The project proponent shall delay all project construction activities within the 300- (or 500-) foot buffer area until August 15th or until a qualified biologist has determined that the juveniles have fledged, the nest is vacated, and there is no evidence of a second attempt at nesting.
- If the biological monitor determines that a narrower buffer between the project construction activities and observed active nests is warranted, he/she shall submit a written explanation as to why (e.g., species-specific information; ambient conditions and birds' habituation to them; and the terrain, vegetation, and birds' lines of sight between the project activities and the nest and foraging areas) to the City. Based on the submitted information the City will determine whether to allow a narrower buffer.
- The qualified biological monitor shall be present on site during all grubbing and clearing of vegetation to ensure that these activities remain within the project footprint (i.e., outside the demarcated buffer) and that the flagging/stakes/fencing is being maintained, and to minimize the likelihood that active nests are abandoned or fail due to project construction activities. The biological monitor will send weekly monitoring reports to the City during the grubbing and clearing of vegetation, and will notify the City immediately if Project activities damage active avian nests

CUL-1

The City of Escondido Planning Division ("City") recommends the applicant enter into a Tribal Cultural Resource Treatment and Monitoring Agreement (also known as a pre-excavation agreement) with a tribe that is traditionally and culturally affiliated with the Project Location ("TCA Tribe") prior to issuance of a grading permit. The purposes of the agreement are (1) to provide the applicant with clear expectations regarding tribal cultural resources, and (2) to formalize protocols and procedures between the Applicant/Owner and the TCA Tribe for the protection and treatment of, including but not limited to, Native

American human remains, funerary objects, cultural and religious landscapes, ceremonial items, traditional gathering areas and cultural items, located and/or discovered through a monitoring program in conjunction with the construction of the proposed project, including additional archaeological surveys and/or studies, excavations, geotechnical investigations, grading, and all other ground disturbing activities.

CUL-2

Prior to issuance of a grading permit, the applicant shall provide written verification to the City that a qualified archaeologist and a Native American monitor associated with a TCA Tribe have been retained to implement the monitoring program. The archaeologist shall be responsible for coordinating with the Native American monitor. This verification shall be presented to the City in a letter from the project archaeologist that confirms the selected Native American monitor is associated with a TCA Tribe. The City, prior to any pre-construction meeting, shall approve all persons involved in the monitoring program.

CUL-3

The qualified archaeologist and a Native American monitor shall attend the pre-grading meeting with the grading contractors to explain and coordinate the requirements of the monitoring program.

CUL-4

During the initial grubbing, site grading, excavation or disturbance of the ground surface, the qualified archaeologist and the Native American monitor shall be on site full-time. The frequency of inspections shall depend on the rate of excavation, the materials excavated, and any discoveries of Tribal Cultural Resources as defined in California Public Resources Code Section 21074. Archaeological and Native American monitoring will be discontinued when the depth of grading and soil conditions no longer retain the potential to contain cultural deposits. The qualified archaeologist, in consultation with the Native American monitor, shall be responsible for determining the duration and frequency of monitoring.

CUL-5

In the event that previously unidentified Tribal Cultural Resources are discovered, the qualified archaeologist and the Native American monitor shall have the authority to temporarily divert or temporarily halt ground disturbance operation in the area of discovery to allow for the evaluation of potentially significant cultural resources. Isolates and clearly non-significant deposits shall be minimally documented in the field and collected so the monitored grading can proceed.

CUL-6

If a potentially significant tribal cultural resource is discovered, the archaeologist shall notify the City of said discovery. The qualified archaeologist, in consultation with the City, the TCA Tribe and the Native American monitor, shall determine the significance of the discovered resource. A recommendation for the tribal cultural resource's treatment and disposition shall be made by the qualified archaeologist in consultation with the TCA Tribe and the Native American monitor and be submitted to the City for review and approval.

CUL-7

The avoidance and/or preservation of the significant tribal cultural resource and/or unique archaeological resource must first be considered and evaluated as required by CEQA. Where any significant Tribal Cultural Resources and/or unique archaeological resources have been discovered and avoidance and/or preservation measures are deemed to be infeasible by the City, then a research design and data recovery program to mitigate impacts shall be prepared by the qualified archaeologist (using professional archaeological methods), in consultation with the TCA Tribe and the Native American monitor, and shall be subject to approval by the City. The archaeological monitor, in consultation with the Native American monitor, shall determine the amount of material to be recovered for an adequate artifact sample for analysis. Before construction activities are allowed to resume in the affected area, the research design and data recovery program activities must be concluded to the satisfaction of the City.

CUL-8

As specified by California Health and Safety Code Section 7050.5, if human remains are found on the project site during construction or during archaeological work, the person responsible for the excavation, or his or her authorized representative, shall immediately notify the San Diego County Coroner's office. Determination of whether the remains are human shall be conducted on-site and in situ where they were discovered by a forensic anthropologist, unless the forensic anthropologist and the Native American monitor agree to remove the remains to an off-site location for examination. No further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent remains shall occur until the Coroner has made the necessary findings as to origin and disposition. A temporary construction exclusion zone shall be established surrounding the area of the discovery so that the area would be protected, and consultation and treatment could occur as prescribed by law. In the event that the remains are determined to be of Native American origin, the Most Likely Descendant, as identified by the Native American Heritage Commission, shall be contacted in order to determine proper treatment and disposition of the remains in accordance with California Public Resources Code section 5097.98. The Native American remains shall be kept in-situ, or in a secure location in close proximity to where they were found, and the analysis of the remains shall only occur on-site in the presence of a Native American monitor.

CUL-9

If the qualified archaeologist elects to collect any tribal cultural resources, the Native American monitor must be present during any testing or cataloging of those resources. Moreover, if the qualified Archaeologist does not collect the cultural resources that are unearthed during the ground disturbing activities, the Native American monitor, may at their discretion, collect said resources and provide them to the TCA Tribe for respectful and dignified treatment in accordance with the Tribe's cultural and spiritual traditions. Any Tribal Cultural Resources collected by the qualified archaeologist shall be repatriated to the TCA Tribe. Should the TCA Tribe or other traditionally and culturally affiliated tribe decline the collection, the collection shall be curated at the San Diego Archaeological Center. All other resources determined by the qualified archaeologist, in consultation with the Native American monitor, to not be tribal cultural resources, shall be curated at the San Diego Archaeological Center.

CUL-10

Prior to the release of the grading bond, a monitoring report and/or evaluation report, if appropriate, which describes the results, analysis and conclusion of the archaeological monitoring program and any data recovery program on the project site shall be submitted by the qualified archaeologist to the City. The Native American monitor shall be responsible for providing any notes or comments to the qualified archaeologist in a timely manner to be submitted with the report. The report will include California Department of Parks and Recreation Primary and Archaeological Site Forms for any newly discovered resources.

CUL-11

In the event of unanticipated discovery of paleontological resources, the City shall cease ground-disturbing activities within 100 feet of the find until it can be assessed by a qualified paleontologist. The qualified paleontologist shall assess the find, implement recovery measures if necessary, and determine if paleontological monitoring is warranted once work resumes

NOISE-1

All construction equipment operating at the project site shall be equipped with properly operating mufflers.

NOISE-2

Noise and groundborne vibration construction activities whose specific location on the project site may be flexible (e.g., operation of compressors and generators, cement mixing, general truck idling) shall be conducted as far as possible from the nearest noise- and vibration-sensitive land uses.

NOISE-3

Construction activities associated with the proposed project shall, to the extent feasible, be scheduled so as to avoid operating several pieces of equipment simultaneously, which causes high noise levels. When the use of impact tools are necessary, they shall be hydraulically or electrically powered wherever possible to avoid noise associated with compressed air exhaust from pneumatically powered tools. Where use of pneumatic tools is unavoidable, an exhaust muffler on the compressed air exhaust shall be used and external jackets on the tools themselves shall be used where feasible.

NOISE-4

All stationary construction noise sources used at the project site shall be located away from adjacent receptors, to the extent feasible, and be muffled and enclosed within temporary sheds or other insulation barriers to the extent feasible.

NOISE-5

Under conditions where excessively loud equipment (e.g., compressors, jackhammers, and concrete saws) that generate high noise levels are required to be used continuously for an hour or more at the project site within 180 feet of an off-site noise-sensitive receptor, the construction contractor(s) must obtain a variance in advance from the City prior to the use of such equipment.

NOISE-6

A construction relations officer shall be designated for the proposed project to serve as a liaison with surrounding residents and property owners and be responsible for responding to any concerns regarding construction noise and vibration. The liaison's telephone number(s) shall be prominently displayed at the project site. Signs shall also be posted that include permitted construction days and hours at the project site.

NOISE-7

All stationary noise-generating equipment associated with the proposed MF/RO Facility shall be adequately muffled or shielded such that the composite operational noise levels generated by the facility would not exceed the City's established exterior sound level limits for residential zones at the property line of the neighboring residential uses. Under the condition where the existing ambient noise levels at the neighboring residential uses exceed the City's exterior sound level limits for residential zones, the allowable noise exposure standard for project operations at the neighboring residential uses shall be the existing ambient noise level at these properties.

NOISE-8

During excavation activities within 20 feet of the neighboring residences, the City shall conduct visual monitoring of the neighboring structures to evaluate the effects of vibration resulting from construction activities. If perceptible vibration becomes excessive, the monitor shall have the authority to halt activities until construction methods are modified to minimize vibration. Alternative methods could include use of backhoes or small dozers rather than large bulldozers for the outer edge of the excavation.

NOISE-9

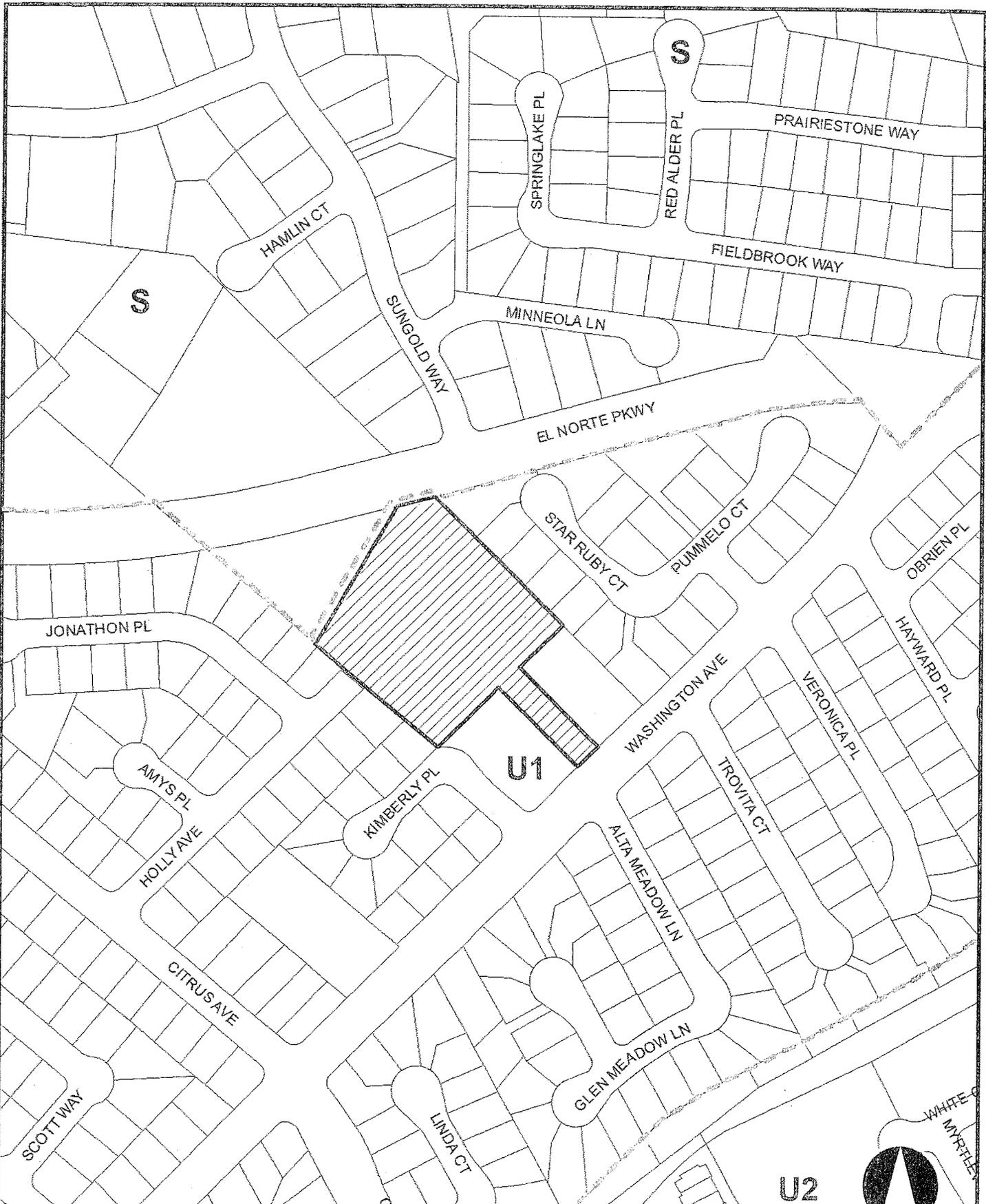
Prior to any construction activities, the existing residential and church-related land uses located directly adjacent to the project site shall be notified of the dates of construction along with a disclosure that perceptible vibration levels could be felt over the duration of those construction activities. These neighboring sensitive land uses shall be kept informed of any changes to the construction schedule.

Landscaping

1. Five copies of a detailed landscape and irrigation plan(s) shall be submitted to the Engineering Division prior to issuance of Grading or Building permits. The required landscape and irrigation plan(s) shall comply with the provisions, requirements and standards in the City's Landscape Standards as well as the State

Model Water Efficient Landscape Ordinance. The plans shall be prepared by, or under the supervision of a licensed landscape architect.

2. Any existing trees to remain and any trees to be removed shall be identified on the landscape and grading plans, to the satisfaction of the Planning Division. Specimen sized trees (min. 24" box) shall be used to replace any mature trees to be removed. Mature oak trees shall be replaced at a min. ratio of 2:1 with 24" box sized trees, or 5:1 ratio with 15 gallon trees.
3. Appropriate landscape screening shall be along the El Norte Parkway frontage and around the backup generator. The northern area of the site should include appropriate erosion control treatment on the undeveloped portions of the site, to the satisfaction of the Engineering Division. This shall be included on the final landscape plans.
4. All landscaping shall be permanently maintained in a flourishing manner. All irrigation shall be maintained in fully operational condition.
5. Prior to occupancy of future buildings, all required landscape improvements shall be installed and all vegetation growing in an established, flourishing manner. The required landscaped areas shall be free of all foreign matter, weeds and plant material not approved as part of the landscape plan.

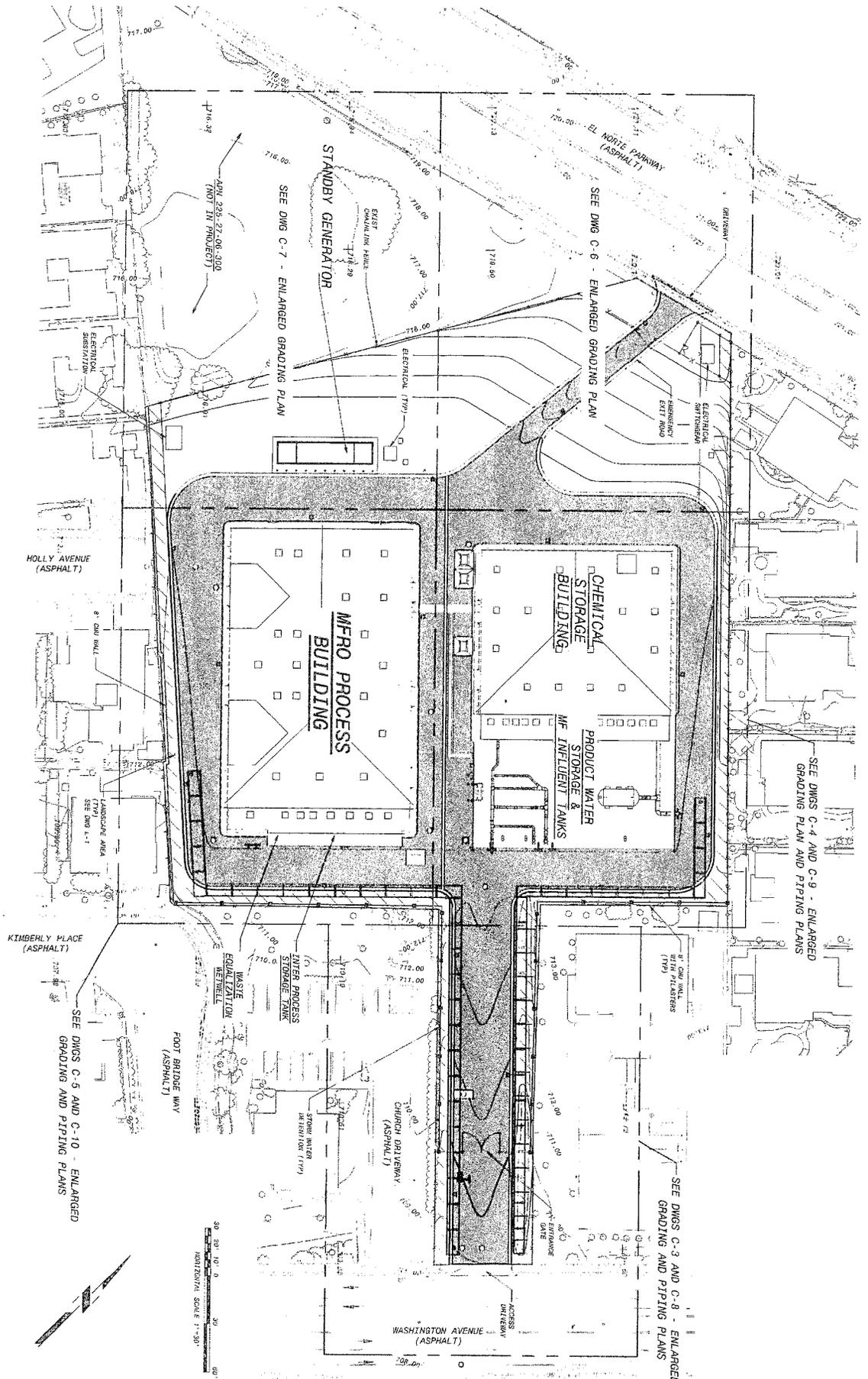


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**PROPOSED PROJECT
PHG 15-0021**



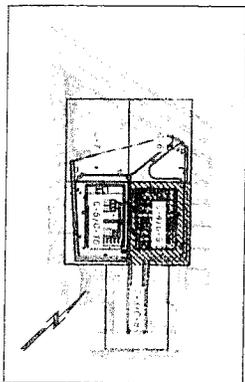
GENERAL PLAN



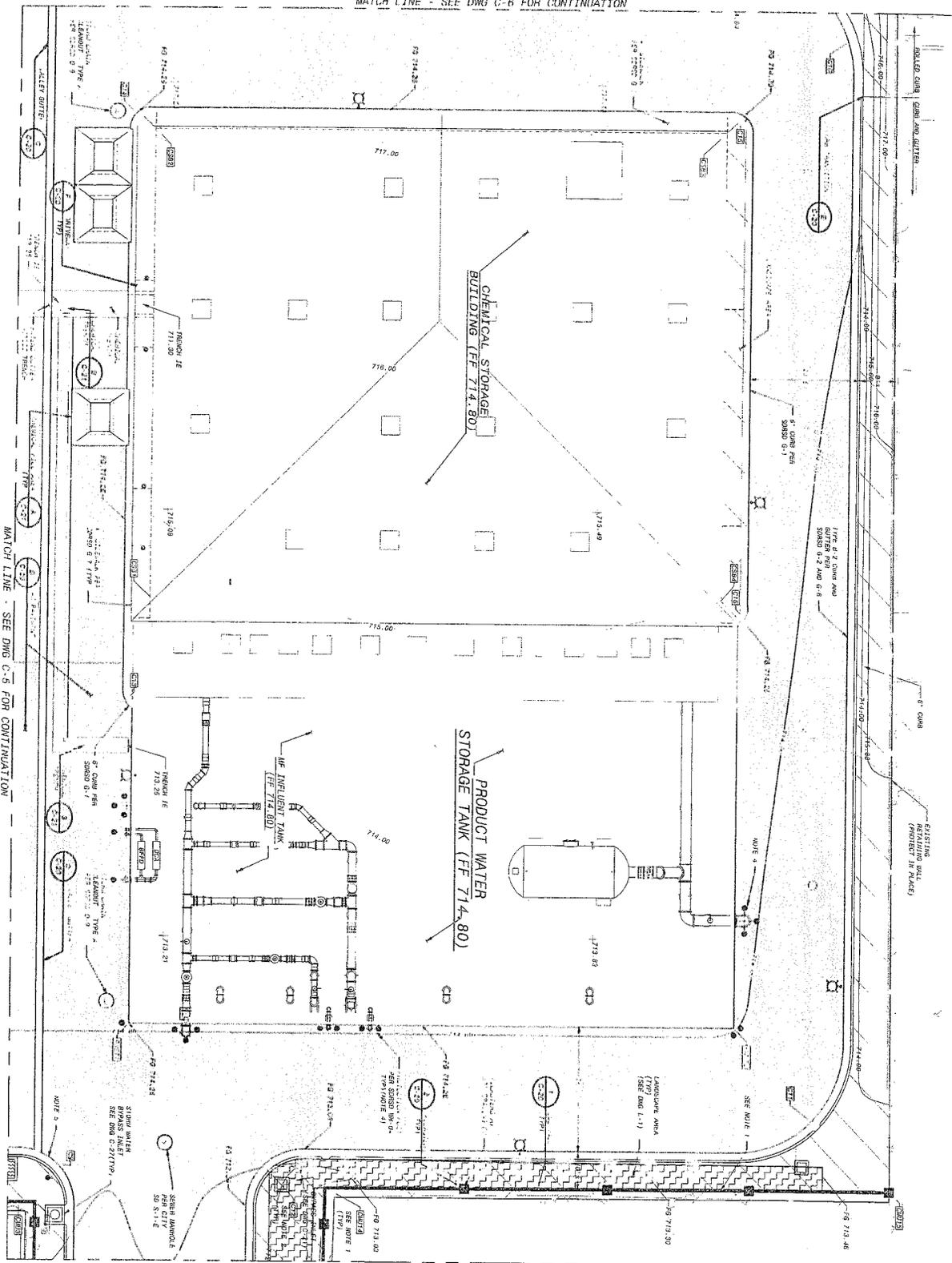
PROPOSED PROJECT
PHG 15-0021

SP

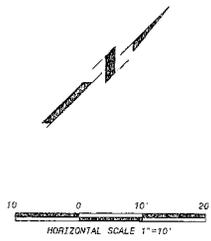
MATCH LINE - SEE DWG C-6 FOR CONTINUATION



KEY MAP



MATCH LINE - SEE DWG C-3 FOR CONTINUATION



PROPOSED PROJECT
PHG 15-0021
19

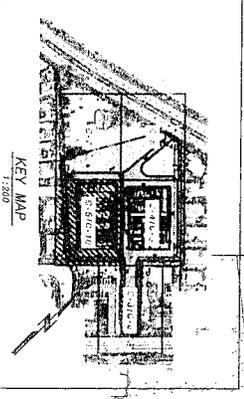
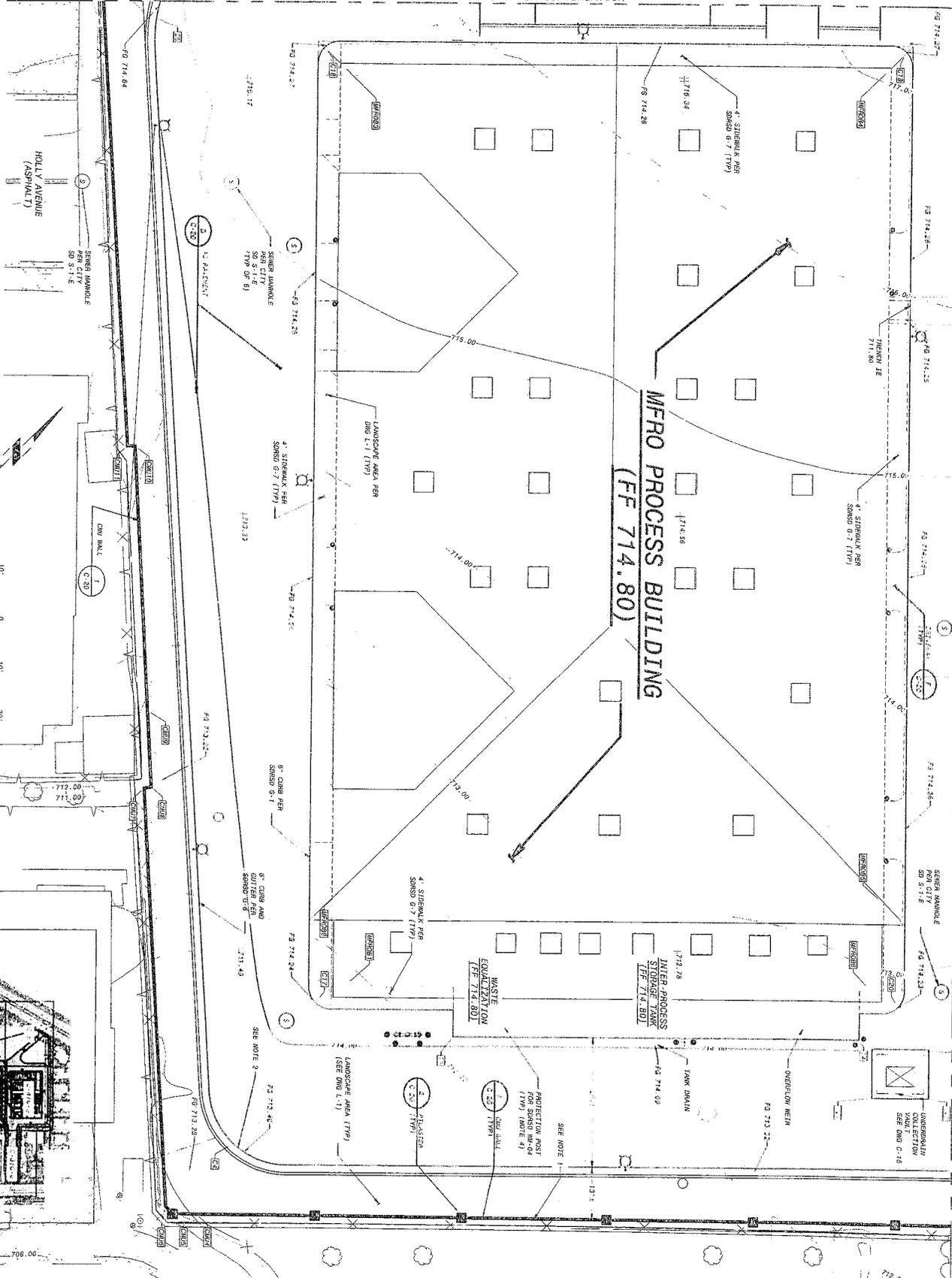
G

GRADING & PAVING PLAN

MATCH LINE - SEE DWG C-7 FOR CONTINUATION

MATCH LINE - SEE DWG C-4 FOR CONTINUATION

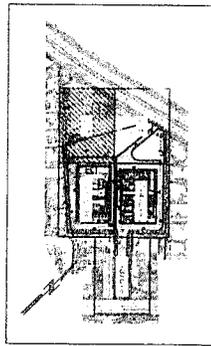
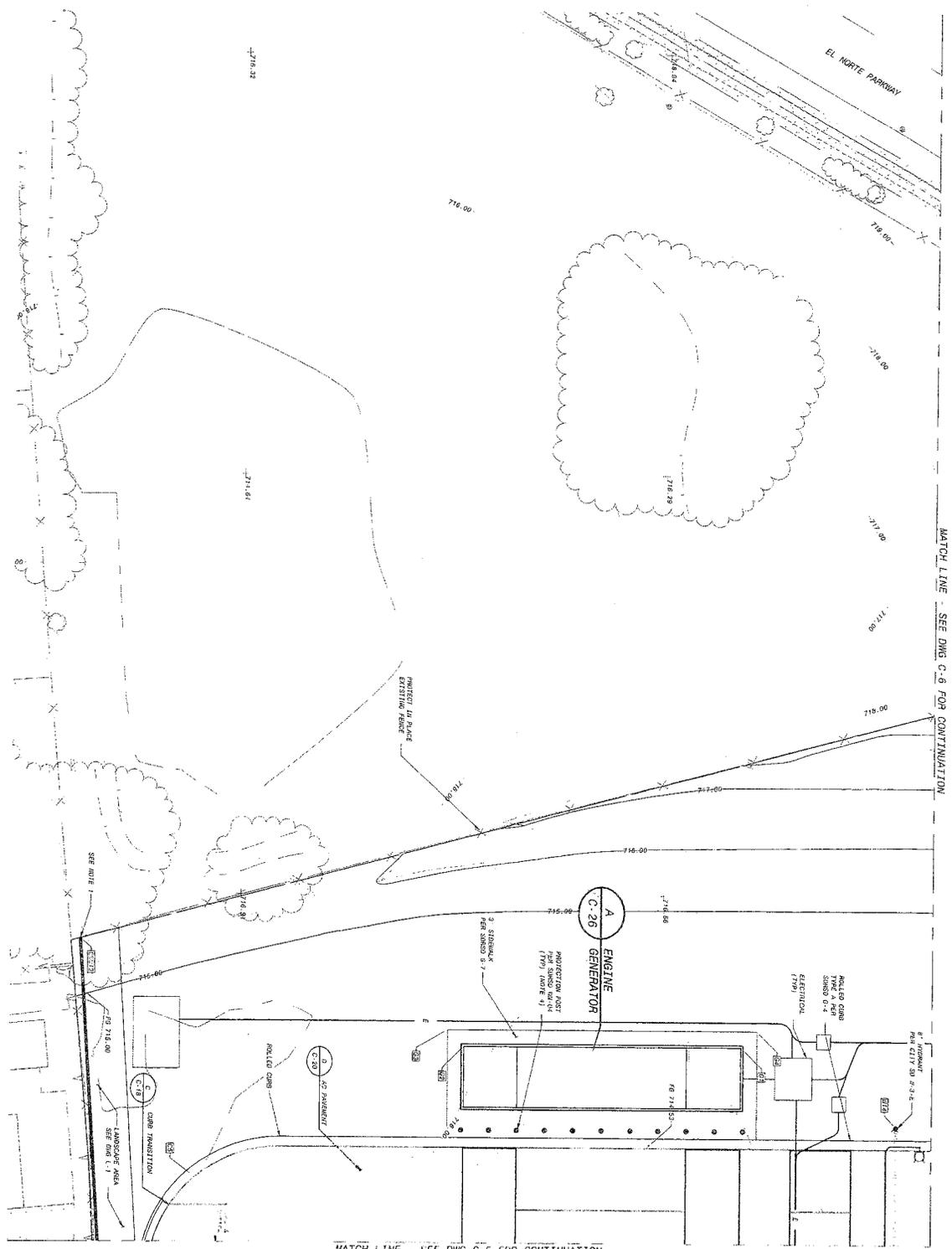
MATCH LINE - SEE DWG C-3 FOR CONTINUATION



PROPOSED PROJECT
PHG 15-0021



GRADING & PAVING PLAN

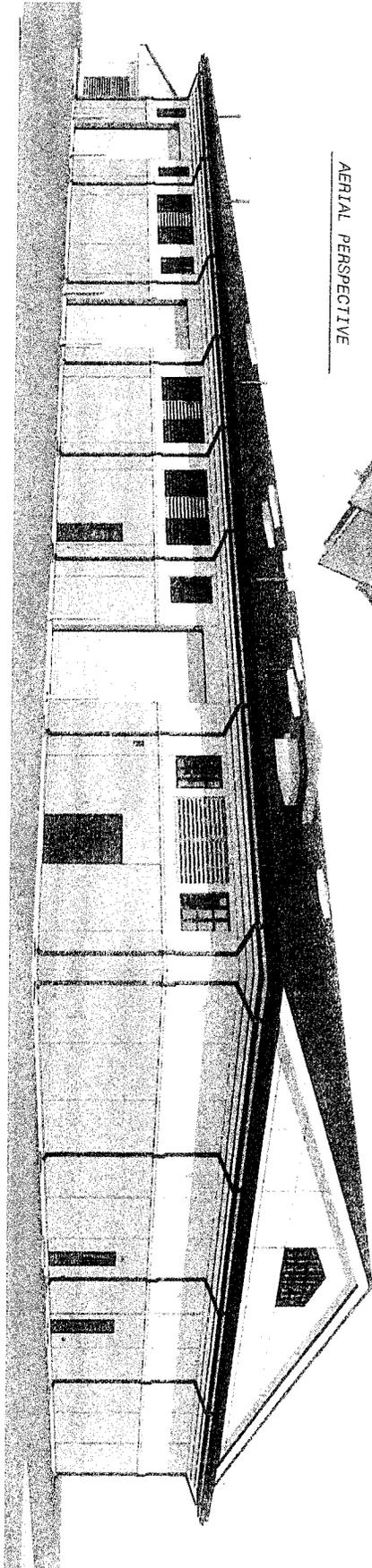


PROPOSED PROJECT
PHG 15-0021
23

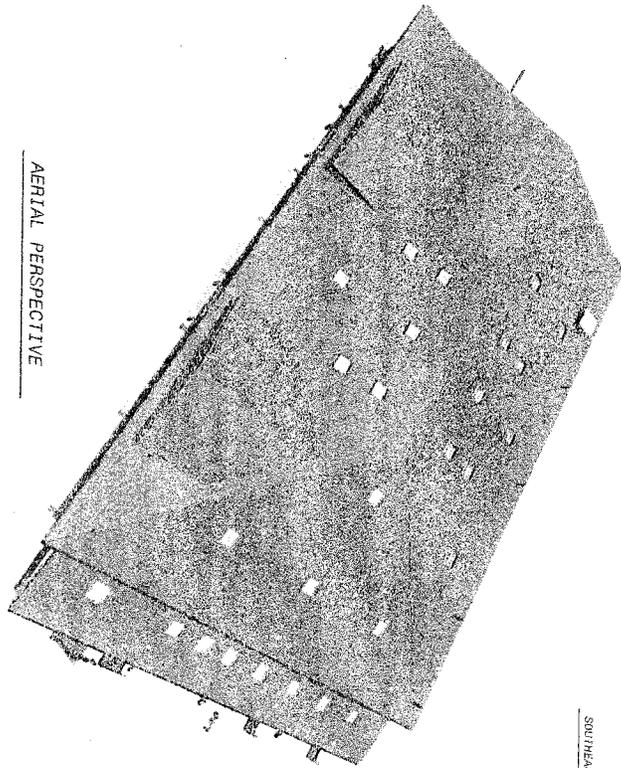
G

GRADING, PAVING, PIPING

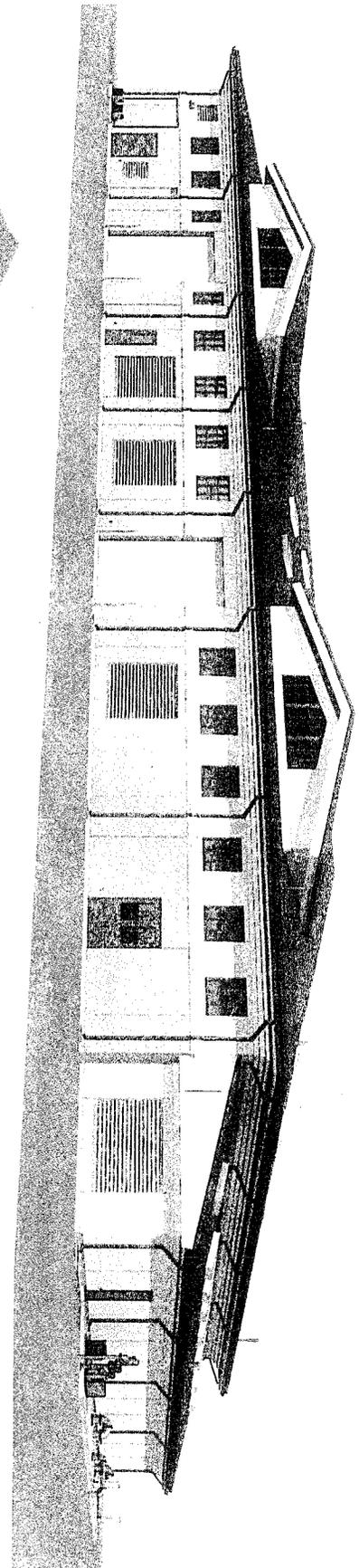
MFRO PROCESS BUILDING



NORTHWEST PERSPECTIVE



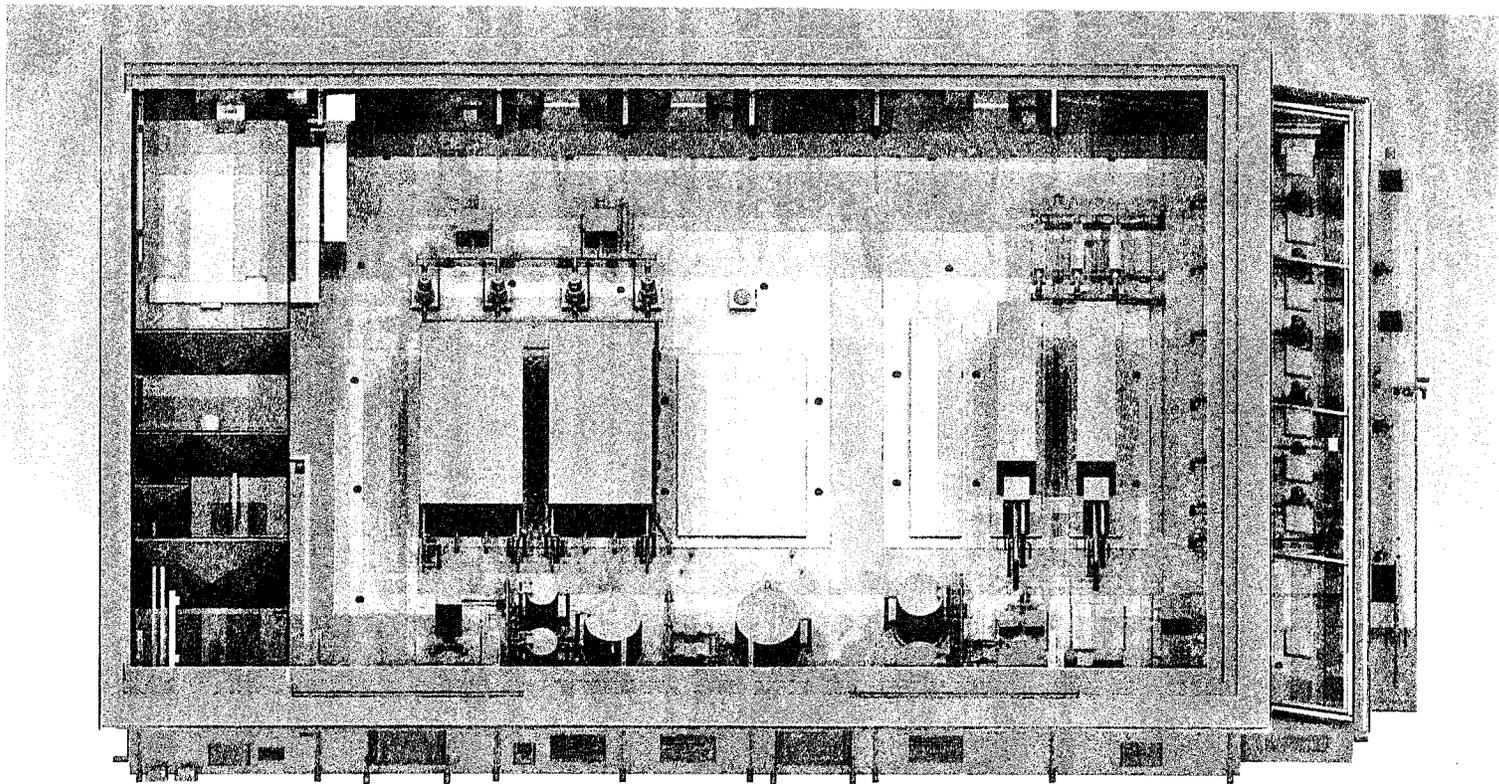
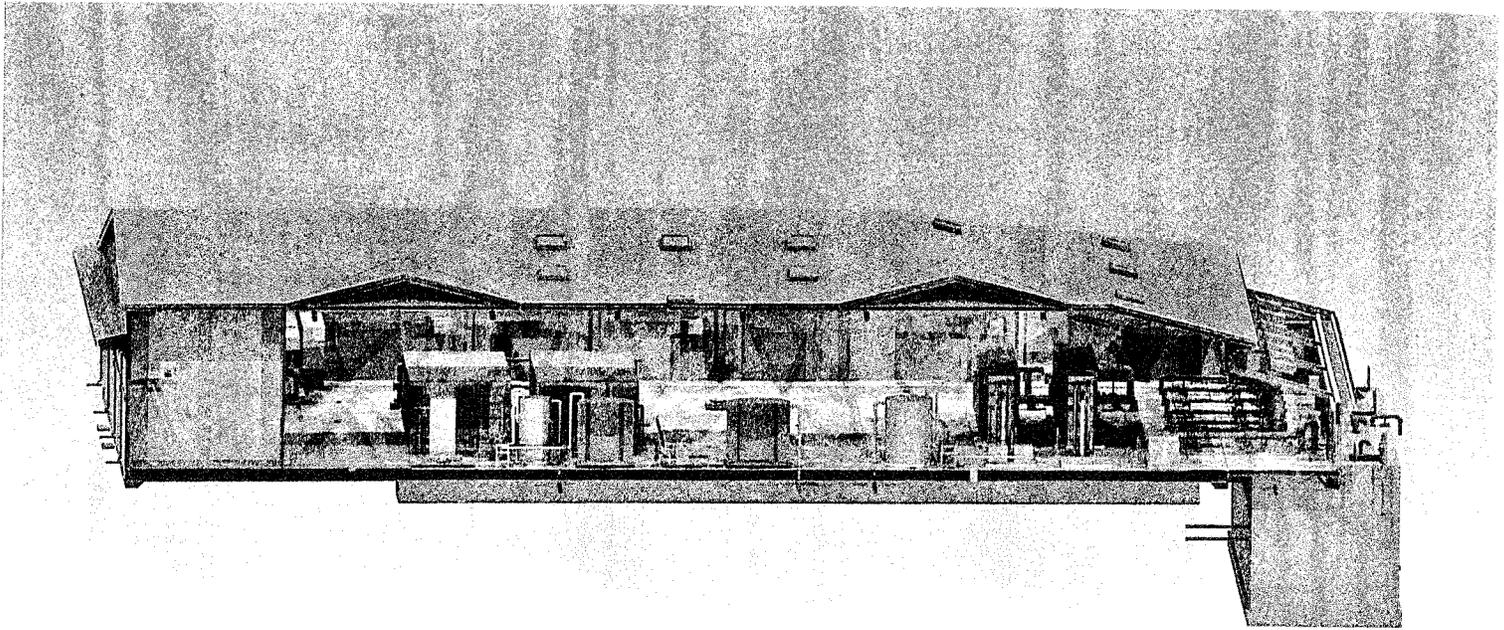
AERIAL PERSPECTIVE



SOUTHEAST PERSPECTIVE

PROPOSED PROJECT
PHG 15-0021

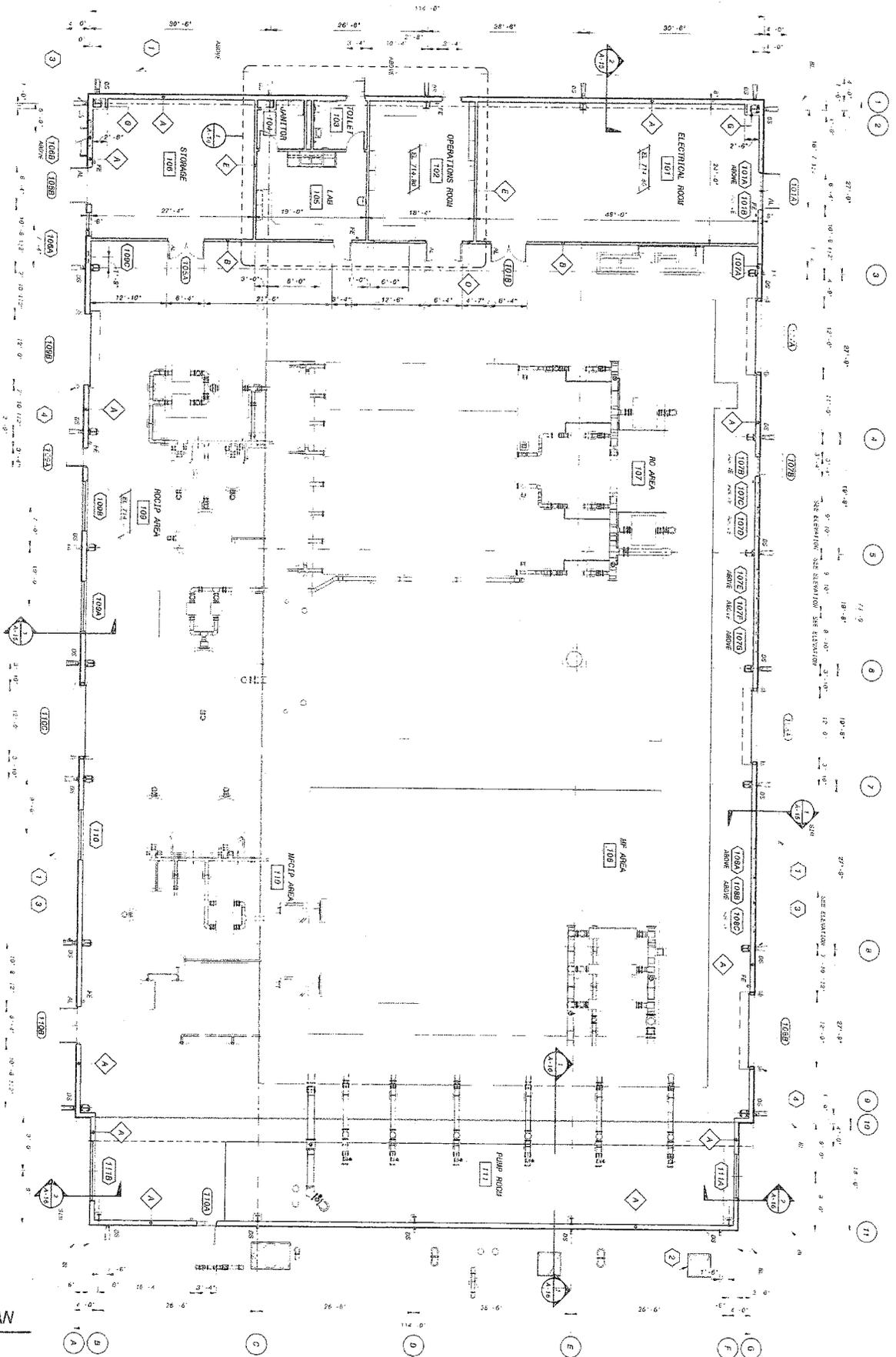




PROPOSED PROJECT
PHG 15-0021

P

MFRO PROCESS BUILDING



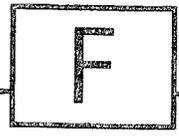
SHEET KEYNOTES

1. ROOF OUTLINE ABOVE. SEE ROOF PLAN & WALL SECTIONS.
2. ACCESS HATCH, TYPICAL. SEE STRUCTURAL DRAWINGS.
3. DOWNSPROUT & SPLASHBLOCK, TYPICAL.
4. GUARDPOST, TYPICAL. SEE CIVIL DRAWINGS.

OPERATING FLOOR PLAN

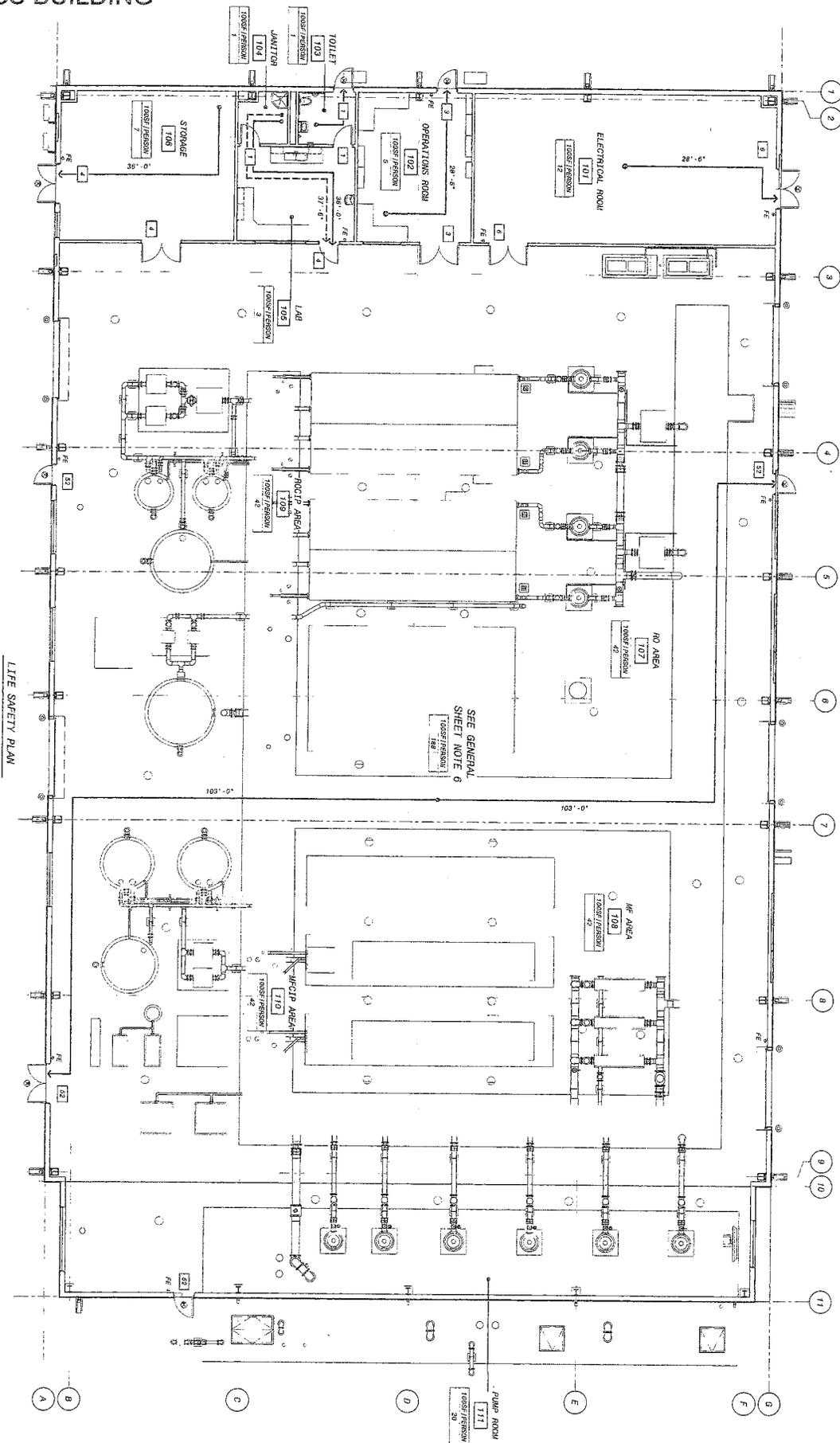


PROPOSED PROJECT
PHG 15-0021
 27



FLOOR PLAN

MFRO PROCESS BUILDING



LIFE SAFETY PLAN

PROPOSED PROJECT
PHG 15-0021

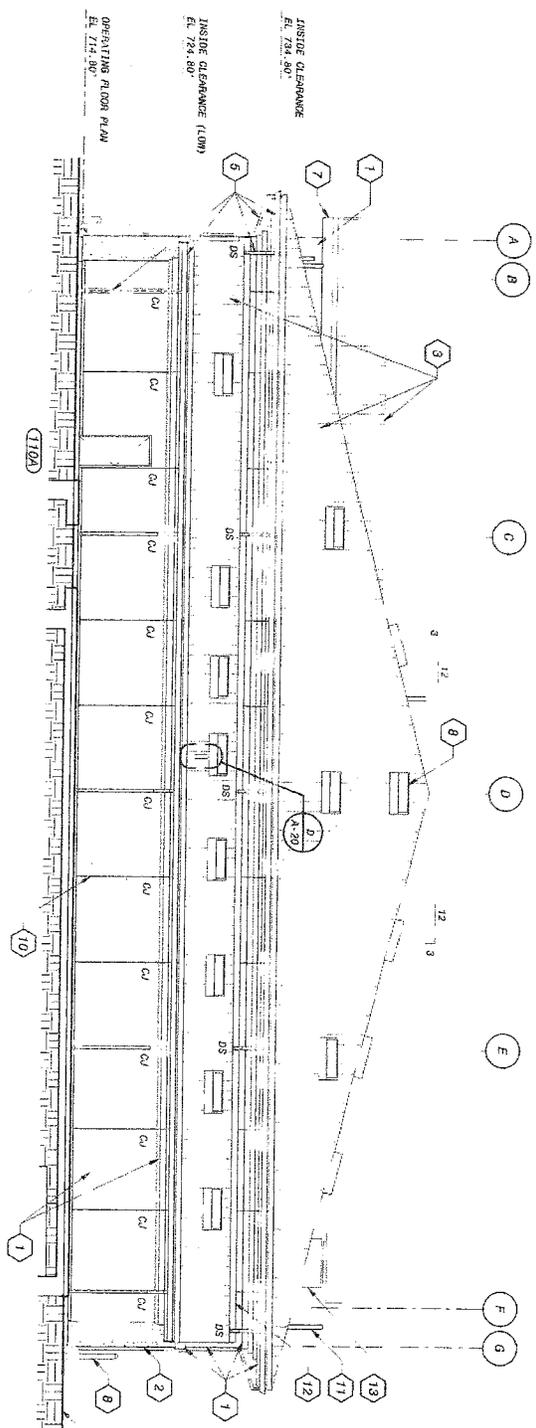
SP

LIFE SAFETY PLAN

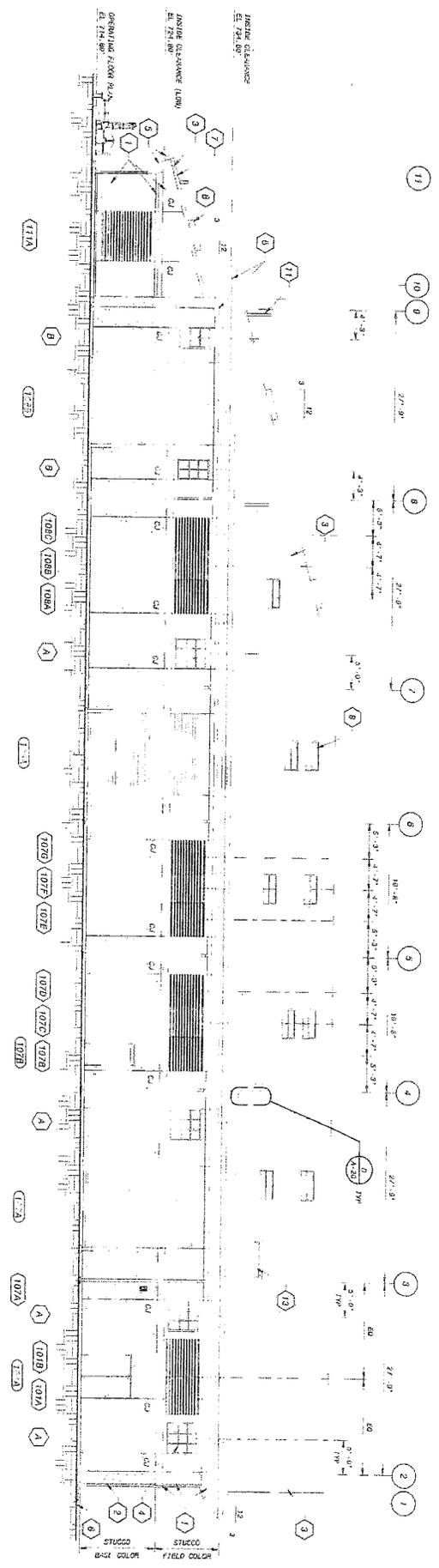
MFRO PROCESS BUILDING



EAST ELEVATION



NORTH ELEVATION



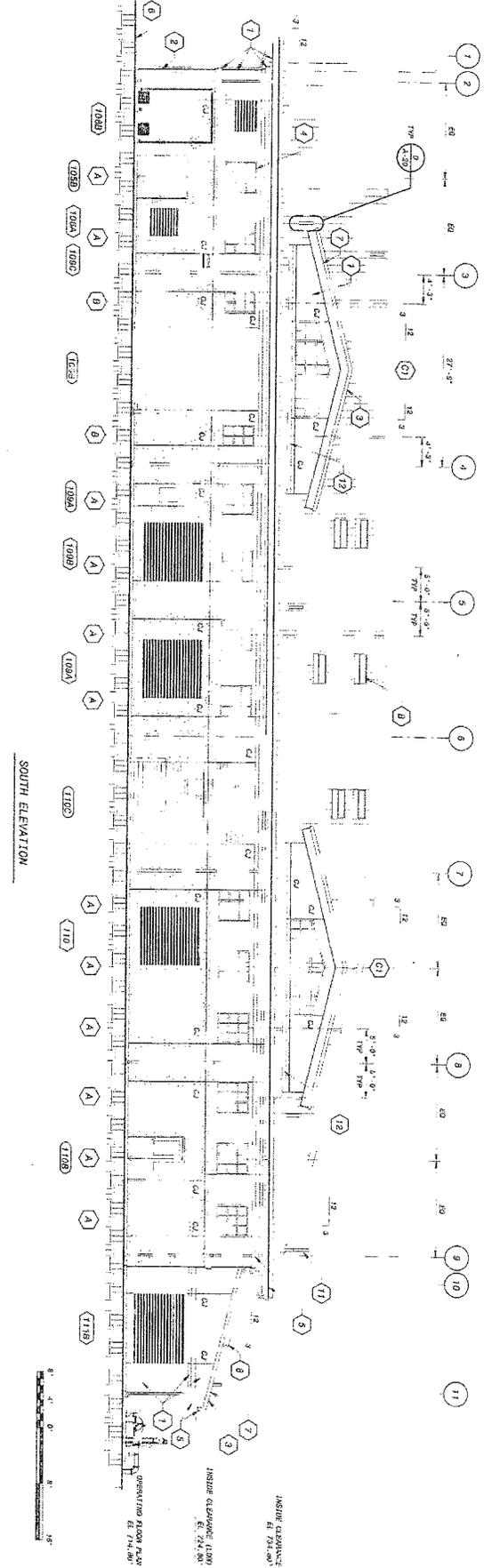
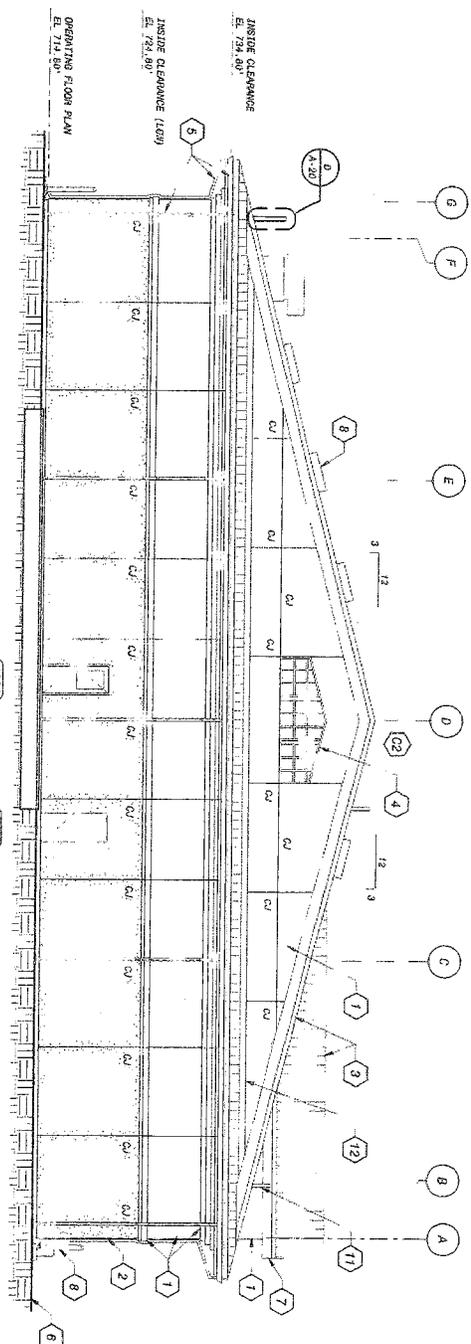
- SHEET REMOTES**
- 1. STUCCO, FIELD COLOR.
 - 2. STUCCO, BASE COLOR.
 - 3. TILE ROOF; SEE DETAIL A ON DRAWING A-118.
 - 4. ALUMINUM WINDOW FRAME, TYPICAL.
 - 5. PARTITIONING METAL STUDS & G-CHANNEL.
 - 6. PARTITION PANEL, SEE CIVIL DRAWINGS.
 - 7. STUCCO RAKE TRIM/ROOFLINE, COLOR TO MATCH STUCCO FIELD.
 - 8. SKEWLIGHT, SEE ROOF PLAN.
 - 9. SKEWLIGHT, TYPICAL, SEE CIVIL DRAWINGS.
 - 10. CORNER, STUCCO, TYPICAL.
 - 11. DIRT WALKWAY FLOOR, TYPICAL, SEE WALK DRAWINGS.
 - 12. PAINT TO MATCH ALUMINUM.
 - 13. PAINT TO MATCH ALUMINUM.

PROPOSED PROJECT
PHG 15-0021

E

ELEVATIONS

MFRO PROCESS BUILDING



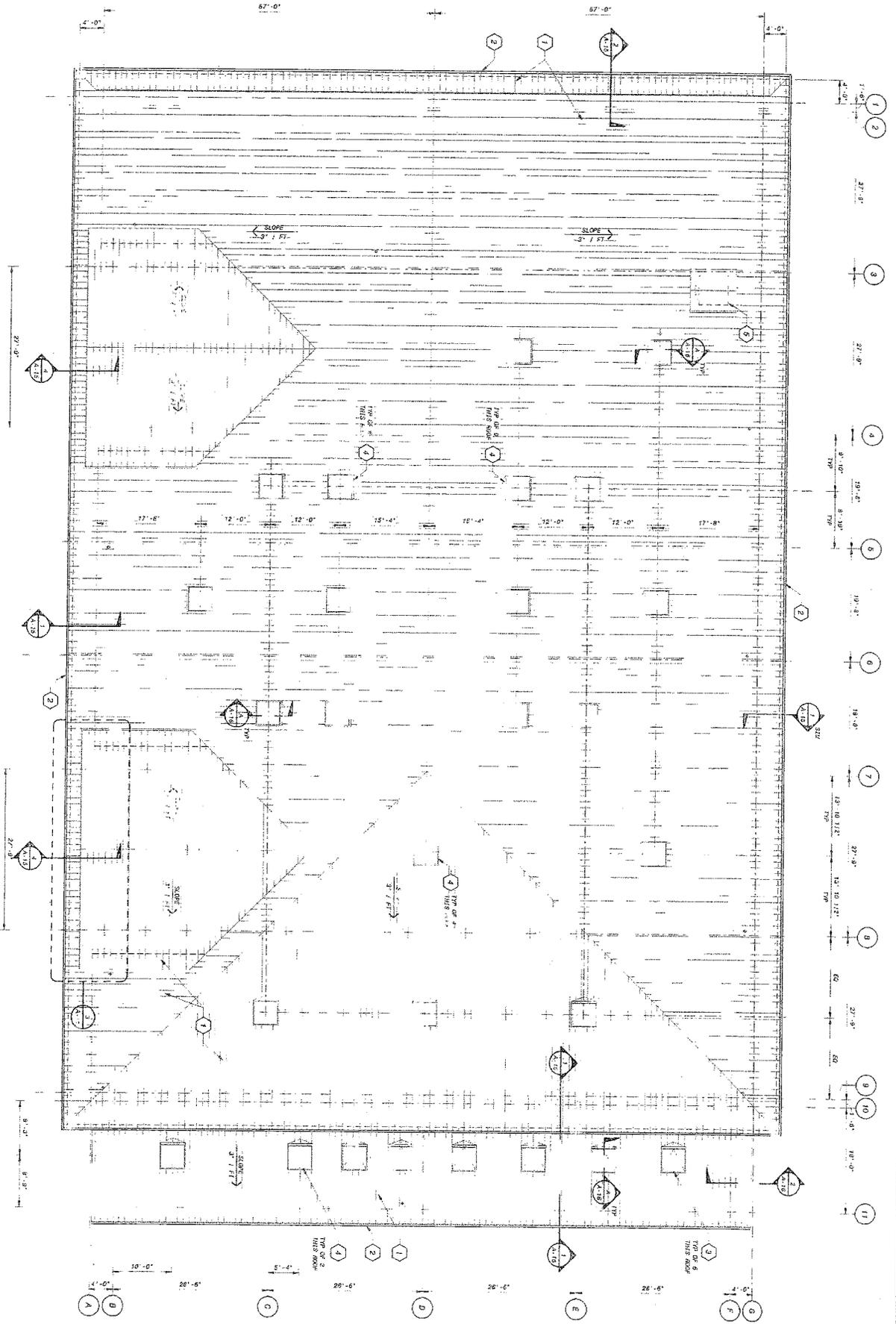
- SHEET KEYNOTES**
1. STUCCO, FIELD COLOR.
 2. STUCCO, BASE COLOR.
 3. TILE ROOF - SEE DETAIL A ON DRAWING A-17B.
 4. ALUMINUM WINDOW FRAME, TYPICAL.
 5. PREFINISHED METAL BRITEN & GONSQUAT.
 6. FINISHED SPACE, SEE CIVIL DRAWINGS.
 7. STUCCO MAKE MATCH/ROOF. COLOR TO MATCH STUCCO FIELD.
 8. GARBERGUT, SEE ROOF PLAN.
 9. SVALEIDT, SEE ROOF PLAN.
 10. CONTROL JOINT (CJ), TYPICAL.
 11. UNIT HEATER RILE, TYPICAL, SEE HVAC DRAWINGS.
 12. WALL TO ROOF FLASHING.

PROPOSED PROJECT
PHG 15-0021

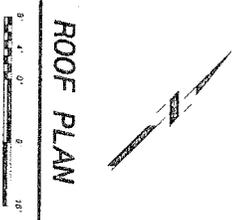


ELEVATIONS

MFRO PROCESS BUILDING



- SHEET KEYNOTES**
1. ROOF TILE: SPANISH ROOF TILE.
 2. PREFINISHED METAL GUTTER.
 3. 4" x 4" MATCH-SOULIGHT
 4. 4" x 4" S/W/LIGHT
 5. ROOF HOOD CURB AS REQUIRED. OBSERVATION AIRWAYS BY EQUIPMENT PROVIDED. LOW SIDE CURB HEIGHT 1'-4".



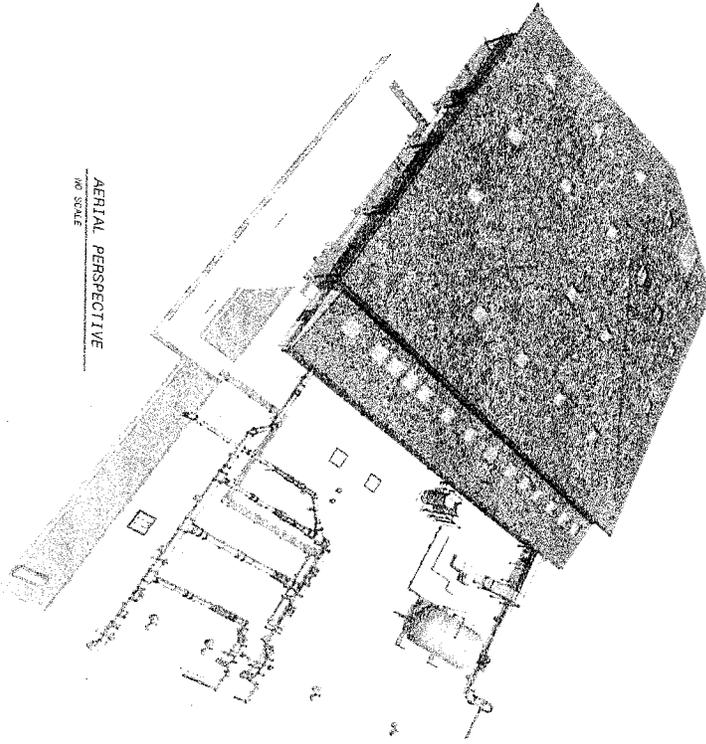
**PROPOSED PROJECT
PHG 15-0021**

RP

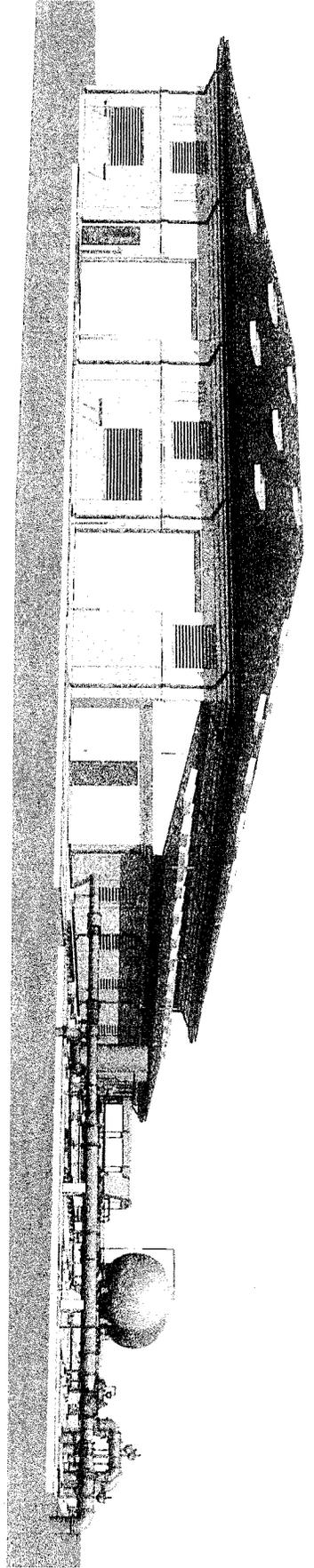
ROOF PLAN

CHEMICAL STORAGE BUILDING

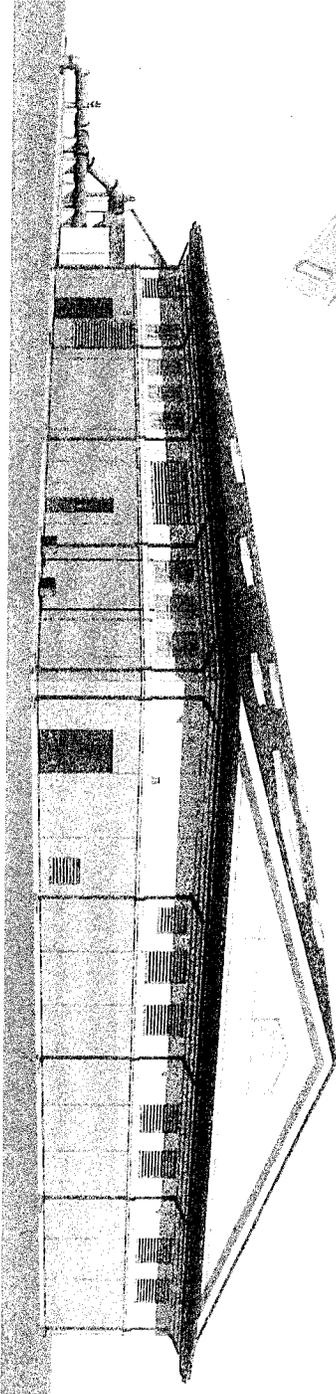
AERIAL PERSPECTIVE
1/8" SCALE



SOUTHEAST PERSPECTIVE



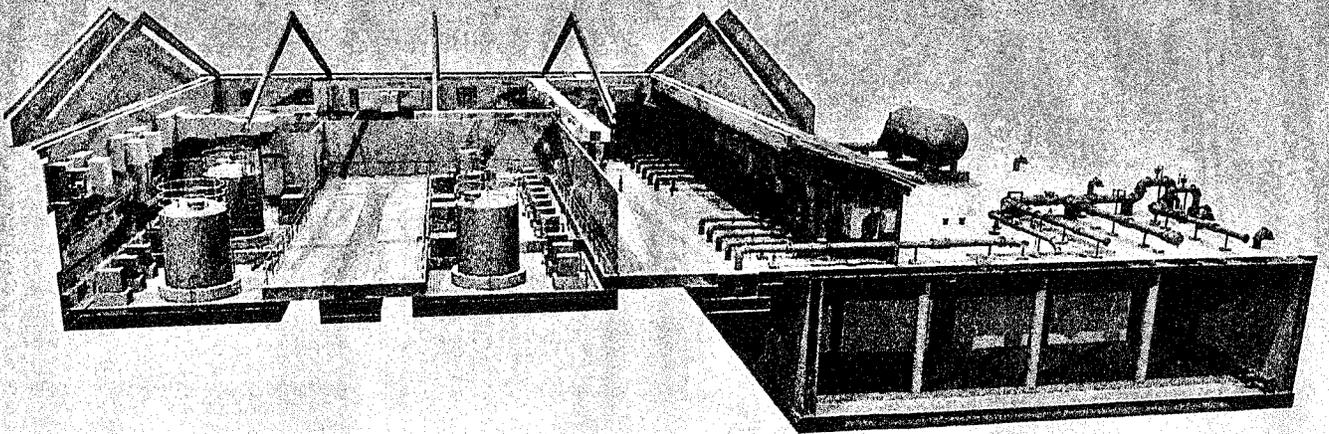
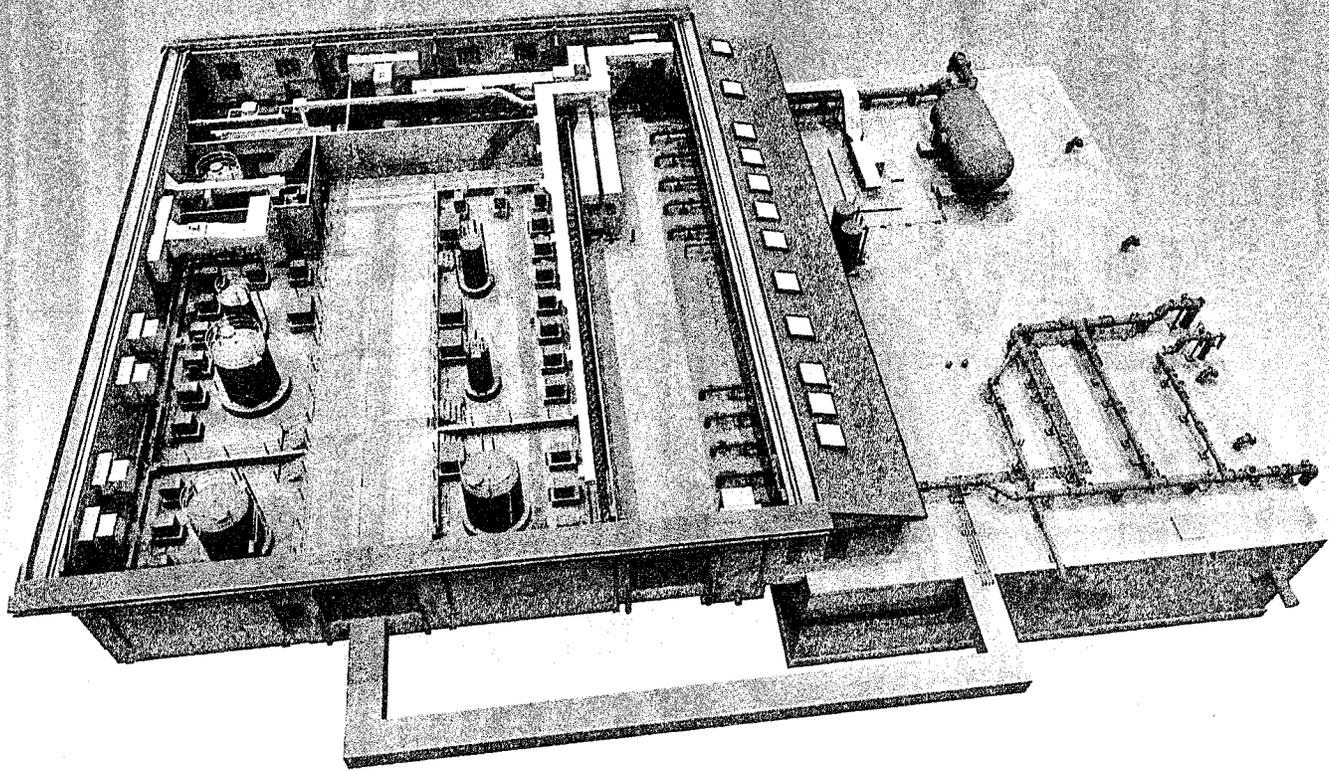
NORTHEAST PERSPECTIVE



PROPOSED PROJECT
PHG 15-0021

P

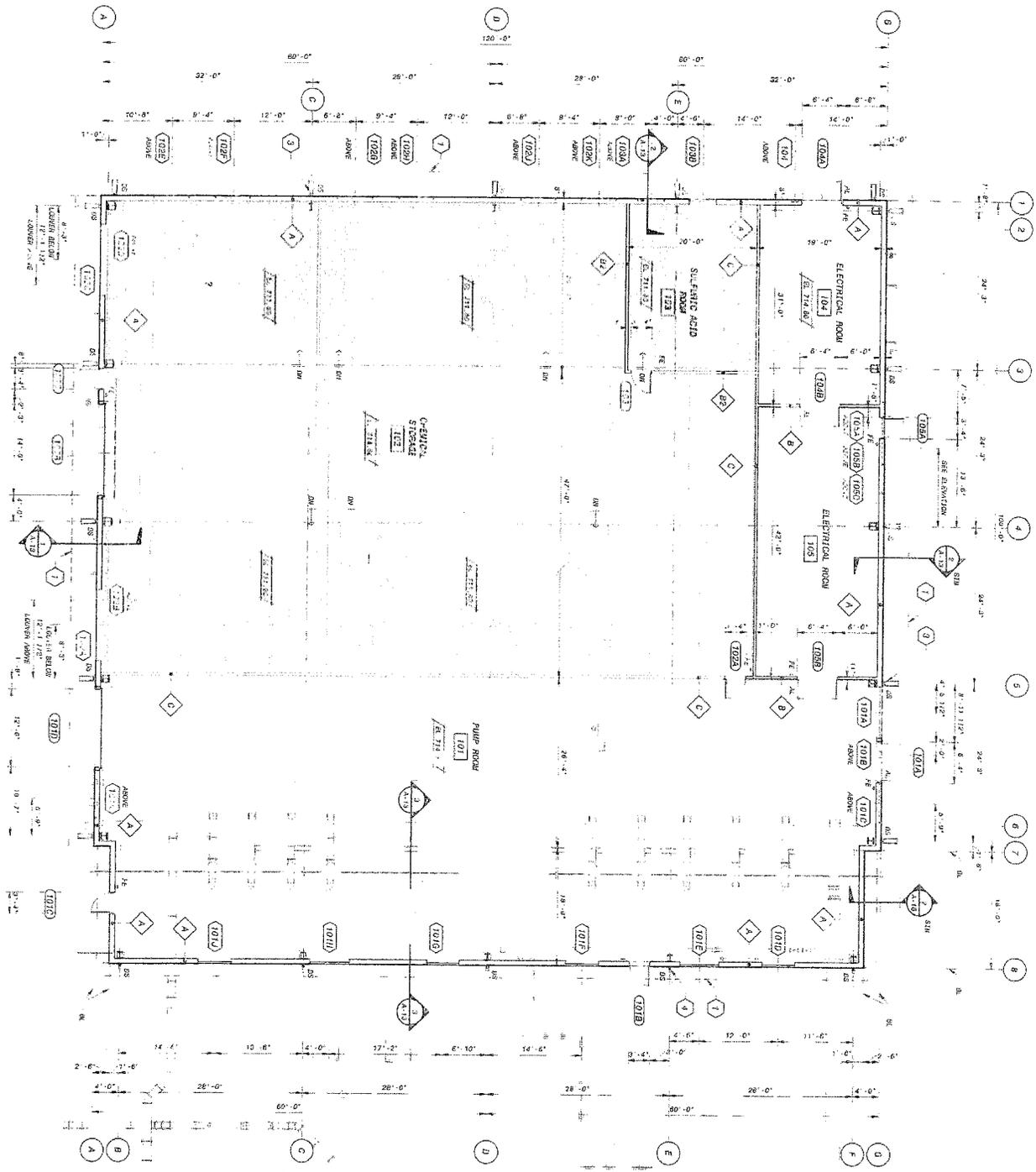
PERSPECTIVES



PROPOSED PROJECT
PHG 15-0021



CHEMICAL STORAGE BUILDING



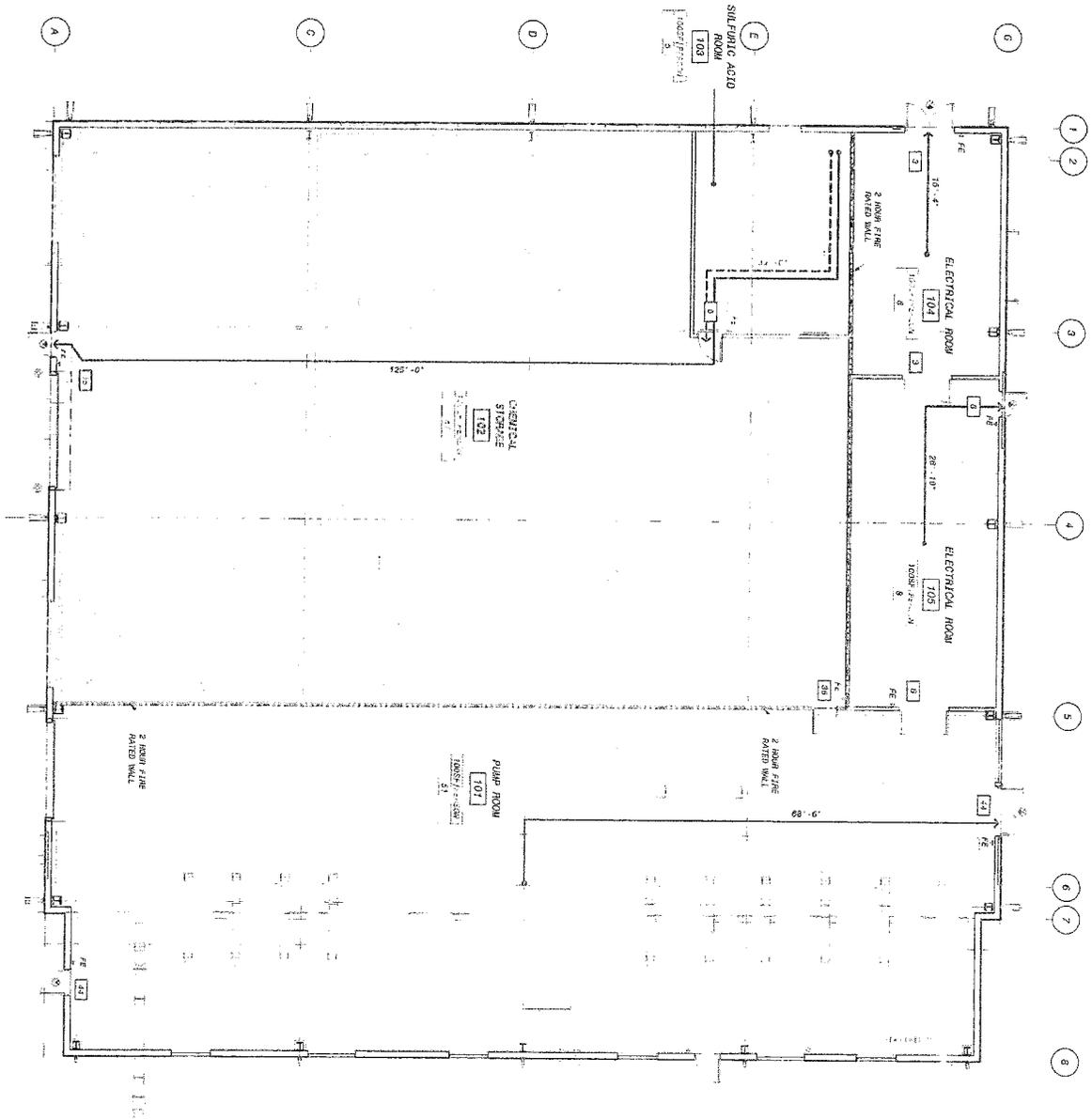
OPERATING FLOOR PLAN

PROPOSED PROJECT
PHG 15-0021

F

FLOOR PLAN

CHEMICAL STORAGE BUILDING



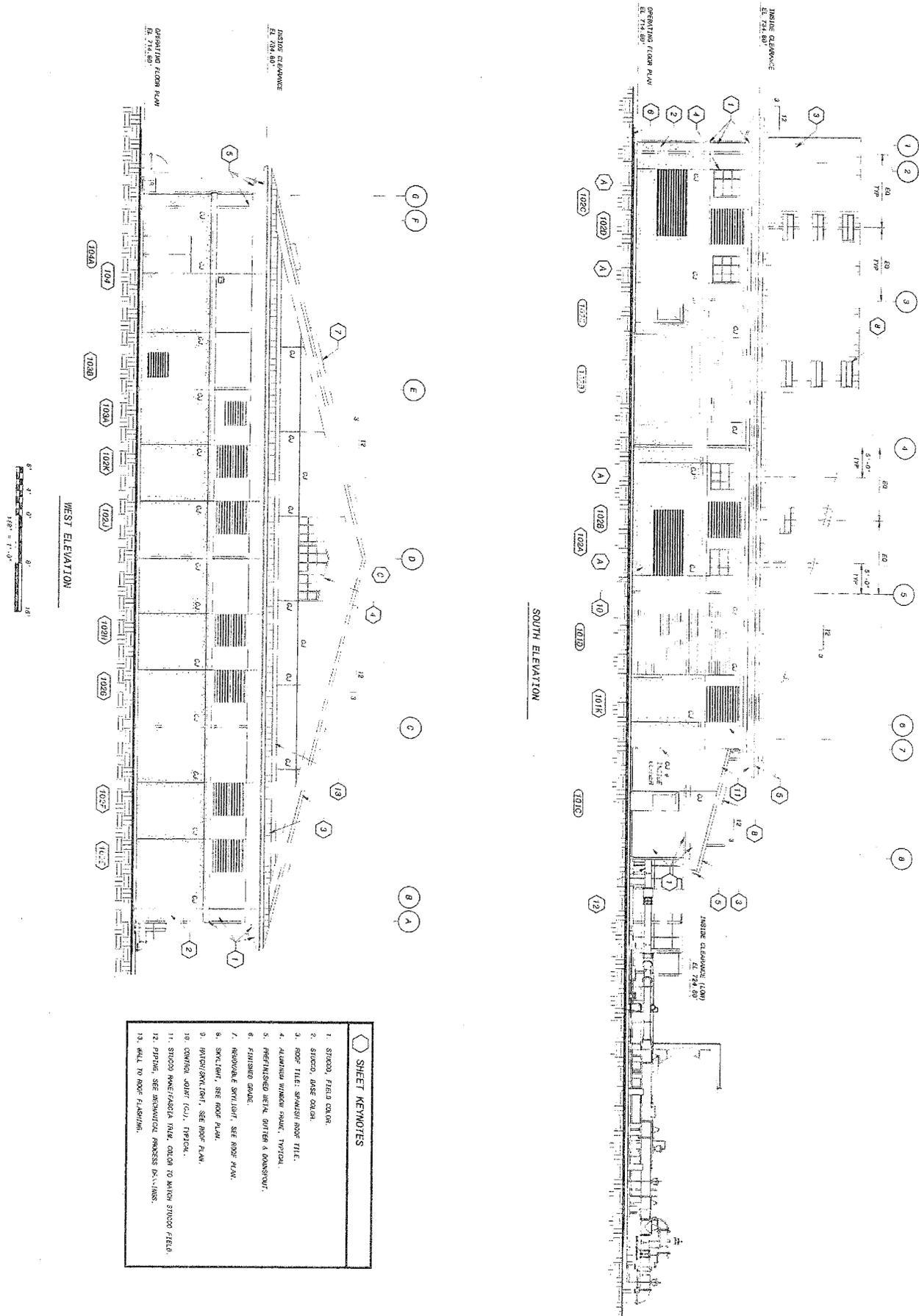
LIFE SAFETY PLAN

PROPOSED PROJECT
PHG 15-0021

SP

LIFE SAFETY PLAN

CHEMICAL STORAGE BUILDING



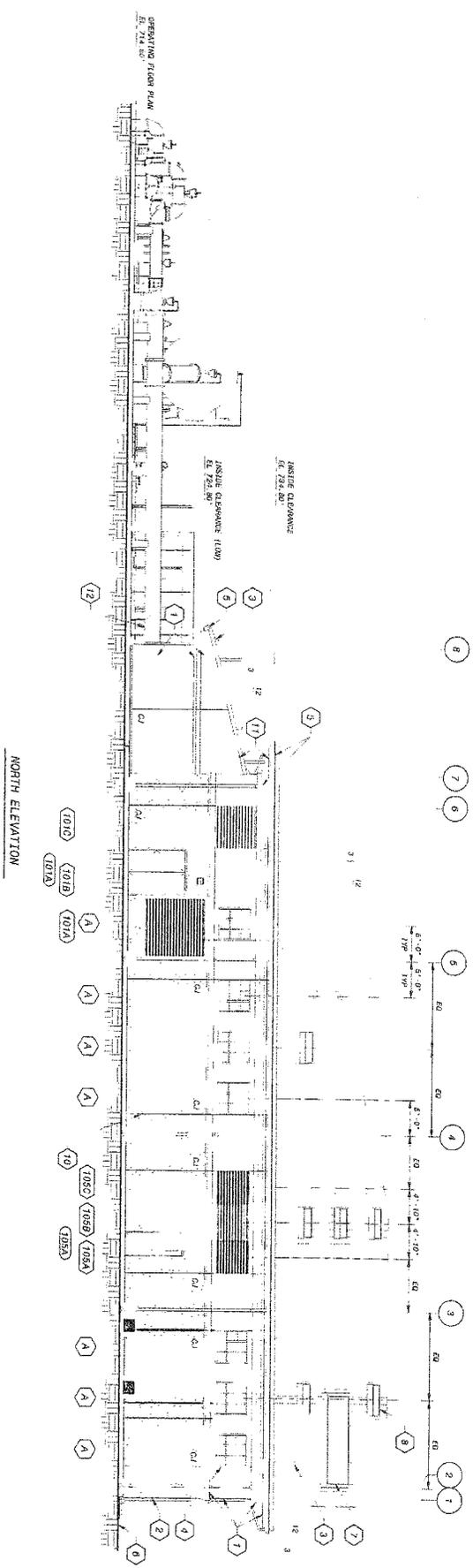
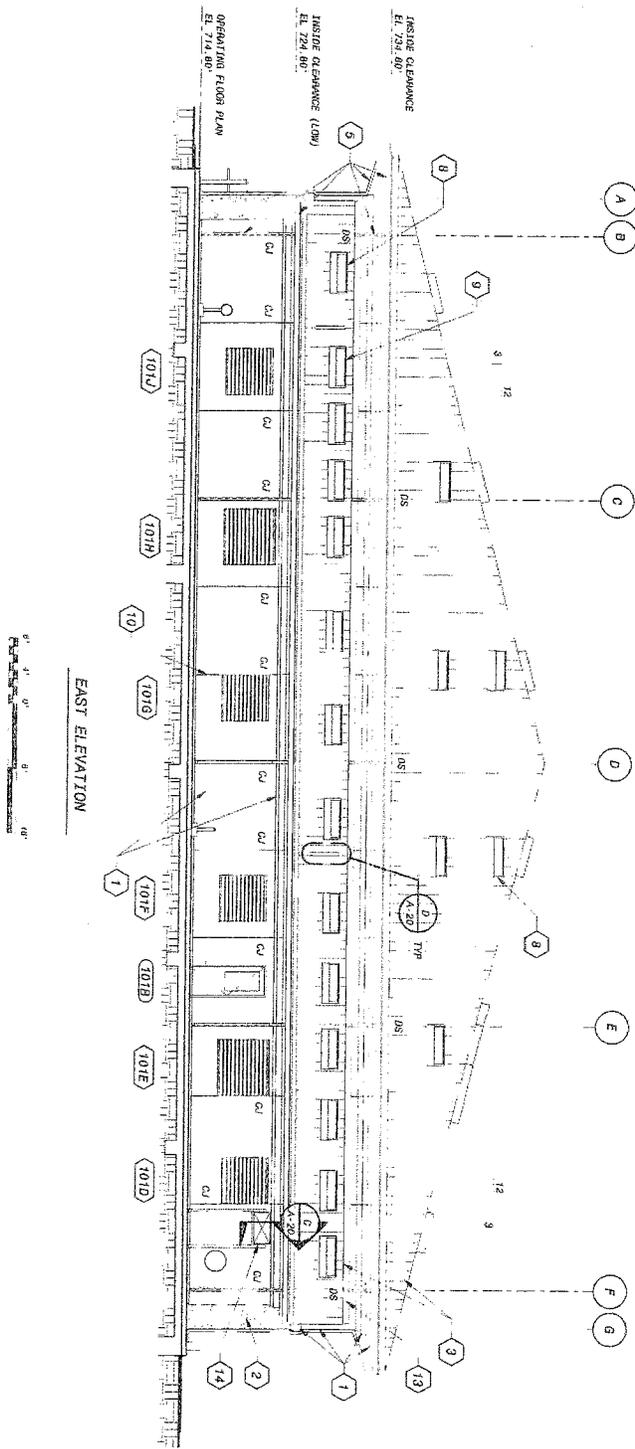
KEYNOTE	DESCRIPTION
1	STUCCO, FIELD COLOR.
2	STUCCO, BASE COLOR.
3	ROOF TILE: SPANISH ROOF TILE.
4	ALUMINUM WINDOW FRAME, TYPICAL.
5	REFINISHED JETK, GUTTER & DOWNSPOUT.
6	FINISHED GRADE.
7	RESIN/UV STUCCO, SEE ROOF PLAN.
8	SMUCLINT, SEE ROOF PLAN.
9	INTOX/SW/INTOX, SEE ROOF PLAN.
10	CONCRETE SLAB (C/S), TYPICAL.
11	STUCCO INNE/FASCTA INFL. COLOR TO MATCH STUCCO FIELD.
12	PIPPING, SEE MECHANICAL PACKERS IN-118S.
13	WALL TO ROOF FLASHING.

PROPOSED PROJECT
PHG 15-0021

E

ELEVATIONS

CHEMICAL STORAGE BUILDING

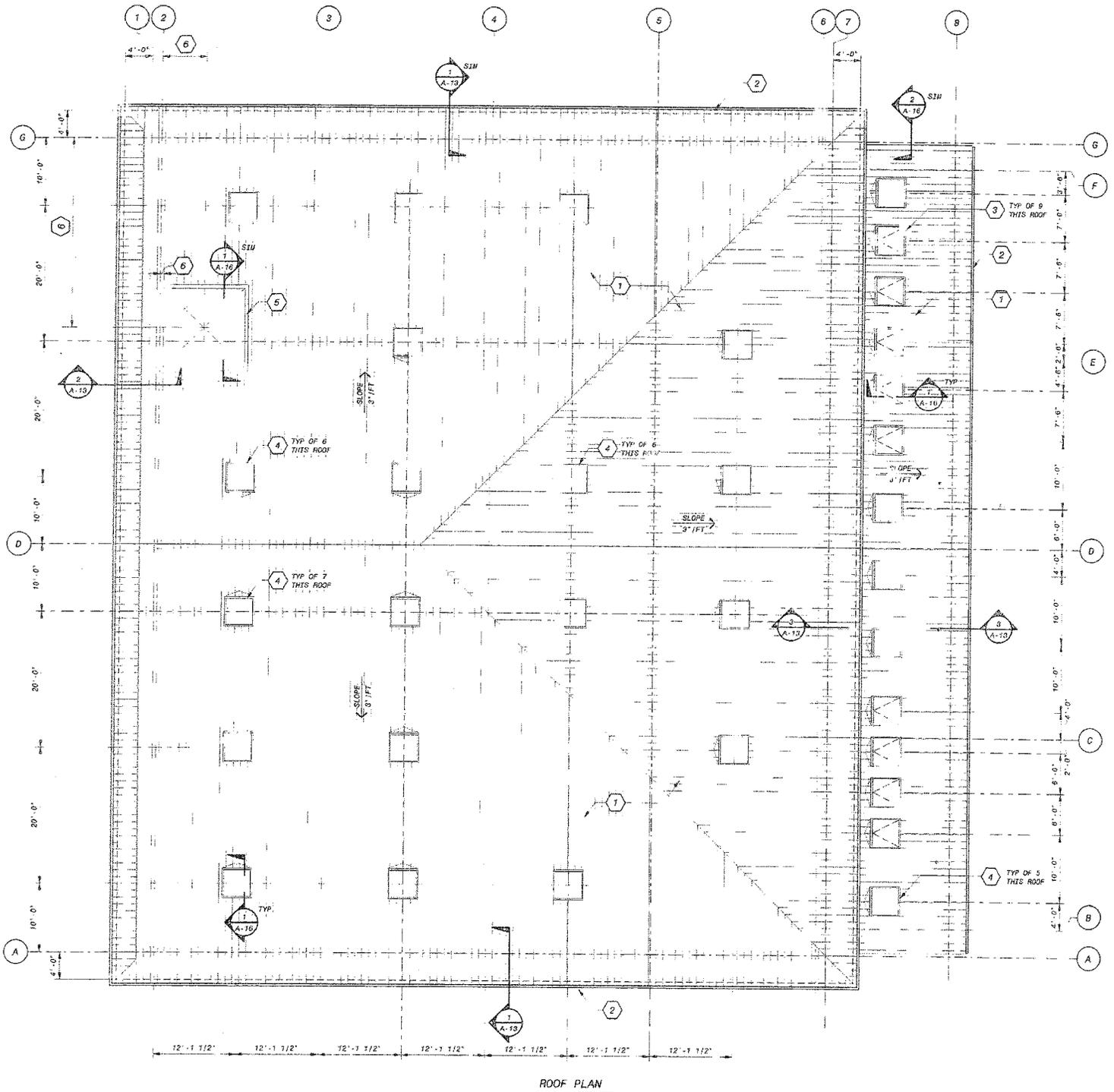


- SHEET KEYNOTES**
1. STAINO, FRESH COLUMN.
 2. STAINO, BASE COLUMN.
 3. ROOF TILE, SPANISH ROOF TILE.
 4. ALUMINUM BRUSHED FINISH, TYPICAL.
 5. FIBER REINFORCED PLASTIC, GUTTER & DOWNSPOUT.
 6. FINISHED GROUND.
 7. REMOVAL OF SIGN LIGHT, SEE ROOF PLAN.
 8. SIGN LIGHT, SEE ROOF PLAN.
 9. LIGHT/SWITCH, SEE ROOF PLAN.
 10. GROUND ADJUST (G.A.), TYPICAL.
 11. STAINO WARE/INVESTA HAZ. COLOR TO MATCH STAINO FIELD.
 12. PIPING, SEE MECHANICAL PROCESS DRAWINGS.
 13. WALL TO ROOF FLASHING.
 14. DOOR WALL PENETRATION, SEE RUCD DRAWINGS.

**PROPOSED PROJECT
PHG 15-0021**

E
ELEVATIONS

CHEMICAL STORAGE BUILDING



PROPOSED PROJECT
PHG 15-0021
38



ROOF PLAN

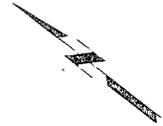
MAX DIMENSIONS PER SPEC 11810



MAX DIMENSIONS PER SPEC 11810

MAX DIMENSIONS PER SPEC 11810

- NOTES:
1. QUESTION TO SUIT EQUIPMENT FINISHES. SEE SPECIFICATION 11810 FOR DIMENSIONS ALLOWABLE DIMENSIONS.
 2. DRAWING REFLECTS EXHAUST STEACHER LOCATED INSIDE ENCLOSURE.
 3. HEAVY FOR AIR INTAKE PLACING & RADIATOR DISCHARGE PLACING ARE BASED ON A SOUND ENVELOPE AND ARE TO BE USED AS EXAMPLES ONLY.



SECTION 1-1

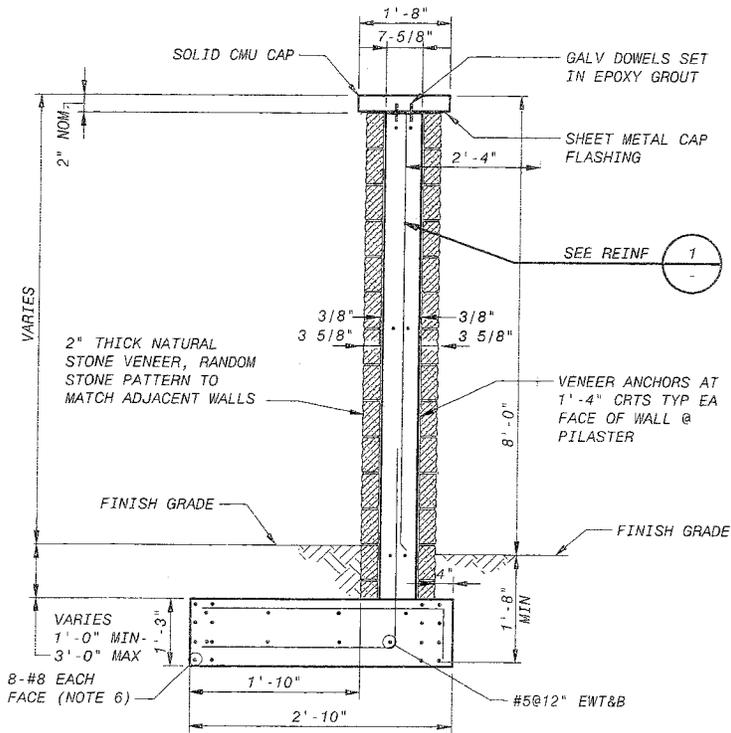
SECTION 2-2

ENGINE - GENERATOR

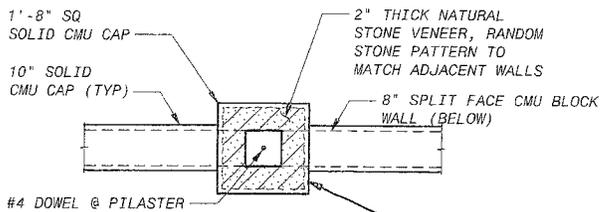
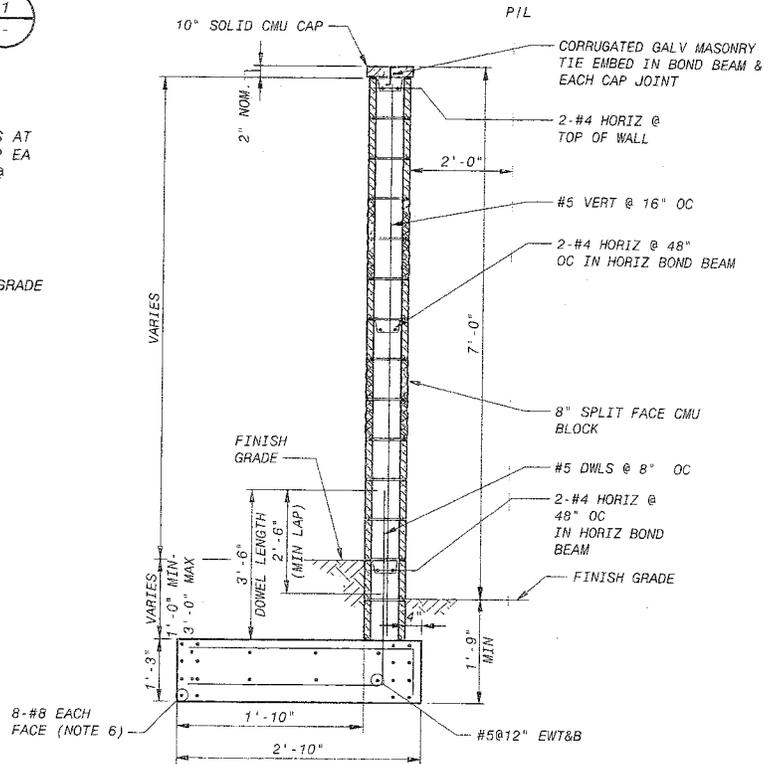
PROPOSED PROJECT
PHG 15-0021



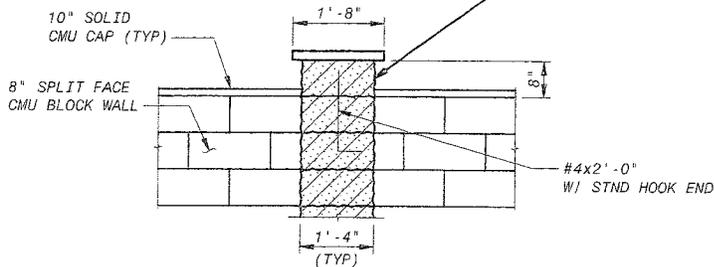
PIL



2 WALL PILASTER SECTION
NO SCALE



C PLAN @ PILASTER
WALL PILASTER 2
1'-4" SQ

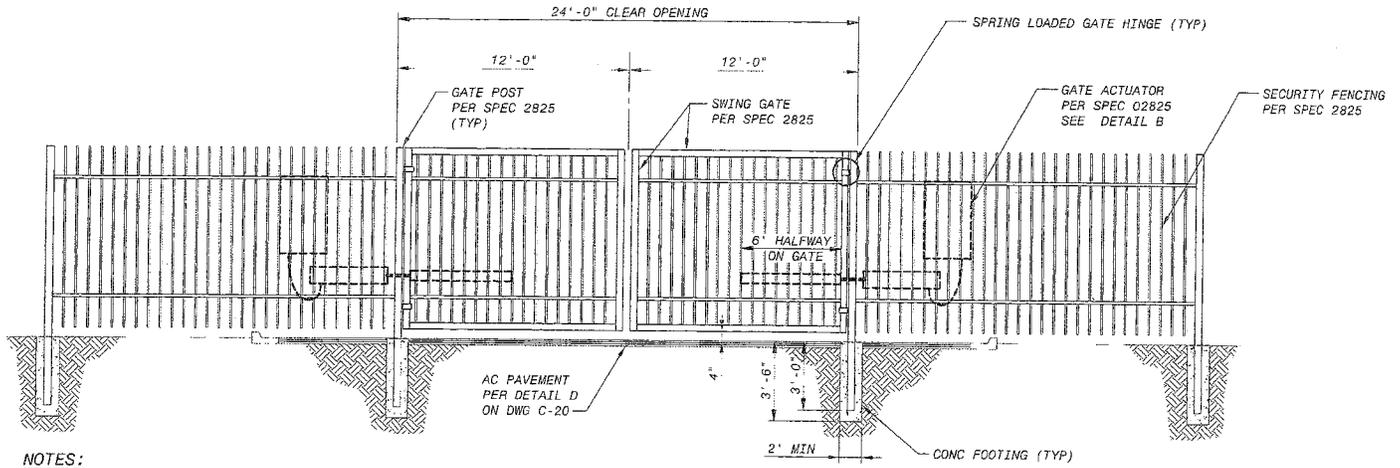


3 ELEVATION @ PILASTER

PILASTER - ENLARGED
PLAN AND ELEVATION
NO SCALE

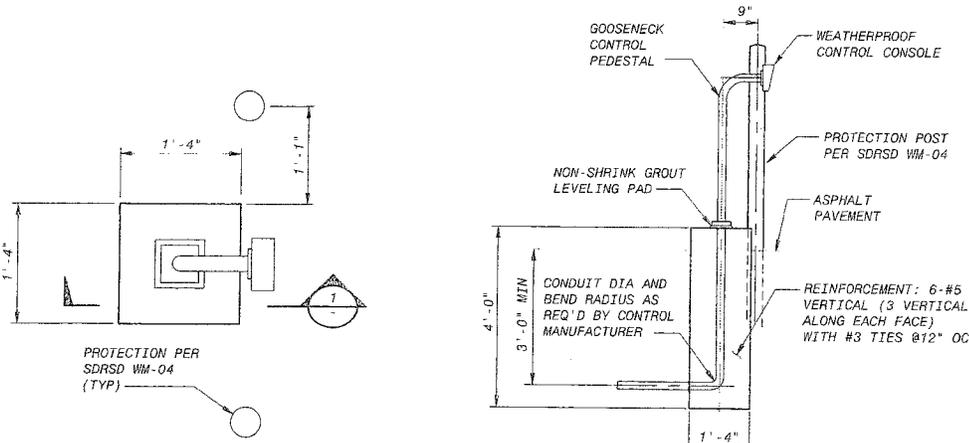
PROPOSED PROJECT
PHG 15-0021

D



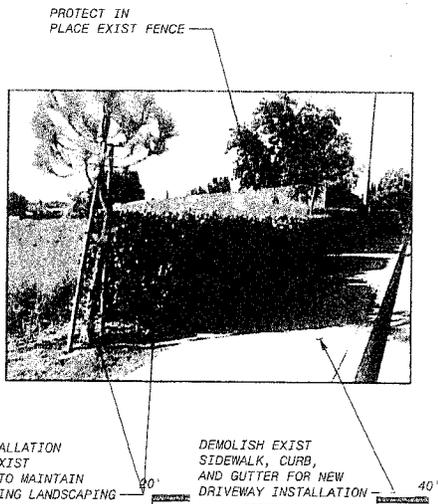
NOTES:

A DETAIL - STEEL GATE
NO SCALE



B DETAIL - GATE CONTROL CONSOLE
1"=1'-0"

T SECTION - GATE CONTROL CONSOLE
1/2"=1'-0"



DEMOLISH EXIST LANDSCAPING AS REQUIRED FOR NEW DRIVEWAY INSTALLATION

REPLACE IN KIND EXIST IRRIGATION LINES TO MAINTAIN SERVICE TO REMAINING LANDSCAPING

HORIZONTAL SCALE 1"=20'

C DETAIL - EL NORTE PARKWAY SITE EGRESS
NO SCALE

PROPOSED PROJECT
PHG 15-0021



DETAILS

RECEIVED

MAY 02 2016



CITY OF ESCONDIDO
City Clerk
201 North Broadway
Escondido, CA 92025
(760) 839-4617
Fax: (760) 735-5782

5/25/16

FOR CITY USE ONLY	
Application Code(s)	
Fee (Non-Refundable)	
Receipt No.	
Date Filed	
Council Hearing Date	
Planning Case File No. (if applicable)	

APPLICATION TO APPEAL A DECISION TO THE CITY COUNCIL

Applicant: City of Escondido-Utilities Dept. Phone: (760) 839-4090
(Print)

Mailing Address: 201 N. Broadway Escondido 92025
(Street) (City) (Zip)

E-mail: cmckinney@escondido.org Fax: _____

Legal Owner: City of Escondido-Utilities Dept. Phone: (760) 839-4090
(Print)

Property Address: 2512 E Washington
(Subject of Appeal)

Assessor Parcel Number: 225-270-54

Project Case Number (if appropriate): PHG 15-0021

Is legal owner aware of this application? Yes No

Justification for appeal (Use additional paper, if necessary):

The Planning Commission's rejection of the Conditional Use Permit (CUP) application seemed to be based on assumptions that site selection was short-sighted and was not based on long-term planning for the City's water supply. However, site selection was based on studies that examined both near-term and long-term (several decades) needs. Additionally, nearby property owners raised unfounded concerns about chemical odors and noise.

Distribution:
Planning Division
City Manager
City Clerk
Other _____
Applicant

Christopher W. McKinney
Signature of Applicant

May 2, 2016
Date

Diane Belnap
639 Star Ruby Ct.
Escondido, CA 92027

RECEIVED

MAY 18 2016

CITY OF ESCONDIDO
CITY CLERK

May 17, 2016

Escondido City Council
City Hall, Second Floor
201 North Broadway
Escondido, CA 92025

Dear Council Members,

Attached please find a *Declaration of Opposition* and multiple signed petition pages regarding Conditional Use Permit Case Number: PHG 15-0021 (MF/RO Facility). The CUP application is being presented to the Escondido City Council on May 25, 2016 and I request that this submission report and petition be included with the agenda item documents related to this matter and be reviewed carefully by each city council member, prior to the May 25th meeting.

In the event that public comment during the council meeting on May 25, 2016 is limited in time, this document will serve as my written opposition to the above stated matter and to identify all issues to be raised at the Public Hearing on said date; thereby allowing these issues to be raised in court, should the CUP application need to be challenged.

As you study the issues raised in this document, please consider the devastating and permanent impact this facility would have on the lives of each and every person who lives in that neighborhood. In addition, I ask you one question, "If this industrial facility were to be built behind your house or in your neighborhood, would you approve it?"

Thank you for your careful consideration of this matter and please contact me by email at dirtdiva@cox.net or by phone at 760-271-3013 if you have any questions.


Diane Belnap

Declaration of Opposition

We the undersigned (see attached petition documents) **STRONGLY OPPOSE** the application for **Conditional Use Permit – PHG 15-0021**, submitted by the City of Escondido's Utility Department. The purpose of the CUP referenced above is to allow for the development of an industrial water facility in the heart of a densely populated residential community. The proposed facility site is located at 2512 E. Washington Ave. (APN 225-270-54) and is a 3.25-acre lot generally situated on the northern side of E. Washington Ave. and southern side of El Norte Parkway, and encircled by single family homes on all sides. This parcel of land is currently zoned RESIDENTIAL – and there is a reason for that – because it is in the heart of a RESIDENTIAL community.

The approval of this CUP Application would not only be detrimental to the property values of every homeowner in that immediate, as well as surrounding, area but it would also diminish the quality of life for the families and individuals who call Escondido home.

As stated on the city's CUP application form,

The Conditional Use Permit will only be granted by the Planning Commission (or City Council on appeal) if compatibility is ensured and if it is found that the use is appropriate in the proposed location.

For the reasons itemized in this document, this CUP most certainly is **NOT compatible** with surrounding land uses; is highly **INAPPROPRIATE** for the proposed location; it

- **WILL HAVE SIGNIFICANT AND NEGATIVE IMPACT ON THE COMMUNITY.**

Consequently, the council must **DENY** this appeal and **uphold the decision of the Planning Commission** – this Industrial Water Processing Plant **DOES NOT** belong in a residential neighborhood as it

- **DOES NOT MEET THE CONDITIONAL USE PERMIT CRITERIA FOR A RESIDENTIAL R-1 ZONE.**

If approved, the **devastation** and **detriment** of this facility would be **permanent** and **irreversible** for the community.

Significant and Negative Impact on the Community

The issue: an **industrial facility** operating in the heart of a **densely populated residential neighborhood**; fundamentally changing the residential character of the community.

The **significant and negative impact** to this community would be **permanent and irreversible**, resulting in a **diminished quality of life** and great **financial loss**...

Residents will be powerless to overcome its negative impacts.

Consequences would include, but not be limited to:

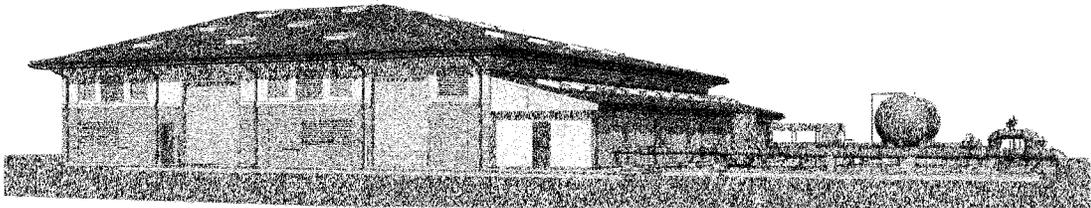
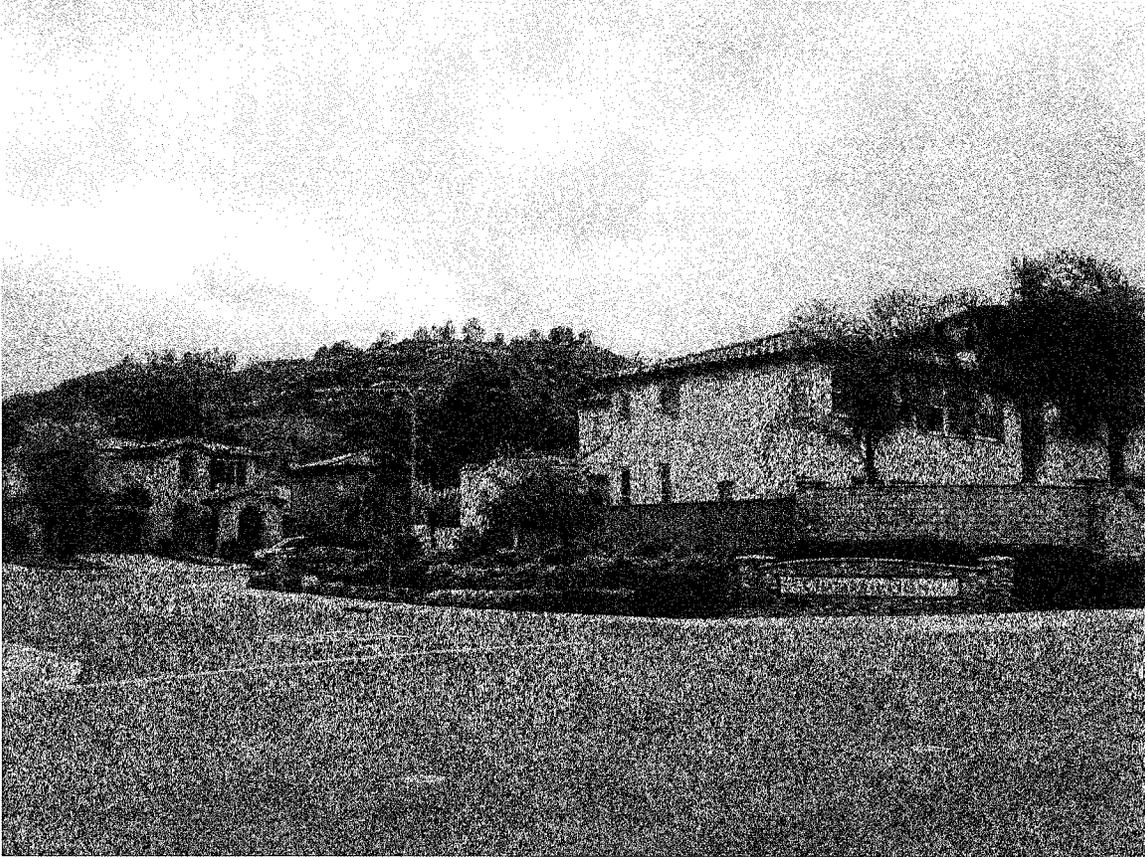
- Visual pollution
- Noise and Vibration pollution
- Light pollution
- Chemical pollution
- Increased health and safety risk
- Catastrophic risk
- Reduced property values

Visual Pollution

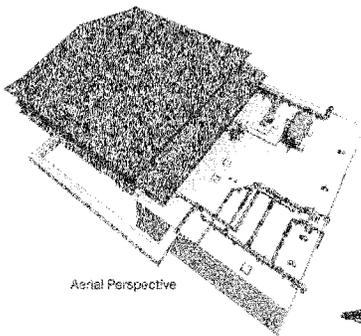
As stated in *Conditional Use Permit for Recirculated Microfiltration/Reverse Osmosis (MF/RO) facility for Agriculture Case Number: PHG 15 – 0021, March 2016*

- *The proposed project would consist of two residential-like buildings, the **Chemical Storage Building** and the **MFRO Process Building**, to house the MF/RO equipment, pumps, electrical rooms, control rooms, and storage rooms (Figure 3).*
- *The process building would be approximately **21,775 square feet** with dimensions of approximately 191 feet long by 114 feet wide.*
- *The chemical building would be approximately **14,400 square feet** with dimensions of approximately 125 feet long by 118 feet wide.*
- *Buildings and structures would be approximately **37 feet to top of roof ridgeline.***

Following are two pictures: one of a neighborhood - characteristic of those in the affected area; and one of the proposed Chemical Storage industrial building. Clearly they are quite different in nature and **aesthetically incompatible**.



MFRO Building - Southeast Perspective



Aerial Perspective



MFRO Building - Northwest Perspective

Industrial buildings of this nature DO NOT belong in a residential neighborhood and will NOT blend in!

- There is nothing “residential looking” about the proposed structures - they are **industrial in nature, size and stature.**
- They will create a sense of enclosure to all neighboring homes due to their **towering height and enormous size.**
- They will **block all mountain and horizon views** currently experienced by all who border this proposed location.
- No amount of decorative landscaping, six foot chain link fencing or masonry wall will be able to camouflage this **visual intrusion.**
- **It will be impossible to mitigate the size and intrusiveness of this facility.**

Noise and Vibration Pollution

As stated in *Conditional Use Permit for Recirculated Microfiltration/Reverse Osmosis (MF/RO) facility for Agriculture Case Number: PHG 15 – 0021, March 2016*

- *The proposed project, which consists of the development of a MF/RO Facility to provide advanced treatment for Title 22 quality reuse water produced at HARRF, would generate noise levels that could affect nearby noise-sensitive land uses during both construction and operations.*
- *Although the project’s construction hours would comply with the construction noise regulations in the City’s Municipal Code, the nearby land uses surrounding the project still would still be subject to increased noise levels in their existing noise environment.*
- *During project construction, the nearest and most notable off-site sensitive receptors that would be exposed to increased noise levels would be the existing single-family residential and church-related uses located around the project site.*
- *As shown in Table 12-2, the City’s applicable hourly noise standard of 75 dBA Leq for construction noise would be exceeded at the off-site residential uses located to the west and east of the project site during construction of the Project.*
- *It is anticipated that noise levels generated by the on-site pumps and associated equipment would be barely perceptible at the off-site sensitive receptors located adjacent to the project site.*

- *Thus, the **operational noise levels generated by the proposed project** are not **anticipated** to adversely affect the neighboring noise-sensitive land uses, and this impact is considered to be less than significant.*
- *As such, the existing single-family residential uses located to the west and east of the project site along with the church-related buildings located to the southeast of the project site **could be exposed to the generation of excessive ground borne vibration or ground borne noise levels related to construction activities.***
- *As the **vibration level** at the residences located to the west and east of the project site **would exceed the FTA's 80 VdB threshold for residences** or places where people may sleep during construction of the proposed project, **potential vibration impacts associated with human annoyance could occur at these off-site receptors.***
- *In addition, the vibration level at the church-related buildings to the southeast of the project site would also **exceed the FTA's 83 VdB threshold for institutional uses.** As such, potential vibration impacts at these nearby offsite sensitive receptors would be potentially significant.*
- *Restricting the use of excavation equipment would not be possible due to the need to **over-excavate the site for soil compaction.***
- *The proposed project, which consists of the development of a MFRO facility, **would introduce permanent noise sources at the project site** from the operation of the numerous on-site electric pumps associated with the new facility.*
- *Based on the analysis, the proposed project would have **potentially significant environmental effects** on biological resources, cultural resources, and **noise that could cause substantial adverse effects on human beings**, either directly or indirectly. However, implementation of mitigation measures, as provided within each of these resource topic sections of this environmental checklist, would reduce project-related potentially significant impacts to a less than significant level. Therefore after implementation of mitigation measures, the proposed project would result in a less than significant environmental impact to human beings.*

The proposed production plant will run **24 hours a day, 7 days a week, NON-STOP**. There will be **no break** from the noise and vibration.

- Any operation noise and/or vibration above zero is significant.
- It is highly probable that the operation noise may exceed the allowable limit, especially when blended with existing roadway noise.
- At many times of the day, the existing roadway noise already exceeds the allowable limit.
- Adequacy of the proposed mitigation measures is **unknown and speculative** and, in some cases, **erroneous**.
- Proposed mitigation measures are not scientific, tested solutions and provide no guarantee of imperceptible noise/vibration.
- As stated in the project report, construction noise and vibration **WILL EXCEED** the allowable limit.

Light Pollution

As stated in *Conditional Use Permit for Recirculated Microfiltration/Reverse Osmosis (MF/RO) facility for Agriculture Case Number: PHG 15 – 0021, March 2016*

- *Proposed above-ground facilities and buildings constructed as part of the proposed project would contain lighting for security and maintenance purposes.*
- *Depending on the building materials and the orientation of the exterior lighting, a **new source of light and glare may be created**. The lighting would be similar to, and blend into the existing lighting in the project vicinity. As a result, impacts related to lighting would be less than significant.*

There is no existing lighting in the project vicinity. The lot is vacant and produces no light.

- The addition of light Pollution will **be unavoidable** because of the close proximity of the buildings to the rear facing exterior windows of the neighboring homes – primarily **bedroom windows**.
- Pollution of this nature can be **disruptive to sleep patterns** which can lead to physical and emotional ailments.

Chemical Pollution

On-site Chemical Storage from page 17 of *Conditional Use Permit for Recirculated Microfiltration/Reverse Osmosis (MF/RO) facility for Agriculture Case Number: PHG 15 – 0021, March 2016*

**TABL
E 2-1
CHEMICAL
STORAGE**

Chemical	Number / Storage Type	Volume (gallons)	Days of Storage (avg/max)	Number of Pumps/Pump Type
Sodium Hypochlorite (Disinfectant)	1 Vertical, Cylindrical, FRP Tank	5,700	45/27	3(2 duty, 1 standby) / 0.2 to 5.6 gph, peristaltic
Liquid Ammonium Sulfate (Disinfectant)	1 Vertical, Cylindrical, FRP Tank	850	31/14	2(1 duty, 1 standby) / 0.03 to 1.48 gph, peristaltic
Sulfuric Acid (pH Control)	1 Vertical, Cylindrical, Lined Steel Tank	3,200	56/27	2(1 duty, 1 standby) / 0.3 to 5 gph, motorized diaphragm
Sodium Bisulfite (pH Control)	1 Vertical, Cylindrical, FRP Tank	1,000	30/30	2 (1 duty, 1 standby) / 0.3 to 1.4 gph, peristaltic
Antiscalant	1 Vertical, Cylindrical, FRP Tank	400	58/35	2(1 duty, 1 standby) / 0.02 to 0.5 gph, motorized diaphragm
Sodium Hydroxide	1 Vertical, Cylindrical, Carbon Steel Tank	5,500	35/26	2(1 duty, 1 standby) / 0.4 to 8.8 gph, motorized diaphragm
Calcium Chloride	1 Vertical, Flat bottom FRP Tank	8,000	35/35	2 (1 duty, 1 standby) / 9.5 gph, peristaltic
Citric Acid	1 tote	300		2 (1 duty, 1 standby)
Proprietary RO Base	1 tote	300		2 (1 duty, 1 standby)

SOURCE: Black and Veatch, 2014.

- **25,250 gallons** of hazardous chemicals will be stored and utilized just 20 feet from homes and backyards where people live and children play.
- There is no way for residents to mitigate against the potential hazards that could **affect their health and lively hood.**
- As seen by the Chemical Hazards/Dangers information on the next page, the **potential for death and destruction is highly significant.**
- The threat alone of such potential and risk can cause **undue stress and anxiety** to residents living in the area – risk they would be **powerless** to overcome.

Increased Health and Safety Risk

Below is a summary of associated hazards according to CDC Centers for Disease Control and Prevention and other sources:

Chemical: Hazards/Dangers

- **Sodium Hypochlorite:** Gives off toxic fumes (or gases) in a fire.
- **Liquid Ammonium Sulfate:** Avoid release to environment.
- **Sulfuric Acid:** Many reactions may cause fire or explosion. Gives off toxic fumes (or gases) in a fire. Risk of fire and explosion on contact with base(s), combustible substances, oxidants, reducing agents or water. Corrosive. In event of spillage, consult an expert! Evacuate danger area. Do not let this chemical enter the environment. Reacts violently with water and organic materials with evolution of heat. (ICSC: 0362)
- **Sodium Bisulfite:** Gives off irritating or toxic fumes (or gases) in a fire. Reacts with acids and strong oxidants, causing fire and explosion hazard.
- **Sodium Hydroxide:** Contact with moisture or water may generate sufficient heat to ignite combustible substances. Corrosive; avoid all contact. Reacts violently with acid and is corrosive in moist air to metals like zinc, aluminum, tin and lead forming a combustible/explosive gas. Reacts with ammonium salts to produce ammonia, causing fire hazard. This substance may be hazardous to the environment; special attention should be given to water organisms. The occupational exposure limit value should not be exceeded during any part of the working exposure.
- **Calcium Chloride:** Gives off irritating or toxic fumes (or gases) in a fire. Inhalation risk, harmful concentration of airborne particles can, however, be reached quickly when dispersed. Substance decomposes on heating at high temperature and on burning producing toxic and corrosive fumes. Attacks zinc in presence of water forming highly flammable hydrogen gas. Dissolves violently in water with liberation of much heat. (ICSC: 1184)
- **Citric acid:** Combustible. Finely dispersed particles form explosive mixtures in air. Dust explosion possible if in powder or granular form, mixed with air. The solution in water is a medium strong acid.

Catastrophic Risk

As stated in *Conditional Use Permit for Recirculated Microfiltration/Reverse Osmosis (MF/RO) facility for Agriculture Case Number: PHG 15 – 0021, March 2016*

*Employees of two to three people would only be required at the project site **once a month** for routine facility maintenance, delivery, and removal of chemicals.*

Due to the lack of employee supervision, **chemical or water leakage** could go **undetected** for days or weeks at a time.

Due to the nature and large quantities of the toxic chemicals being utilized and stored, **significant risk to public health** could be caused by:

- Fire
- Undetected leakage
- Earthquake
- Vandalism
- Terrorism
- Any unforeseen natural disaster

Project designers say they have built in safety measures to reduce risk.

Chemical Spill at Escondido Water Treatment Plant (San Diego Union Tribune Article – March 26, 2012)

- *Water Filtration Plant near Lake Dixon*
- *30,000 gallons of the chemical Sodium Hydroxide (also known as lye) had spilled.*
- **This is precisely one of the chemicals to be stored at this proposed water treatment plant.**
- *The spill was caused when one 15,000 gallon tank failed, which in turn caused the failure of a second 15,000 gallon tank.*
- *Half of the spill flowed into a safe containment area, but the rest poured down a driveway and then off into a canyon – a canyon often filled with hikers, bikers and joggers....*
- It is **impossible** to mitigate against all **unplanned** and **unforeseen** occurrences.
- What would have happened if this accident had occurred in the middle of a densely populated residential area?

Reduced property values

- Visual pollution
- Noise pollution
- Light pollution
- Chemical pollution
- Increased health and safety risk
- Catastrophic risk

For all the reasons mentioned above – property values will **diminish significantly!**

For most of the residents in the area, if not all, their home is their largest and only **financial investment.**

Most of these properties have just recently recovered in value from the mortgage crisis.

Home values will not be able to recover from the **permanent and devastating financial impact** of this industrial facility in our neighborhood.

Residents have invested heavily in new homes and home improvements, relying on City General Plan statements of support and encouragement of residential development.

For those of us who live there, we never would have purchased our house if we knew this industrial facility was going to be built there. We were told it was zoned residential!

Does not meet the Conditional Use Permit criteria for a residential R-1 zone

This Application for a Conditional Use Permit:

- Has already been denied by the Planning commission
- Deviates from the City's own General Plan
- Violates the Escondido Municipal Code
- Erroneously classifies the project as a water storage facility

Denied by the Planning Commission

On April 26, 2016, the Planning commission voted to **deny** this CUP application.

The following guidelines are set forth in the Escondido Municipal Code to foster the Commission's decision making process.

Chapter 33, Article 61, Division 1: Conditional Use Permits Sec. 33-1203. Findings of the commission.

The decision of the planning commission shall be in writing and shall state the reasons therefore. In granting a conditional use permit, the following guidelines shall be observed:

(a) A conditional use permit should be granted upon sound principles of land use and in response to services required by the community;

(b) A conditional use permit should not be granted if it will cause deterioration of bordering land uses or create special problems for the area in which it is located.

(c) A conditional use permit must be considered in relationship to its effect on the community or neighborhood plan for the area in which it is to be located.

Any conditional use permit granted shall be subject to such conditions necessary and desirable to preserve the public health, safety and general welfare. (Zoning Code, Ch. 109, § 1094.07)

When presented with this proposal on April 26, 2016, the Planning Commission did their due diligence in their careful consideration of this matter; they listened intently to all interested parties; asked pertinent questions; evaluated all the information, and finally came to the best possible conclusion. It was obvious that each member sincerely strived to make the right decision and was quite conflicted over the issues.

The Planning Commission draft minutes for the meeting state the following reasons given by each planning commission member for their denial:

- *Vice Chairman McQuead: Surrounding property value will be reduced.*
- *Commissioner Span: Looked commercial and too tall.*
- *Commissioner John: Landscaping and walls would be inadequate to block the visual interruption.*
- *Commissioner Romo: Proposed site not suitable.*

Deviates from the City's own General Plan

Section I. Vision and Purpose

- *The General Plan's Purpose: The General Plan is a statement of long-range public policy to guide the use of private and public lands within a community's boundaries.*
- *Escondido's General Plan reflects the aspirations and values of its residents. The Plan is adopted by the elected representatives with portions ratified by its citizens. The policies within the Plan are intended to become the foundation for decisions by elected and appointed officials.*

Section II. Land Use and Community Form:

- *Essential for Escondido being a desirable place to live revolves around residents' satisfaction that their neighborhoods are safe, livable and aesthetically pleasing. The community's desires to protect neighborhoods from crime, blight, and incompatible adjacent land uses that negatively affect their quality of life were identified as important priorities.*

M. Land Use and Community Form Goals and Policies

- *GOAL 4: Residential neighborhoods that are well-maintained and enduring, and continue to be great places to live for multiple generations.*
- *Neighborhood Maintenance & Preservation Policy 4.2: Residential neighborhoods shall be protected from the encroachment of incompatible activities or land uses such as heavy service commercial businesses which may have a negative impact on the residential living environment.*

Violates the Escondido Municipal Code

Pulled directly from the Escondido Municipal Codes, the following articles and sections detail exact violations as they relate to the city’s proposed project, and why their application for a Conditional Use Permit PHG 15-0021 is not eligible in an R-1 Residential Zone.

Chapter 33, Article 10: Single-Family Residential (R-1) Zone: Section 33-160:
Purpose “The purpose of the single-family residential (R-1) zone is to encourage and promote a suitable environment for family life by providing a district for the establishment of one-family, detached dwellings, **exclusively**. (Zoning Code, Ch. 103, § 1033.1).

Chapter 33, Article 6, Sec. 33-90. Purpose: Residential zones are established to provide for residential districts of various population densities so that the various types of residential developments may be segregated from each other as necessary to assure **compatibility of uses within family living areas**, including the necessary appurtenant and accessory facilities associated with such areas. (Zoning Code, Ch. 103, § 1030.01)

Chapter 33, Article 10, Section 33-163: Conditional uses and structures:
The following uses and structures are permitted in an R-1 zone only if a conditional use permit has first been issued, and subject to the terms thereof:

- (a) The keeping of household pets other than those permitted as an accessory use;
- (b) Uses as listed below:

Use No.	Use Title
1400	Mobilehome parks, conforming to the provisions of this article
1591	Bed and breakfast facilities, conforming to Article 32 of this chapter
4710	Communications (excluding 4718—offices, 4712—relay towers, microwave or others)
4753	Satellite dish antennas pursuant to Article 34 of this chapter
4814	Electricity regulating substations
4824	Gas pressure control stations
4833	Water storage as part of a utility system (uncovered)
4834	Water storage as part of a utility system (covered)
6242	Cemeteries
6244	Mausoleums
6516	Licensed residential care facilities for seven (7) or more persons, including but not limited to sanitariums, convalescent homes and rest home services
6700	Government services (all levels of government) (except

<i>Use No.</i>	<i>Use Title</i>
	<i>correctional institutions)</i>
6810	<i>Nursery, primary and secondary education</i>
6815	<i>Day nurseries—Child care center except small and large family day care homes as defined in section 33-8 of Article 1 of this chapter (which are permitted uses in this zone)</i>
6820	<i>Universities, colleges, junior colleges and professional schools</i>
6910	<i>Religious activities</i>
6941	<i>Social clubs</i>
6942	<i>Fraternal associations and lodges</i>
6944	<i>Youth organizations subject to criteria of section 33-1105 of Article 57 of this chapter</i>
6952	<i>Civic associations</i>
7411	<i>Golf courses, open to the public</i>
7412	<i>Golf courses, private membership</i>
7413	<i>Tennis courts, private membership only</i>

Any use or structure permitted or conditionally permitted by this zone and involving hazardous materials subject to conditional use permit requirements of Article 30 of this chapter. (Zoning Code, Ch. 103, § 1033.25; Ord. No. 93-36 § 1, 12-15-93; Ord. No. 2001-31R, § 8, 12-5-01; Ord. No. 2004-21, §§ 7—8, 11-17-04)

Project Erroneously Classified as a Water Storage Facility

This is NOT a water storage facility; it is a Water processing/treatment plant!

Quote from *San Diego Union-Tribune* article “Water recycling may cost city \$285M: Escondido endorses plan to purify all its sewage into irrigation water” on April 2, 2014

“Chris McKinney, the city’s utilities director...The process uses reverse osmosis, ultraviolet light and hydrogen peroxide to kill viruses, bacteria, hormones and other impurities...The project includes a recycled water line that would connect to local farms, a water recycling plant at Citrus and Washington avenues, a large storage tank, some storage ponds and miles of distribution pipeline.”

As stated in the *Initial Study / Draft Mitigated Negative Declaration*, the Official Project Title: ***Microfiltration/Reverse Osmosis (MF/RO) Facility***

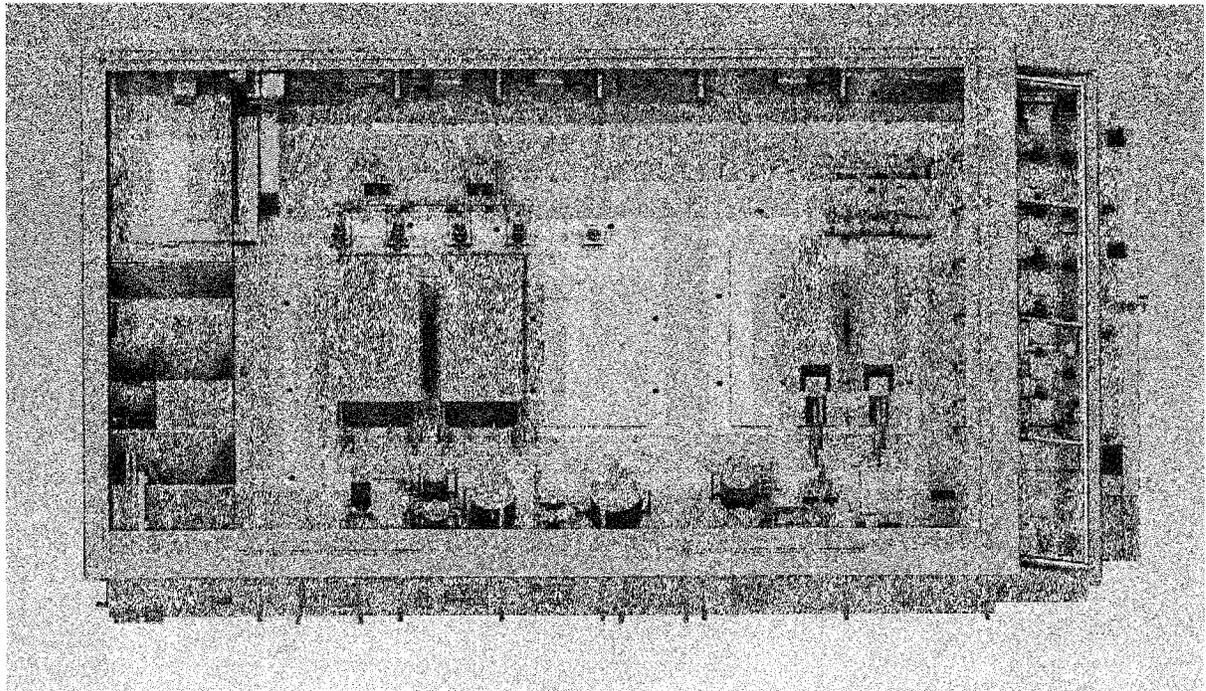
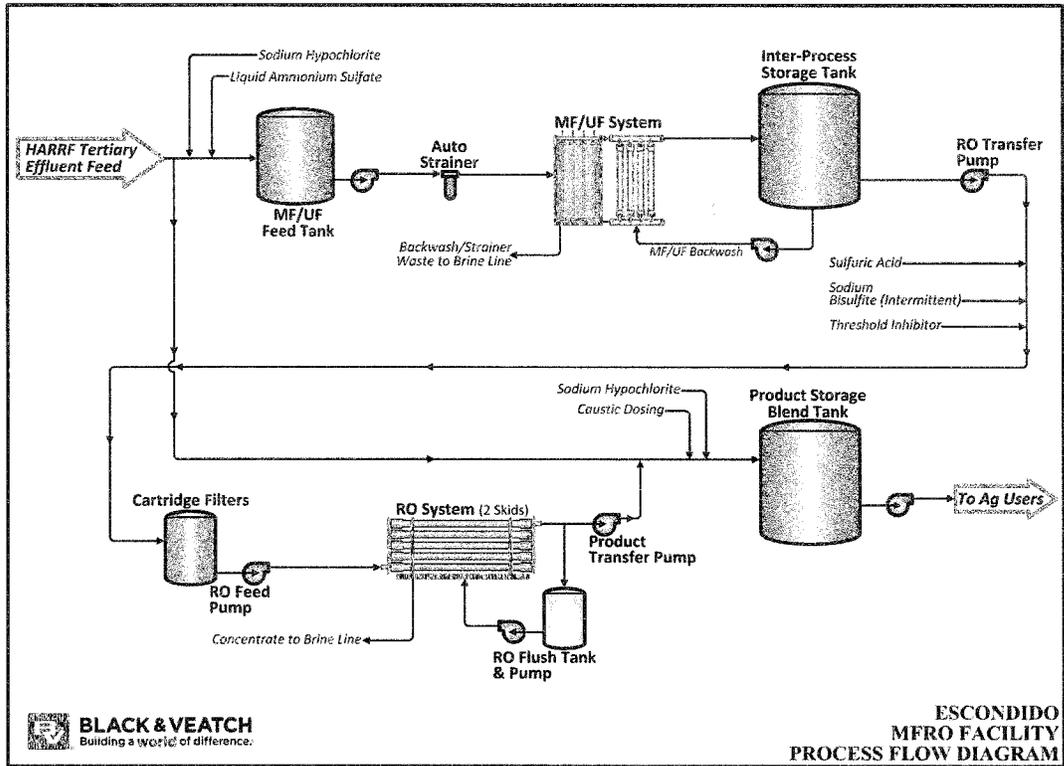
Also, as stated in the *Initial Study / Draft Mitigated Negative Declaration: Project Background Purpose and Need*:

- *The Recycled Water Easterly Main Extension Project MND identified the potential for installation of an advanced water treatment (AWT) facility which*

could be used to improve local water quality and/or to produce purified water for indirect potable reuse purposes (City of Escondido, 2013).

And in the Project Description

- *The MFRO Facility would provide **advanced treatment** for Title 22 quality reuse water produced at HARRF.*
- *The facility would utilize membrane filtration (i.e., microfiltration (MF) or ultrafiltration (UF) membranes) and reverse osmosis (RO) technologies sized for a total production capacity of 2.0 million gallons per day (mgd).*
- *The proposed project would consist of two residential-like buildings, the **Chemical Storage Building** and the **MFRO Process Building**, to house the MF/RO equipment, pumps, electrical rooms, control rooms, and storage rooms (Figure 3).*
- *The **MF/RO Facility treatment equipment** is proposed to operate with a production capacity of 0.5 mgd [350 gallons per minute (gpm)] and an ultimate effluent production capacity of 2.0 mgd (1,390 gpm).*
- *The MF/RO Facility would be designed to accommodate installation of **additional equipment in the future that would provide an additional 1.0 mgd of production capacity.***
- *The process building would be approximately 21,775 square feet with dimensions of approximately 191 feet long by 114 feet wide.*
- *The chemical building would be approximately 14,400 square feet with dimensions of approximately 125 feet long by 118 feet wide.*
- *Buildings and structures would be approximately 37 feet to top of roof ridgeline.*
- *Although the proposed project is **not technically residential**, onsite buildings and facilities would be **setback a minimum of 20-feet from the property line**, consistent with residential development standards.*
- *An influent underground storage or 90,000 gallon feed tank (40-feet wide by 18 feet long by 17 feet high) would be provided to ensure uninterrupted supply to the **downstream treatment process.***
- *The storage tank would be sized with **30-minute retention time** to allow for constant feed to the MF/UF system.*



SOURCE Black & Veatch
Escondido MFRO Facility Project. 140480 02 **Figure 7**
Proposed Interior of the Treatment Building

The purpose of this facility is **not to store water, but to process/treat it.**

- There is **not one instance** in the 444 page project document where this facility is referred to as a “water storage” facility or where its purpose is defined as such.
- The only purpose for storage tanks in this facility is to **facilitate the water treatment process** and to move the water through the production machinery.
- It is a production plant to process water, from one stage of reclamation to a further refined stage of reclamation. The purpose is then to pump the reclaimed water to end users **for sale** to those agencies.
- The end user of this product is **not the residential community** at this location and it in no way serves the surrounding community.

This proposed project use **far exceeds** “Use No 4833 Water Storage as part of a utility system (uncovered)” and “Use No 4834 Water Storage as part of a utility system (covered)”.

- In fact, by definition in the Escondido Municipal, this project is an **INUSTRY**.

Chapter 33, Article 1, Section 33-8, Definitions:

Industry means the storage, repair, manufacture, preparation or treatment of any article, substance or commodity whatsoever, and including the operation of stables.

Chapter 33, Article 10, Section 33-164: Prohibited uses and structures:

“All industrial, commercial and agricultural uses and structures not listed in this article are prohibited.

- An industrial facility is **prohibited** from being placed in an R-1 residential zone.

Conclusion

The proposed location for this water treatment plant is **not a viable option** and must be **DENIED** as it will have a **significant and negative impact on the community**.

This CUP is **NOT compatible** with surrounding land uses; is highly **INAPPROPRIATE** for the proposed location; and **does not meet the conditional use permit criteria** for a residential R-1 zone.

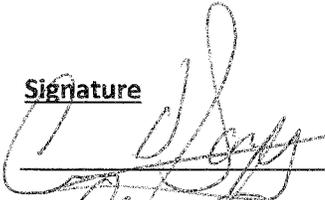
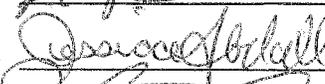
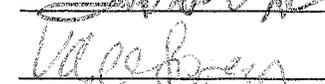
This industrial Water Processing Plant **DOES NOT belong** in a residential neighborhood and, if approved, the **devastation and detriment** of this facility would be **permanent and irreversible** for the community.

Alternative suitable sites for this project are available - without disregarding General Plan recommendations and the City’s Municipal Zoning Code.

316 Signatures 24 pages

We the undersigned **OPPOSE** the application for **Conditional Use Permit – PHG 15-0021**, submitted by the City of Escondido's Utility Department. The purpose of the CUP referenced above is to allow for the development of an industrial water facility in the heart of a densely populated residential community. The proposed facility site is located at 2512 E. Washington Ave. (APN 225-270-54) and is a 3.25-acre lot generally situated on the northern side of E. Washington Ave. and southern side of El Norte Parkway, and encircled by single family homes on all sides. This parcel of land is currently zoned RESIDENTIAL – and there is a reason for that – because it is in the heart of a RESIDENTIAL community.

The approval of this project would not only be detrimental to the property values of every homeowner in that immediate, as well as surrounding, area but it would also diminish the quality of life for the families and individuals who call Escondido home.

<u>Printed Name</u>	<u>Signature</u>	<u>Address</u>
<u>Craig Scroggins</u>		<u>839 Red Blush Rd. Escondido CA 92027</u>
<u>Yoshiko BRAUN</u>		<u>868 Red Blush Rd Escondido, CA 92027</u>
<u>Hector Galindo</u>		<u>871 Red Blush Rd Escondido CA 92027</u>
<u>Kenneth Pessy</u>		<u>894 Red Blush Rd Escondido 92027</u>
<u>Jessica Abdalla</u>		<u>894 Red Blush Rd 92027</u>
<u>Stephanie Bautista</u>		<u>882 Red Blush Rd. 92027</u>
<u>Noemie Mopia</u>	<u>Noemopia</u>	<u>2565 Hamlin Ct, Escondido, CA 92027</u>
<u>Dasen Mopia</u>		<u>2565 Hamlin CT 92027</u>
<u>Miranda Marlow</u>	<u>M. Marlow</u>	<u>2552 Hamlin Ct. 92027</u>
<u>Dennis Zike</u>		<u>1058 Canyon Creek Pl 92025</u>
<u>Brandon Smith</u>		<u>643 Grove Hill DR. 92069</u>
<u>Valerie Lopez</u>		<u>10007 Sage Hill Way 92026</u>
<u>VICTOR SOTO</u>		<u>2224 Anzor Lane, 92026</u>
<u>CHERYL ANSTW</u>		<u>914 BARR AVE 92026</u>
<u>Judy Nazar</u>		<u>10921 Via San Blas 92126</u>
<u>Donna Moriarty</u>		<u>1314 DOS Hermanos Glen</u>
<u>MOE MONTGOMERY</u>		<u>2549 E. VALLEY PKWY 92027</u>
<u>Basilio F. Harris</u>		<u>2035 Escondido, Blvd 92027</u>
<u>Donna Coaraz</u>		<u>557 VERONA PL 92027</u>
<u>Kim Coaraz</u>		<u>557 VERONA PL 92027</u>

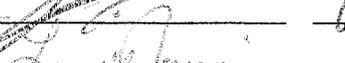
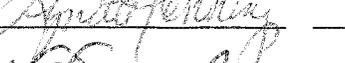
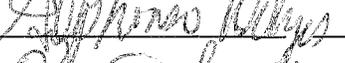
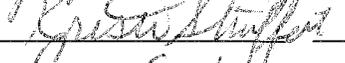
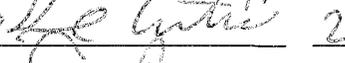
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<u>Printed Name</u>	<u>Signature</u>	<u>Address</u>
<u>Joanna Aguilar</u>	<u>[Signature]</u>	<u>1232 Calvin Ln, Escondido, CA 92025</u>
<u>Juan Aguilar</u>	<u>[Signature]</u>	<u>1232 Calvin Ln, Escondido CA, 92025</u>
<u>MARK BRUNELL</u>	<u>Mark Brunell</u>	<u>231 JEAN AVE ESCONDIDO CA 92027</u>
<u>Jantz Hiffa</u>	<u>[Signature]</u>	<u>151 E 7th Ave Escondido</u>
<u>BOB MADON</u>	<u>[Signature]</u>	<u>1852 HEMINGWAY CT 92027</u>
<u>Keilah Gastelum</u>	<u>[Signature]</u>	<u>1501 E Grand Ave 92027</u>
<u>Olga Frias</u>	<u>Olga Frias</u>	<u>1501 E. Grand Ave 92027</u>
<u>Alfredo Frias</u>	<u>[Signature]</u>	<u>1501 E GRAND AVE 92027</u>
<u>DALE KROWE</u>	<u>[Signature]</u>	<u>525 W ESCONDIDO PARKWAY #104 92026</u>
<u>Jodymitchell</u>	<u>[Signature]</u>	<u>Same</u>
<u>Ricco Goble</u>	<u>[Signature]</u>	<u>1466 Jefferson 92027</u>
<u>ERNESTO HERNANDEZ</u>	<u>[Signature]</u>	<u>418 W 7TH ESCO.</u>
<u>IRENE HERNANDEZ</u>	<u>[Signature]</u>	<u>418 W. 7th AV. 92025</u>
<u>Aniela Alcantara</u>	<u>[Signature]</u>	<u>1302 Oak Hill Dr ESC 92027</u>
<u>Maureen Kusler</u>	<u>[Signature]</u>	<u>551 N Date St. #210, Escondido, CA 92027</u>
<u>Molly Tosh</u>	<u>[Signature]</u>	<u>2041 Galatea Ln Escondido, CA 92029</u>
<u>Beth Bernier</u>	<u>[Signature]</u>	<u>850 E. 3rd Ave Escondido CA 92025</u>

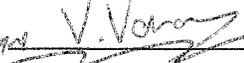
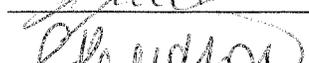
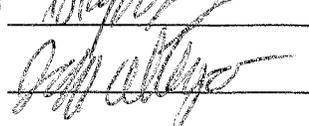
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Susie Belnap		1145 Daisy St Escondido, CA 92027
Bruce Belnap		1145 Daisy St. Escondido, CA 92027
Susan Baker		2215 Lee Ave Esc 92027
Mark Newland		1155 S Citrus Ave Esc 92027
Jon Victoria		2148 P. MISSION AVE. ESC 92027
Jodi Adoriza		12409 Marjorie Pl Esc CA 92027
Kathleen O'Donnell		3107 Londrey Dr Esc CA 92027
CARLOS ALDANA		2425 CRANSTON DR #221 ESC. 92025
JUAN MARTINEZ		2100 VINTAGE PL. ESC. CA. 92027
Jim Lyons		485 N Citrus #78 Esc CA 92027
Ismael Flores		672 Star Pilot Ct
Lynette Jennings		630 Via Rancho Pkwy Escondido 92029
Clyde Jennings		1179 West Washington Ave 92025
Alphonso Dolynas		29883 Talitha Way
Kristi Struffert		850 Luna Vista Dr. Es 92025
Suzanne Catalonotto		28409 Meaden Glen Way West Escondido
Susan Park		317 Montecito Glen 92027

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Rosalia Sanchez		2643 Ponderosa Ct
Mara Oja		2652 Ponderosa Ct.
SCOTT KEELER		2690 PONDEROSA CT.
Linda Harrington		3368 Honeybell Lane
Patricia McCarthy		2540 Honeybell Lane
Charles Wooler		2504 Honeybell Lane
Vasanthi Vaidyanathan		2521 HONEYBELL LANE
TERRY FARBERSE		2535 HONEYBELL LANE
GEORGE M'CHESENEY		2569 HONEYBELL LANE
JAMES ALBERGO		2576 HAMILIN CT.
THOMAS ALBERGO		2576 HAMILIN CT
Tommy Vedang		2474 Honeybell Lane
Diogo Simjanovski		2454 Honeybell Lane
Rene Kreitlow		2443 Honeybell Lane
Henry Wolmarus		2461 Honeybell Ln
Danielle Stapley		2473 Honey Ln
Jeff Albergo		639 Star Ruby Ct

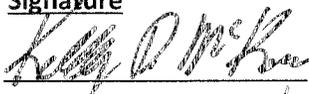
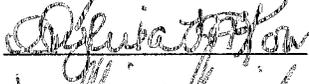
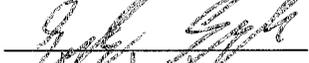
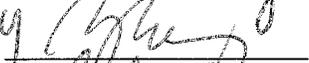
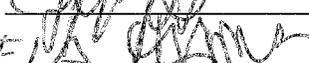
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Tom ALBERGO	<i>Tom Albergo</i>	2576 Hamlin Ct.
Pam Albergo	<i>Pam Albergo</i>	2576 Hamlin Ct.
Kathleen Wolgast	<i>Kathleen Wolgast</i>	2583 Hamlin Ct.
Michael Wolgast	<i>Michael Wolgast</i>	2583 Hamlin Ct.
Nellie R Langston	<i>Nellie R Langston</i>	2629 Menmore
Anthony L Miller	<i>Anthony L Miller</i>	758 Sun Gold Way
Cyril Steele	<i>Cyril Steele</i>	750 Sun Gold Way
Cathy Steele	<i>Cathy Steele</i>	750 Sun Gold Way
Joseph E Lopez	<i>Joseph E Lopez</i>	892 Sun Gold Way
Judy Berry	<i>Judy Berry</i>	872 Sun Gold Way
Sue Hendrickson	<i>Sue Hendrickson</i>	872 Sun Gold Way
Jane Nave	<i>Jane Nave</i>	872 Sun Gold Way
Kathy Richardson	<i>Kathy Richardson</i>	884 Sun Gold Way
Eusebio Soliven	<i>Eusebio Soliven</i>	2057 Jaffa Ct.
Josie Bumanag	<i>Josie Bumanag</i>	2632 JAFFA CT
Amber Wilson	<i>Amber Wilson</i>	705 Sun Gold Way
PHIL ZIEGLER	<i>Phil Ziegler</i>	2697 Ponderosa Ct.

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Kelley D. McKown		2455 Glen Meadow Ln, Escondido CA
Sylvia McKown		2455 Glen Meadow Lane, Escondido CA
Maria Sanchez-Grajeda		929 Deodar Rd Escondido 92026
Maria Jimenez		997 Melane Ln Escondido CA, 92026
Maria Maciel		1150 Jackson Pl. Escondido ca 92026
Gaby Grajeda		929 Deodar Road Escondido, CA 92026
Vincent Gomez		1144 Catspaw PL Escondido ca 92026
AURORA MULLANY		1746 EL AIRE PL. ESC. 92026
Gladys Gomez		239 S. Grape St ESC CA 92025
Claudia Teran		745 A W 6th ave ESCO. Ca 92025
Naomi C Fox		1955 SUNSET DR. #13 ESC CA 92025
Tiffany Stamm		735 Beacon Place ESCO 92025
CECILIA FAVELA		226 CLARENCE LN. ESCO. 92029
Jean Thompson		1026 Crystal Springs Place 92026
Isabel Herrera		1803 Encino Dr. Escondido, 92026
Robie Armenta		1045 S. Maple St. Esc. 92025
Reza Radman		2414 Glen Meadow Ln, Esc 92027

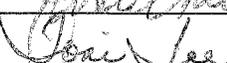
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Belinda Sanchez	<i>Belinda Sanchez</i>	568 Alta Cammino ct.
Dania Sanchez	<i>Dania Sanchez</i>	568 Alta Cammino ct.
Roxana Sanchez	<i>Roxana Sanchez</i>	568 Alta Camino ct.
Elizabeth Corda	<i>Elizabeth Corda</i>	557 HAYWARD PL
Arturo Corda	<i>Arturo Corda</i>	557 HAYWARD PL
Kari Roberts	<i>Kari Roberts</i>	2634 Obrien place
Aaron Roberts	<i>Aaron Roberts</i>	2634 Obrien place
VICTORIA SANCHEZ	<i>Victoria Sanchez</i>	2640 OBRIEN PLACE
KEITH DAVIS	<i>Keith Davis</i>	2640 OBRIEN PLACE
Bouasay Sivilag	<i>Bouasay Sivilag</i>	577 Hayward Place
JoAnn Woodman	<i>JoAnn Woodman</i>	565 Hayward Place
Jon Woodman	<i>Jon Woodman</i>	565 Hayward Place
ARTURO CERDAS	<i>Arturo Corda</i>	544 Hayward Pl.
TERESA BAÑUELOS	<i>Teresa Bañuelos</i>	544 Hayward Pl
Tomas Bañuelos	<i>Tomas Bañuelos</i>	544 Hayward Pl.
Mike Gonzales	<i>Mike Gonzales</i>	541 HAYWARD PL.
Rosendo Sanchez	<i>Rosendo Sanchez</i>	568 Alta Cammino ct.

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MANU SAINI		2520 Honeybell Ln, Escondido
HARMINDER SAINI		same as above
PREM SAINI		Same as above
PUSHPA SAINI		same as above
Lorena Haskell		2534 Honeybell Lane Escondido CA 92027
Charles Wozniak		2504 Honeybell Lane 92027
Ismail Qadhwani		2447 Honeybell LN Esc. 92027
SUAD Daghman		2447 honeybell Ln Escondido 92027
NICHOLAS KREITLOW		2443 HONEYBELL LN ESCONDIDO 92027
JAMES SURESH		2402 Honeybell Ln Escondido CA 92027
Jan Lee Kwon		735 Sungold Way Escondido 92027
TONI TORGENSEN		2535 Honeybell Ln Escondido 92027
Tanica Haddad		2589 Honeybell Ln Escondido CA 92027
DIANE DAVIES		2582 Honeybell lane
PAT Crain		2400 E Tangelo Pl 92027
MAURICE Haight		898 Red Blush Rd 92027
Adriana Chavez		2493 Honey bell ln 92027

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CHRIS KROGAN		1319 S Citrus Ave.
Jose Zavala		666 Vista Pointe Blvd
Candy Munoz		1820 E. Mission Ave.
Blanca Avila		750 Melrose Pl.
Alexandra Avila		750 Melrose Pl.
Samuel Avila		750 Melrose Pl.
MARTIN Avila		750 Melrose Pl.
Ida Zamora		1322 S. Citrus Ave. Esc. 92027
Jesse C. Cayo		2015 S. Sunrise St Esc 92025
Betty Stedman		1111 Whispering Highlands Dr. 92027
Cece Boston		1050 Hoover St. Esc 92027
STEVEN Boston		1050 Hoover St Esc 92027
Greg Torres		1572 S Citrus Ave Escondido CA 92027
Amanda Finch		27404 St. Andrews Ln Valley Center 92081
Andrea Marquez		2711 El Roca Rd. Esc 92027
Fatima Meza Carrillo		225 N. El Norte Pkwy
Yvonne Woodsey		1529 Cloverdale Rd Escondido 92027
Esther Batalk		444 Terrace ave. 92026
Maryali Garcia		765 480 Ouse 2100 W Valley Parkway apt 33 Escondido CA 92026

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SALVADOR ELEAZAR		573 Alta Camino Ct. Escondido CA 92027
Ruth Radclyffe		574 Alta Camino Ct. Esc. ca 92027
Mike Micca		575 Alta Meadow Ln. 92027
Amy Shimell		584 Alta Meadow Lane, Esc. CA 92027
Kevin Dacey		587 Alta Meadow Lane Esc 92027
ERICA AMAR		2466 Linda Ct Esc. CA 92027
Sahar Ateek		2484 Linda Ct. Esc. CA 92027
Joe Alfano		2891 " " " " "
Ros Duenas		2477 Linda Ct. ESC. CA, 92027
JOEL MAINT		2445 LINDA CT. ESCONDIDO CA. 92027
RODRIGUEZ VERA JR.		2437 LINDA CT. ESCONDIDO CA 92027
John Miles		2401 LINDA CT. ESCONDIDO CA. 92027
Rachel Wauveka		2439 E Washington Escondido CA 92027
MYRNA ESPUDO		2431 GLEN MEADOW LN. ESC CA. 92027
Michael Espudo		2431 Glen Meadow Ln Esc CA 92027
Nivel Kunder		2422 Glen Meadow Ln Esc CA 92027
Sue Blaber		2422 Glen Meadow Ln Esc. CA 92027

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LINDA HOFFA	<i>Linda Hoffa</i>	405 Sheridan Ave, Escondido
J. Williams	<i>J. Williams</i>	Escondido
Michael McFadden	<i>Michael McFadden</i>	1756 Acorn St. Escondido 92027
Sal Gomez	<i>Sal Gomez</i>	1732. Ashwood St
Catherine Hancock	<i>Catherine Hancock</i>	292 W. 8th Ave, Escondido 92025
Danica Reine	<i>Danica Reine</i>	235 E Valley Pkwy # 72 92027
Javier Salsanor	<i>Javier Salsanor</i>	873 Ross Ct Escondido CA 92027
SYNTHIA Soromon	<i>Syntha Soromon</i>	208 W 9th Ave Escondido CA 92025
Cassandra Nava	<i>Cassandra Nava</i>	1400 OAK HILL, ESCONDIDO CA 92027
Leticia Nava	<i>Leticia Nava</i>	2411 Kimberly Place Escondido CA 92027
Lee Brown	<i>Lee Brown</i>	976. G. 5th Ave. 92025
Rojedo	<i>Rojedo</i>	141. W 5th. Ave 92025
Fernando Mals	<i>Fernando Mals</i>	239 W. Lince Ln
Aubio Torres	<i>Aubio Torres</i>	206 N. Fig. St Apt 230
Amanda German	<i>Amanda German</i>	2408 Patterson Rd. 92027
Debra Pierce	<i>Debra Pierce</i>	460 Nantucket Glen 92027
Angel buvim	<i>Angel buvim</i>	289 W Vermont Ave. 92025

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Manuel Cruz	5-17-16	2402 Kimberly Pl. Esc. CA 92027
David Estrada	5/17/16	2401 " " " 92027
Bibbi Estrada	5-17-2016	2401 Kimberly Pl Esc 92027
Arcadio Granados		2431 Kimberly Pl. Esc. CA 92027
Arcadio Granados	5-17-16	2431 " " "
Isabel Granados	Isabel Granados	2421 Kimberly Place ca. 92027
Blanca Garcia	Blanca Garcia	2474 E. WASHINGTON'S 92027
Aniceto Rayo	Aniceto Rayo	2474 E Washington Ave 92027
Diana Sims	Diana Sims	928 Sep Way 92027
Laura Card	Laura Card	2422 KIMBERLY PL 92027
Shelbie Skelton	Shelbie Skelton	2432 Kimberly Pl 92027
Andrew Dominguez	Andrew Dominguez	2432 KIMBERLY PL 92027
Maria Rendant	Maria Rendant	2110 Country Pl 92026
Alana Dunaway	Alana Dunaway	1584 Rock Spring Rd. San Marcos, CA 92089
Cynthia Evans	Cynthia Evans	1912 Sorrentino Dr Esc. 92025
Lenora Garcia	Lenora Garcia	449 Encino Court, Esc CA 92025
Jill DeRoule	Jill DeRoule	14830 Del Diablo Ln, San Diego, CA 92129

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<u>Printed Name</u>	<u>Signature</u>	<u>Address</u>
Erika Macia		315 Royal Glen Escondido CA 92025
Mariene Renteria		(66) 755-3589
Teresa Brady		
Fernando Lopez		2000 Montego Ave 203 Escondido CA 92026
Esperanza Trejo		2000 Montego Ave 203 Escondido CA 92026
Edmundo		1127 Gale St.
BENWAD	Burkade	581 W. Mainway.
Marcos Rodriguez		1240 N. Broadway #46 Escondido 92026
Mona Torres		619-602-1055
Swan Ray		2420 Ashland Glen
Shelley Steffen		Escondido Calif. 92026
Michelle Olmeda		101 S. Spruce St. Unit 117 Escondido 92026
Juan Olmeda Jr		101 S. Spruce St unit 117 92026 CA
Marcelo Herrera		300 S. Top Street #6 92025
Marken Herrera		300 S. Top St #6 Escondido 92025
Hugo Pineda		810 Aster St
Uret Herrera		" "

We the undersigned **OPPOSE** the application for **Conditional Use Permit - PHG 15-0021**, submitted by the City of Escondido's Utility Department. The purpose of the CUP referenced above is to allow for the development of an industrial water facility in the heart of a densely populated residential community. The proposed facility site is located at 2512 E. Washington Ave. (APN 225-270-54) and is a 3.25-acre lot generally situated on the northern side of E. Washington Ave. and southern side of El Norte Parkway, and encircled by single family homes on all sides. This parcel of land is currently zoned RESIDENTIAL - and there is a reason for that - because it is in the heart of a RESIDENTIAL community.

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<u>Printed Name</u>	<u>Signature</u>	<u>Address</u>
MARIA DEL CARMEN ESPINOSA		646 Waverly Pk Hl Esc. CA 92027
Luis Arias		141 5th AVE #205 Esc. CA 92027
Laura Anderson		214 Antonia 92027
Katherine Arroyo		13025 Camino Bacheo SD 92028
Nidia Aguero		219 Eranto 92027
Pamela Martin		234 W. 10th Ave Esc. 92028
Yamela Martin		341 W. 2nd Ave. Esc 92028
Patricia Saldaña		1570 E. EL Norte Pkwy Esc. CA 92027
J.D. McKenna		1270 W. Mission Rd Esc. CA 92027
Isabela Pesado		1204 W. Escondido Blvd B205
Elizabeth Jacquin		1925 E Grand Ave Apt 47 Escondido Ca 92027
Solecia Ramirez		1925 E Grand Ave Apt 47 Escondido Ca 92027
Lupe Hidalgo		1806 Rees Rd
Edine Alvarado		656 Rees Rd
Lenora Hidalgo		9070 W. 9th Ave Escondido CA 92027
Esmeralda Ramirez		766 E. Mission Ave #C Escondido CA 92027
Edgar Ray		705 E. 11th Ave #10 Esc. CA 92027

We the undersigned OPPOSE the application for Conditional Use Permit - PHG 15-0021, submitted by the City of Escondido's Utility Department. The purpose of the CUP referenced above is to allow for the development of an industrial water facility in the heart of a densely populated residential community. The proposed facility site is located at 2512 E. Washington Ave. (APN 225-270-54) and is a 3.25-acre lot generally situated on the northern side of E. Washington Ave. and southern side of El Norte Parkway, and encircled by single family homes on all sides. This parcel of land is currently zoned RESIDENTIAL - and there is a reason for that -- because it is in the heart of a RESIDENTIAL community.

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Printed Name

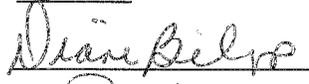
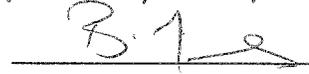
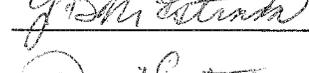
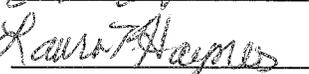
Signature

Address

BARBARA MARISE R JARNELL WARNER	<i>Barbara Warner</i>	2479 GLEN MEADOW LN ESC 92027
JAS SANKAR	<i>James Sankar</i>	2479 GLEN MEADOW LN ESC 92027
SAM SANKAR	<i>Sam Sankar</i>	560 Trovita Ct Esc 92027
ELIZABETH Mc CARTHY	<i>Elizabeth McCarthy</i>	560 Trovita Ct Esc 92027
Fred Mc CARTHY	<i>Fred McCarthy</i>	2351 CAMPBELL PL ESC 92027
Judith Stoural	<i>Judith Stoural</i>	2351 CAMPBELL PL ESC 92027
AMOS STOURAL	<i>Amos Stoural</i>	744 Jonathan Pl ESC 92027
Jorge Cordova	<i>Jorge Cordova</i>	744 JONATHAN PL ESC 92027
RAY BATHRICK Ray Bathrick	<i>Ray Bathrick</i>	3256 Katharine Dr ESC 92027
SMITH SAM	<i>Sam Smith</i>	715 N. BROADWAY #142 ESC 92025
PEI ZHE L ROBERT	<i>Robert Pei</i>	3159 Willow Creek Pl Esc 92027
		2065 MOUNTAINVIEW DR ESC 92027

We the undersigned **OPPOSE** the application for **Conditional Use Permit – PHG 15-0021**, submitted by the City of Escondido's Utility Department. The purpose of the CUP referenced above is to allow for the development of an industrial water facility in the heart of a densely populated residential community. The proposed facility site is located at 2512 E. Washington Ave. (APN 225-270-54) and is a 3.25-acre lot generally situated on the northern side of E. Washington Ave. and southern side of El Norte Parkway, and encircled by single family homes on all sides. This parcel of land is currently zoned RESIDENTIAL – and there is a reason for that – because it is in the heart of a RESIDENTIAL community.

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<u>Printed Name</u>	<u>Signature</u>	<u>Address</u>
4/29/16 Diane Belnap		639 Star Ruby Ct Esc. 92027
5/1/16 Bethsaida Flores		695 Star Ruby Ct Esc 92027
Maysa Badden		695 Star Ruby Ct Esc 92027
Charles Pardo		2660 Pummelo Ct Esc 92027
MAM O'CONNOR		2674 PUMMELO CT. ESC. 92027
STEVEN RAFAEL		2412 KIMBERLY PL ESCONADO 92027
G. Bobbi Estrada		2401 Kimberly Pl. Esc. 92027
David Estrada		2401 Kimberly Pl Esc 92027
Sandra Linderman		2195 Flint Ave. Esc. 92027
CHRISTINE TURNER		2654 Pummelo Ct. 92027
Bruce Belnap		639 Star Ruby Ct 92027
MARAMI SANDERS		623 STAR Ruby Ct 92027
Laura T. Haynes		1602 Boyle Ave Esc. 92027

Diane Halverson

From: Joyce Masterson
Sent: Tuesday, May 10, 2016 2:26 PM
To: v_vasanth@yahoo.com; Sam Abed; Olga Diaz; Ed Gallo; Michael Morasco; John Masson
Cc: Christopher W. McKinney; Graham Mitchell; Diane Halverson
Subject: RE: [Website Feedback]: Water Treatment Plant near El Norte/Washington Ave

Thank you for taking the time to share your thoughts with the City Council. You may be sure your comments will be given due consideration.

-Joyce Masterson, on behalf of the City Council

Joyce Masterson
Director of Economic Development and Community Relations
City of Escondido
201 N. Broadway
Escondido, CA 92025
Phone: 760-839-4621
Fax: 760-739-7003



From: noreply@www.escondido.org [mailto:noreply@www.escondido.org]
Sent: Sunday, May 08, 2016 7:27 AM
To: Sam Abed; Olga Diaz; Ed Gallo; Michael Morasco; John Masson
Subject: [Website Feedback]: Water Treatment Plant near El Norte/Washington Ave

Vasanth Vaidyanathan
v_vasanth@yahoo.com

Dear Council Members:

As a resident of Escondido for last many years I strongly oppose the building of a water treatment plant (MF/RO Facility) near our Chaparral Ridge community in El Norte. I can speak for the whole community and our neighborhood in saying that we strongly oppose this treatment plant in the heart of a residential neighborhood. We have no idea why such projects are even considered in residential neighborhoods like ours. Looks like there was no due consideration given for tax payers like us who elect you.

I request you to kindly not approve this plan and find an alternate location for the proposed MF/RO facility.

Sincerely,

Vasanth Vaidyanathan

2521 Honeybell Lane

Diane Halverson

To: Diane Halverson
Subject: FW: [Website Feedback]: Water Treatment Plant near El Norte/Washington Ave

From: Joyce Masterson
Sent: Tuesday, May 10, 2016 2:27 PM
To: 'cnguyen_92069@yahoo.com'; Sam Abed; Olga Diaz; Ed Gallo; Michael Morasco; John Masson
Subject: RE: [Website Feedback]: Water Treatment Plant near El Norte/Washington Ave

Thank you for taking the time to share your thoughts with the City Council. You may be sure your comments will be given due consideration.

-Joyce Masterson, on behalf of the City Council

*Joyce Masterson
Director of Economic Development and Community Relations
City of Escondido
201 N. Broadway
Escondido, CA 92025
Phone: 760-839-4621
Fax: 760-739-7003*



From: noreply@www.escondido.org [<mailto:noreply@www.escondido.org>]
Sent: Sunday, May 08, 2016 8:22 PM
To: Sam Abed; Olga Diaz; Ed Gallo; Michael Morasco; John Masson
Subject: [Website Feedback]: Water Treatment Plant near El Norte/Washington Ave

Cuc Nguyen
cnguyen_92069@yahoo.com

Dear Council Members:

I strongly oppose the building of a water treatment plant (MF/RO Facility) near our Chaparral Ridge community in El Norte. We cannot believe why such projects are planning to be built near our residential neighborhoods!

I live in the same community with Mr. Vasanth Vaidyanathan and he can speak for our community.

I request you please do not approve this plan and find an alternate location for the proposed MF/RO facility.

Best Regards,

Cuc Nguyen

2448 Honeybell Lane

Diane Halverson

From: Joyce Masterson
Sent: Tuesday, May 10, 2016 2:27 PM
To: georosmc7@mac.com; Sam Abed; Olga Diaz; Ed Gallo; Michael Morasco; John Masson
Cc: Christopher W. McKinney; Diane Halverson; Graham Mitchell
Subject: RE: [Website Feedback]: Water treatment plant

Thank you for taking the time to share your thoughts with the City Council. You may be sure your comments will be given due consideration.

-Joyce Masterson, on behalf of the City Council

Joyce Masterson
Director of Economic Development and Community Relations
City of Escondido
201 N. Broadway
Escondido, CA 92025
Phone: 760-839-4621
Fax: 760-739-7003



From: noreply@www.escondido.org [mailto:noreply@www.escondido.org]
Sent: Tuesday, May 10, 2016 11:53 AM
To: Sam Abed; Olga Diaz; Ed Gallo; Michael Morasco; John Masson
Subject: [Website Feedback]: Water treatment plant

George & Rosalie McChesney
georosmc7@mac.com

Dear Council Members:

As a resident of Escondido for last many years I strongly oppose the building of a water treatment plant (MF/RO Facility) near our Chaparral Ridge community in El Norte. I can speak for the whole community and our neighborhood in saying that we strongly oppose this treatment plant in the heart of a residential neighborhood. We have no idea why such projects are even considered in residential neighborhoods like ours. Looks like there was no due consideration given for tax payers like us who elect you.

I request you to kindly not approve this plan and find an alternate location for the proposed MF/RO facility.

Sincerely,

George & Rosalie McChesney

2569 Honeybell Lane

Diane Halverson

From: Joyce Masterson
Sent: Wednesday, May 11, 2016 10:22 AM
To: wwwooly@cox.net; Sam Abed; Olga Diaz; Ed Gallo; Michael Morasco; John Masson
Cc: Christopher W. McKinney; Graham Mitchell; Diane Halverson
Subject: RE: [Website Feedback]: CUP - PHG 15-0021

Thank you for taking the time to share your concerns with the City Council. Your comments will be given due consideration.

-Joyce Masterson, on behalf of the City Council

*Joyce Masterson
Director of Economic Development and Community Relations
City of Escondido
201 N. Broadway
Escondido, CA 92025
Phone: 760-839-4621
Fax: 760-739-7003*



From: noreply@www.escondido.org [mailto:noreply@www.escondido.org]
Sent: Sunday, May 08, 2016 11:16 AM
To: Sam Abed; Olga Diaz; Ed Gallo; Michael Morasco; John Masson
Subject: [Website Feedback]: CUP - PHG 15-0021

Charles Woolever
wwwooly@cox.net

Dear Mayor Abed and City Council members, This is to advise you that I am strongly opposed to approval of CUP PHG 15-0021 for a waste water treatment facility between Washington Ave and El Norte Parkway. This industrial use should not be approved because it is an incompatible use with the existing surrounding residential use. The scale alone is nearly as large as a football field, with two extremely large buildings planned adjacent to single family homes less than 10 years old. These are upscale homes with valuations up to \$750,000. Surely the City can find vacant land for this facility in a more acceptable location, perhaps on city land near the Escondido Humane Society off Bear Valley. I urge you to consider alternative sites that would be compatible

with this proposed use. I can be reached at the above email address, or at (760) 294-5423. Thank you for your consideration.

Diane Halverson

From: Joyce Masterson
Sent: Thursday, May 12, 2016 2:52 PM
To: will.oh@sbcglobal.net; Sam Abed; Olga Diaz; Ed Gallo; Michael Morasco; John Masson
Cc: Christopher W. McKinney; Diane Halverson; Graham Mitchell
Subject: RE: [Website Feedback]: Water Treatment Facility

Thank you for taking the time to share your concerns with the City Council. You may be sure your comments will be given due consideration.

-Joyce Masterson, on behalf of the City Council

*Joyce Masterson
Director of Economic Development and Community Relations
City of Escondido
201 N. Broadway
Escondido, CA 92025
Phone: 760-839-4621
Fax: 760-739-7003*



From: noreply@www.escondido.org [mailto:noreply@www.escondido.org]
Sent: Thursday, May 12, 2016 2:35 PM
To: Sam Abed; Olga Diaz; Ed Gallo; Michael Morasco; John Masson
Subject: [Website Feedback]: Water Treatment Facility

Barbara Osthoff
will.oh@sbcglobal.net

I am against the building of the Water Treatment Facility at the northern side of E. Washington. I do not want this facility in our residential area. It most certainly will devalue our homes.

This is an area with lots of nice homes, surely Escondido can do better. I remember a few years ago something about a Ball Park down by the Swap-Meet. In my opinion that would be a great location for the facility. Another good location would be where the old police station is. Just because the City owns the proposed property shouldn't be the reason to build it there.

Submitted respectfully,

Barbara Osthoff, 2467 Glen Meadow Ln., Escondido, CA 92027

760-233-0081

City of Escondido
City Clerk's Office

2016 MAY 17 AM 9:54

AGENDA ITEM NO: 16

AGENDA DATE: 5-25-16

Vasanth Vaidyanthan
Tom Albergo
Pam Albergo
Chuck Woolever
Leticia Nava
(Residents of Escondido, CA)

May 17, 2016

Members of Escondido City Council
City Hall, Second Floor
201 North Broadway
Escondido, CA 92025

Dear Members:

Re: **Case Number: PHG 15-0021 (MF/RO Facility)**

As concerned residents impacted by the above project, we request the city council not to grant Conditional Use Permit (CUP) to the above project. We have spoken to many of our neighbors and all of them are against the MF/RO facility in a residential neighborhood. All our neighbors feel legally Escondido City Council cannot allow construction of MF/RO facility. Therefore we are making this representation to outline why the Escondido Municipal Code does not allow granting of CUP for the above project. If CUP is granted the court will overturn the decision since there is no basis of law on which such a permit could be granted.

ISSUE

Does the Escondido City Municipal Code allow granting of Conditional Use Permit (CUP) for construction of a Microfiltration / Reverse Osmosis Facility for Agriculture (MF/RO Facility) in a zone designated by City for Single Family Residential units?

RULES

R-1 Zone:

The site where the MF/RO facility will be built is designated by City of Escondido as R-1 which stands for Single Family Residential under Section 33-91 of Escondido Municipal Code.

Conditional use in a R-1 Zone:

Section 33-163 of Escondido Municipal Code allows grant of conditional use permits in a Single Family Residential (R-1) zone if it falls under certain category of uses. Section 33-163 is reproduced below for your ready reference.

Sec. 33-163. Conditional uses and structures.

The following uses and structures are permitted in an R-1 zone only if a conditional use permit has first been issued, and subject to the terms thereof:

- (a) The keeping of household pets other than those permitted as an accessory use;
- (b) Uses as listed below:

Use No.	Use Title
1400	Mobilehome parks, conforming to the provisions of this article
1591	Bed and breakfast facilities, conforming to Article 32 of this chapter
4710	Communications (excluding 4718—offices, 4712—relay towers, microwave or others)
4753	Satellite dish antennas pursuant to Article 34 of this chapter
4814	Electricity regulating substations
4824	Gas pressure control stations
4833	Water storage as part of a utility system (uncovered)
4834	Water storage as part of a utility system (covered)
6242	Cemeteries
6244	Mausoleums
6516	Licensed residential care facilities for seven (7) or more persons, including but not limited to sanitariums, convalescent homes and rest home services
6700	Government services (all levels of government) (except correctional institutions)
6810	Nursery, primary and secondary education
6815	Day nurseries—Child care center except small and large family day care homes as defined in section 33-8 of Article 1 of this chapter (which are permitted uses in this zone)

Use No.	Use Title
6820	Universities, colleges, junior colleges and professional schools
6910	Religious activities
6941	Social clubs
6942	Fraternal associations and lodges
6944	Youth organizations subject to criteria of section 33-1105 of Article 57 of this chapter
6952	Civic associations
7411	Golf courses, open to the public
7412	Golf courses, private membership
7413	Tennis courts, private membership only

(c) Personal wireless service facilities (subject to the provisions of Article 34, Communication Antennas)

Any use or structure permitted or conditionally permitted by this zone and involving hazardous materials subject to conditional use permit requirements of Article 30 of this chapter. (Zoning Code, Ch. 103, § 1033.25; Ord. No. 93-36 § 1, 12-15-93; Ord. No. 2001-31R, § 8, 12-5-01; Ord. No. 2004-21, §§ 7—8, 11-17-04)

Definition of Industry as per Escondido Municipal Code:

Escondido Municipal Code Section 33-8 states that "Industry means the storage, repair, manufacture, preparation or treatment of any article, substance or commodity whatsoever, and including the operation of stables."

Prohibited use in R-1 zone:

Section 33-164 of the Escondido Municipal Code goes on to say that in a R-1 Single Family Residential zone states that "All industrial, commercial and agricultural uses and structures not listed in this article are prohibited". Extract from Section 33-164 is listed below.

Sec. 33-164. Prohibited uses and structures.

All industrial, commercial and agricultural uses and structures not listed in this article are prohibited. Such prohibited uses include, but are not limited to, those which for special emphasis, are listed below:

Use No.	Use Title
1120	Two-family dwellings
1130	Multiple family dwellings
6312	Outdoor advertising or billboard advertising
8150	Animal specialties

(Zoning Code, Ch. 103, § 1033.27)

ANALYSIS

Site zoned as Single Family Residential:

The Planning Division of the city of Escondido is claiming the MF/RO Facility in R-1 (Single Family Residential) zone qualifies for Conditional Use. But it is very clear from the city municipal code for conditional use for R-1 zone that a facility such as MF/RO facility is not listed as one which will qualify for conditional use.

MF/RO Project is not a Water Storage but an Industrial Structure:

The Planning Division's most likely argument is that the MF/RO facility qualifies for Conditional Use Permit (CUP) under use # 4834 which is for "Water storage as part of a utility system (covered)". But it is clear from the nature of the description of the project in various project documents that the facility is not a "Water Storage". Here are references to the project by the City (emphasis supplied).

- The City has named the project as "Microfiltration / Reverse Osmosis (MF/RO) Facility for Agriculture".
- In the Mitigated Negative Declaration document the city says that "The proposed project consists of construction of MFRO facility with two industrial structures on a 3.25 acre site that is zoned as Single-Family Residential R-1-6."
- This document also states "The Recycled Water Easterly Main Extension Project MND identified the potential for installation of an advanced water treatment (AWT) facility which could be used to improve local water quality and/or to produce purified water for indirect potable reuse purposes (City of Escondido, 2013).
- The Project Description states that "The MFRO Facility would provide advanced treatment for Title 22 quality reuse water produced at HARRF."

- The Project Description goes on to say "The facility would utilize membrane filtration (i.e., microfiltration (MF) or ultrafiltration (UF) membranes) and reverse osmosis (RO) technologies sized for a total production capacity of 2.0 million gallons per day (mgd)"

Further, the project documents also says that the MF/RO facility consists of two buildings one for Chemical Storage (14440 square feet) and the other one for MF/RO Process (21755 square feet). As per the City the two buildings will consist of

1. Chemical feed & storage
2. Electrical room
3. Pump gallery for MF/UF feed pumps
4. Agriculture recycled water pumps
5. MFRO Equipment
6. Pumps
7. Electrical rooms
8. Control rooms
9. Storage rooms
10. Restroom
11. Administration meeting room

As you can see from the above components of the MF/RO facility, as described by the city, there is no water storage except underground storage tanks for influent storage, inter process storage and product. Even the description of the underground storage in Project Description sounds industrial in nature like raw materials and final product.

The MF/RO Facility also fits clearly under the definition of Industry since Escondido Municipal Code Section 33-8 states that "Industry means the storage, repair, manufacture, preparation or treatment of any article, substance or commodity whatsoever, and including the operation of stables." (emphasis supplied). So the MF/RO project basically stores the influent, feeds them into pumps like input of raw material, treats them and produces a product as result of the manufacturing process. So this whole process comes under the definition of Industry.

In strictest term there is also no storage since the project document states "the storage tank would be sized with 30-minute retention time to allow for constant feed to the MF/UF system."

The city cannot use the conditional use allowed for "water storage as part of a utility system (covered)" for approving construction of a MF/RO facility above ground which has no component with regard to "Water Storage". It is important to note that the conditional use allows only "water storage" and not "industrial structures" or "Treatment Facility" or "Production Space" or "Chemical Storage".

The conditional use provision only allows "Water Storage" and only a minor component (and that too underground) of the project has "Water Storage" and that does not make the whole project a "Water Storage". If the claim of the Planning Division has to be accepted then the city can even build a wastewater treatment and disposal facility like Hale Avenue Resource Recovery Facility (HAARF) in the heart of a residential neighborhood because there is some kind of water storage component to it and it is part of the utility system. But such interpretation like the one by the city's planning division will make us to reach absurd conclusion. The MF/RO facility comprises of "industrial structures", as described in various documents, and as seen from the project components listed above a very minimal percentage of the whole project is dedicated to water storage and that does not make this facility a "water storage".

"Production of water" or "Transmission of Water" or "Treatment of Water" are different activities from "Storage of water". The Escondido Municipal Code only allows "Storage of water" under the conditional use in R-1 Zone and not any other forms of activity. If activities other than "water storage" were allowed the municipal code would have explicitly stated that in the list of conditional uses.

MF/RO facility is prohibited under the Municipal Code in R-1 Zone

Since the MF/RO facility is clearly industrial in nature, as discussed above, such a facility is prohibited under Escondido Municipal Code Section 33-164 which states that in a R-1 Single Family Residential zone "All industrial, commercial and agricultural uses and structures not listed in this article are prohibited". Activities involved in MF/RO facility is not an industrial activity listed under the Zoning code of R-1 Single Family Residential Zone. So the Escondido Municipal Code prohibits such an industrial facility or use in R-1 Zone.

CONCLUSION

Since the MF/RO facility is an Industry, such a use is prohibited in R-1 Zone. Further Escondido Municipal Code only allows "Water Storage" as a conditional use in a Single Family Residential Zone. The Conditional Use Permit (CUP) to the MF/RO facility should not be granted since it is not a "Water Storage" but "Industrial structure". In fact the MF/RO facility does not even qualify for Conditional Use Permit due to the project coming under the classification of "Industry" as per Escondido Municipal Code.

Sincerely,

Vasanth Vaidyanathan

Tom Albergo

Pam Albergo

Chuck Woolever

Leticia Nava

Jennifer Klein

From: Diane Halverson
Sent: Tuesday, May 17, 2016 9:46 AM
To: Jennifer Klein
Subject: FW: Case Number: PHG 15-0021 (MF/RO Facility)
Attachments: Brief to City Council on MFRO facility ver5.pdf

*Diane Halverson, CMC
Escondido City Clerk
201 N. Broadway
Escondido, CA 92025
Ph. 760-839-4560
Fax 760-735-5782*

From: Vasanth Vaidyanathan, Esq. [mailto:vasanth@vnathan.com]
Sent: Tuesday, May 17, 2016 9:43 AM
To: Sam Abed; Michael Morasco; Ed Gallo; John Masson; Olga Diaz
Cc: chuck woolever; Pam Albergo; Letty Nava; Tom; Diane Halverson
Subject: Case Number: PHG 15-0021 (MF/RO Facility)

Dear Council Members & City Clerk:

Please take our enclosed letter on record where we have clearly stated why Escondido Municipal Code does not allow construction of MF/RO facility. We strongly feel the courts will decide in our favor based on Escondido Municipal Code which does not allow such a project in R-1 zone.

Thank you,

Vasanth
760 745 0304

RESOLUTION NO. 2016-65

**A RESOLUTION OF THE CITY COUNCIL OF THE
CITY OF ESCONDIDO, CALIFORNIA, APPROVING
AN APPEAL OF A PLANNING COMMISSION
DECISION AND APPROVING A CONDITIONAL USE
PERMIT FOR A MEMBRANE FILTRATION
REVERSE OSMOSIS FACILITY (MFRO)**

Case No. PHG15-0021

WHEREAS, on April 26, 2015, the Planning Commission considered and denied a request for a proposed Conditional Use Permit for the development of a city facility designed to provide advanced treatment and storage for recycled water produced at the City of Escondido's Hale Avenue Resource Recovery Facility (HARRF) for agricultural uses. The proposed MF/RO facility would utilize membrane filtration [i.e., microfiltration (MF) or ultrafiltration (UF) membranes] and reverse osmosis (RO) technologies sized for a total production capacity of 2.0 million gallons per day (mgd). The project consists of two separate buildings (approximately 14,440 SF Chemical Storage Building and an approximately 21,775 SF MF/RO Process Building). The buildings would contain a variety of equipment, pumps, electrical, control and storage rooms. The MF/RO facility would be designed to accommodate the installation of future equipment to provide an additional 1.0 mgd of production capacity. Underground storage tanks (90,000 gallon feed tank, 163,000 gallon inter-process tank, and a 970,000 gallon product storage tank) also would be installed, along with various above-ground pipes and holding tank(s). The project also includes a 1,500 kW emergency backup generator. The approximately 2.53-acre project site generally is located on the northern side of E. Washington Avenue and southern side of El Norte Parkway, west of the intersection of

Washington Avenue/El Norte Parkway, east of Citrus Avenue, addressed as 2512 E. Washington Avenue (APN 225-270-54), more particularly described and depicted in Exhibit "C" and incorporated by this reference; and

WHEREAS, the City Council has reviewed the appeal for the Conditional Use Permit and has reviewed and considered the Mitigated Negative Declaration prepared for the project, and has determined the project would not have any significant impacts to the environment because all project related impacts have been mitigated; and

WHEREAS, Ordinance No. 78-2 enacted pursuant to Section 65974 of the California Government Code and pertaining to the dedication of land and fees for school facilities has been adopted by the City of Escondido; and

WHEREAS, this City Council has considered the appeal, the staff report, the recommendations of the Planning Commission and the appropriate agencies, and public testimony presented at the Council hearing; and

WHEREAS, this City Council desires at this time and deems it to be in the best public interest to approve the appeal of the Planning Commission decision and approve the Conditional Use Permit as reflected in the details of request contained in the staff report(s), and on plans and documents on file in the offices of the City Clerk and Planning Division;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Escondido, California, as follows:

1. That the above recitations are true.
2. That the City Council has reviewed and considered the Mitigated Negative Declaration, the staff reports, and has heard and considered testimony given at the

public hearing, and certifies the project would not result in any significant impacts to the environment because all previously identified impacts have been mitigated to less than a significant level.

3. That the Findings of Fact, attached as Exhibit "A" and incorporated by this reference, are hereby made by this City Council and represent the City Council's careful consideration of the record, different findings made by the Planning Commission and any evidence received since the time of the Planning Commission hearing. The findings of this City Council on Exhibit "A" shall be final and detminative Finding of Fact on this matter.

4. That upon consideration of the Findings, all material in the staff report (a copy of which is on file in the Planning Division), public testimony presented at the hearing, and all other oral and written evidence on this project, this City Council reverses the decision of the Planning Commission and approves the Conditional Use Permit (Case No. PHG15-0021) as reflected on plans and documents on file in the offices of the City Clerk and Planning Division, and subject to Conditions of Approval and Mitigation Monitoring and Reporting Program set forth as Exhibit "B" and incorporated by this reference.

BE IT FURTHER RESOLVED that, pursuant to Government Code Section 66020(d)(1):

1. NOTICE IS HEREBY GIVEN that the project is subject to certain fees described in the City of Escondido's Development Fee Inventory on file in both the Community Development Department and Public Works Department. The project is

also subject to dedications, reservations, and exactions, as specified in the Conditions of Approval.

2. NOTICE IS FURTHER GIVEN that the 90-day period during which to protest the imposition of any fee, dedication, reservation, or other exaction described in this Resolution begins on the effective date of this Resolution and any such protest must be in a manner that complies with Section 66020.

EXHIBIT "A"

FINDINGS OF FACT PHG15-0021

Conditional Use Permit

1. Granting this Conditional Use Permit for the proposed MF/RO facility is based on sound principles of land use and would not create a nuisance, cause deterioration of bordering land uses or create special problems for the area in which it is located because the proposed facility is a conditionally permitted use in the R-1 zone and would be in conformance with the underlying zoning code development requirements, including setbacks, building height and lot coverage. The facility's process, pumps, chemical feed and storage equipment either would be located within the associated buildings, located to minimize potential visual and noise impacts to adjacent uses and/or include the appropriate attenuation features to mitigate potential noise impacts. The delivery, use and storage of chemicals at the facility would occur in full compliance with all applicable federal, state, and local regulations. Landscape planter areas and perimeter walls/fencing would be installed along the boundaries adjacent to single-family development to provide an appropriate physical barrier and visual screening. The Engineering Department indicated the project would not result in a significant impact to the adjacent roadways and intersections due to the limited number of anticipated vehicle trips associated with the operation of the facility.
2. The proposed recycled water project would be in conformance with the City's Quality of Life Standard 10 (Water System) that directs the City to continue efforts to implement water reclamation and water conservation programs. Water System Policy 12.13 encourages the City to use and explore opportunities to increase the use of recycled water in the City. The proposed project would not diminish the Quality-of-Life Standards of the General Plan as the project does not materially degrade the levels-of-service on adjacent streets or public facilities as discussed in the staff report and the environmental review prepared for the project (Final Negative Declaration).
3. All of the requirements of the California Environmental Quality Act (CEQA) have been met because the findings of the environmental analysis (as demonstrated in Final Mitigated Negative Declaration) are that the Initial Study identified impacts related to biological resources, cultural and tribal cultural resources, and noise that may be potentially significant. However, design and minimization measures, revisions in the project plans and/or mitigation measures would provide mitigation to a point where potential impacts are reduced to less than a significant level. All other project impacts studied were found to be less than significant. The City also has complied with the provisions of Assembly Bill 52 regarding consultation with the Native American Tribes and appropriate mitigation measures have been included to address potential impacts to tribal cultural resources. This Final MND includes the appropriate CEQA-Plus requirements/analysis established by the EPA that are intended to supplement the CEQA Guidelines with specific requirements for environmental documents acceptable to the SWRCB when reviewing applications for wastewater treatment facility loans.
4. This project is in response to services required by the community because the facility is a component of an overall expansion to the existing recycled water conveyance system to deliver recycled water to identified customers. Tertiary-treated recycled water is produced at the City's Hale Avenue Resources Recovery Facility (HARRF) that is provided to other agencies and City customers for landscape and industrial purposes. The City has been expanding the recycled water conveyance system over the past several years to provide a more dependable and sustainable water supply to be less dependent on imported water. This project component was originally conceptualized as part of the City's Potable Water Reuse Program (Reuse Program) identified in the Recycled Water Master Plan. The City is implementing this component of the Reuse Program to expedite a new, high-quality water supply to local agricultural growers, utilize existing water resources and help promote and support the local economy and agriculture.

EXHIBIT "B"

CONDITIONS OF APPROVAL MF/RO Facility PHG15-0021

General

1. All construction shall comply with all applicable requirements of the Escondido Zoning Code and requirements of the Planning Division, Engineering Division, Building Division, and Fire Department.
2. All uses, capacity, hours of operation and outdoor activities shall be substantially consistent with the Details of Request and conditions of approval contained within this report.
3. Colors, materials and design of the project shall conform to the exhibits and references in the staff report, to the satisfaction of the Director of Community Development.
4. All exterior lighting shall conform to the requirements of Article 35, Outdoor Lighting (Ordinance No. 86-75). Any outdoor lighting adjacent to residential uses shall provide appropriate shielding to prevent light from adversely affecting the adjacent properties. This shall be demonstrated on the building plans.
5. All project generated noise shall conform to the City's Noise Ordinance (Ordinance 90-08).
6. No signage is approved as part of this permit. All proposed signage associated with the project must comply with the City of Escondido Sign Ordinance.
9. All new utilities shall be placed underground, to the satisfaction of the City Engineer and Director of Public Works.
10. Any new rooftop equipment must be fully screened from all public view utilizing materials and colors which match the building(s).
11. Any new walls and/or retaining walls shall incorporate decorative materials or finishes, and shall be indicated on the project plans. Decorative pilasters shall be incorporated into the new walls at appropriate intervals.
12. Striped parking spaces shall not be required for the project in accordance with Zoning Code Section 33-767.
13. This CUP shall become null and void unless utilized within 36 months of the effective date of approval, unless an extension of time is approved in accordance with Article 61, Division 1 of the Zoning Code.
14. The City of Escondido hereby notifies the applicant that State Law (SB 1535) effective January 1, 2007, requires certain projects to pay fees for purposes of funding the California Department of Fish and Game. If the project is found to have a significant impact to wildlife resources and/or sensitive habitat, in accordance with State law, the applicant should remit to the City of Escondido Planning Division, within two (2) working days of the effective date of this approval ("the effective date" being the end of the appeal period, if applicable) a certified check payable to the "County Clerk," in the amount of \$2,260.25 for a project with a Negative Declaration, which includes an additional authorized County administrative handling fee of \$50.00 (\$2,210.25 + \$50). Failure to remit the required fees in full within the specified time noted above will result in County notification to the State that a fee was required but not paid, and could result in State imposed penalties and recovery under the provisions of the Revenue and Taxation code. In addition,

Section 21089(b) of the Public Resources Code, and Section 711.4(c) of the Fish and Game Code provide that no project shall be operative, vested, or final until all the required filing fees are paid. If the fee increase after the date of this approval, the applicant shall be responsible for the increase.

15. The project shall be in compliance with all of the following mitigation measures:

BIO-1

A qualified biologist shall perform focused surveys during the appropriate time of year (April through November) to determine the presence of sensitive plant species (i.e. San Diego ambrosia and southern tarplant). If sensitive plants are observed on the project site, flagging, stakes, and/or construction fencing shall be used to demarcate the areas in which the plants are growing and these areas would be avoided, where feasible. Project personnel, including all contractors working onsite, would be instructed on the sensitivity of the area. If preservation onsite is not feasible, the project biologist would consult with CDFW to determine appropriate mitigation for the loss of any special status plants, which is anticipated to include plant and seed collection.

BIO-2a

Proposed project activities (including, but not limited to, staging and disturbances to native and non-native vegetation, structures, and substrates) should occur outside of the avian breeding season, which generally runs from March 1st -August 15th, to avoid take of birds or their eggs.

BIO-2b

If avoidance of the avian breeding season is not feasible a qualified biologist, with experience in conducting breeding bird surveys, shall conduct a preconstruction clearance survey for active nests no more than 3 days prior to the initiation of project construction activities.

- If a protected native bird is found, flagging, stakes, and/or construction fencing shall be used to demarcate a buffer zone of 300 feet (or 500 feet for raptors) between the project construction activities and the nest. Project construction personnel, including all contractors working on site, will be instructed on the sensitivity of the area. The project proponent shall delay all project construction activities within the 300- (or 500-) foot buffer area until August 15th or until a qualified biologist has determined that the juveniles have fledged, the nest is vacated, and there is no evidence of a second attempt at nesting.
- If the biological monitor determines that a narrower buffer between the project construction activities and observed active nests is warranted, he/she shall submit a written explanation as to why (e.g., species-specific information; ambient conditions and birds' habituation to them; and the terrain, vegetation, and birds' lines of sight between the project activities and the nest and foraging areas) to the City. Based on the submitted information the City will determine whether to allow a narrower buffer.
- The qualified biological monitor shall be present on site during all grubbing and clearing of vegetation to ensure that these activities remain within the project footprint (i.e., outside the demarcated buffer) and that the flagging/stakes/fencing is being maintained, and to minimize the likelihood that active nests are abandoned or fail due to project construction activities. The biological monitor will send weekly monitoring reports to the City during the grubbing and clearing of vegetation, and will notify the City immediately if Project activities damage active avian nests

CUL-1

The City of Escondido Planning Division ("City") recommends the applicant enter into a Tribal Cultural Resource Treatment and Monitoring Agreement (also known as a pre-excavation agreement) with a tribe that is traditionally and culturally affiliated with the Project Location ("TCA Tribe") prior to issuance of a grading permit. The purposes of the agreement are (1) to provide the applicant with clear expectations regarding tribal cultural resources, and (2) to formalize protocols and procedures between the Applicant/Owner and the TCA Tribe for the protection and treatment of, including but not limited to, Native

American human remains, funerary objects, cultural and religious landscapes, ceremonial items, traditional gathering areas and cultural items, located and/or discovered through a monitoring program in conjunction with the construction of the proposed project, including additional archaeological surveys and/or studies, excavations, geotechnical investigations, grading, and all other ground disturbing activities.

CUL-2

Prior to issuance of a grading permit, the applicant shall provide written verification to the City that a qualified archaeologist and a Native American monitor associated with a TCA Tribe have been retained to implement the monitoring program. The archaeologist shall be responsible for coordinating with the Native American monitor. This verification shall be presented to the City in a letter from the project archaeologist that confirms the selected Native American monitor is associated with a TCA Tribe. The City, prior to any pre-construction meeting, shall approve all persons involved in the monitoring program.

CUL-3

The qualified archaeologist and a Native American monitor shall attend the pre-grading meeting with the grading contractors to explain and coordinate the requirements of the monitoring program.

CUL-4

During the initial grubbing, site grading, excavation or disturbance of the ground surface, the qualified archaeologist and the Native American monitor shall be on site full-time. The frequency of inspections shall depend on the rate of excavation, the materials excavated, and any discoveries of Tribal Cultural Resources as defined in California Public Resources Code Section 21074. Archaeological and Native American monitoring will be discontinued when the depth of grading and soil conditions no longer retain the potential to contain cultural deposits. The qualified archaeologist, in consultation with the Native American monitor, shall be responsible for determining the duration and frequency of monitoring.

CUL-5

In the event that previously unidentified Tribal Cultural Resources are discovered, the qualified archaeologist and the Native American monitor shall have the authority to temporarily divert or temporarily halt ground disturbance operation in the area of discovery to allow for the evaluation of potentially significant cultural resources. Isolates and clearly non-significant deposits shall be minimally documented in the field and collected so the monitored grading can proceed.

CUL-6

If a potentially significant tribal cultural resource is discovered, the archaeologist shall notify the City of said discovery. The qualified archaeologist, in consultation with the City, the TCA Tribe and the Native American monitor, shall determine the significance of the discovered resource. A recommendation for the tribal cultural resource's treatment and disposition shall be made by the qualified archaeologist in consultation with the TCA Tribe and the Native American monitor and be submitted to the City for review and approval.

CUL-7

The avoidance and/or preservation of the significant tribal cultural resource and/or unique archaeological resource must first be considered and evaluated as required by CEQA. Where any significant Tribal Cultural Resources and/or unique archaeological resources have been discovered and avoidance and/or preservation measures are deemed to be infeasible by the City, then a research design and data recovery program to mitigate impacts shall be prepared by the qualified archaeologist (using professional archaeological methods), in consultation with the TCA Tribe and the Native American monitor, and shall be subject to approval by the City. The archaeological monitor, in consultation with the Native American monitor, shall determine the amount of material to be recovered for an adequate artifact sample for analysis. Before construction activities are allowed to resume in the affected area, the research design and data recovery program activities must be concluded to the satisfaction of the City.

CUL-8

As specified by California Health and Safety Code Section 7050.5, if human remains are found on the project site during construction or during archaeological work, the person responsible for the excavation, or his or her authorized representative, shall immediately notify the San Diego County Coroner's office. Determination of whether the remains are human shall be conducted on-site and in situ where they were discovered by a forensic anthropologist, unless the forensic anthropologist and the Native American monitor agree to remove the remains to an off-site location for examination. No further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent remains shall occur until the Coroner has made the necessary findings as to origin and disposition. A temporary construction exclusion zone shall be established surrounding the area of the discovery so that the area would be protected, and consultation and treatment could occur as prescribed by law. In the event that the remains are determined to be of Native American origin, the Most Likely Descendant, as identified by the Native American Heritage Commission, shall be contacted in order to determine proper treatment and disposition of the remains in accordance with California Public Resources Code section 5097.98. The Native American remains shall be kept in-situ, or in a secure location in close proximity to where they were found, and the analysis of the remains shall only occur on-site in the presence of a Native American monitor.

CUL-9

If the qualified archaeologist elects to collect any tribal cultural resources, the Native American monitor must be present during any testing or cataloging of those resources. Moreover, if the qualified Archaeologist does not collect the cultural resources that are unearthed during the ground disturbing activities, the Native American monitor, may at their discretion, collect said resources and provide them to the TCA Tribe for respectful and dignified treatment in accordance with the Tribe's cultural and spiritual traditions. Any Tribal Cultural Resources collected by the qualified archaeologist shall be repatriated to the TCA Tribe. Should the TCA Tribe or other traditionally and culturally affiliated tribe decline the collection, the collection shall be curated at the San Diego Archaeological Center. All other resources determined by the qualified archaeologist, in consultation with the Native American monitor, to not be tribal cultural resources, shall be curated at the San Diego Archaeological Center.

CUL-10

Prior to the release of the grading bond, a monitoring report and/or evaluation report, if appropriate, which describes the results, analysis and conclusion of the archaeological monitoring program and any data recovery program on the project site shall be submitted by the qualified archaeologist to the City. The Native American monitor shall be responsible for providing any notes or comments to the qualified archaeologist in a timely manner to be submitted with the report. The report will include California Department of Parks and Recreation Primary and Archaeological Site Forms for any newly discovered resources.

CUL-11

In the event of unanticipated discovery of paleontological resources, the City shall cease ground-disturbing activities within 100 feet of the find until it can be assessed by a qualified paleontologist. The qualified paleontologist shall assess the find, implement recovery measures if necessary, and determine if paleontological monitoring is warranted once work resumes

NOISE-1

All construction equipment operating at the project site shall be equipped with properly operating mufflers.

NOISE-2

Noise and groundborne vibration construction activities whose specific location on the project site may be flexible (e.g., operation of compressors and generators, cement mixing, general truck idling) shall be conducted as far as possible from the nearest noise- and vibration-sensitive land uses.

NOISE-3

Construction activities associated with the proposed project shall, to the extent feasible, be scheduled so as to avoid operating several pieces of equipment simultaneously, which causes high noise levels. When the use of impact tools are necessary, they shall be hydraulically or electrically powered wherever possible to avoid noise associated with compressed air exhaust from pneumatically powered tools. Where use of pneumatic tools is unavoidable, an exhaust muffler on the compressed air exhaust shall be used and external jackets on the tools themselves shall be used where feasible.

NOISE-4

All stationary construction noise sources used at the project site shall be located away from adjacent receptors, to the extent feasible, and be muffled and enclosed within temporary sheds or other insulation barriers to the extent feasible.

NOISE-5

Under conditions where excessively loud equipment (e.g., compressors, jackhammers, and concrete saws) that generate high noise levels are required to be used continuously for an hour or more at the project site within 180 feet of an off-site noise-sensitive receptor, the construction contractor(s) must obtain a variance in advance from the City prior to the use of such equipment.

NOISE-6

A construction relations officer shall be designated for the proposed project to serve as a liaison with surrounding residents and property owners and be responsible for responding to any concerns regarding construction noise and vibration. The liaison's telephone number(s) shall be prominently displayed at the project site. Signs shall also be posted that include permitted construction days and hours at the project site.

NOISE-7

All stationary noise-generating equipment associated with the proposed MF/RO Facility shall be adequately muffled or shielded such that the composite operational noise levels generated by the facility would not exceed the City's established exterior sound level limits for residential zones at the property line of the neighboring residential uses. Under the condition where the existing ambient noise levels at the neighboring residential uses exceed the City's exterior sound level limits for residential zones, the allowable noise exposure standard for project operations at the neighboring residential uses shall be the existing ambient noise level at these properties.

NOISE-8

During excavation activities within 20 feet of the neighboring residences, the City shall conduct visual monitoring of the neighboring structures to evaluate the effects of vibration resulting from construction activities. If perceptible vibration becomes excessive, the monitor shall have the authority to halt activities until construction methods are modified to minimize vibration. Alternative methods could include use of backhoes or small dozers rather than large bulldozers for the outer edge of the excavation.

NOISE-9

Prior to any construction activities, the existing residential and church-related land uses located directly adjacent to the project site shall be notified of the dates of construction along with a disclosure that perceptible vibration levels could be felt over the duration of those construction activities. These neighboring sensitive land uses shall be kept informed of any changes to the construction schedule.

Landscaping

1. Five copies of a detailed landscape and irrigation plan(s) shall be submitted to the Engineering Division prior to issuance of Grading or Building permits. The required landscape and irrigation plan(s) shall comply with the provisions, requirements and standards in the City's Landscape Standards as well as the State

Model Water Efficient Landscape Ordinance. The plans shall be prepared by, or under the supervision of a licensed landscape architect.

2. Any existing trees to remain and any trees to be removed shall be identified on the landscape and grading plans, to the satisfaction of the Planning Division. Specimen sized trees (min. 24" box) shall be used to replace any mature trees to be removed. Mature oak trees shall be replaced at a min. ratio of 2:1 with 24" box sized trees, or 5:1 ratio with 15 gallon trees.
3. Appropriate landscape screening shall be along the El Norte Parkway frontage and around the backup generator. The northern area of the site should include appropriate erosion control treatment on the undeveloped portions of the site, to the satisfaction of the Engineering Division. This shall be included on the final landscape plans.
4. All landscaping shall be permanently maintained in a flourishing manner. All irrigation shall be maintained in fully operational condition.
5. Prior to occupancy of future buildings, all required landscape improvements shall be installed and all vegetation growing in an established, flourishing manner. The required landscaped areas shall be free of all foreign matter, weeds and plant material not approved as part of the landscape plan.

Project Name: Membrane Filtration/Reverse Osmosis (MF/RO) Facility
 Project Description: CUP for a Advanced Water Treatment Facility (MF/RO)
 Project Location: 2512 E. Washington Avenue (APN 225-270-54)

Env. Doc. Number: PHG15-0021
 Assoc. Case Nos.: PHG15-0021

Contact Person: Jay Paul, Associate Planner
 Phone Number: (760) 839-4537

Approval Body/Date: Planning Commission (4.26.16)
 Project Mgr.: Angela Morrow, Utilities Department
 Phone No.: (760) 839-6290

MICROFILTRATION/REVERSE OSMOSIS (MF/RO) FACILITY MITIGATION MONITORING AND REPORTING PROGRAM

Mitigation Measures	Implementation, Monitoring, and Reporting Action	Responsibility	Monitoring Schedule			Verification Date
			Before Construction	During Construction	After Construction	
Biological Resources						
BIO-1: A qualified biologist shall perform focused surveys during the appropriate time of year (April through November) to determine the presence of sensitive plant species (i.e. San Diego ambrosia and southern tarplant). If sensitive plants are observed on the project site, flagging, stakes, and/or construction fencing shall be used to demarcate the areas in which the plants are growing and these areas would be avoided, where feasible. Project personnel, including all contractors working onsite, would be instructed on the sensitivity of the area. If preservation onsite is not feasible, the project biologist would consult with CDFW to determine appropriate mitigation for the loss of any special status plants, which is anticipated to include plant and seed collection.	<ul style="list-style-type: none"> Conduct focused survey prior to construction. 	City of Escondido Utilities Department and Community Development Department Planning Division	X			
BIO-2a: Proposed project activities (including, but not limited to, staging and disturbances to native and non-native vegetation, structures, and substrates) should occur outside of the avian breeding season, which generally runs from March 1st - August 15th, to avoid take of birds or their eggs.	<ul style="list-style-type: none"> Require that project construction activities be avoided during breeding season. 	City of Escondido Utilities Department and Community Development Department Planning Division	X			
BIO-2b: If avoidance of the avian breeding season is not feasible a qualified biologist, with experience in conducting breeding bird surveys, shall conduct a preconstruction clearance survey for active nests no more than 3 days prior to the initiation of project construction activities. <ul style="list-style-type: none"> If a protected native bird is found, flagging, stakes, and/or construction fencing shall be used to demarcate a buffer zone of 300 feet (or 500 feet for raptors) between the project construction activities and the nest. Project construction personnel, including all contractors working on site, will be instructed on the sensitivity of the area. The project proponent shall delay all project construction activities within the 300- (or 500-) foot buffer area until August 15th or until a qualified biologist has determined that the juveniles have fledged, the nest is vacated, and there is no evidence of a 	<ul style="list-style-type: none"> Include mitigation measure in construction contractor specifications. Perform pre-construction avian nest surveys if the January 15 through September 15 breeding season cannot be avoided or if nesting activity is observed during construction. Perform site inspections to verify contractor compliance. Retain inspection records in the project file. 	City of Escondido Utilities Department and Community Development Department Planning Division; Construction contractor	X	X		

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 Exhibit B
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MICROFILTRATION/REVERSE OSMOSIS (MF/RO) FACILITY MITIGATION MONITORING AND REPORTING PROGRAM (continued)

Mitigation Measures	Implementation, Monitoring, and Reporting Action	Responsibility	Monitoring Schedule			Verification Date
			Before Construction	During Construction	After Construction	
<p>second attempt at nesting.</p> <ul style="list-style-type: none"> If the biological monitor determines that a narrower buffer between the project construction activities and observed active nests is warranted, he/she shall submit a written explanation as to why (e.g., species-specific information; ambient conditions and birds' habituation to them; and the terrain, vegetation, and birds' lines of sight between the project activities and the nest and foraging areas) to the City. Based on the submitted information the City will determine whether to allow a narrower buffer. The qualified biological monitor shall be present on site during all grubbing and clearing of vegetation to ensure that these activities remain within the project footprint (i.e., outside the demarcated buffer) and that the flagging/stakes/fencing is being maintained, and to minimize the likelihood that active nests are abandoned or fail due to project construction activities. The biological monitor will send weekly monitoring reports to the City during the grubbing and clearing of vegetation, and will notify the City immediately if Project activities damage active avian nests. 						
Cultural Resources						
<p>CUL-1: The City of Escondido Planning Division ("City") recommends the applicant enter into a Tribal Cultural Resource Treatment and Monitoring Agreement (also known as a pre-excavation agreement) with a tribe that is traditionally and culturally affiliated with the Project Location ("TCA Tribe") prior to issuance of a grading permit. The purposes of the agreement are (1) to provide the applicant with clear expectations regarding tribal cultural resources, and (2) to formalize protocols and procedures between the Applicant/Owner and the TCA Tribe for the protection and treatment of, including but not limited to, Native American human remains, funerary objects, cultural and religious landscapes, ceremonial items, traditional gathering areas and cultural items, located and/or discovered through a</p>	<ul style="list-style-type: none"> Applicant should enter into a Tribal Cultural Resource Treatment and Monitoring Agreement 	Applicant	X			

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MICROFILTRATION/REVERSE OSMOSIS (MF/RO) FACILITY MITIGATION MONITORING AND REPORTING PROGRAM (continued)

Mitigation Measures	Implementation, Monitoring, and Reporting Action	Responsibility	Monitoring Schedule			Verification Date
			Before Construction	During Construction	After Construction	
monitoring program in conjunction with the construction of the proposed project, including additional archaeological surveys and/or studies, excavations, geotechnical investigations, grading, and all other ground disturbing activities.						
CUL-2: Prior to issuance of a grading permit, the applicant shall provide written verification to the City that a qualified archaeologist and a Native American monitor associated with a TCA Tribe have been retained to implement the monitoring program. The archaeologist shall be responsible for coordinating with the Native American monitor. This verification shall be presented to the City in a letter from the project archaeologist that confirms the selected Native American monitor is associated with a TCA Tribe. The City, prior to any pre-construction meeting, shall approve all persons involved in the monitoring program.	<ul style="list-style-type: none"> Require verification and approval of qualified archaeologist 	City of Escondido Utilities Department and Community Development Department Planning Division	X			
CUL -3: The qualified archaeologist and a Native American monitor shall attend the pre-grading meeting with the grading contractors to explain and coordinate the requirements of the monitoring program	<ul style="list-style-type: none"> Require monitoring program coordination 	City of Escondido Utilities Department and Community Development Department Planning Division; Grading contractor	X			
CUL -4: During the initial grubbing, site grading, excavation or disturbance of the ground surface, the qualified archaeologist and the Native American monitor shall be on site full-time. The frequency of inspections shall depend on the rate of excavation, the materials excavated, and any discoveries of tribal cultural resources as defined in California Public Resources Code Section 21074. Archaeological and Native American monitoring will be discontinued when the depth of grading and soil conditions no longer retain the potential to contain cultural deposits. The qualified archaeologist, in consultation with the Native American monitor, shall be responsible for determining the duration and frequency of monitoring.	<ul style="list-style-type: none"> Require on-site archaeological monitor 	City of Escondido Utilities Department and Community Development Department Planning Division; Archaeological Monitor; Field Engineering Division		X		

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MICROFILTRATION/REVERSE OSMOSIS (MF/RO) FACILITY MITIGATION MONITORING AND REPORTING PROGRAM (continued)

Mitigation Measures	Implementation, Monitoring, and Reporting Action	Responsibility	Monitoring Schedule			Verification Date
			Before Construction	During Construction	After Construction	
<p>CUL-5: In the event that previously unidentified tribal cultural resources are discovered, the qualified archaeologist and the Native American monitor shall have the authority to temporarily divert or temporarily halt ground disturbance operation in the area of discovery to allow for the evaluation of potentially significant cultural resources. Isolates and clearly non-significant deposits shall be minimally documented in the field and collected so the monitored grading can proceed.</p>	<ul style="list-style-type: none"> Require identification and preservation of any undiscovered cultural resources or human remains 	<p>City of Escondido Utilities Department and Community Development Department Planning Division; Project Archaeologist; County Coroner</p>		X		
<p>CUL-6: If a potentially significant tribal cultural resource is discovered, the archaeologist shall notify the City of said discovery. The qualified archaeologist, in consultation with the City, the TCA Tribe and the Native American monitor, shall determine the significance of the discovered resource. A recommendation for the tribal cultural resource's treatment and disposition shall be made by the qualified archaeologist in consultation with the TCA Tribe and the Native American monitor and be submitted to the City for review and approval.</p>	<ul style="list-style-type: none"> Require identification and preservation of any undiscovered cultural resources or human remains 	<p>City of Escondido Utilities Department and Community Development Department Planning Division; Project Archaeologist; County Coroner</p>		X		
<p>CUL-7: The avoidance and/or preservation of the significant tribal cultural resource and/or unique archaeological resource must first be considered and evaluated as required by CEQA. Where any significant tribal cultural resources and/or unique archaeological resources have been discovered and avoidance and/or preservation measures are deemed to be infeasible by the City, then a research design and data recovery program to mitigate impacts shall be prepared by the qualified archaeologist (using professional archaeological methods), in consultation with the TCA Tribe and the Native American monitor, and shall be subject to approval by the City. The archaeological monitor, in consultation with the Native American monitor, shall determine the amount of material to be recovered for an adequate artifact sample for analysis. Before construction activities are allowed to resume in the affected area, the research design and data recovery program activities must be concluded to the satisfaction of the City.</p>	<ul style="list-style-type: none"> Require research design and data recovery program. 	<p>City of Escondido Utilities Department and Community Development Department Planning Division; Project Archaeologist; TCA Tribe</p>		X		

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MICROFILTRATION/REVERSE OSMOSIS (MF/RO) FACILITY MITIGATION MONITORING AND REPORTING PROGRAM (continued)

Mitigation Measures	Implementation, Monitoring, and Reporting Action	Responsibility	Monitoring Schedule			Verification Date
			Before Construction	During Construction	After Construction	
<p>CUL-8: As specified by California Health and Safety Code Section 7050.5, if human remains are found on the project site during construction or during archaeological work, the person responsible for the excavation, or his or her authorized representative, shall immediately notify the San Diego County Coroner's office. Determination of whether the remains are human shall be conducted on-site and in situ where they were discovered by a forensic anthropologist, unless the forensic anthropologist and the Native American monitor agree to remove the remains to an off-site location for examination. No further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent remains shall occur until the Coroner has made the necessary findings as to origin and disposition. A temporary construction exclusion zone shall be established surrounding the area of the discovery so that the area would be protected, and consultation and treatment could occur as prescribed by law. In the event that the remains are determined to be of Native American origin, the Most Likely Descendant, as identified by the Native American Heritage Commission, shall be contacted in order to determine proper treatment and disposition of the remains in accordance with California Public Resources Code section 5097.98. The Native American remains shall be kept in-situ, or in a secure location in close proximity to where they were found, and the analysis of the remains shall only occur on-site in the presence of a Native American monitor.</p>	<ul style="list-style-type: none"> Require identification and preservation of any undiscovered cultural resources or human remains 	<p>City of Escondido Utilities Department and Community Development Department Planning Division; Project Archaeologist; County Coroner</p>		X		

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MICROFILTRATION/REVERSE OSMOSIS (MF/RO) FACILITY MITIGATION MONITORING AND REPORTING PROGRAM (continued)

Mitigation Measures	Implementation, Monitoring, and Reporting Action	Responsibility	Monitoring Schedule			Verification Date
			Before Construction	During Construction	After Construction	
<p>CUL-9: If the qualified archaeologist elects to collect any tribal cultural resources, the Native American monitor must be present during any testing or cataloging of those resources. Moreover, if the qualified Archaeologist does not collect the cultural resources that are unearthed during the ground disturbing activities, the Native American monitor, may at their discretion, collect said resources and provide them to the TCA Tribe for respectful and dignified treatment in accordance with the Tribe's cultural and spiritual traditions. Any tribal cultural resources collected by the qualified archaeologist shall be repatriated to the TCA Tribe. Should the TCA Tribe or other traditionally and culturally affiliated tribe decline the collection, the collection shall be curated at the San Diego Archaeological Center. All other resources determined by the qualified archaeologist, in consultation with the Native American monitor, to not be tribal cultural resources, shall be curated at the San Diego Archaeological Center.</p>	<ul style="list-style-type: none"> Require that a Native American monitor is present during any testing or cataloging. Any tribal cultural resources collected by the qualified archaeologist shall be repatriated to the TCA Tribe. 	<p>City of Escondido Utilities Department and Community Development Department Planning Division; Project Archaeologist</p>		X	X	
<p>CUL-10: Prior to the release of the grading bond, a monitoring report and/or evaluation report, if appropriate, which describes the results, analysis and conclusion of the archaeological monitoring program and any data recovery program on the project site shall be submitted by the qualified archaeologist to the City. The Native American monitor shall be responsible for providing any notes or comments to the qualified archaeologist in a timely manner to be submitted with the report. The report will include California Department of Parks and Recreation Primary and Archaeological Site Forms for any newly discovered resources.</p>	<ul style="list-style-type: none"> Require documentation of analysis and data 	<p>Qualified Archaeologist</p>			X	
<p>CUL-11: In the event of unanticipated discovery of paleontological resources, the City shall cease ground-disturbing activities within 100 feet of the find until it can be assessed by a qualified paleontologist. The qualified paleontologist shall assess the find, implement recovery measures if necessary, and determine if paleontological monitoring is warranted once work resumes.</p>	<ul style="list-style-type: none"> Cease ground disturbing activities Require identification and preservation of any undiscovered cultural resources or human remains 	<p>City of Escondido Utilities Department and Community Development Department Planning Division; Project Paleontologist</p>		X		

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MICROFILTRATION/REVERSE OSMOSIS (MF/RO) FACILITY MITIGATION MONITORING AND REPORTING PROGRAM (continued)

Mitigation Measures	Implementation, Monitoring, and Reporting Action	Responsibility	Monitoring Schedule			Verification Date
			Before Construction	During Construction	After Construction	
Noise						
Noise-1: All construction equipment operating at the project site shall be equipped with properly operating mufflers.	<ul style="list-style-type: none"> Require that all construction equipment is equipped with properly operating mufflers. 	City of Escondido Utilities Department and Community Development Department Planning Division; Construction Contractor; Building Division	X			
Noise-2: Noise and groundborne vibration construction activities whose specific location on the project site may be flexible (e.g., operation of compressors and generators, cement mixing, general truck idling) shall be conducted as far as possible from the nearest noise- and vibration-sensitive land uses.	<ul style="list-style-type: none"> Noise and groundborne vibration construction activities shall be conducted as far as possible from the nearest noise- and vibration-sensitive land uses. 	City of Escondido Utilities Department and Community Development Department Planning Division; Construction Contractor; Building Division; Field Engineering Division		X	X	
Noise-3: Construction activities associated with the proposed project shall, to the extent feasible, be scheduled so as to avoid operating several pieces of equipment simultaneously, which causes high noise levels. When the use of impact tools are necessary, they shall be hydraulically or electrically powered wherever possible to avoid noise associated with compressed air exhaust from pneumatically powered tools. Where use of pneumatic tools is unavoidable, an exhaust muffler on the compressed air exhaust shall be used and external jackets on the tools themselves shall be used where feasible.	<ul style="list-style-type: none"> Avoidance of simultaneous construction activities 	City of Escondido Utilities Department and Community Development Department Planning Division; Construction Contractor; Building Division; Field Engineering Division	X			
Noise-4: All stationary construction noise sources used at the project site shall be located away from adjacent receptors, to the extent feasible, and be muffled and enclosed within temporary sheds or other insulation barriers to the extent feasible.	<ul style="list-style-type: none"> All stationary construction would be located away from adjacent receptors, muffled and/or enclosed within insulation barriers. 	City of Escondido Utilities Department and Community Development Department Planning Division; Construction Contractor; Building Division; Field Engineering Division		X		

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MICROFILTRATION/REVERSE OSMOSIS (MF/RO) FACILITY MITIGATION MONITORING AND REPORTING PROGRAM (continued)

Mitigation Measures	Implementation, Monitoring, and Reporting Action	Responsibility	Monitoring Schedule			Verification Date
			Before Construction	During Construction	After Construction	
Noise-5: Under conditions where excessively loud equipment (e.g., compressors, jackhammers, and concrete saws) that generate high noise levels are required to be used continuously for an hour or more at the project site within 180 feet of an off-site noise-sensitive receptor, the construction contractor(s) must obtain a variance in advance from the City prior to the use of such equipment.	<ul style="list-style-type: none"> Obtain a variance in advance from the City 	City of Escondido Utilities Department and Community Development Department Planning Division; Construction Contractor; Building Division;	X			
Noise-6: A construction relations officer shall be designated for the proposed project to serve as a liaison with surrounding residents and property owners and be responsible for responding to any concerns regarding construction noise and vibration. The liaison's telephone number(s) shall be prominently displayed at the project site. Signs shall also be posted that include permitted construction days and hours at the project site.	<ul style="list-style-type: none"> Appoint a liaison with surrounding residents. 	Applicant; City of Escondido Utilities Department and Community Development Department Planning Division	X			
Noise-7: All stationary noise-generating equipment associated with the proposed MF/RO Facility shall be adequately muffled or shielded such that the composite operational noise levels generated by the facility would not exceed the City's established exterior sound level limits for residential zones at the property line of the neighboring residential uses. Under the condition where the existing ambient noise levels at the neighboring residential uses exceed the City's exterior sound level limits for residential zones, the allowable noise exposure standard for project operations at the neighboring residential uses shall be the existing ambient noise level at these properties.	<ul style="list-style-type: none"> All stationary noise-generating equipment shall be adequately muffled or shielded. The allowable noise exposure standard for project operations at the neighboring residential uses shall be the existing ambient noise level at those properties. 	Applicant; City of Escondido Utilities Department and Community Development Department Planning Division		X	X	
Noise-8: During excavation activities within 20 feet of the neighboring residences, the City shall conduct visual monitoring of the neighboring structures to evaluate the effects of vibration resulting from construction activities. If perceptible vibration becomes excessive, the monitor shall have the authority to halt activities until construction methods are modified to minimize vibration. Alternative methods could include use of backhoes or small dozers rather than large bulldozers for the outer edge of the excavation.	<ul style="list-style-type: none"> Require monitoring for excavation activities within 20 feet of neighboring residences. 	City of Escondido Utilities Department and Community Development Department Planning Division		X		

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MICROFILTRATION/REVERSE OSMOSIS (MF/RO) FACILITY MITIGATION MONITORING AND REPORTING PROGRAM (continued)

Mitigation Measures	Implementation, Monitoring, and Reporting Action	Responsibility	Monitoring Schedule			Verification Date
			Before Construction	During Construction	After Construction	
<p>Noise-9: Prior to any construction activities, the existing residential and church-related land uses located directly adjacent to the project site shall be notified of the dates of construction along with a disclosure that perceptible vibration levels could be felt over the duration of those construction activities. These neighboring sensitive land uses shall be kept informed of any changes to the construction schedule.</p>	<ul style="list-style-type: none"> Require notification to the existing residential and church-related land uses located directly adjacent to the project site. Notification shall include dates of construction and disclosure that perceptible levels of vibration could be felt during the duration of construction activities. 	<p>City of Escondido Utilities Department and Community Development Department Planning Division</p>	X			

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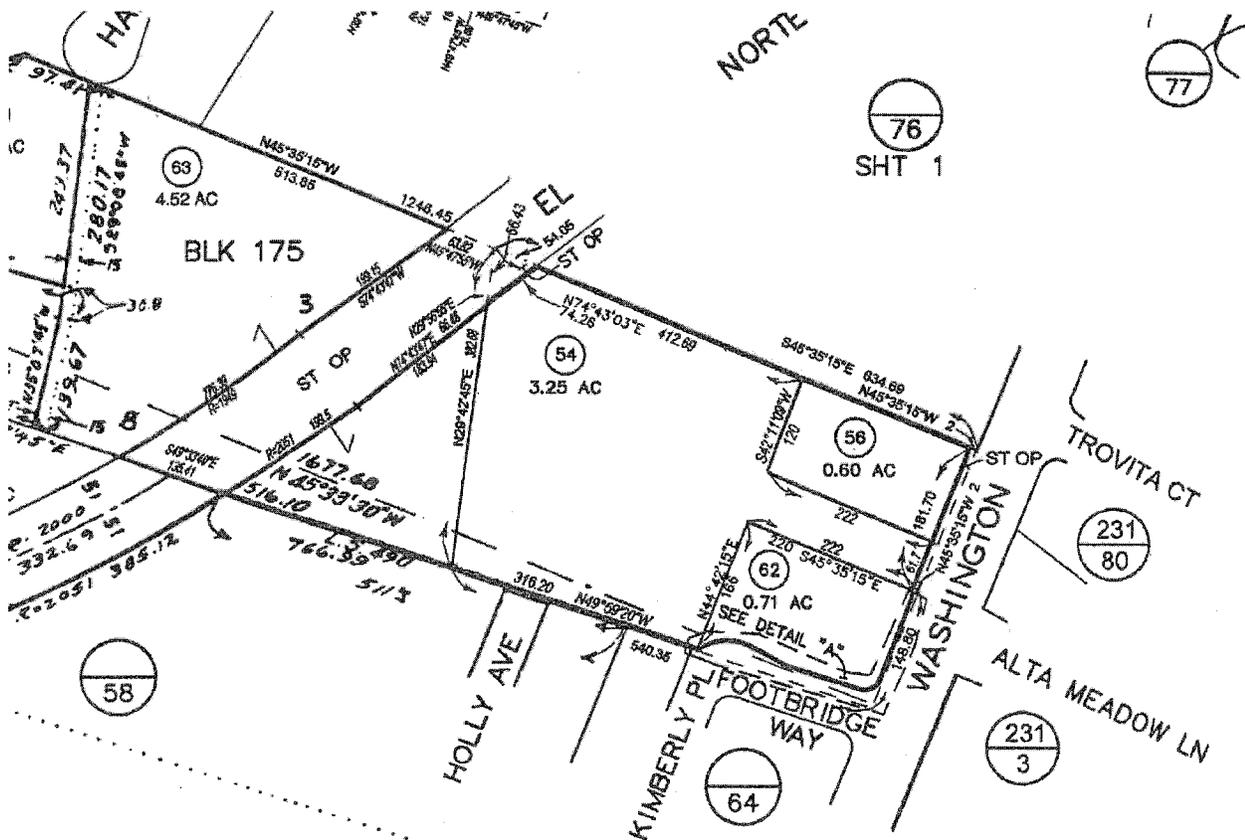
EXHIBIT "C"
MRFO

PHG15-0021
 Property Description

THAT PORTION OF LAND DESCRIBED IN GRANT DEED TO THE CITY OF ESCONDIDO FILED IN THE OFFICE OF THE SAN DIEGO COUNTY RECORDER ON AUGUST 28, 1991 AS DOCUMENT NO. 1991-0442825 OF OFFICIAL RECORDS, BEING A PORTION OF LOT 3 OF BLOCK 175, RANCHO RINCON DEL DIABLO, IN THE CITY OF ESCONDIDO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 723, FILED IN SAID OFFICE OF THE COUNTY RECORDER ON AUGUST 12, 1892, ALL IN THE CITY OF ESCONDIDO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST NORTHERLY CORNER OF SAID GRANT DEED; THENCE SOUTH 45° 35' 15" EAST, A DISTANCE OF 412.69 FEET; THENCE SOUTH 42° 11' 09" WEST, A DISTANCE OF 120.00 FEET; THENCE SOUTH 45° 35' 15" EAST, A DISTANCE OF 222.00 FEET; THENCE SOUTH 44° 11' 00" WEST, A DISTANCE OF 61.7 FEET; THENCE NORTH 45°35'15" WEST, A DISTANCE OF 222.00 FEET; THENCE SOUTH 44° 12' 15" WEST, A DISTANCE OF 166.00 FEET; THENCE NORTH 49° 59' 20" WEST, A DISTANCE OF 316.20 FEET; THENCE NORTH 29°42'45" EAST, A DISTANCE OF 382.68 FEET TO THE POINT OF BEGINNING.

APN 225-270-54



Agenda Item No.: 17
Date: May 25, 2016

TO: Honorable Mayor and Members of the City Council
FROM: Helen M. Davies, Environmental Programs Manager, Utilities
SUBJECT: Findings from a Hydraulic Study of the City

RECOMMENDATION:

The Utilities Department requests that the City Council receive and file findings from the Hydraulic Study of Escondido Creeks.

FISCAL ANALYSIS:

The goal is to use alternative compliance funding from development projects to fund these projects. If credits are to be sold to developers, then the City will need to provide initial funding for projects. Funding for project development would be sought during the annual budgeting process and would be dealt with on a case-by-case basis.

COUNCIL ACTION PLAN:

Projects that would improve or provide treatment for Escondido Creek would be consistent with the City Council Action Plan for neighborhood improvement.

PREVIOUS ACTION:

Council approved the contract for a hydraulic study on May 20, 2015.

BACKGROUND:

The goal of this workshop is to present the findings of the hydraulic study to identify potential alternative compliance project locations within Escondido (a copy of the study can be viewed at: http://www.escondido.org/Data/Sites/1/media/pdfs/Utilities/Creeks_Hydraulic_Study_Draft.pdf).

The City of Escondido is subject to Regional Water Quality Control Board (RWQCB) Order 2013-0001 (as amended) to operate its storm drain system (Municipal Permit). One of the requirements of the Municipal Permit is to mitigate the impact of new and redevelopment projects through the installation of structural treatment controls to treat pollutants and increases in runoff rates and volume. As this can be a burden for development, the RWQCB allowed the option for developers to use an alternative compliance option for treatment that cannot be completed onsite. The alternative compliance option

is intended to give greater benefit to the watershed than if the treatment was solely accomplished onsite. This hydraulic study was completed to identify projects that could be used for alternative compliance. These projects could also be used to meet retrofit requirements of the municipal storm water permit. The study was comprised of three tasks:

1. To identify potential alternative compliance project locations and to estimate preliminary costs for installation and maintenance.
2. Evaluate locations along the Escondido Creek that had already been identified by the public as potential creek improvement projects and to develop data (for example, area of channel width needed) to assist in the development of project concepts.
3. Evaluate the potential for a project at Harmony Grove to address potential hydromodification issues in Escondido Creek.

Ten project locations were identified on a range of criteria, including whether they are publically available, if they were already identified as part of a project, and their proximity to the creek (thereby providing maximum benefit). Some locations were identified that other agencies (e.g. the City of San Diego, Escondido's High School District) have some or complete control over. These locations were included as they may provide opportunities for collaboration with other regulated entities. Locations were sought throughout Escondido.

More than one type of treatment process was identified for each project location, giving the City the option to pursue a preferred treatment type. With the exception of Spruce Street, which has already been identified as a project location, all the locations for Task 1 were within the storm drain system, as these would not require resource agency permitting and the attending costs and delays.

The treatment provided for each land-use type was calculated using the draft Water Quality Equivalency guidelines. The equivalent of up to 8.4 acres of land can be used for development, rather than being used for structural storm water treatment structures. The projects were prioritized based on cost-effectiveness and equivalent developable area. The project locations and prioritization are presented in Table 2 of the report.

Partial removal of the concrete channel at two locations along Escondido Creek (El Caballo Park and Grape Day Park) was evaluated. At present there are no water quality equivalency calculations for this type of project (within a riparian system); however, best professional judgment was used to evaluate the water quality benefits resulting from such a project. Some preliminary assessments were also made of the adjustments needed (such as channel width) to allow the creek to continue to convey the 100-year flow. More detailed hydraulic analysis would be needed during the development of a project at either of these locations.

An assessment was made for a project to address potential hydromodification impacts at Harmony Grove. The preliminary assessment indicated that a project at this location would cost over \$1

Hydraulic Study for Escondido
May 25, 2016
Page 3

million. This assessment was kept in draft form until the full hydromodification analysis for the Escondido Creek is completed.

Respectfully submitted,

A handwritten signature in cursive script that reads "Helen M. Davies". The signature is written in black ink and is positioned above the printed name.

Helen M. Davies, M.S., CPSWQ,
Environmental Programs Manager



FUTURE CITY COUNCIL AGENDA ITEMS
May 19, 2016

AGENDA ITEMS AND COUNCIL MEETING DATES ARE SUBJECT TO CHANGE. CHECK WITH THE CITY CLERK'S OFFICE AT 839-4617

June 1, 2016
No Meeting (Memorial Day)

June 8, 2016
4:30 p.m. (include budget)

<p>CONSENT CALENDAR</p>
<p>Award Bid for Two (2) Line Trucks (S. Bennett)</p> <p><i>On April 5, 2016 request for bids were emailed to ten vendors and on April 19, 2016, one bid was received and opened.</i></p>
<p>Active Transportation Program Grant Applications (E. Domingue)</p> <p><i>The City Council is being asked to approve applications to Caltrans for Active Transportation Program grants for Juniper Elementary Safe Routes to School Project and an Escondido Creek Bicycle Path Improvement Project.</i></p>
<p>Authorization to Apply for a Rotary Club of Escondido Community Grant (L. McKinney)</p> <p><i>Escondido Public Library seeks approval to apply for a \$1500 competitive community grant from the Rotary Club of Escondido. If the grant application is successful, a budget adjustment will be requested for Escondido Public Library's operating budget. The funds will be used to supplement the Youth Services collection with replacement books and materials that benefit children and teens.</i></p>
<p>Summary Vacation of an Irrevocable Offer to Dedicate Per Streets and Highways Code §8334(a) (J. Masterson/D. Lundy)</p> <p><i>In 2013, the City reached a settlement with the property owner, Marshburn, for receipt of an Irrevocable Offer to Dedicate Real Property required for the Cemetery Pipeline Project. Field conditions have lead the parties to identify a new route for the pipeline alignment through the Marshburn property. The parties now desire to vacate the 2013 IOD and record a new easement deed over the revised alignment. There is no change in compensation for the proposed action.</i></p>

June 8, 2016
Continued

PUBLIC HEARINGS

Adoption of the Fiscal Year 2016/17 and 2017/18 Two Year Operating Budget
(S. Bennett)

This action will adopt an operating budget for all City funds effective July 1, 2016 through June 30, 2017. The second Fiscal Year budget 2017/18 will be reviewed by the City Council on an ongoing basis.

CURRENT BUSINESS

Future Agenda Items (D. Halverson)



City Manager's **WEEKLY UPDATE** to City Council

May 19, 2016

SPECIAL EVENTS

San Diego Century Bicycle Tour

Saturday, May 21

100 mile bicycle tour through North County San Diego will travel through portions of Escondido. Visit <http://sandiegocentury.eventmediainc.com/> for course map and info.

ECONOMIC DEVELOPMENT

Three Screens Studio will hold its grand opening celebration on May 19. The integrated marketing firm employs 30 full time staff and recently moved in to a newly renovated space located at 157 E. Grand, Ste. 110 in Downtown Escondido. More info about the company is at <http://3-screens.com/>

COMMUNITY DEVELOPMENT

Planning

Major Projects Update

Commercial / Office:

1. Escondido Research and Technology Center – East (ERTC) (Developer: James McCann) –
No change from the following update reported last week: This is a 72,000 square foot medical office building proposed on the east side of Citracado Parkway across from Palomar Medical Center located at 2130 Citracado Parkway. A grading permit has been issued by the Engineering Division. Building plans have been submitted for plan check. The Planning Division has approved a second set of corrected grading plans. The applicant has recently requested to install a temporary paved parking lot in this area to serve the hospital. It is anticipated that a grading plan with defined storm water treatment area(s) will be submitted soon for Planning and Engineering review.
2. Escondido Research and Technology Center – West (ERTC) (Developer: James McCann) –
No change from the following update reported last week: This is a 144,000 sq. ft. development involving two medical office buildings proposed on the west side of Citracado Parkway across from Palomar Medical Center located at 2097 – 2175 Citracado Parkway. A grading permit has been issued by the Engineering Division. The Planning Division has approved the building plans submitted for plan check. A tentative parcel map (TPM) for office condominiums is in process to allow the sale of individual office suites to medical providers. Conditions of approval for the TPM are being finalized and approval is expected soon.

City Manager's **WEEKLY UPDATE** to City Council

3. Centerpointe 78 Commercial (Developer: Lars Andersen, Pacific Development) – This project is a 45,650 sq. ft. supermarket and restaurant located at 925 N. Broadway. The project was approved by the Planning Commission on November 10, 2015. The project was approved by the City Council on December 9, 2015. Staff is waiting for submittal of a revised storm water plan that incorporates recent changes in regulations and is working with the property owner regarding obtaining permits to demolish the existing structure. The applicant has informed staff they expect to submit grading and building plans the first week of June.
4. Westfield Theater (Developer: Kim Brewer, Westfield) – *No change from the following update reported last week:* This project is a 10-auditorium movie theater totaling 57,600 sq. ft. located on the north side of the Westfield Mall. The project was approved by the City Council on November 4, 2015.
5. Felicita Development, LLC (Developer: Katherine Park, Creative Design Associates) – *No change from the following update reported last week:* This project is a 140-unit hotel, and a gas station or office/residential care facility at the southeast corner of Felicita Rd. and Gamble Lane. The applicant and staff met with the architect to discuss building elevations, 5-story height limitations and site design issues given the existing wetland constraints on the property. Additional technical analysis and coordination is needed to address traffic, biology, water and sewer service, geotechnical and storm water concerns, along with a market study for the proposed uses. The applicant met with the wild life agencies and is responding to technical studies needed to complete the application. Tribal consultations are underway.
6. Springhill Suites (Developer: Raj Patel, San Bernardino Hospitality LLC) – *No change from the following update reported last week:* This project is a 105-suite hotel totaling 73,300 sq. ft. located at 200 La Terraza Drive involving 4 stories, a small conference room and an enlarged lobby for serving continental breakfast. A revised set of grading plans have been approved and grading has begun for the parking lot on the adjacent office property which shares a driveway access. Landscaping plans were submitted for review, and department comments are being finalized. Building plans have gone through three reviews with Esgil.
7. BMW Dealership (Developer: Lyle Hutson) – *No change from the following update reported last week:* A Precise Plan application to expand the existing dealership showroom an additional approximately 4,000 square feet and enhance the building façade at 1557 Auto Park Way was approved by the Planning Commission on October 13, 2015. A demolition permit to remove portions of the existing structure has been issued. The project is under construction.
8. Escondido Auto Park Association (Developer: Tim Brecht, Escondido Auto Park Association) – *No change from the following update reported last week:* The association is proposing to upgrade the existing electronic message sign along I-15. An application for a new regional market sign and an amendment to the Sign Ordinance to increase the allowable display area for a regional market sign was submitted to the Planning Division on May 6, 2016. The proposed sign would be located in the same location as the existing sign at a slightly lower

City Manager's **WEEKLY UPDATE** to City Council

height (73.5 feet) with approximately the same overall dimensions. The proposal is currently being reviewed by staff and ultimately will be scheduled for public hearings with both the Planning Commission and City Council.

9. Ford-Hyundai Dealership Expansion (Developer: Neil E. Sander, Dynamic Engineering) – *No change from the following update reported last week:* An expansion involving approximately 13,000 sq. ft. of showroom buildings and 6,700 sq. ft. wash/detail building at 1717-1919 Auto Park Way was approved by the Planning Commission on June 23, 2015. Grading has commenced, the sign plans have been approved, and the building permit for the Ford dealership has been issued.
10. Trafalgar Square – Aldi Market (Developer: Charlie Mallon) – *No change from the following update reported last week:* This renovation of the Trafalgar Square shopping center includes demolition of the northern shop building and the northern portion of the western building to prepare a site for the construction of an 18,088 square foot, freestanding building for Aldi Market. The plot plan was approved by the Planning Division in June of 2015. Grading and landscape plans have also been approved and grading has commenced on the site. Issuance of the building permit has been withheld pending FEMA approval of a conditional letter of map revision (CLOMR) for the grading design that elevates the building above the flood limits for the adjacent Escondido Creek. FEMA approval was received on May 4, 2016, and all city departments have now authorized issuance of the building permit.

Industrial

1. Escondido Disposal Inc. (Developer: Steve South, EDI) – The CUP modification to expand the existing facility was approved by the Planning Commission on August 25, 2015. The project is under construction and the applicant now is working with Planning and Engineering staff on several minor site and building revisions.
2. StorQuest (Developer: The William Warren Group, Inc.) – *No change from the following update reported last week:* This proposed project at 220 W. Mission Avenue involves a 102,500 sq. ft. development with 4-stories, 3 in-line shops and a small office in conjunction with a public storage facility. Correspondence has been mailed to the applicant regarding initial comments and the need for additional information to complete the application. The applicant has been working with staff to modify the vehicle circulation pattern and parking at the front of the building and has indicated that revised plans could be resubmitted as early as this week.
3. Victory Industrial Development (Developer: Scott Merry, Badiee Development) – *No change from the following update reported last week:* This project involves two industrial buildings totaling 91,000 sq. ft. (one building 55,500 sq. ft., second building 35,500 sq. ft.) located at 2005 Harmony Grove Road and a zone change from residential to Planned Industrial consistent with the updated General Plan. Revised maps and technical studies have been submitted for review. Design review has been completed and the project is progressing

City Manager's WEEKLY UPDATE to City Council

through the environmental review phase with the anticipation that any remaining issues have been resolved through the recent submittal of a revised traffic study to Engineering.

4. Micro-Filtration Reverse Osmosis (Developer: City of Escondido Utilities Department) – *No change from the following update reported last week:* The proposed project involves a Conditional Use Permit (CUP) for the development of a new city facility at 2512 E. Washington Avenue to provide advanced treatment for Title 22 quality recycled water produced at the City of Escondido's Hale Avenue Resource Recovery Facility (HARRF) for agricultural uses. The facility would be sized for a total production capacity of 2.0 million gallons per day (mgd) and consists of two separate buildings (one building 14,440 sq. ft., second building 21,775 sq. ft.) that would contain a variety of equipment, pumps, electrical, control and storage rooms. Underground storage tanks (90,000 gallon feed tank, 163,000 gallon inter-process tank, and a 970,000 gallon product storage tank) are also included. Public environmental review commenced concluded on April 6, 2016. The Planning Commission recommended denial of the proposed Conditional Use Permit on April 26, 2016. The Utilities Department has filed an appeal of that decision with the City Clerk. The City Council will consider the appeal on May 25, 2016.
5. Wastewater Collections Yard Expansion (Developer: City of Escondido Utilities Department) – *No change from the following update reported last week:* The project involves development of 1.8 acres of a larger, approximately 15.4-acre site for the construction of a new wastewater collections yard and maintenance facility for the City's Hale Avenue Resource Recovery Facility (HARRF) at 1521 S. Hale Avenue. The proposed facilities will consist of three separate pre-fabricated metal buildings 3,735 sq. ft. - 5,670 sq. ft. for collections; work bays and workshops for regular maintenance of vehicles and equipment. The project would require the processing of a Conditional Use Permit (CUP) and rezone. The Planning Commission held a public hearing and recommended approval on May 10, 2016. A City Council hearing has tentatively been scheduled for June 15, 2016.

Institutional

1. John Paul the Great Catholic University (Developer: Kevin Meziere, John Paul the Great Catholic University) – *No change from the following update reported last week:* A Conditional Use Permit to expand the campus and student enrollment at 155 W. Grand Avenue was approved by the Planning Commission on December 8, 2015. The proposal includes improvements to the former H. Johnson Building at 131 S. Broadway for studio and classroom space, and the former bank at 200 W. Grand Avenue for administrative offices and a student resource center. The proposed expansion would also increase the student enrollment from 300 to 1,200 students over the next several years. Staff has confirmed the availability of water and sewer connections. Staff recently met with the University President regarding potential future expansion plans beyond those previously approved.
2. Calvin Christian Middle/High School (Developer: Brent Cooper) – *No change from the following update reported last week:* The project is an expansion involving a 15,500 SF

City Manager's WEEKLY UPDATE to City Council

auditorium, multi-use conference center, classrooms, terraces and walkways located at 2000 N. Broadway. The grading plans have been approved and a building permit was issued on April 11, 2016.

3. Escondido United Reformed Church (Developer: Brent Cooper) – The project is an expansion for a phased, multi-year, master construction/development plan for a new 12,250 SF two-story sanctuary, conversion of existing buildings to a social hall, demolition of an existing social hall/classroom building (approx. 4,620 SF) and construction of approximately 5,250 SF for a nursery, multi-purpose room, classrooms for Sunday school and other associated activities, and bathrooms, and an enclosed 1,835 SF central Atrium/Narthex at 1864 N. Broadway. The project has been approved by the Planning Commission with direction to refine the architectural design for the sanctuary. That process is expected to start soon.

Residential

1. Oak Creek (Developer: Jason Han, New Urban West) – *No change from the following update reported last week:* This project is a 65-unit single family development located at the southeastern corner of Felicita Road and Hamilton Lane approved by the City Council in 2015. The LAFCO Board unanimously approved the annexation on October 5, 2015, and the annexation has been recorded. No grading or improvement plans have been submitted by the developer at this time.
2. Amanda Estates (Developer: Jason Han, New Urban West) – *No change from the following update reported last week:* This project is a 22-unit single family development on Amanda Lane approved by the City Council in 2015. The LAFCO Board approved the reorganization (annexation) at their meeting on August 3, 2015, and the annexation has been recorded. No grading or improvement plans have been submitted by the developer at this time.
3. Pradera (Developer: Moses Kim, Lennar Homes) – This project consists of a 70-unit single family development located at the northeastern corner of Ash Street and Lehner Avenue. The developer has obtained building permits for four phases involving 36 homes and those phases are under construction. Homebuyer interest in the product remains high and sales are progressing as expected by the builder.
4. Lexington (Zenner) (Developer: KB Homes) - The project is a 40-unit, single-family development at the northeastern corner of Lehner Avenue and Vista Avenue. The applicant has submitted the final map, improvement plans and grading plans for staff review and approval. Staff has approved the home designs and plans for constructing an off-site model complex on three separate parcels near the project are nearing completion for staff approval. A permit has been issued for the model home sales trailer. Proposed street names have been released by the Planning Division for review and concurrence by other agencies. A demo permit for the vacant homes on the site has been issued.

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5. Stella Park Condominiums (Developer: Edward Kaen, ETP, LLC) – This project is a 65-unit townhome Planned Development located at 2516 S. Escondido Blvd. The project includes three separate recreation areas for residents. The City Council approved the project on April 27, 2016.
6. Wohlford (Developer: Jack Henthorne) – *No change from the following update reported last week:* This project is a 55-unit single family development located on Bear Valley Parkway east of Encino Drive. Staff has reviewed submittals and technical reports from the applicant. A Specific Alignment Plan for Bear Valley Parkway detailing the proposed roadway design is under review. The Cultural Resources study has been completed and is being reviewed by staff and the EIR consultant. The consultant has reviewed the applicant's other technical reports and has provided comments for revisions and has commenced bi-weekly status meetings as the document preparation gets underway. Preparation of the project EIR is on schedule.
7. Latitude II (Developer: Peter Zak, Lyon/NCA) – This project is a 112-unit multi-family development, located at the northeastern corner of Centre City Parkway and Washington Avenue, and approved by the City Council on August 19, 2015. A Final Subdivision Map has been submitted for review. The applicant has submitted a boundary adjustment for a property exchange with the adjacent motel owner. Grading and building plans are nearing approval.
8. Canyon Grove Estates Tract 932 (Developer: John Vance, Shea Homes) – This project is a 179-lot single family residential development on the north side of Vista Avenue east of Conway Drive. Staff approved the substantial conformance determination for the revised tentative map and continues to coordinate with the applicant on the Precise Plan application for final architectural design and landscaping. The applicant has concluded the purchase of mitigation credits at Daley Ranch, and is pursuing acquisitions needed for offsite improvements. A grading permit has been issued and grading is underway. Plans for the construction of eight model homes were submitted on May 18. The applicant is coordinating the plan review for off-site street improvements on Ash Street with the County's Department of Public Works.
9. Safari Highlands (Developer: Jeb Hall, Concordia Homes) – *No change from the following update reported last week:* This project is a 550-unit single family development located east of the Rancho San Pasqual community and north of the San Diego Safari Park. The project involves 1,100 acres including annexation and Sphere of Influence update for a master planned community with parks, trails, recreation center, fire station, open space, on-site sewer facility for treating a portion of the on-site wastewater for irrigation purposes. Planning and Engineering extensions of staff have been funded by the applicant and retained to assist the City in processing the project. Staff met with a representative of the Fish and Wildlife Department to discuss the project. Other outreach efforts have included City of San Diego, San Diego Zoo Safari Park representatives, public agencies and surrounding residents. The City Council approved the consultant contract for preparing the EIR on March 23, 2016. The consultant, Michael Baker International, has now been authorized to start work on the EIR.

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More information about this project is on line at: <http://www.escondido.org/safari-highlands-ranch-specific-plan.aspx>

10. High Pointe Tract 693-J (Developer: Russell Schaeffer, True Life Communities) – *No change from the following update reported last week:* This project is a custom-home development with 39 estate lots accessed from Mesa Rock Road. Staff has prepared a bond and fee letter based on the proposed grading and landscape plans, and has sent it to the applicant.
11. Paseo Escondido (Developer: Phair Co.) – *No change from the following update reported last week:* This project is a mixed-use 122-unit multi-family planned development at the southeastern corner of Ash Street and Washington Ave. The proposed project consists of 26 one-bedroom and 96 two-bedroom apartments in three four-story buildings, and two 5,000 SF commercial buildings (10,000 SF total) oriented around an outdoor plaza. Additional submittals are required to complete the application and the applicant has completed coring and sampling as part of soils analysis. The applicant has been advised to meet with and SDGE planner regarding the overhead utility lines.
12. Del Prado (Developer: Kerry Garza, Touchstone Communities) – This project is a 113-unit townhome-style Planned Development located at the southwestern corner of Brotherton Road and the Centre City Parkway frontage road. The project includes a recreational facility, pool, and open space areas. Staff worked through various site design and utility issues with the applicant prior to scheduling the project for a public hearing. The City Council approved the project on May 11, 2016.
13. Solutions for Change (Developer: Solutions for Change) – This project is a Planned Development application for 33 affordable multi-family units. It was approved by the Planning Commission on October 13, 2015, and by the City Council on November 18, 2015. Building plans have been submitted for review and approved by Esgil (contracted plan check firm). Staff has preliminarily accepted minor redesign efforts to meet construction costs and is working with the applicant to ensure state financing remains available for the project. The funding for the property acquisition has been completed. Demolition of the existing structures on the site is underway. The building permit is ready to be issued once the fee deferral agreement is signed and additional bonding is in place.
14. 701 San Pasqual Valley Rd (Developer: Bob Stewart) – *No change from the following update reported last week:* This project is a 19-unit single family development located at 1201 E. 5th Avenue (formerly Tract 898) on 7.2 acres. The application is under review and a letter detailing additional comments and submittal requirements was forwarded to the applicant.
15. Veterans Village (Developer: Veterans Village of San Diego) – *No change from the following update reported last week:* This project is a mixed-use development involving a 54-unit affordable multi-family residential apartment project for military veterans and their families. It includes on-site administration office, business center, club house and other support spaces for the residents; and a small commercial component to support training opportunities offered

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at the facility at 1556 S. Escondido Boulevard. Building plans have been submitted for review and comment; the grading plans and landscaping plans have been approved.

16. Escondido Gateway (Developer: Greg Waite, Integral Communities) – *No change from the following update reported last week:* This project is a mixed-use development involving 126 residential units within three, 4-5 story buildings with indoor and outdoor recreational areas and an opportunity for a small (1,000 sq. ft.) commercial/flex space on 2.6 acres (48 dwelling units/acre) located at 700 W. Grand Avenue (former Police Station) across the street from the Escondido Transit Center. Plans were submitted for the project involving a Specific Plan Amendment, Tentative Map, Planned Development and Development Agreement. Revised plans from the applicant intended to address earlier staff comments were submitted to the Planning Division on May 2 and distributed to the other departments for review.
17. City Plaza (Developer: Charlie Zhang, Zion Enterprises) – This long dormant, partially constructed mixed-use development at the southeastern corner of South Escondido Boulevard and Third Avenue now has new ownership. The new owners have met with city staff and indicated they quickly plan to start constructing the 65-unit apartment project as originally approved. The project consists of a three-story building with 51,200 SF of residential area and 4,100 SF of commercial area and two levels of parking. The building permits will need to be reissued and the applicant is coordinating that process with the Building Official. Structural engineering information was submitted to the Building Division on May 8.

Building Division:

1. The Building Department issued 79 permits with a total valuation of \$3,579,480.
2. 20 photovoltaic permits were issued for the week. The Building Division has issued 510 solar permits this year compared to 382 issued for the same time last year.
3. The Building Department averaged 33 inspections per day with 48 inspections on Friday. Building counter staff averaged 37 counter sign in's per day and 26 on Friday. Forty-seven customers came to the building counter on Tuesday.
4. The Taco Bell at 627 N Escondido Blvd needs Building and Engineering Divisions final inspection approval for their Certificate of Occupancy.
5. The 76 unit apartment complex at 2416 S Escondido is requesting final inspection and occupancy for Building # 1 and 2 this week. Building # 3 and #4 have received final approvals.
6. The Solutions for Change affordable housing project at 1560 S Escondido Blvd is ready for permit issuance with engineering approval.

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7. The Meadowbrook 3 story apartment building at 2081 Garden Valley Glen is progressing with the podium level framing.
8. The Pradera single family dwelling project has obtained permits for 16 new homes for Phase 3 and 4 of their project. 36 of their 70 unit project have been issued.
9. Fee estimates have been given for the 179 unit Shea Homes Canyon Grove single family dwelling project at Lehner and Vista Ave.
10. Permits were issued for the fire rebuild of the Hacienda Hotel at 735 N Broadway.
11. A notice was posted at the building counter requesting that contractors present any residential solar revisions to the building inspector at the time of inspection in lieu of submitting revisions at the building counter. This change of policy was implemented due to the increase and frequency of solar revisions.

Code Enforcement:

1. As of May 17, 2016, the total number of open code enforcement cases is 467 cases. During the prior week, 54 new cases were opened, and 60 cases were closed, with a backlog of an additional 34 cases not yet opened for assignment and investigation.
2. There were 116 illegal signs confiscated during the weekend.
3. Last week the Business License Division issued 37 new licenses and received 35 new applications, in addition to 69 renewals.

CAPITAL IMPROVEMENTS

Capital Improvements

Grape Day Park Playground:

The project is in construction. The contractor has reinstalled the dedication plaques in preparation for the placement of new concrete sidewalk improvements later this week. Staff and the project contractor have coordinated efforts with those preparing to repair the Vinehenge play structure.

Private Development

Bear Valley Parkway between Boyle Avenue and San Pasqual Valley Road (County Project):

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The Contractor is installing all remaining base course asphalt this week along the entire project limits. The south bound vehicle traffic will be transferred to the newly constructed roadway segment. Striping and signal modification will be completed in advance of the traffic shift which is tentatively scheduled for Thursday, May 19. This shift will allow the removal of all utility poles and the completion of median island construction.

2412 South Escondido Boulevard:

No changes from the following update reported last week: *This project is nearing completion with the first of three building released for occupancy.*

Pradera - Lennar Communities:

Permanent landscaping is being installed along the westerly boundary of the project this week.

Plan reviews and approvals continued on this project as follows:

- The Improvement plans for Street "B" were reviewed on May 13th and are ready for approval when bonds are posted.
- The 2nd submittal of the Final Maps for Streets "A" & "B" was reviewed and returned to the Engr. on May 11th.
- The Precise Grading plan mylars for Street "C" were approved on May 5th.

Lexington Model Homes - KB Homes:

The next phase of public improvements will be postponed until after the last day of school on June 9, 2016 **Plan reviews and approvals continued on this project as follows:**

- The 2nd submittal of the grading plans for the Model Homes was returned to the Engr. on May 12th.

Rincon del Diablo 8" & 12" Water Main Construction:

No changes from the following update reported last week: *The contractor has completed all surface restoration along the project route, the testing of the new water main is continuing this week.*

Taco Bell:

The remodel of the Escondido Boulevard store front is complete with the grand reopening this past week. The site also includes the corporate office for the owners 28 other locations.

Tract 932 - Canyon Grove Shea Homes Community:

No changes from the update reported last week: *The mass grading of the site continues this week, with the work force concentrating on the extension of Vista Avenue.*

Plan reviews and approvals continued on this project as follows:

- A Final Bond and Fee Letter was issued on April 20th.
- The City accepted the onsite R/W dedication last week and sent it for recording.
- The onsite/in-tract improvement plans are ready for approval when the bonds are posted and fee balance is paid.

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City still negotiating with Shea for a Temp. Const. Easement to construct Vista Verde Water Tank.

San Diego Gas & Electric gas main replacement Ash Street:

No changes from the following update reported last week: *Construction of gas laterals is continuing along the west side of Ash Street this week.*

Private Development –Current Plan Review

Tract SUB14-0002 – Lexington by KB Homes (Zenner):

This project is a 40 lot residential subdivision located primarily along Vista Ave and Lehner Ave and this project will cul-de-sac Lehner Ave. and will also vacate an unnamed and untraveled public R/W when developed. KB Homes has acquired this project and has just begun to process the final engineering. KB Homes has also purchased 3 existing vacant lots that they are developing as their model homes (see above) for this project.

- The 1st submittal of the Rough Grading plans, Improvement plans, Storm Water and Drainage Reports, and the Final Map were made on March 29th and this 1st review should be returned to the engineer this week.

Tract SUB15-0003 – Latitude II Condominiums by a Lyon Homes Partnership:

This project is a 112 unit residential condominium subdivision located at the N/E corner of Centre City Pkwy and Washington Ave. The primary access to the project will be via a new entrance off of Centre City Pkwy. Also this project will construct a large box culvert storm drain to route existing storm water flows through the project. There a few private and public easement quitclaims and a property swap that must be completed to build the project as planned.

- The 2nd check of the Traffic Signal Modification plan for the Washington Ave and Centre City Pkwy intersection widening was returned to the Engr. on May 12th.

Solutions for Change Housing:

This project is a 3 story 34 unit low income/transitional housing project located on S. Escondido Blvd. just south of 15th Ave. This project also has a small commercial office space component that will be subdivided off by “air space” Parcel Map for tax financing reasons.

- The 3rd review of the improvement plans was completed and returned to the Engr. on May 5th. Only minor corrections remain.
- The bonding for the public improvements was arranged through Housing Dept. funds set aside.

Tract 877 – Bernardo Ave. – Ambient Communities

This project is a 13 lot single family residential project located at the cul-de-sac end of the Bernardo Ave. I-15 frontage road and will extend it and reconstruct the emergency access gate

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further south. The project was recently reactivated and revised to meet new storm water standards and optimize the site grading.

- The 1st submittal of the whole revised final engineering package was made on April 19th and will be reviewed by mid-May.

PUBLIC SAFETY

Police:

INCIDENTS

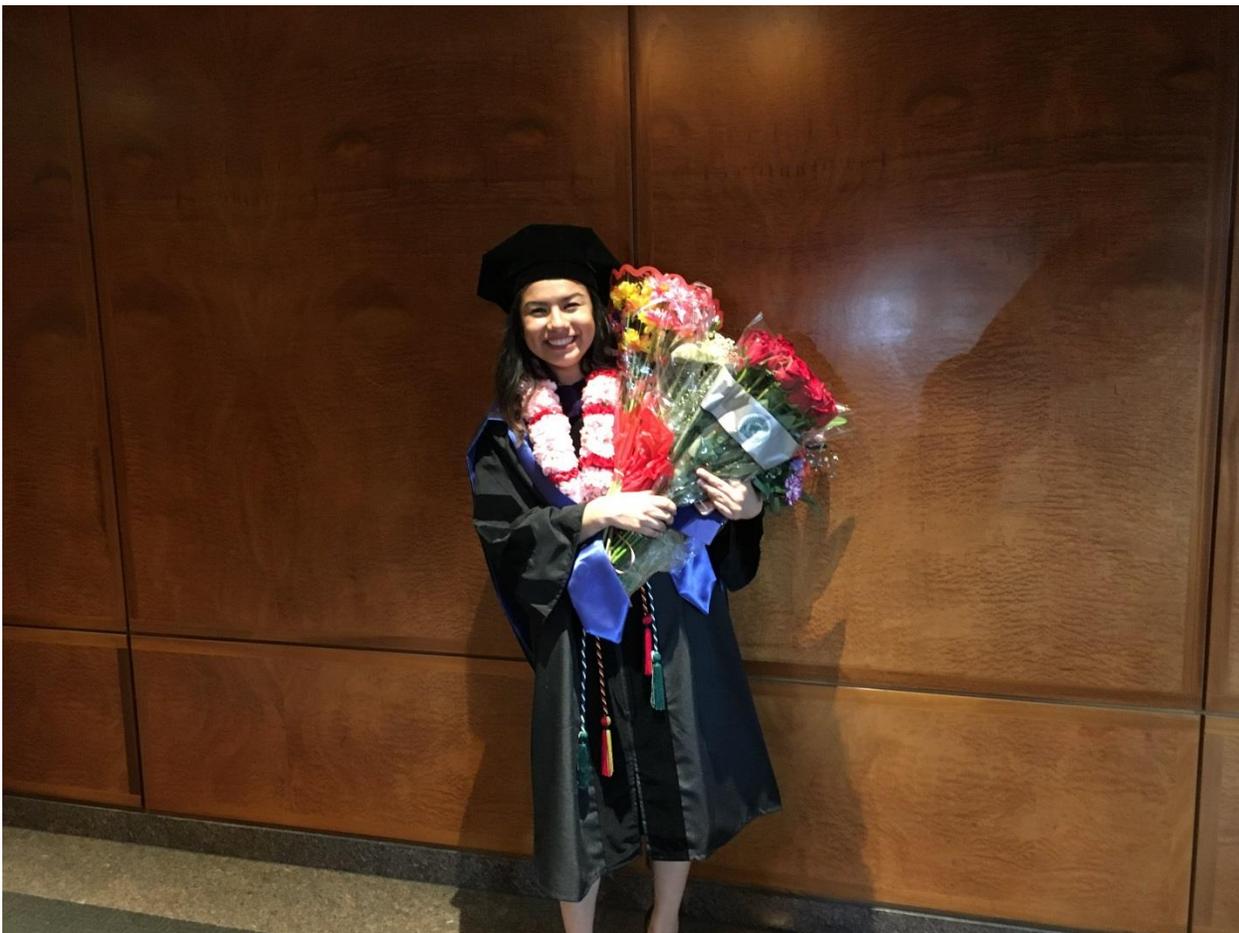
- On 5/8/2016, officers responded to a call in the 900 block of Quince St. Officers located and arrested a suspect with a one million dollar warrant for child endangerment. The suspect was booked into the Vista Detention Facility.
- On 5/9/2016, officers responded to Grape Day Park reference an anonymous report of drug sales. Officers arrived on scene and contacted two people. One of the subject was arrested for possession of methamphetamine and booked into the Vista Detention Facility.
- On 5/11/2016, officers responded to a call in the 400 block of W. Vermont Ave. and arrested a subject with three felony warrants – two for drugs related crimes and one for possession of a stolen vehicle. The suspect was booked into the Vista Detention Facility on the warrants.
- On 5/12/2016, officers responded to the 1200 block of N. Ivy St. reference a residential burglary. The officers arrived on scene and contact a subject who had a felony warrant issued for his arrest. The suspect was taken into custody without incident and booked into the Vista Detention Facility for the warrant, burglary and possession of methamphetamine.
- On 5/13/2016 Officers Craig and Cuomo initiate a traffic stop on a BMW with paper plates. During the stop, a K-9 alerted on the trunk of the vehicle. The officers searched the trunk and located methamphetamine. The driver of the vehicle was arrested for possession of methamphetamine and drug paraphernalia. A passenger of the vehicle was arrested for a felony warrant. Both subjects were booked into the Vista Detention Facility.
- On 5/14/2016, officers responded to a call in the 3000 block of North Broadway regarding a male who had sustained from multiple injuries to his head, consisting of blunt force trauma and a gunshot. The victim was transported to a local area hospital where he underwent surgery for his injuries. During the course of the investigation, two male subjects were arrested for their involvement in the crime. Both suspects were arrested for attempted murder and booked into the Vista Detention Facility.

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EVENTS

On 5/13/2016, the Escondido Police Department conducted a DUI Sobriety / Driver's License Checkpoint in the area of Centre City Pkwy / Decatur Way. Drivers whose only offense was being unlicensed to drive were given the opportunity to locate the registered owner of the vehicle to either take or assign possession of the vehicle to a licensed driver. 11 vehicles were released to the owner or a designated driver. During the checkpoint, 3 vehicles were impounded. 21 citations were issued during the checkpoint - 2 for suspended license, 13 for unlicensed driver and 2 for no insurance. There were five field sobriety tests conducted but no arrests for DUI.

DUI/Driver's License checkpoints have been shown to lower DUI deaths and injuries. A major component of these checkpoints are the deterrent effects it has on those who might drive drunk or drugged impaired, bringing about more awareness and encouraging everyone to use sober designated drivers. The Escondido Police Department will be continuing DUI/Driver's License Checkpoints and DUI Saturation Patrols in our ongoing commitment to lowering deaths and injuries in Escondido.





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On 5/14/2016, Patricia (Patty) Ojeda, a former Escondido Police Athletic League participant and intern at the City Attorney's Office, graduated from Thomas Jefferson Law School, Cum Laude. Her next task is to tackle the Bar Exam in August.

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