



# Council Meeting Agenda

**JUNE 15, 2016**  
**CITY COUNCIL CHAMBERS**  
**3:30 P.M. Closed Session; 4:30 P.M. Regular Session**  
**201 N. Broadway, Escondido, CA 92025**

|                                   |   |
|-----------------------------------|---|
| MAYOR                             | <b>Sam Abed</b>   |
| DEPUTY MAYOR                      | <b>Michael Morasco</b>                                    |
| COUNCIL MEMBERS                   | <b>Olga Diaz</b><br><b>Ed Gallo</b><br><b>John Masson</b> |
| CITY MANAGER                      | <b>Graham Mitchell</b>                                    |
| CITY CLERK                        | <b>Diane Halverson</b>                                    |
| CITY ATTORNEY                     | <b>Jeffrey Epp</b>  |
| DIRECTOR OF COMMUNITY DEVELOPMENT | <b>Bill Martin</b>  |
| DIRECTOR OF PUBLIC WORKS          | <b>Ed Domingue</b>  |

**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

June 15, 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:** Arthur Holcomb v. City of Escondido  
**Case No:** Case WCAB No. ADJ9254525

## ADJOURNMENT



# Council Meeting Agenda

**June 15, 2016  
4:30 P.M. Meeting**

**Escondido City Council**

## **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:** Installation Ceremony for Fire Chief Russ Knowles

## **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: Regular Meeting of May 25, 2016](#)**

4. **[BUDGET ADJUSTMENT REQUEST FOR CEMETERY AREA WATER PIPELINE REPLACEMENT PROJECT -](#)**

Request City Council approve a budget adjustment in the amount of \$980,000 to Capital Improvement Program (CIP) No. 704911 to cover the costs of potential changes required to complete construction of the Cemetery Area Water Pipeline Replacement Project. This budget adjustment will transfer the permitted contingencies to the CIP project budget.

Staff Recommendation: **Approval (Utilities Department: Christopher W. McKinney)**

5. **[AWARD PURCHASE OF FUELS FOR FISCAL YEAR 2016/17 -](#)**

Request City Council approve the purchase of unleaded gasoline and diesel fuel from The SoCo Group, Inc. in the amount of \$1,200,000 utilizing a cooperative purchase agreement with the City of San Diego, RFP No. 10015195-12-Z, Purchasing Contract No. 46000000984, pursuant to Escondido Municipal Code Chapter 10 Article 5 section 10-90.

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

RESOLUTION NO. 2016-81

6. **[FINAL MAP, ESCONDIDO TRACT 889, LOCATED AT 733 STANLEY AVENUE -](#)**

Request City Council approve the Final Map for Tract 889, a 16-Lot Residential Subdivision located at 733 Stanley Avenue.

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

7. **[FINAL MAP, ESCONDIDO TRACT SUB 13-0011, LOCATED AT 2056 NORTH ASH STREET -](#)**

Request City Council approve the Final map for Tract SUB 13-0011, a 13-Lot Residential Subdivision located at 2056 North Ash Street.

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

## 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

8. **CONDITIONAL USE PERMIT, GENERAL PLAN AMENDMENT, ZONE CHANGE AND AMENDMENT TO THE ZONING CODE FOR THE HALE AVENUE RESOURCE RECOVERY FACILITY WASTEWATER COLLECTIONS YARD (PHG 15-0018 AND ENV 15-0008) -**

Request City Council approve the proposed Conditional Use Permit for the City's Wastewater Collections Yard project in conjunction with a General Plan Amendment and Zone Change to apply the Public Facilities Overlay Zone land use and zoning designations, and an Amendment to Article 80 (Public Safety Facilities Overlay Zone).

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

A) RESOLUTION NO. 2016-68 B) ORDINANCE NO. 2016-06 (Introduction and First Reading)

9. **2015 URBAN WATER MANAGEMENT PLAN -**

Request City Council approve 2015 Urban Water Management Plan to be submitted to the California Department of Water Resources.

Staff Recommendation: **Approval (Utilities Department: Christopher W. McKinney)**

RESOLUTION NO. 2016-90

10. **THE FIVE-YEAR CAPITAL IMPROVEMENT PROGRAM (CIP), THE FISCAL YEAR 2016/17 CIP BUDGET, AND THE REGIONAL TRANSPORTATION IMPROVEMENT PROGRAM -**

Request City Council approve the adoption of Fiscal Years 2016/17 - 2020/2021 Five-Year Capital Improvement Program (CIP) and the Fiscal Year 2016/17 CIP Project Budgets; and approve the adoption of the Regional Transportation Improvement Program for Fiscal Years 2016/17 - 2020/21.

Staff Recommendation: **Approval (Finance Department Sheryl Bennett and Public Works Department/Engineering: Ed Domingue)**

A) RESOLUTION NO. 2016-45 B) RESOLUTION NO. 2016-46

## CURRENT BUSINESS

11. **GENERAL MUNICIPAL ELECTION - NOVEMBER 8, 2016 -**

Request City Council approve calling and holding a General Municipal Election on November 8, 2016 for the following elective offices: one (1) City Council Member with a four-year term to represent District Three, one (1) City Council Member with a four-year term to represent District Four, and one (1) City Treasurer with a four-year term to be elected at-large; and approve requesting the Board of Supervisors, County of San Diego, to consolidate the City's General Municipal Election with the Statewide General Election.

Staff Recommendation: **Approval (City Clerk's Office: Diane Halverson)**

A) RESOLUTION NO. 2016-73 B) RESOLUTION NO. 2016-74

## FUTURE AGENDA

12. **FUTURE AGENDA -**

The purpose of this item is to identify issues presently known to staff or which members of the 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 UPDATE -](#)

## 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 22                   | Wednesday | 3:30 & 4:30 p.m. | Regular Meeting | Council Chambers |
| June 29                   | -         | -                | No Meeting      | -                |
| July 6                    | -         | -                | No Meeting      | -                |
| July 13                   | 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](http://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**  
**May 25, 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 25, 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 Deputy Mayor Morasco and seconded by Councilmember Diaz 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 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

|                    |
|--------------------|
| <b>ADJOURNMENT</b> |
|--------------------|

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

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CITY CLERK

\_\_\_\_\_  
MINUTES CLERK

**CITY OF ESCONDIDO**  
**May 25, 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 25, 2016 in the Council Chambers at City Hall with Mayor Abed presiding.

**MOMENT OF REFLECTION:**

Kathy Hearn led the Moment of Reflection.

**FLAG SALUTE**

Mayor Abed led the Flag Salute.

**PRESENTATIONS:**

Retirement of Fire Chief Mike Lowry

**ATTENDANCE:**

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

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**

**CONSENT CALENDAR**

Councilmember Diaz removed item 5 and Councilmember Masson removed item 13 from the Consent Calendar for discussion.

**MOTION:** Moved by Deputy Morasco and seconded by Councilmember Diaz to approve the following Consent Calendar items with the exception of items 5 and 13. 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: 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. (File No. 0470-25)

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. (File No. 0600-10)

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

RESOLUTION NO. 2016-70

Councilmember Diaz abstained and left the dais.

**MOTION:** Moved by Councilmember Masson and seconded by Deputy Mayor Morasco to 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 and adopt Resolution No. 2016-70. Ayes: Gallo, Masson, Morasco and Abed. Noes: None. Abstained: Diaz. Motion carried.

**6. TREASURER'S INVESTMENT REPORT FOR THE QUARTER ENDED MARCH 31, 2016 -**

Request City Council receive and file the Quarterly Investment Report. (File No. 0490-55)

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. (File No. 0430-80)

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. (File No. 0430-80)

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. (File No. 0145-30)

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. (File No. 0600-10 [A-3194])

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. (File No. 0685-10)

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. (File No. 0480-70)

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) (File No. 0800-10)

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

Councilmember Masson abstained and left the dais.

**MOTION:** Moved by Councilmember Gallo and seconded by Councilmember Diaz to approve 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 and adopt Ordinance No. 2016-05. Ayes: Diaz, Gallo, Morasco and Abed. Noes: None. Abstained: Masson. Motion carried.

## PUBLIC HEARINGS

**MAYOR ABED ANNOUNCED THAT ITEM 16 WILL BE CONTINUED TO A FUTURE MEETING.**

**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. (File No. 0800-40)

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

RESOLUTION NO. 2016-65

**MOTION:** Moved by Councilmember Masson seconded by Councilmember Gallo to continue item 16 to a future meeting. Motion carried unanimously.

**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. (File No. 0697-20-10074)

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

RRB RESOLUTION NO. 2016-08

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

Jamie Zeller, 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. 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 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 and adopt RRB Resolution No. 2016-08. Motion carried unanimously.

**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. (File No. 0697-20-10075)

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

RRB RESOLUTION NO. 2016-09

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

Jamie Zeller, 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. 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 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 and adopt RRB Resolution No. 2016-09. Motion carried unanimously.

## WORKSHOP

### 17. FINDINGS OF THE HYDRAULIC STUDY OF THE CITY -

Request City Council receive and file findings from the Hydraulic Study of Escondido Creeks. (File No. 1320-90)

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

Helen Davies, Environmental Programs Manager, presented the staff report, utilizing a PowerPoint presentation.

Richard Lucera, Vice President of Michael Baker International, was available to answer questions.

**NO ACTION, INFORMATION ONLY.**

## FUTURE AGENDA

### 18. 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

Councilmember Masson reported he will be attending the California League of Cities meeting in Sacramento.

Councilmember Diaz reported on the San Dieguito River Park Joint Powers Authority meeting last Friday, they are exploring funding options for a ranger station in the Coastal Region; there will be a volunteer appreciation event at the Sikes Adobe on June 4<sup>th</sup>.

Councilmember Gallo reported that the San Diego County Water Authority will be holding a public hearing in June to discuss the rate schedule for the upcoming year; reported on North County Transit District's information that the Metropolitan Transit District drivers' strike should not impact North County ridership.

Mayor Abed reported that SANDAG discussed the ½ cent transit tax that may be included on the November ballot.

## 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 FOLLOWING SPEAKER SLIPS' AGENDA REFERENCE TO ITEM #16 WERE CONVERTED TO NON-AGENDA PUBLIC COMMENTS.**

**Steve Maybury, Escondido**, requested that the City-owned property proposed for the MF/RO facility become a community park.

**Delores McQuiston, Escondido**, stated a community report would have been helpful for this project.

**Vasanth Vaidyanathan, Escondido**, noted zoning codes in the City and stated that the MF/RO facility should be prohibited in a residential zone.

**Diane Belnap, Escondido**, requested the Council start a taskforce involving community residents as future options are explored; proposed the land be sold to a developer.

**Charles Woolever, Escondido**, recommended that alternative locations are explored for the MF/RO facility.

**Thomas Albergo, Escondido**, stated that a facility of this type is prohibited in a residential zone and that other locations should be explored.

**Nancy Correa, Escondido**, noted the project does not fit within the zoning code for the area and it should not be approved.

**Randal Roberts, Escondido**, noted his family's background in Escondido and he does not support the location of the project.

**Mark Wunch, San Diego**, noted areas that chemicals can be stored in the City; does not support the CUP in this location.

**Jan LeeKwai, Escondido**, noted healthcare risks of residing near a water filtration facility.

**Jack Barnhart, Escondido**, stated property values will be affected by this facility.

**Bethzaide Flores, Escondido**, expressed concern with noise pollution from this facility and requested other options be explored.

**Dana Mayberry, Escondido**, shared her concern about the proximity of Glenview Elementary and chemicals affecting children's health.

## ADJOURNMENT

Mayor Abed adjourned the meeting at 6:37 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: June 15, 2016**

**TO:** Honorable Mayor and Members of the City Council

**FROM:** Christopher W. McKinney, Director of Utilities

**SUBJECT:** Budget Adjustment Request for the Cemetery Area Water Pipeline Replacement Project

RECOMMENDATION:

The Utilities Department requests that the City Council approve a budget adjustment in the amount of \$980,000 to Capital Improvement Program ("CIP") No. 704911 to cover the costs of potential changes required to complete construction of the Cemetery Area Water Pipeline Replacement Project (the "Project"). This budget adjustment will transfer the permitted contingencies to the CIP project budget.

FISCAL ANALYSIS:

This project is funded from WL-Cemetery Area CIP No. 704911. A budget adjustment of \$980,000 from Lindley Reservoir Replacement CIP No. 704201 (\$400,000), Emergency Treated Water Connection CIP No. 701906 (\$380,000), and Distribution Staff Move CIP No. 700101 (\$200,000) is required to complete the project.

PREVIOUS ACTION:

On July 8, 2015, the City Council adopted Resolution No. 2015-120, awarding a Public Improvement Agreement to MNR Construction, Inc. in the amount of \$6,790,250. A budget adjustment was also approved for the project in the amount of \$2,550,000.

On September 23, 2015, the City Council adopted Resolution No. 2015-160, authorizing the Mayor and City Clerk to execute a Construction Management Services Consultant Agreement with Michael Baker International in the amount of \$329,448.

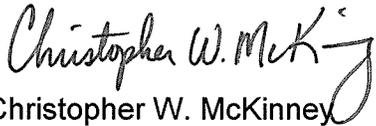
BACKGROUND:

The Project will replace approximately 3.5-miles of old water mains in areas located in and near the Oak Hill Cemetery. These water mains were installed in the 1950s and 1960s, and have had numerous leaks and need for repairs. The pipeline tightly traverses through the Oak Hill Cemetery and residential properties, thus leaving very little room to deviate from the proposed alignment. Approximately 2.5-miles of new potable water transmission and distribution piping will be installed, plus a small portion of recycled water pipeline.

Budget Adjustment for the Cemetery Area Water Pipeline Replacement Project  
June 15, 2016  
Page 2

None of the permitted contingencies were transferred to the project budget during the bid award and Construction Management Consultant Agreement approval, therefore this budget adjustment is necessary to transfer the contingencies to the project budget. The contingency amount will allow construction to proceed as scheduled without potential delays to the contractor.

Respectfully submitted,

A handwritten signature in black ink that reads "Christopher W. McKinney". The signature is written in a cursive style with a large, stylized "z" at the end of the name.

Christopher W. McKinney  
Director of Utilities



**CITY COUNCIL**

For City Clerk's Use:

**APPROVED**       **DENIED**

Reso No. \_\_\_\_\_ File No. \_\_\_\_\_

Ord No. \_\_\_\_\_

**Agenda Item No.: 5**

**Date: June 15, 2016**

**TO:** Honorable Mayor and Members of the City Council

**FROM:** Edward N. Domingue, Public Works Director/City Engineer  
Joseph Goulart, Fleet Maintenance Superintendent

**SUBJECT:** Award Purchase of Fuels for Fiscal Year 2016/17

RECOMMENDATION:

It is requested that the City Council adopt Resolution No. 2016-81, and approve the purchase of unleaded gasoline and diesel fuel from The SoCo Group, Inc. in the amount of \$1,200,000 utilizing a cooperative purchase agreement with the City of San Diego, RFP No. 10015195-12-Z, Purchasing Contract No. 46000000984, pursuant to Escondido Municipal Code Chapter 10 Article 5 Section 10-90.

FISCAL ANALYSIS:

Sufficient funds have already been approved in the FY 2016/17 Fleet Services operating budget in Account No. 5111-653-715 for unleaded gasoline in the amount of \$900,000, and Account No. 5113-653-715 for diesel fuel in the amount of \$300,000.

PREVIOUS ACTION:

N/A

BACKGROUND:

Fleet Services would like to purchase unleaded gasoline and diesel fuel from The SoCo Group Inc. through a cooperative purchase agreement with the City of San Diego and other public agencies throughout the County. The SoCo Group has won the City of San Diego bid for the last several years and has provided exceptional customer service to the City of Escondido. Fleet Services will use funds in Account No. 5111-653-715 for unleaded gasoline, and Account No. 5113-653-715 for diesel fuel, previously approved in the FY 2016/17 budget.

**HISTORY OF FUEL PURCHASE FOR IN-HOUSE FUELING STATIONS:**

**Unleaded Gasoline**

| <b>Fiscal Year</b> | <b>Budgeted</b> | <b>Spent</b> | <b>Balance</b> | <b>Gal. Delivered</b> | <b>Min/Max/\$/Gal</b> | <b>Average</b> |
|--------------------|-----------------|--------------|----------------|-----------------------|-----------------------|----------------|
| 2010-11            | \$930,000       | \$778,600    | \$151,400      | 248,361               | \$2.55 - \$3.90       | \$ 3.13        |
| 2011-12            | \$1,267,210     | \$917,477    | \$349,733      | 270,575               | \$3.04 - \$4.07       | \$ 3.39        |
| 2012-13            | \$1,216,975     | \$936,571    | \$280,404      | 266,495               | \$3.05 - \$4.31       | \$ 3.51        |
| 2013-14            | \$1,200,000     | \$996,682    | \$203,318      | 286,642               | \$3.05 - \$3.76       | \$ 3.46        |
| 2014-15            | \$1,000,000     | \$739,191    | \$260,809      | 265,656               | \$1.89 - \$3.66       | \$ 2.78        |
| 2015-16            | \$1,000,000     | \$579,057    | \$420,943      | 250,915               | \$1.24 - \$3.63       | \$ 2.30        |

**Diesel Fuel**

| <b>Fiscal Year</b> | <b>Budgeted</b> | <b>Spent</b> | <b>Balance</b> | <b>Gal. Delivered</b> | <b>Min/Max/\$/Gal</b> | <b>Average</b> |
|--------------------|-----------------|--------------|----------------|-----------------------|-----------------------|----------------|
| 2010-11            | \$225,000       | \$222,185    | \$2,815        | 67,215                | \$2.52 - \$4.27       | \$ 3.31        |
| 2011-12            | \$272,000       | \$255,417    | \$16,583       | 67,329                | \$2.27 - \$4.38       | \$ 3.79        |
| 2012-13            | \$244,315       | \$279,603    | -\$35,288      | 75,355                | \$3.44 - \$4.28       | \$ 3.71        |
| 2013-14            | \$350,000       | \$254,873    | \$95,127       | 67,178                | \$3.53 - \$4.03       | \$ 3.79        |
| 2014-15            | \$350,000       | \$222,011    | \$127,989      | 72,489                | \$2.34 - \$3.78       | \$ 3.01        |
| 2015-16            | \$325,000       | \$147,256    | \$177,744      | 67,085                | \$1.76 - \$2.74       | \$ 2.19        |

HISTORY OF TOTAL FUEL USE:

**Gasoline Charged to Departments in Gallons (Includes Credit Card Transactions)**

| Dept. # | Dept. Name           | FY 10-11       | FY 11-12       | FY 12-13       | FY 13-14       | FY 14-15       | *FY 15-16      |
|---------|----------------------|----------------|----------------|----------------|----------------|----------------|----------------|
| 004     | City Clerk           | 47             | 76             | 108            | 94             | 77             | 69             |
| 024     | Risk Management      | 82             | 66             | 119            | 71             | 52             | 29             |
| 031     | Information Systems  | 151            | 193            | 162            | 114            | 98             | 103            |
| 102     | Recreation           | 541            | 425            | 957            | 794            | 744            | 840            |
| 103     | Parks                | 8,171          | 10,478         | 12,011         | 12,087         | 10,849         | 11,487         |
| 104     | Library              | 259            | 97             | 117            | 164            | 78             | 34             |
| 109     | CDBG Admin           | 395            | 263            | 282            | 442            | 113            | 16             |
| 200     | Planning             | 41             | 71             | 76             | 33             | 34             | 56             |
| 250     | Code Enforcement     | 2,468          | 2,956          | 3,504          | 3,227          | 3,011          | 3,182          |
| 300     | Building             | 1,636          | 1,737          | 1,844          | 1,870          | 1,871          | 2,008          |
| 402     | P.W. Engineering     | 4,837          | 4,378          | 5,881          | 5,584          | 5,475          | 4,187          |
| 403     | Streets              | 18,100         | 19,213         | 23,750         | 21,445         | 17,789         | 20,133         |
| 410     | Water                | 23,805         | 22,607         | 24,416         | 21,722         | 21,024         | 21,329         |
| 412     | Canal                | 1,902          | 1,862          | 2,045          | 1,061          | 597            | 638            |
| 414     | Lakes                | 8,274          | 9,294          | 11,159         | 10,377         | 8,913          | 9,217          |
| 420     | Wastewater           | 21,558         | 23,352         | 22,203         | 21,330         | 19,154         | 19,660         |
| 422     | Recycled water       | 317            | 314            | 507            | 364            | 139            | 290            |
| 440     | Stormwater           | 1,363          | 1,197          | 148            | 172            | 166            | 2,200          |
| 450     | Building Maintenance | 4,680          | 4,603          | 4,351          | 4,164          | 3,925          | 3,911          |
| 500     | Police               | 146,619        | 147,182        | 153,361        | 143,527        | 135,160        | 135,867        |
| 600     | Fire                 | 6,684          | 7,612          | 19,349         | 23,444         | 21,179         | 22,634         |
| 701     | City Hall Pool       | 734            | 599            | 611            | 671            | 817            | 793            |
| 704     | Recycle              | 37             | 227            | 136            | 135            | 177            | 113            |
| 710     | Warehouse            | 162            | 148            | 218            | 51             | 0              | 27             |
| 715     | Fleet Services       | 1,731          | 1,668          | 2,074          | 2,197          | 1,434          | 1,586          |
|         | <b>Totals</b>        | <b>254,593</b> | <b>260,618</b> | <b>289,389</b> | <b>275,140</b> | <b>252,876</b> | <b>260,409</b> |

\* as of 06/01/2016

**Gasoline Charged to Departments in \$ (Includes Credit Card Transactions)**

| <b>Dept. #</b> | <b>Dept. Name</b>    | <b>FY 10-11</b>  | <b>FY 11-12</b>  | <b>FY 12-13</b>    | <b>FY 13-14</b>  | <b>FY 14-15</b>  | <b>*FY 15-16</b> |
|----------------|----------------------|------------------|------------------|--------------------|------------------|------------------|------------------|
| 004            | City Clerk           | \$155            | \$282            | \$375              | \$327            | \$223            | \$149            |
| 024            | Risk Management      | \$247            | \$233            | \$446              | \$251            | \$155            | \$76             |
| 031            | Information Systems  | \$463            | \$693            | \$575              | \$400            | \$289            | \$231            |
| 102            | Recreation           | \$1,665          | \$1,503          | \$3,420            | \$2,764          | \$2,254          | \$2,056          |
| 103            | Parks                | \$25,208         | \$37,576         | \$42,196           | \$42,300         | \$31,572         | \$27,222         |
| 104            | Library              | \$739            | \$337            | \$415              | \$562            | \$222            | \$73             |
| 109            | CDBG Admin           | \$1,220          | \$938            | \$966              | \$1,546          | \$342            | \$34             |
| 200            | Planning             | \$123            | \$255            | \$277              | \$112            | \$95             | \$161            |
| 250            | Code Enforcement     | \$7,577          | \$10,614         | \$12,298           | \$11,157         | \$8,590          | \$7,437          |
| 300            | Building             | \$5,047          | \$6,206          | \$6,420            | \$6,463          | \$5,358          | \$4,770          |
| 402            | P.W. Engineering     | \$14,769         | \$15,630         | \$20,577           | \$19,359         | \$15,728         | \$10,113         |
| 403            | Streets              | \$55,909         | \$68,604         | \$82,481           | \$74,143         | \$50,215         | \$48,398         |
| 410            | Water                | \$73,291         | \$80,817         | \$84,902           | \$75,225         | \$60,466         | \$51,011         |
| 412            | Canal                | \$5,816          | \$6,465          | \$7,137            | \$3,618          | \$1,756          | \$1,570          |
| 414            | Lakes                | \$25,334         | \$33,272         | \$38,554           | \$35,917         | \$25,375         | \$21,913         |
| 420            | Wastewater           | \$66,628         | \$83,433         | \$77,389           | \$73,756         | \$48,912         | \$47,084         |
| 422            | Recycled water       | \$946            | \$1,123          | \$1,754            | \$1,239          | \$362            | \$710            |
| 440            | Stormwater           | \$4,204          | \$4,216          | \$511              | \$594            | \$482            | \$5,049          |
| 450            | Building Maintenance | \$14,442         | \$16,382         | \$15,155           | \$14,431         | \$11,138         | \$9,565          |
| 500            | Police               | \$450,589        | \$525,761        | \$535,427          | \$500,318        | \$384,992        | \$327,086        |
| 600            | Fire                 | \$20,581         | \$27,238         | \$66,803           | \$82,029         | \$60,937         | \$53,887         |
| 701            | City Hall Pool       | \$2,293          | \$2,151          | \$2,147            | \$2,349          | \$2,415          | \$1,948          |
| 704            | Recycle              | \$117            | \$818            | \$467              | \$473            | \$474            | \$258            |
| 710            | Warehouse            | \$487            | \$541            | \$767              | \$174            | \$0              | \$58             |
| 715            | Fleet Services       | \$5,421          | \$5,977          | \$7,247            | \$7,557          | \$4,214          | \$3,819          |
|                | <b>Totals</b>        | <b>\$783,269</b> | <b>\$931,063</b> | <b>\$1,008,706</b> | <b>\$957,064</b> | <b>\$722,036</b> | <b>\$624,672</b> |

\* as of 06/01/2016

**Diesel Fuel Charged to Departments in Gallons**

| Dept. # | Dept. Name           | FY 10-11      | FY 11-12      | FY 12-13      | FY 13-14      | FY 14-15      | *FY 15-16     |
|---------|----------------------|---------------|---------------|---------------|---------------|---------------|---------------|
| 103     | Parks                | 2,702         | 1,333         | 1,442         | 1,434         | 1,174         | 1,041         |
| 403     | Streets              | 20,320        | 20,659        | 21,260        | 22,171        | 17,690        | 19,868        |
| 410     | Water                | 7,967         | 7,208         | 7,815         | 6,056         | 5,232         | 4,850         |
| 412     | Canal                | 3,902         | 4,061         | 4,509         | 4,235         | 3,550         | 3,935         |
| 414     | Lakes                | 447           | 375           | 441           | 611           | 574           | 337           |
| 420     | Wastewater           | 6,132         | 5,908         | 8,395         | 8,880         | 6,160         | 7,956         |
| 450     | Building Maintenance | 0             | 0             | 0             | 0             | 112           | 278           |
| 500     | Police               | 199           | 179           | 120           | 142           | 94            | 95            |
| 600     | Fire                 | 29,557        | 27,729        | 26,435        | 27,117        | 28,881        | 29,005        |
| 710     | Warehouse            | 0             | 0             | 0             | 101           | 135           | 115           |
| 715     | Fleet Services       | 45            | 0             | 23            | 32            | 125           | 0             |
|         | <b>Totals</b>        | <b>71,271</b> | <b>67,451</b> | <b>70,440</b> | <b>70,779</b> | <b>63,728</b> | <b>67,481</b> |

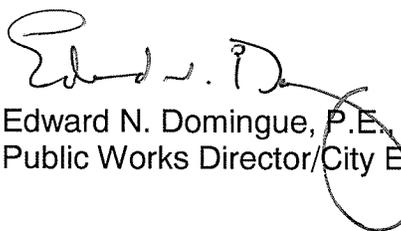
\* as of 06/01/2016

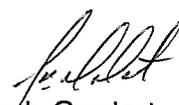
**Diesel Fuel Charged to Departments in \$**

| Dept. # | Dept. Name           | FY 10-11         | FY 11-12         | FY 12-13         | FY 13-14         | FY 14-15         | *FY 15-16        |
|---------|----------------------|------------------|------------------|------------------|------------------|------------------|------------------|
| 103     | Parks                | \$9,061          | \$5,212          | \$5,591          | \$5,430          | \$3,597          | \$2,357          |
| 403     | Streets              | \$68,199         | \$80,738         | \$81,733         | \$83,330         | \$53,747         | \$44,199         |
| 410     | Water                | \$26,593         | \$28,233         | \$29,981         | \$22,793         | \$15,857         | \$10,813         |
| 412     | Canal                | \$13,097         | \$15,807         | \$17,414         | \$15,889         | \$10,939         | \$8,799          |
| 414     | Lakes                | \$1,404          | \$1,439          | \$1,654          | \$2,297          | \$1,757          | \$767            |
| 420     | Wastewater           | \$20,628         | \$23,038         | \$32,035         | \$33,378         | \$18,797         | \$17,439         |
| 450     | Building Maintenance | \$0              | \$0              | \$0              | \$0              | \$312            | \$645            |
| 500     | Police               | \$720            | \$697            | \$428            | \$525            | \$291            | \$240            |
| 600     | Fire                 | \$97,834         | \$109,950        | \$101,517        | \$102,476        | \$84,519         | \$64,975         |
| 710     | Warehouse            | \$0              | \$0              | \$0              | \$380            | \$457            | \$255            |
| 715     | Fleet Services       | \$171            | \$0              | \$84             | \$114            | \$340            | \$0              |
|         | <b>Totals</b>        | <b>\$237,708</b> | <b>\$265,113</b> | <b>\$270,437</b> | <b>\$266,612</b> | <b>\$190,612</b> | <b>\$150,490</b> |

\* as of 06/01/2016

Respectfully submitted,

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

  
 Joseph Goulart  
 Fleet Maintenance Superintendent

RESOLUTION NO. 2016-81

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 UNLEADED AND DIESEL FUEL FROM SOCO GROUP, INC.

WHEREAS, the City of Escondido (the "City") desires to purchase automotive fuels for its vehicles; and

WHEREAS, sufficient funds for said purchase have been approved in the Fleet Services Fiscal Year 2016/17 operating budget; and

WHEREAS, the City wishes to purchase automotive fuels from the SoCo Group, Inc. utilizing a cooperative purchase agreement with the City of San Diego; and

WHEREAS, Escondido Municipal Code Chapter 10 Article 5 Section 10-90, the City may utilize a cooperative purchase contract, which has been conducted in a competitive manner by the state, county or any other public or municipal agency; and

WHEREAS, the City of San Diego Purchasing Agreement with the SoCo Group, Inc. contains a Public Agency Clause with renewable extensions; and

WHEREAS, the Public Works Director/City Engineer recommends the approval of the purchase of the fuel from SoCo Group, in the amount of \$900,000 for Unleaded Gasoline, and \$300,000 for Diesel fuel; and

WHEREAS, this City Council desires at this time and deems it to be in the best public interest to award the purchase of automotive fuels from SoCo Group, Inc.; and

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

1. That the above recitations are true.

2. That the City Council accepts the recommendation of the Public Works Director/City Engineer.

3. That the City Council is authorized to approve, on behalf of the City, the purchase of unleaded gasoline and diesel fuel from SoCo Group, Inc., using the City of San Diego Purchasing Agreement.

**CITY COUNCIL**

For City Clerk's Use:

**APPROVED**       **DENIED**

Reso No. \_\_\_\_\_ File No. \_\_\_\_\_

Ord No. \_\_\_\_\_

**Agenda Item No.:**   6  

**Date:**   June 15, 2016  

**TO:** Honorable Mayor and Members of the City Council

**FROM:** Edward N. Domingue, Director of Public Works/City Engineer  
Owen Tunnell, Principal Engineer

**SUBJECT:** Final Map, Escondido Tract 889, located at 733 Stanley Avenue

RECOMMENDATION:

It is requested that the City Council approve the Final Map for Tract 889, a 16 Lot Residential Subdivision located at 733 Stanley Avenue.

FISCAL ANALYSIS:

The cost for review of the Final Map is paid by the developer in accordance with the adopted fee schedule.

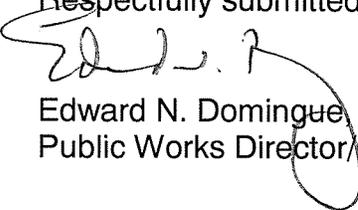
PREVIOUS ACTION:

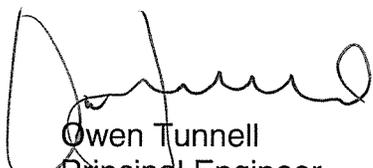
This project was approved by the City Council on February 8, 2006, as Resolution No. 2006-23(R), together with a Development Agreement approved as Ordinance No. 2006-08. This Development Agreement expired and a new Development Agreement was approved by the City Council on December 11, 2013, as Ordinance No. 2013-15(R).

BACKGROUND:

Staff has examined this Final Map and found it to be mathematically correct and substantially the same as it appeared on the approved Tentative Subdivision Map and subject to the conditions of approval and the terms of the Development Agreement. This Final Map conforms to the provisions of the Subdivision Map Act and any local ordinances applicable at the time of approval. The Planning Department has reviewed and approved the Final Map.

Respectfully submitted,

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

  
Owen Tunnell  
Principal Engineer

**CITY COUNCIL**

For City Clerk's Use:

**APPROVED**       **DENIED**

Reso No. \_\_\_\_\_ File No. \_\_\_\_\_

Ord No. \_\_\_\_\_

**Agenda Item No.:** 7

**Date:** June 15, 2016

**TO:** Honorable Mayor and Members of the City Council

**FROM:** Edward N. Domingue, Director of Public Works/City Engineer  
Owen Tunnell, Principal Engineer

**SUBJECT:** Final Map, Escondido Tract SUB13-0011, located at 2056 N. Ash Street

RECOMMENDATION:

It is requested that the City Council approve the Final Map for Tract SUB13-0011, a 13 Lot Residential Subdivision located at 2056 N. Ash Street.

FISCAL ANALYSIS:

The cost for review of the Final Map is paid by the developer in accordance with the adopted fee schedule.

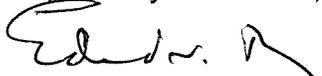
PREVIOUS ACTION:

This project was recommended for approval by the Planning Commission on August 12, 2014, as Resolution No. 6019, and approved by the City Council on September 10, 2014, as Resolution No. 2014-128, together with a Development Agreement approved as Ordinance 2014-17.

BACKGROUND:

Staff has examined this Final Map and found it to be mathematically correct and substantially the same as it appeared on the approved Tentative Subdivision Map and subject to the conditions of approval and the terms of the Development Agreement. This Final Map conforms to the provisions of the Subdivision Map Act and any local ordinances applicable at the time of approval. The Planning Department has reviewed and approved the Final Map.

Respectfully submitted,



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



Owen Tunnell  
Principal Engineer

# CITY COUNCIL

For City Clerk's Use:

**APPROVED**       **DENIED**

Reso No. \_\_\_\_\_ File No. \_\_\_\_\_

Ord No. \_\_\_\_\_

**Agenda Item No.: 8**

**Date: June 15, 2016**

**TO:** Honorable Mayor and Members of the City Council

**FROM:** Bill Martin, Director of Community Development

**SUBJECT:** Conditional Use Permit, General Plan Amendment, Zone Change and Amendment to the Zoning Code for the HARRF Wastewater Collections Yard (PHG 15-0018 and ENV 15-0008)

STAFF RECOMMENDATION:

It is recommended that the City Council adopt Resolution No. 2016-68 and introduce Ordinance No. 2016-06, approving the proposed Conditional Use Permit for the City's Wastewater Collections Yard project in conjunction with a General Plan Amendment and Zone Change to apply the Public Facilities Overlay Zone land use and zoning designations, and an Amendment to Article 80 (Public Safety Facilities Overlay Zone).

PLANNING COMMISSION RECOMMENDATION:

On May 10, 2016, the Planning Commission voted 6-0 to approve the project.

PROJECT DESCRIPTION:

The project involves a Conditional Use Permit for the development of approximately 1.8 acres of a large 15.4-acre site (APN 235-051-05) for the construction of a new wastewater collections yard at the City of Escondido's existing Hale Avenue Resource Recovery Facility (HARRF). The proposed new facilities will consist of three separate pre-fabricated metal buildings (5,670 SF, 3,735 SF and 5,470 SF). The buildings would be used for maintenance of HARRF equipment and vehicles, equipment storage and warehouse purposes. Covered and uncovered outdoor storage areas also would be provided. Up to 33 new parking spaces would be provided and employees working at the new facility either would use the new parking spaces or the existing parking areas at the adjacent HARRF facility to the north. Access to the site would be provided from the existing driveway access from Citracado Parkway on the south, or from the existing driveways from Hale Avenue through the HARRF facility. The site would be secured with the existing fencing along Citracado Parkway and a new security gate would be installed along the access drive near the Citracado Parkway entrance.

The project requires the processing of a Conditional Use Permit (CUP) in conjunction with a General Plan Amendment (GPA). The existing Specific Plan land use designation (SPA 8, Escondido Research and Technology Center/Harmony Grove) on APNs 235-051-03, -04, and -05 would remain unchanged; however, a GPA is required to add the Public Facilities Overlay (PF-O) land use designation to these three parcels. Similarly, the existing Open Space/Park (OS-P) zoning would remain unchanged on the three affected parcels; however, a rezone and amendment to the Public Safety Facilities Overlay Zone (Article 80) would be required to add the Public Facility Overlay (PF-O) zoning classification and development standards. The proposal also includes the adoption of the environmental determination prepared for the project (Final Mitigated Negative Declaration), which is attached with this report.

#### LOCATION:

The project site generally is located at the intersection of Avenida Del Diablo and Citracado Parkway, addressed as 1521 S. Hale Avenue (APNs 235-051-03, -04, and -05).

#### FISCAL ANALYSIS:

The preliminary construction cost for the facility is based only on 60 percent design so far and estimated at approximately \$2.5 million. The Council awarded a Consulting Agreement (Resolution No. 2014-137) to Michael Baker International for consulting, environmental analysis, design, construction drawings and specifications design in the amount of \$196,000. Funds presently are available in CIP 801506 – HARRF Collections/Maintenance Shop.

#### GENERAL PLAN ANALYSIS:

The proposed project would be consistent with General Plan Implementation Program goals and policies (Maintenance and Operations, page X-11) by maintaining efficient and effective infrastructure to assure that basic health and safety needs are being met. The General Plan Parks and Recreation Facilities Section (Figure V-3, page V-5) identifies the subject area for a potential future neighborhood park (Avenida Del Diablo Park). Development of a 1.8-acre section of the larger 15.4-acre parcel would not affect the ability for the area to be used for open space purposes.

#### ENVIRONMENTAL REVIEW:

A Draft Initial Study/MND was issued for 30-day public review for the proposed project on March 17, 2016, in conformance with the California Environmental Quality Act (CEQA). The finding of the environmental analysis is the Initial Study identified impacts related to biological resources, and cultural and tribal cultural resources 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. Staff received two comments from public agencies during the comment period: California Department of Fish and Wildlife (CDFW) requested modification to the mitigation for non-native grassland; and County Health Department requested appropriate measures be incorporated to reduce potential mosquito breeding habitat. The Final MND has been revised accordingly to address the agency comments. The City has concluded necessary consultation with the Native American Tribes in accordance with Senate Bill 18 and Assembly Bill 52 with the incorporation of appropriate mitigation measures to address potential impacts to Tribal Cultural Resources. The Final Mitigated Negative Declaration may be viewed at the following link:

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

#### BACKGROUND:

The project is intended to provide a new location for maintenance activities associated with the City's Wastewater Collections Division (routine maintenance of equipment and vehicles, and storage of materials associated with the HARRF). Approximately 40-45 wastewater and collections employees already have been relocated from the City's Public Works Maintenance Yard on North Spruce Street to the new Administration-Operations Building that recently was constructed at the existing HARRF site to the north. However, the existing maintenance vehicles and equipment still are located at the City's Public Works Maintenance Yard. The long term plan is to relocate all public works operations from the existing Spruce Street facility to other existing or new facilities, and make the Spruce Street site available for future industrial/commercial development.

#### PLANNING COMMISSION RECOMMENDATION AND SUMMARY:

On May 10, 2016, the Planning Commission voted 6-0 (Commissioner Weiler recused himself) to recommend approval of the project. The Commissioners discussion primarily focused on operational activities and specific uses for each of the proposed buildings at the site. The Commissioners did not express any concerns regarding the project design or operations.

#### PUBLIC INPUT:

Staff has not received any written public comments regarding the project, but did receive a few phone calls from nearby residents requesting additional information regarding the project. No one from the public spoke at the Planning Commission hearing.

#### ANALYSIS:

**Architectural Design and Neighborhood Compatibility-** The architecture, materials and exterior colors of the proposed Wastewater Collections Yard have been designed to reflect the more open space and rural character of the site, while meeting the operational needs for the facility. The three proposed prefabricated metal buildings would range in size from approximately 3,735 SF to 5,670 SF and would be up to 34 feet in height (top

of ridgeline). The proposed buildings include a two-tone color scheme (tan and brown) with a darker wainscot element along the bottom of the buildings. The buildings include several exterior features to break up the long and taller wall planes to include metal canopies over the roll-up doors, windows and certain entry doors. Multiple skylights would be incorporated into the standing-seam metal roofs. The buildings also would be situated approximately six feet lower than Citracado Parkway with landscape screening along the street frontage and perimeter of the buildings to reduce views into the site and help screen the covered outdoor storage areas. The buildings include increased setbacks from the adjacent streets (Citracado Parkway and Avenida Del Diablo) and the residential property on the east to provide the appropriate separation from adjacent uses and to further reduce any visual and operational impacts. The existing chain-link fence would remain along the project frontage, but would include landscaping along the parking and behind the fence to provide appropriate screening of the site. Staff believes the project has been appropriately designed to mitigate any potential noise, visual or compatibility impacts to adjacent uses.

**Amendment the General Plan and Article 80 (Public Safety Facilities Overlay Zone)** – The subject site is located within the General Plan land use designation Specific Planning Area No. 8 (Escondido Research and Technology Center – Harmony Grove). SPA 8 envisions future development of business parks, medical office and industrial park uses subject to the approval of a Specific Plan for each project/property. The proposed Amendment to the General Plan would apply the Public Facilities-Overlay land-use designation to the subject parcels which would accommodate public facilities on the site and is the same designation that has been applied to the existing HARRF facility. The underlying Open Space-Park zoning designation would remain, but a corresponding Public Facilities Overlay zone would be applied to the subject site. The Open Space-Park zoning would remain in place to accommodate any future park or open spaces uses of the site, while also allowing for future needs of the HARRF and Public Works/Utilities Department.

The Public Safety Facilities Overlay Zone (Article 80) was established in 2006 to provide uniform standards and procedures for the development of public police department and fire department facilities throughout the City. The Overlay Zone may be applied in residential, commercial, industrial, open space or specific plan zoning designations subject to discretionary review (Conditional Use Permit). Development standards (i.e., building height, coverage, design and site planning, setbacks, etc.) may vary from the underlying zoning as needed to ensure that public safety facilities meet community needs, subject to required findings. While Public Utilities is listed as a permitted use in the OS-P zone, the proposed Wastewater Collections Yard would not meet the setback requirements for the existing chain-link fencing along the Citracado Parkway frontage, and overall architectural design guidelines for a planned industrial park type development within Specific Planning Area SPA8 (ERTC).

The proposed Amendment to the Public Safety Facilities Overlay Zone would allow the proposed Wastewater Collections Yard to maintain the existing fencing, utilize a site design and building type more suited to public maintenance facility rather than a Planned Industrial Park, and allow for covered and uncovered outdoor storage areas. In order to

implement the Public Facilities Overlay zoning designation, Article 80 (Public Safety Facilities Overlay Zone) of the Zoning Code is proposed to be amended to apply to a broader range of public facilities including public utility, maintenance and operational facilities, and address the specific site planning and operational needs for the proposed Wastewater Collections Yard. Public projects proposed within the renamed Public Facilities Overlay Zone would be considered through the Conditional Use Permit as currently required by Article 80.

Respectfully Submitted,



Bill Martin  
Director of Community Development



Jay Paul  
Associate Planner

**CITY OF ESCONDIDO**

**MINUTES OF THE REGULAR MEETING OF THE  
ESCONDIDO PLANNING COMMISSION**

**May 10, 2016**

The meeting of the Escondido Planning Commission was called to order at 7:00 p.m. by Chairman Weber in the City Council Chambers, 201 North Broadway, Escondido, California.

**Commissioners present:** Jeffery Weber, Chairman; Bob McQuead, Vice-chairman; Stan Weiler, Commissioner; James Spann, Commissioner; Michael Cohen, Commissioner; Don Romo, Commissioner; and Gregory Johns, Commissioner.

**Commissioners absent:** None.

**Staff present:** Bill Martin, Interim Director of Community Development; Nelson, Nuezca, Associate Utilities Engineer; Homi Namdari, Assistant City Engineer; Adam Phillips, Deputy City Attorney; and Ty Paulson, Minutes Clerk.

**MINUTES:**

Moved by Commissioner Romo, seconded by Vice-chairman McQuead, to approve the minutes of the April 26, 2016 meeting. Motion carried. Ayes: McQuead, Spann, Cohen, Romo, Johns, and Weiler. Noes: None. Abstained: Weber. (6-0-1)

**WRITTEN COMMUNICATIONS** – None.

**FUTURE NEIGHBORHOOD MEETINGS** – None.

**ORAL COMMUNICATIONS** – None.

**PUBLIC HEARINGS:**

1. **CONDITIONAL USE PERMIT, GENERAL PLAN AMENDMENT, ZONE CHANGE AND AMENDMENT TO THE ZONING CODE – PHG 15-0018:**

Commissioner Weiler noted that he would be recusing himself from this item and left the dais.

**REQUEST:** The project includes development of approximately 1.8 acres of a larger, approximately 15.4-acre site (APN 235-051-05) for the construction of a new wastewater collections yard for the City of Escondido's existing Hale Avenue Resource Recovery Facility (HARRF). The HARRF is an activated sludge, secondary wastewater treatment facility designed to treat a flow of up to 18 million

gallons per day (MGD). The project is intended to provide a new location for maintenance activities associated with the City's Wastewater Collections Division (routine maintenance of equipment and vehicles associated with the HARRF). The proposed new facilities will consist of three separate pre-fabricated metal buildings:

- Building 1 would be 3,735 square feet (SF) in size, up to approximately 34 feet in height to the roof ridgeline, and would include an outdoor storage area, indoor equipment storage, and one work bay. The work bay would be utilized for regular maintenance of vehicles and equipment associated with operations at HARRF.
- Building 2 would be 5,470 SF in size, up to approximately 34 feet in height to the roof ridgeline, and would be used as a warehouse. The building would contain restrooms as well as areas for indoor storage of small-scale equipment, tools, and materials used for routine maintenance. Covered outdoor storage also would be provided.
- Building 3 would be 5,670 SF in size, up to approximately 34 feet in height to the roof ridgeline, and would be used as a maintenance workshop. The building would contain two workshops: one for pump, motor, and valve rebuilding, and one for welding and fabrication activities required for routine maintenance of equipment associated with operations. Covered outdoor storage also would be provided.

The new structures would be occupied by an estimated 40-45 employees that would be relocated from existing off-site City facilities. Paved parking spaces also would be provided, and employees working at the new facility either would utilize the new parking spaces or the existing parking areas at the adjacent HARRF facility located north of the project site. Access to the site would be provided from the existing driveway access from Citracado Parkway along the southern area of the property, or from the existing driveways from Hale Avenue through the HARRF facility. A security gate would be installed along the access drive near the entrance off of Citracado Parkway. Two onsite bioretention areas are also proposed for purposes of storm water treatment.

The project requires the processing of a Conditional Use Permit (CUP) in conjunction with a General Plan Amendment (GPA). The existing Specific Plan land use designation (SPA 8, Escondido Research and Technology Center/Harmony Grove) on APNs 235-051-03, -04, and -05 would remain unchanged; however, a GPA is required to add the Public Facilities Overlay (PF-O) land use designation to these three parcels. Similarly, the existing Open Space/Park (OS-P) zoning would remain unchanged on the three affected parcels; however, a rezone and amendment to the Public Safety Facilities Overlay Zone (Article 80) would be required to add the Public Facility Overlay (PF-O) zoning classification and development standards. The proposed improvements will be limited to APN 235-051-05. The proposal also includes the adoption of the environmental determination prepared for the project.

PROPERTY LOCATION: The project site is located at the intersection of Avenida Del Diablo and Citracado Parkway, addressed as 1521 S. Hale Avenue (APNs 235-051-03, -04, and -05).

Bill Martin, Interim Director of Community Development, referenced the staff report and noted staff issues were the appropriateness of the proposed Public Facilities Overlay Zone and the application of the overlay zone to the project site, and the appropriateness of the project design and whether the facility would have any adverse visual, noise and compatibility impacts to surrounding uses. Staff recommended approval based on the following: 1) The City's ability to provide efficient support and maintenance for the public wastewater facilities/system necessitates the construction of appropriate facilities in certain zones that could be hindered by the various development standards that generally are more tailored to residential, commercial or industrial development. Although the development standards on each site could potentially be modified through the planned development or variance procedures, staff believes the proposed Public Facilities Overlay Zone is a more comprehensive method to deal with the unique needs of these essential service facilities while still providing discretionary oversight and public notice through the Conditional Use Permit process. The proposed amendment to the General Plan and zone change to apply the Public Facilities Overlay Zone to the subject site would permit the proposed wastewater collections yard to be developed with three prefabricated metal buildings and outdoor storage areas to meet the ongoing needs of HARRF without adversely affecting the use and enjoyment of neighboring properties. All vehicular traffic generated by the facility would be safely accommodated and would not cause undue congestion on adjoining streets and intersections due to the low amount trips that would be generated by the project, operational characteristics of the facility, site design and location along Circulation Element streets with appropriate access; and 2) Staff believed the proposed design of the wastewater collection yard would be compatible with surrounding development because it would be located adjacent to the larger HARRF facility on the north. The proposed three metal buildings would be situated on a large 15-acre parcel and have been designed with appropriate architectural features and appropriately sited on the property to minimize potential visual and compatibility impacts to surrounding uses. The majority of the wastewater collection operations will be housed inside of the buildings that have been designed to fit into a more rural/open space setting, and also will provide appropriate noise attenuation. Perimeter landscaping would be installed to provide appropriate screening from adjacent public views and properties. The setback encroachment for the perimeter fencing would not create any adverse visual impacts because appropriate parkway landscaping would be provided in front of and behind the fence to soften its presence and to provide a frame for the screening plants.

Commissioner Johns and Mr. Nuezca discussed the operations of the subject facility.

Discussion ensued regarding a clarification of the CUP process as related to the subject project.

**ACTION:**

Moved by Commissioner Spann, seconded by Commissioner Johns, to approve staff's recommendation. Motion carried (6-0). Ayes: Weber, McQuead, Spann, Cohen, Romo, and Johns. Noes: None.

Commissioner Weiler returned to the dais following the vote.

**CURRENT BUSINESS** – None.

**ORAL COMMUNATIONS** – None.

**PLANNING COMMISSIONERS:**

Mr. Martin introduced Adam Finestone, Principal Planner, to the Commission.

**ADJOURNMENT:**

Chairman Weber adjourned the meeting at 7:22 p.m. The next meeting was scheduled for June 14, 2016, at 7:00 p.m. in the City Council Chambers, 201 North Broadway, Escondido, California.

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Bill Martin, Secretary to the Escondido  
Planning Commission

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Ty Paulson, Minutes Clerk

## PLANNING COMMISSION

Agenda Item No.: G.1  
Date: May 10, 2016

**CASE NUMBER:** PHG 15-0018, ENV 15-0008

**APPLICANT:** City of Escondido

**LOCATION:** The project site generally is located at the intersection of Avenida Del Diablo and Citracado Parkway, addressed as 1521 S. Hale Avenue (APNs 235-051-03, -04, and -05).

**TYPE OF PROJECT:** Conditional Use Permit, General Plan Amendment, Zone Change and Amendment to the Zoning Code

**PROJECT DESCRIPTION:** The project involves a Conditional Use Permit for the development of approximately 1.8 acres of a large 15.4-acre site (APN 235-051-05) for the construction of a new wastewater collections yard at the City of Escondido's existing Hale Avenue Resource Recovery Facility (HARRF). The proposed new facilities will consist of three separate pre-fabricated metal buildings:

- Building A would be 5,670 SF in size to be used as a maintenance workshop. The building would contain two workshops: one for pump, motor, and valve rebuilding, and one for welding and fabrication activities required for routine maintenance of equipment associated with operations. Covered outdoor storage also would be provided.
- Building B would be 3,735 SF in size and would include indoor equipment storage, one work bay, and covered and uncovered outdoor storage areas. The work bay would be utilized for regular maintenance of vehicles and equipment associated with operations at HARRF.
- Building C would be 5,470 SF in size and would be used as a warehouse. The building would contain restrooms as well as areas for indoor storage of small-scale equipment, tools, and materials used for routine maintenance. Covered outdoor storage also would be provided.

Up to 33 new paved parking spaces would be provided and employees working at the new facility either would use the new parking spaces or the existing parking areas at the adjacent HARRF facility to the north. Access to the site would be provided from the existing driveway access from Citracado Parkway on the south, or from the existing driveways from Hale Avenue through the HARRF facility. A security gate would be installed along the access drive near the entrance to Citracado Parkway. Two onsite bioretention areas are proposed for stormwater control and treatment.

The project requires the processing of a Conditional Use Permit (CUP) in conjunction with a General Plan Amendment (GPA). The existing Specific Plan land use designation (SPA 8, Escondido Research and Technology Center/Harmony Grove) on APNs 235-051-03, -04, and -05 would remain unchanged; however, a GPA is required to add the Public Facilities Overlay (PF-O) land use designation to these three parcels. Similarly, the existing Open Space/Park (OS-P) zoning would remain unchanged on the three affected parcels; however, a rezone and amendment to the Public Safety Facilities Overlay Zone (Article 80) would be required to add the Public Facility Overlay (PF-O) zoning classification and development standards. The proposal also includes the adoption of the environmental determination prepared for the project.

**STAFF RECOMMENDATION:** Approval

**GENERAL PLAN DESIGNATION:** Existing: SPA (Specific Planning Area 8 – ERTC-Harmony Grove)  
Proposed: SPA 8 with Public Facilities Overlay (PFO)

**ZONING:** Existing: OS-P (Open Space-Park)  
Proposed: OS-P (Open Space-Park) with Public Facilities Overlay (PF-O)

**BACKGROUND/SUMMARY OF ISSUES:** The HARRF is an activated sludge, secondary wastewater treatment facility designed to treat up to 18 million gallons per day (MGD). The project is intended to provide a new location for

maintenance activities associated with the City's Wastewater Collections Division (routine maintenance of equipment and vehicles, and storage of materials associated with the HARRF). Approximately 40-45 wastewater and collections employees already have been relocated from the City's Public Works Maintenance Yard on North Spruce Street to the new Administration Building that recently was constructed at the existing HARRF site to the north. However, the existing maintenance vehicles and equipment still are located at the City's Public Works Maintenance Yard. The long term plan is to relocate all public works operations from the existing Spruce Street facility to other existing or new facilities, and make the Spruce Street site available for future industrial/commercial development.

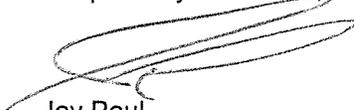
Staff feels the issues are as follows:

1. Appropriateness of the proposed Public Facilities Overlay Zone and the application of the overlay to the project site.
2. Appropriateness of the project design and whether the facility would have any adverse visual, noise and compatibility impacts to surrounding uses.

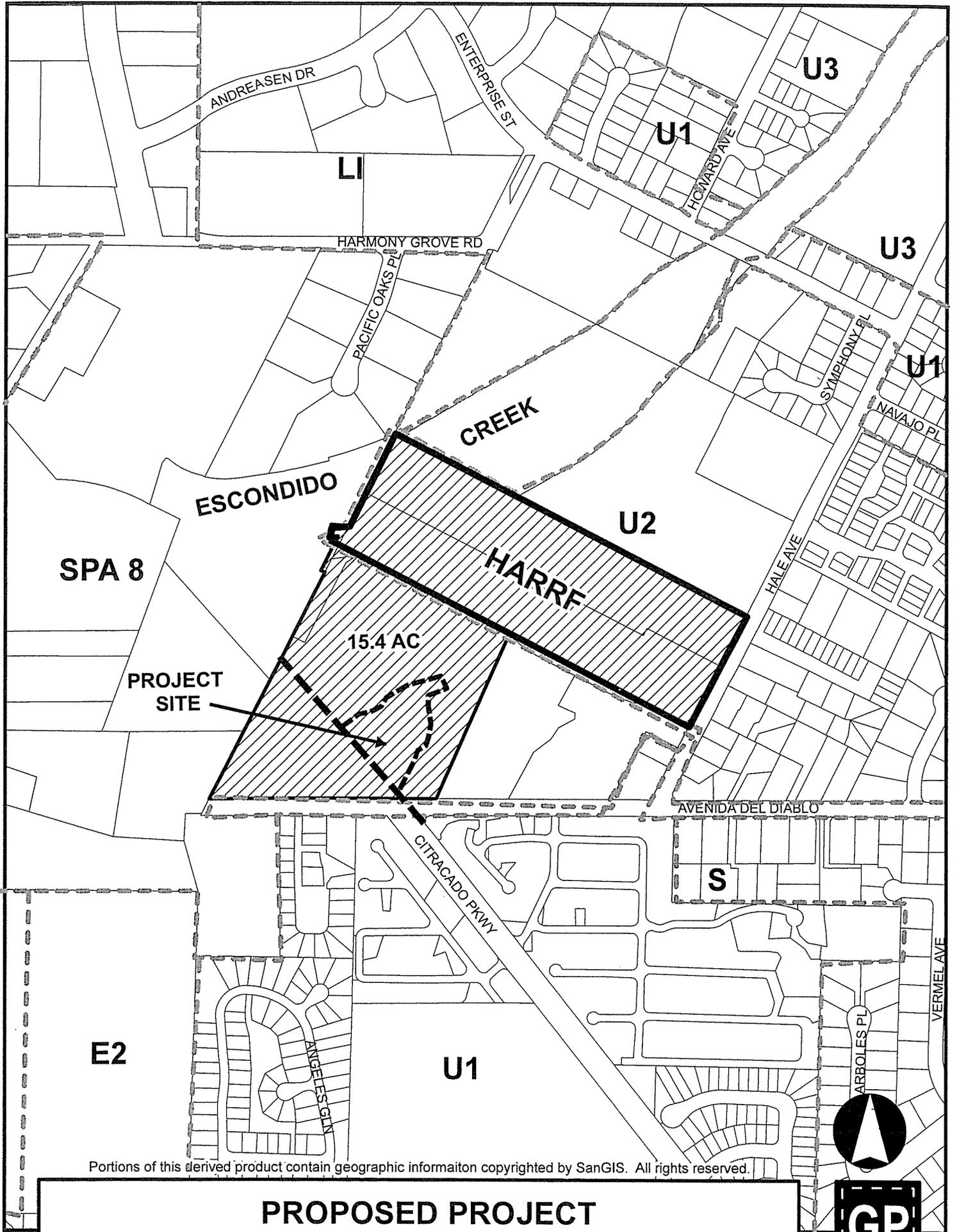
**REASON FOR STAFF RECOMMENDATION:**

1. The City's ability to provide efficient support and maintenance for the public wastewater facilities/system necessitates the construction of appropriate facilities in certain zones that could be hindered by the various development standards that generally are more tailored to residential, commercial or industrial development. Although the development standards on each site could potentially be modified through the planned development or variance procedures, staff believes the proposed Public Facilities Overlay Zone is a more comprehensive method to deal with the unique needs of these essential service facilities while still providing discretionary oversight and public notice through the Conditional Use Permit process. The proposed amendment to the General Plan and zone change to apply the Public Facilities Overlay Zone to the subject site would permit the proposed wastewater collections yard to be developed with three prefabricated metal buildings and outdoor storage areas to meet the ongoing needs of HARRF without adversely affecting the use and enjoyment of neighboring properties. All vehicular traffic generated by the facility would be safely accommodated and would not cause undue congestion on adjoining streets and intersections due to the low amount trips that would be generated by the project, operational characteristics of the facility, site design and location along Circulation Element streets with appropriate access.
2. Staff believes the proposed design of the wastewater collection yard is compatible with surrounding development because it would be located adjacent to the larger HARRF facility on the north. The proposed three metal buildings would be situated on a large 15-acre parcel and have been designed with appropriate architectural features and appropriately sited on the property to minimize potential visual and compatibility impacts to surrounding uses. The majority of the wastewater collection operations will be housed inside of the buildings that have been designed to fit into a more rural/open space setting, and also will provide appropriate noise attenuation. Perimeter landscaping would be installed to provide appropriate screening from adjacent public views and properties. The setback encroachment for the perimeter fencing would not create any adverse visual impacts because appropriate parkway landscaping would be provided in front of and behind the fence to soften its presence and to provide a frame for the screening plants.

Respectfully Submitted,



Jay Paul  
Associate Planner

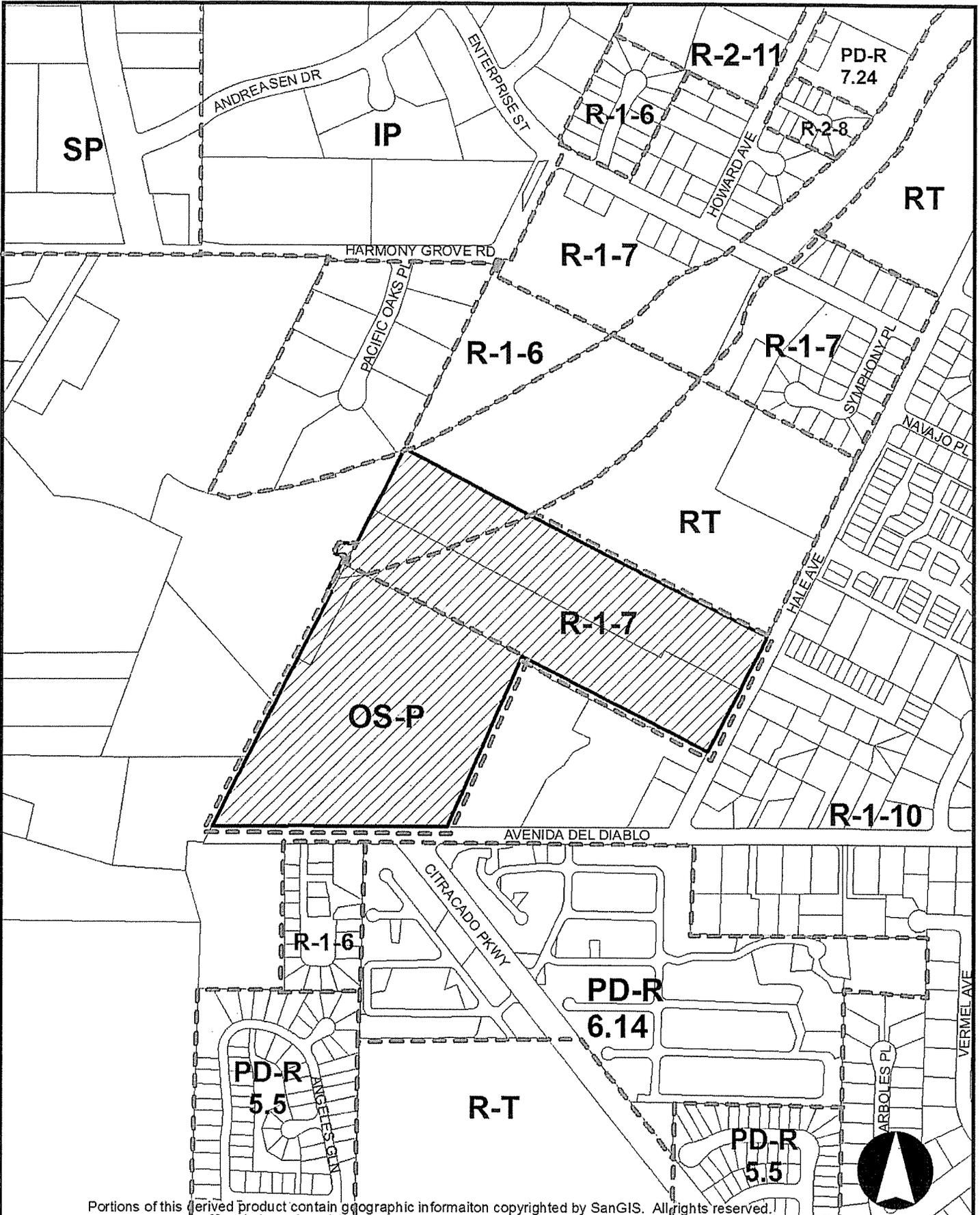


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**PROPOSED PROJECT  
PHG 15-0018**

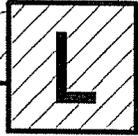


GENERAL PLAN



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**PROPOSED PROJECT  
PHG 15-0018**

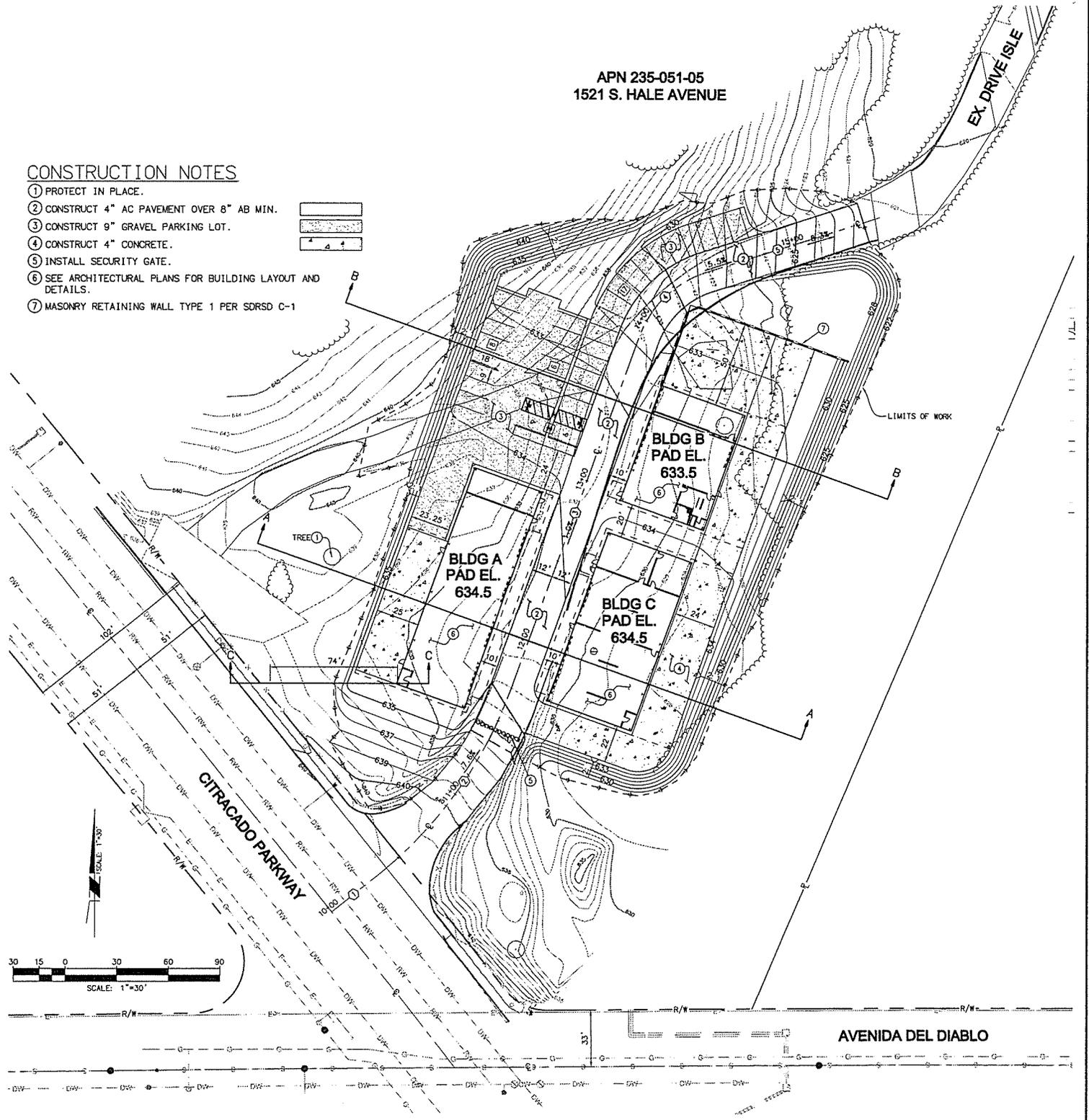


LOCATION/ZONING

APN 235-051-05  
1521 S. HALE AVENUE

**CONSTRUCTION NOTES**

- ① PROTECT IN PLACE.
- ② CONSTRUCT 4" AC PAVEMENT OVER 8" AB MIN.
- ③ CONSTRUCT 9" GRAVEL PARKING LOT.
- ④ CONSTRUCT 4" CONCRETE.
- ⑤ INSTALL SECURITY GATE.
- ⑥ SEE ARCHITECTURAL PLANS FOR BUILDING LAYOUT AND DETAILS.
- ⑦ MASONRY RETAINING WALL TYPE 1 PER SDRSD C-1



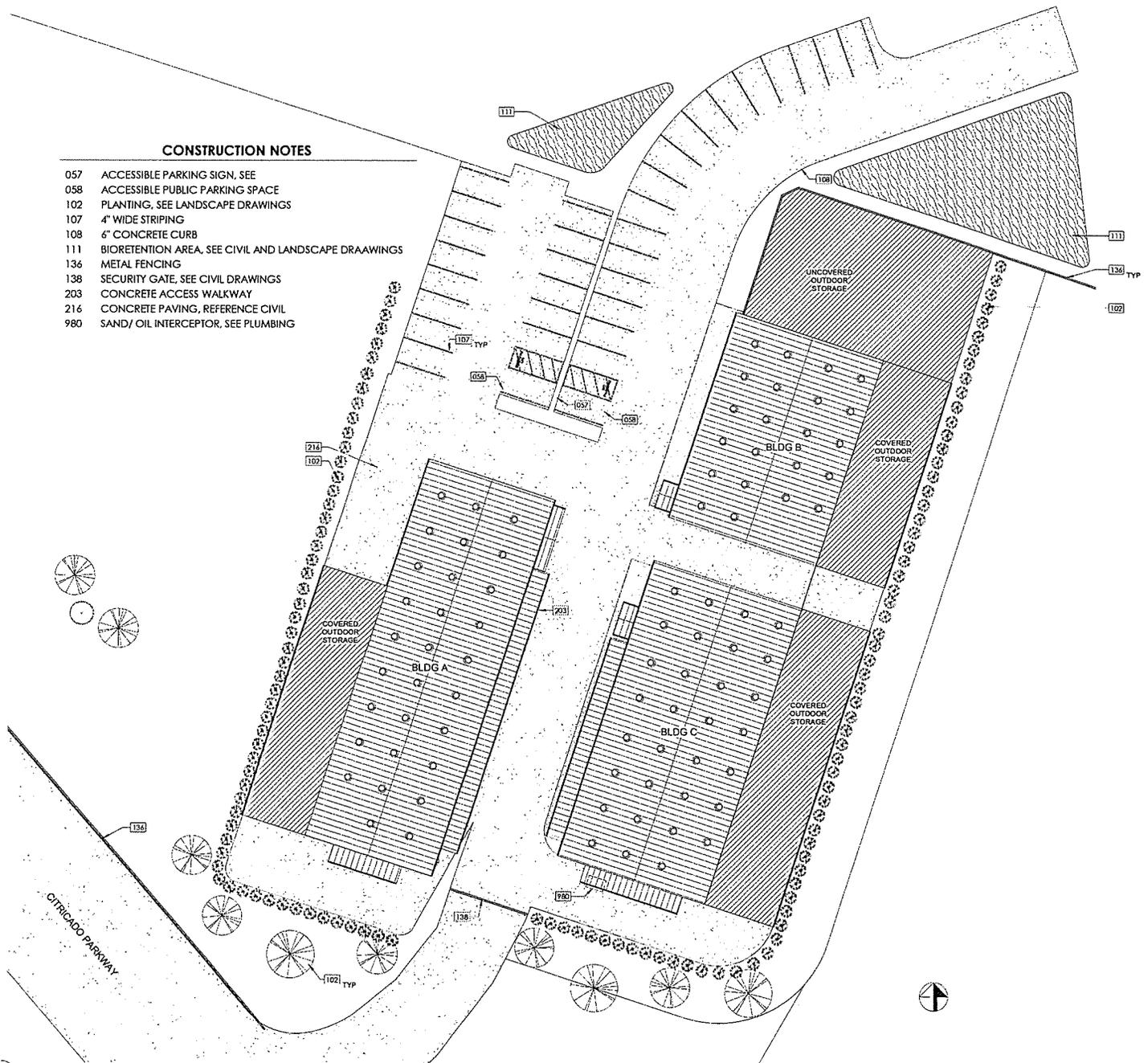
**PROPOSED PROJECT  
PHG 15-0018**



GRADING PLAN

**CONSTRUCTION NOTES**

- 057 ACCESSIBLE PARKING SIGN, SEE
- 058 ACCESSIBLE PUBLIC PARKING SPACE
- 102 PLANTING, SEE LANDSCAPE DRAWINGS
- 107 4" WIDE STRIPING
- 108 6" CONCRETE CURB
- 111 BIORETENTION AREA, SEE CIVIL AND LANDSCAPE DRAAWINGS
- 136 METAL FENCING
- 138 SECURITY GATE, SEE CIVIL DRAWINGS
- 203 CONCRETE ACCESS WALKWAY
- 216 CONCRETE PAVING, REFERENCE CIVIL
- 980 SAND/ OIL INTERCEPTOR, SEE PLUMBING



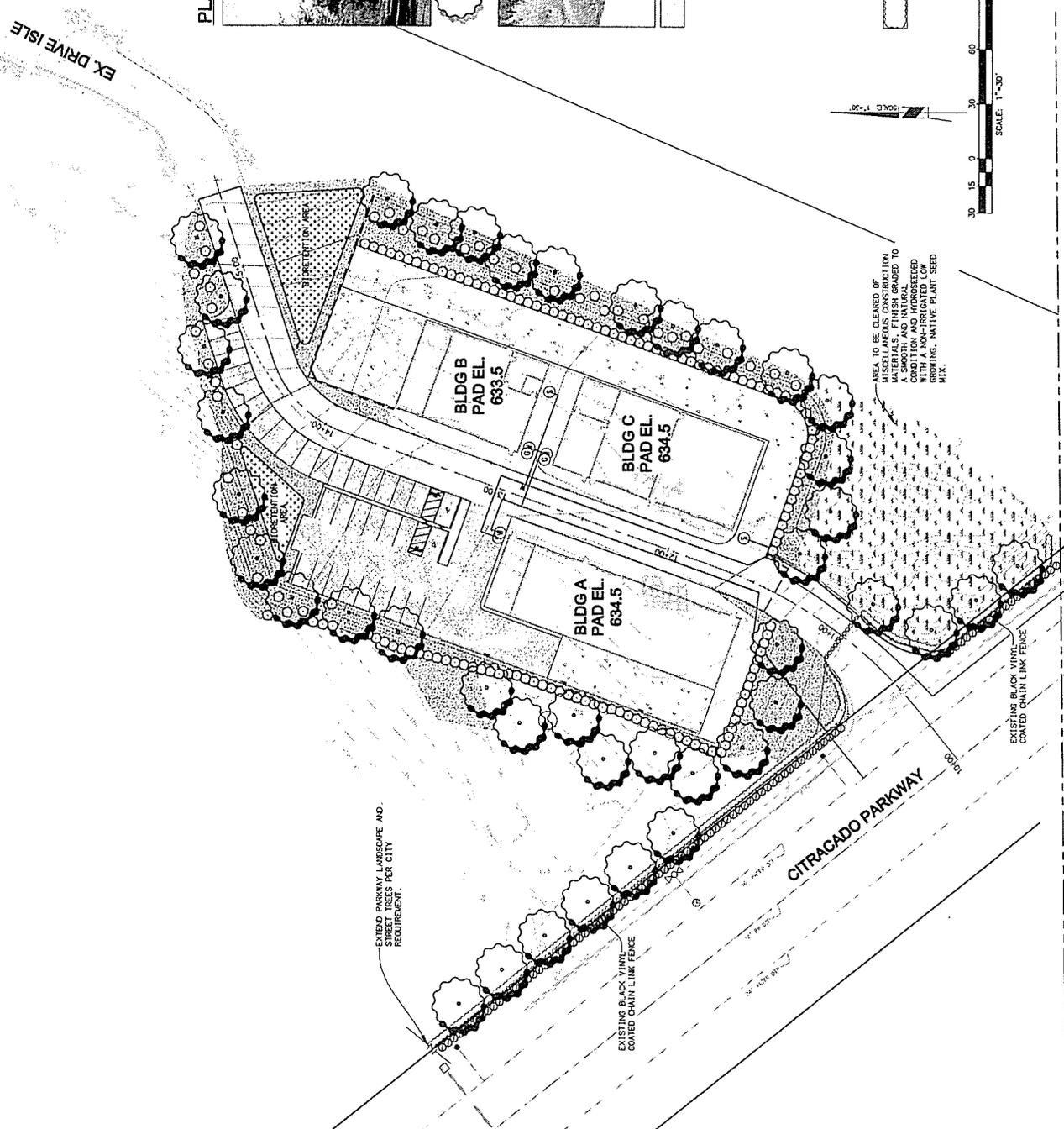
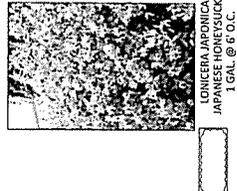
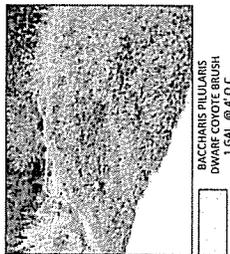
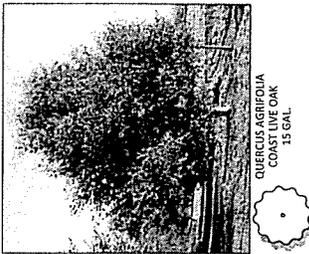
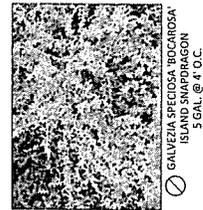
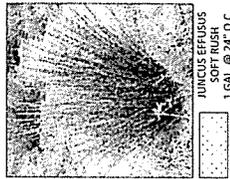
D1 SITE PLAN  
A1.1

**PROPOSED PROJECT**  
**PHG 15-0018**

**SP**

SITE PLAN

**PLANT MATERIAL**



**PROPOSED PROJECT  
PHG 15-0018**



LANDSCAPE PLAN

# ANALYSIS

## A. LAND USE COMPATIBILITY/SURROUNDING ZONING

NORTH – R-1-7 zoning (Single-Family Residential, 7,000 SF min. lot size). The main HARRF facility is located north of the project area. The HARRF site is within a General Plan Public Facilities (PF-O) Overlay Zone. The PF-O land-use overlay accommodates public facilities including government facilities, such as libraries, community centers and schools. An existing on-site paved roadway provides direct access between the project site and the HARRF. The HARRF facility is separated from the project site by a small knoll, small area of oak woodland, stands of eucalyptus trees and riparian habitat.

SOUTH – County, OS-P, R-1-6 and PD-R zoning (County territory, Open Space-Park, Single-Family Residential, 6,000 SF min. lot size, and Planned Development Residential). The recent extension of Citracado Parkway bisected the subject site and is located along the southern boundary of the proposed project area. A remnant section of the parcel zoned OS-P is located along the southern side of Citracado Parkway. This remnant section primarily consists of elevated topography above the adjacent streets (Avenida Del Diablo and Citracado Parkway) and generally contains non-native vegetation, rock outcroppings, some mature oaks and eucalyptus trees. This elevated topography and vegetation helps to screen the HARRF facility from the adjacent single-family homes on the south. Two mobile home parks are located south of the project site across Citracado Parkway and Avenida Del Diablo, along with single-family residential homes to the southwest. Building C would be setback approximately 120 feet from Citracado Parkway, 160 feet from Avenida Del Diablo and approximately 230 feet from the nearest residence/mobile home located on the southern side of Avenida Del Diablo. Building A would be setback approximately 58 feet from Citracado Parkway, approximately 190+ feet from the nearest single-family residence/mobile home on the south across Citracado Parkway/Avenida Del Diablo. Avenida Del Diablo is classified as a Local Collector Road (66' R-O-W) and Citracado Parkway is classified as a Major Circulation Element Road (110' R-O-W).

EAST - R-1-10 zoning (Single-Family Residential, 10,000 SF min. lot size). A 4.47-acre parcel is located immediately east of the subject site and contains several residential structures located throughout the property. The closest structure to proposed project site is abandoned and boarded up, and the main residential uses are situated approximately 220 feet from the property boundary. The existing residential uses/structures on the site would be considered legal non-conforming because the property is located with a Specific Plan (SPA 8) General Plan land-use designation. SPA8 (Escondido Research Technology Center –Harmony Grove) envisions future development of business parks, medical office and industrial park uses subject to the approval of a Specific Plan for each project/property. A stand of mature Eucalyptus trees is located along the joint property boundary and provides a visual buffer between the two properties. The existing property line open fencing would remain. A self-storage facility is located further to the east that also is located with SPA8. The proposed project buildings (B and C) would be located approximately 130' to 140' from the eastern property boundary and the outdoor storage areas would be screened by new perimeter landscaping and existing landscaping (Eucalyptus woodland area).

WEST - OS-P and County zoning (Open Space-Park). The larger portion of the 15.4-acre city property is located immediately on the west of the project area. Existing topography generally buffers views into the site from the west. Escondido Creek and large county parcels are located along the western boundary of the subject city land, along with some scattered single-family residential homes. County zoning and scattered single-family residential development is located further to the west. Although not within the City's jurisdiction, these county properties have an Escondido General Plan land-use designation of SPA8.

## B. ENVIRONMENTAL STATUS

A Draft Initial Study/MND was issued for 30-public review for the proposed project on March 17, 2016 in conformance with the California Environmental Quality Act (CEQA). The findings of the Initial Study/MND identified effects related to biological resources, and cultural/tribal cultural resources that might 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 and Senate Bill 18 with the incorporation of appropriate mitigation measures to address potential impacts to Tribal Cultural Resources. The Final Mitigated Negative Declaration may be viewed at the following link:

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

Staff received a few phone calls from adjacent residents requesting additional information regarding the project and one call to express concerns regarding the current roadway improvements along sections of Avenida Del Diablo and gaps in sidewalks in certain areas. Staff received two comments from public agencies during the comment period: California Department of Fish and Wildlife (CDFW) requested modification to the mitigation for non-native grassland; and County Health Department requested appropriate measures be incorporated to reduce potential mosquito breeding habitat. The Final MND has been revised accordingly to address the agency comments.

### **C. AVAILABILITY OF PUBLIC SERVICES**

1. Effect on Police Service -- The Police Department expressed no concern regarding their ability to serve the site. The 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 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. The project would not generate any new employees. There currently are approximately 95 at the HARRF site located in the administration buildings north of the project area. Some of these employees would likely be assigned to use the new parking lot that would take access from Citracado Parkway. It is estimated that up to one-third of the existing HARRF vehicle trips (32) would be diverted) to the new parking lot, generating 32 inbound and 2 outbound A.M. peak hour trips, and 2 inbound and 32 outbound P.M peak hour trips. The number of trips involved in the redistribution would be relatively small, and the surrounding roads and intersections affected by the change in traffic circulation patterns also would be confined to a relatively small area. While some traffic movements at these various HARRF facilities would experience a limited increase in traffic, others would experience a reduction in traffic. The Engineering Division indicated the projected changes in traffic patterns resulting with the proposed project would not result in significant impacts on traffic operations on surrounding roadways nor would it adversely affect the existing circulation system or cause a degradation in travel conditions in the surrounding area.
4. Utilities -- Water and sewer service to the project site would be provided by the extension of existing sewer and water lines from either the HARRF on the north or Citracado Parkway on the south. Connection to the existing water line in Citracado Parkway would require approval by the Rincon Del Diablo Municipal Water District. The Engineering Division and Utilities Department concluded the project would not materially degrade the level-of-service of the public sewer and water system.
5. Drainage -- The proposed development area does not contain any significant drainage courses. A drainage course is located immediately north of the project development area and Escondido Creek is located along the western boundary of the HARRF site. The project would not affect the alignment and profile of existing natural drainage paths adjacent to the site. 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 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 project would be consistent with General Plan Implementation Program goals and policies (Maintenance and Operations, page X-11) by maintaining efficient and effective infrastructure to assure that basic health and safety needs are being met. The General Plan Parks and Recreation Facilities Section (Figure V-3, page V-5) identifies the subject area for a potential future neighborhood park (Avenida Del Diablo Park). Development of a 1.8-acre section of the

larger 15.4-acre parcel would not affect the ability for the area to be used for open space purposes. However, the presence of Native American resources located throughout the property may impact the ability to utilize the area for active recreation purposes vs. passive open space or preservation area with restricted access.

**Project Design and Neighborhood Compatibility** – The architecture, materials and exterior colors of the proposed Wastewater Collections Yard have been designed to reflect the more open space and rural character of the site, while meeting the operational needs for the facility. The three proposed prefabricated metal buildings would range in size from approximately 3,735 SF to 5,670 SF and would be up to 34 feet in height (top of ridgeline). The proposed buildings include a two-tone color scheme (tan and brown) with a darker wainscot element along the bottom of the buildings, The buildings include several exterior features to break up the long and taller wall planes to include metal canopies over the roll-up doors, windows and certain entry doors. Multiple skylights would be incorporated into the standing-seam metal roofs. The buildings also would be situated approximately six feet lower than Citracado Parkway with landscape screening along the street frontage and perimeter of the buildings to reduce views into the site and help screen the covered outdoor storage areas. The buildings include increased setbacks from the adjacent streets (Citracado Parkway and Avenida Del Diablo) and the residential property on the east to provide the appropriate separation from adjacent uses and to further reduce any visual and operational impacts. The existing chain-link fence would remain along the project frontage, but would include landscaping along the parking and behind the fence to provide appropriate screening of the site. Staff believes the project has been appropriately designed to mitigate any potential noise, visual or compatibility impacts to adjacent uses.

**Amendment the General Plan and Article 80 (Public Safety Facilities Overlay Zone)** – The subject site is located within the General Plan land use designation Specific Planning Area No 8 (Escondido Research and Technology Center – Harmony Grove). SPA8 envisions future development of business parks, medical office and industrial park uses subject to the approval of a Specific Plan for each project/property. The proposed Amendment to the General Plan would apply the Public Facilities-Overlay land-use designation to the subject parcels which would accommodate public facilities rather than a private industrial park development. The underlying Open Space-Park zoning designation would remain, but a corresponding Public Facilities Overlay zone would be applied to the subject site. The Open Space-Park zoning would remain in place to accommodate any future park or open spaces uses of the site, while also allowing for future needs of the HARRF and Public Works/Utilities Department. In order to implement the Public Facilities Overlay zoning designation, Article 80 (Public Safety Facilities) overlay zone of the zoning code is proposed to be amended to address the specific site planning and operational needs for the proposed Wastewater Collections Yard. Public projects within the PF-O overlay zone would be considered through the Conditional Use Permit process rather than the Specific Plan process.

The Public Safety Facilities Overlay Zone (Article 80) was established in 2006 to provide uniform standards and procedures for the development of public police department and fire department facilities throughout the City. The Overlay Zone may be applied in residential, commercial, industrial, open space or specific plan zoning designations subject to discretionary review (Conditional Use Permit). Development standards (i.e., building height, coverage, design and site planning, setbacks, etc.) may vary from the underlying zoning as needed to ensure that public safety facilities meet community needs, subject to required findings. While Public Utilities is listed as a permitted in the OS-P zone, the proposed Wastewater Collections Yard would not meet the setbacks requirements for the existing chain-link fencing along the Citracado Parkway frontage, and overall architectural design guidelines for a planned industrial park type development within Specific Planning Area SPA8 (ERTC). Therefore, the proposed Amendment to the Public Safety Facilities Overlay Zone would allow the proposed Wastewater Collections Yard to maintain the existing fencing, utilize a site design and building type more suited to public maintenance facility rather than a Planned Industrial Park, and allow for covered and uncovered outdoor storage areas. Due to the unique nature and site planning requirements for public utility, maintenance and operational facilities, Article 80 is proposed to be amended to include all public utility, maintenance and operations facilities instead of being limited to police and fire stations as follows:

*(text added is noted in bold and underlined, a deleted text in strikeout)*

**ARTICLE 80. PUBLIC SAFETY FACILITIES OVERLAY ZONE**

Section. 33-1650. Purpose

- (a) General Purpose. The purpose of the public safety facilities overlay zone is to provide uniform standards and procedures for the development of **public utility, operations, maintenance**, police department and fire department facilities throughout the city.

Section 33-1651. Applicability

The PSF **PFO** (public safety facilities) overlay zone may be applied upon request, subject to discretionary review, in any residential, commercial, industrial, open space or specific plan zoning designation.

Section 33-1652. Permitted and conditional uses.

The permitted uses and structures and the accessory uses and structures shall be as permitted in the underlying zone. Those properties where the city council has applied the PSF **PFO** overlay zone shall additionally allow the establishment of **public utility, operations, maintenance,** police department and/or fire department facilities subject to the issuance of a conditional use permit.

Section 33-1653. Development standards.

Standards for area, coverage, building height, sign placement and design, site planning, setbacks, landscaping and screening, distances between buildings, floor area ratio, open space, and off-street parking, ~~landscaping and screening~~ may vary from the underlying zoning as needed to ensure that public safety facilities meet community needs as recommended by the chief of police, or fire chief, or director of public works and subject to the approval of the planning commission and/or city council. All requested exceptions shall be noted in the staff report presented to the planning commission and consideration of the effects of such exception shall be given to surrounding residents and businesses.

Section 33-1654. Required findings for approval.

Prior to recommending approval of a conditional use permit, the planning commission shall find that the proposed public safety facility conforms to the following criteria:

- (a) The location of the facility is in response to the public ~~safety~~ **service** safety needs of the community and will not significantly impair the continue use and enjoyment of neighboring properties.
- (b) The design of the facility has taken into consideration the scale and architectural context of the neighborhood or business district in which the facility is located. Departures from standard zoning requirements are based upon the necessary operating characteristics of the facility and the efficient provisions of public safety services.
- (c) All vehicular traffic generated by the facility can be accommodated safely and without causing undue congestion upon adjoining streets.
- (d) That all requirements of the California Environmental Quality Act have been met.

# SUPPLEMENT TO STAFF REPORT/DETAILS OF REQUEST

## **A. PHYSICAL CHARACTERISTICS**

The approximately 1.8-acre project site (development area) is situated within the southeastern corner of a larger 15.4-acre parcel. The project area is located along the southeastern side of a low hill and topography is gently to moderately steep to gently inclined to the south and east. Onsite elevations range from approximately 645 feet towards the northern portion of the development area to approximately 622 feet towards the northeastern portion of the site. The site fronts onto and takes access from Citracado Parkway on the south. An existing paved access drive traverses the easterly portion of the affected parcel and provides access to the HARRF site to the north. Portions of the site are disturbed/developed. A limited area in the central portion of the site is presently used for surface storage of materials. Access to the site is controlled by an existing chain-link fence and gate along the Citracado Parkway frontage. Onsite vegetation communities within the proposed development area consist of disturbed habitat and eucalyptus woodland. Adjacent off-site vegetation communities include non-native grassland, coast live oak woodland, and southern willow riparian forest. An off-site drainage is present to the north/northeast and several offsite rock outcroppings are located to the northwest.

## **B. SUPPLEMENTAL DETAILS OF REQUEST**

1. Property Size: 15.38 acres (1.8 acre development area)
2. Proposed New Buildings: 14,875 SF total enclosed building area
  - Building A 5,670 SF (warehouse, storage, 2,219 SF outdoor covered storage)
  - Building B 3,735 SF (storage, workshop and work bays, restroom, 1,796 SF outdoor covered and 3,850 SF uncovered storage)
  - Building C 5,470 SF (workshops, maintenance storage, maintenance clean room, 2,629 SF outdoor covered storage)
3. Building Height: Up to 34 (top of ridgeline). All buildings have sloping metal roofs.
4. Colors/Materials: Prefabricated metal buildings (light tan upper building area with darker brown wainscot), Standing-seam metal roofs (brown). Metal canopies over roll-up doors and windows (brown). Multiple skylights on roofs. Metal entry features over select entry doors. Large windows along southern building elevations (Bldgs. A and C).
4. Fencing: Existing 6-foot-high black-clad vinyl fencing to remain along the Citracado Parkway frontage. A new entry gate would be installed. Fence to be located along P/L with landscape planter between back of sidewalk and fence. The existing chain-link fencing along Avenida Del Diablo also would remain.
5. Grading: Estimated 3,400 cubic yards (cy) of cut and 3,800 cy of fill (400 cy export). Proposed cut slope up to 10 feet in height along western project area and fill slope up to approx. 7.2 feet in height in eastern project area. The project area (building pads would be situated approximately 6 feet lower than Citracado Parkway.
6. Landscaping: Landscaping to be installed along the Citracado Parkway frontage within the public right-of-way between the fence and sidewalk. Shrubs to be planted along the back of the fence to help screen views into the site along Citracado Parkway, along with street trees (Coast Live Oak). Screening shrubs to be planted around the southern, eastern and western of the buildings, along with trees to provide additional screening.

**C. CODE COMPLIANCE ANALYSIS:**

Note: The OS-P zone does not have any defined setback requirements, but setbacks should be consistent with the yard requirements of the adjacent zones. The proposed Public Facilities Overlay Zone (PF-O) allows for all development requirements to vary as needed to support the facility, subject to approval by the Planning Commission. For comparison/reference purposes, the setback requirements for the Industrial Park (IP) zone also are provided.

|                            | <u>Proposed</u>   | <u>OS-P Requirement</u>  |
|----------------------------|---|--|
| 1. Setbacks:               |   |  |
| Front (Avenida Del Diablo) | 165' Bldg C<br><br>existing chain-link fencing to remain along front P/L with 0' setback      | N/A (15' min. when adjacent to R-1-10 zone, or 20' min. in IP zone)  |
| Street Side (Citracado)    | 62' Bldg A, 123' Bldg. C<br><br>existing chain-link fence to remain along P/L with 0' setback | N/A (project area not immediately adjacent to residential property (10' setback in IP zone when adjacent to street R-O-W). |
| Side (east):               | 130' - 140' to Bldgs. B and C<br>105' - 115' to covered storage                               | N/A (10' min. for adjacent SFR zone)   |
| Side (west):               | N/A   | N/A (larger portion of city parcel to west)  |
| Rear (north):              | N/A   | N/A (HARRF located to north)   |
| 2. Building Height:        | Approx. 34' top of ridgeline<br>Approx. 24' wall/plate height                                 | None (for ref. 35' in IP zone within 100' of residentially zone property)  |
| 3. Parking:                | 33 total spaces (includes 2 disabled spaces)  | 29 spaces (using general manufacturing for comparison type use)  |

## EXHIBIT "A"

### FINDINGS OF FACT/FACTORS TO BE CONSIDERED PHG15-0018

#### Amendment to the Zoning Code

1. The public health, safety and welfare will not be adversely affected by the approval of the proposed amendment to Article 80 of the zoning code (Public Facilities Overlay Zone) because appropriate public utilities and corresponding operations/maintenance facilities are needed to serve all areas of the City. These facility may need to be located within various zoning designations and the proposed Public Facilities Overlay zone would be necessary to support the unique design requirements and operational characteristic in order to provide and/or support efficient and effective infrastructure to assure that basic health and safety needs are being met. Each facility within the proposed Public Facilities Overlay Zone would be subject to public review through the Conditional Use Permit process and environmental review in conformance with the California Environmental Quality Act (CEQA) to ensure the appropriateness of the proposed use on a specific site, as well as compatibility with adjacent uses.
2. The proposed amendment to Article 80 would not be detrimental to surrounding properties because all requested departures from the underlying zoning requirements would be specified and made public during the Conditional Use Permit process. The required findings for approval specify that a facility shall not significantly impair the use and enjoyment of neighboring properties and shall take into consideration the scale and architectural context of the surrounding neighborhood. The Conditional Use Permit process ensures the property involved would be suitable for the uses proposed on a specific site.
3. The proposed amendment to the Zoning Code would be consistent with the General Plan because the Escondido General Plan allows for single-use public facilities to be located on properties with a Public Facilities Overlay (PF-O) designation. The proposed Wastewater Collections Yard is a necessary component of the efficient operation of the City's Hale Avenue Resource Recovery Facility (HARRF) and is consistent with Quality of Life Standard 5 (Wastewater System) to ensure the city wastewater system provides the capacity to meet the demand in accordance with the City's Wastewater Master Plan. The proposed project also would be consistent with General Plan Implementation Program goals and policies (Maintenance and Operations, page X-11) by maintaining efficient and effective infrastructure to assure that basic health and safety needs are being met.

#### Zone Change and General Plan Amendment

1. The public health, safety and welfare will not be adversely affected by the proposed Zone Change and General Plan Amendment to apply the Public Facilities Overlay Zone on the subject parcels because the underlying zoning will remain the same and a limited number of departures from development standards are needed to accommodate the facility that will serve the ongoing public utility and wastewater collection needs of the community. The proposed Overlay Zone land-use and zoning designation would be subject to public review through the Conditional Use Permit process and environmental review in conformance with the California Environmental Quality Act (CEQA) to ensure the appropriateness of the proposed use on a specific site, as well as compatibility with adjacent uses.
2. The property involved is suitable for the uses permitted by the proposed zone because the site is immediately adjacent to the main HARRF facility on the north and the site already is used to support operations at the HARRF and other public works functions. Access to and through the site to the HARRF already is provided. The site will not require extensive grading or would have an adverse impacts to on-site sensitive resources. The proposed facility can be accommodated on the site without adversely affecting other properties or traffic circulation, as detailed in the staff report and Final Mitigated Negative Declaration.
3. The uses permitted by the proposed zone will not be detrimental to surrounding properties because the site is immediately adjacent to the City's HARRF facility on the north, and relatively isolated from most nearby land uses by Circulation Element streets, existing topography and woodland areas. The buildings have been located with appropriate setbacks from adjacent property boundaries and public streets in order to provide appropriate separation and landscape buffers. The current Open Space-Park zoning would remain in place that currently allows for the development of public utilities.

4. The proposed zone change to apply the Public Facilities Overlay Zone on the subject parcels is consistent with the underlying Open Space-Park zoning and SPA8 designation of the General Plan because the proposed project would establish a public utility maintenance facility in support of the adjacent HARRF, subject to the issuance of a Conditional Use Permit. The adjacent HARRF facility already has a Public Facilities Overlay General Plan land-use designation. The project site and adjacent HARRF facility is deemed essential for the provision of essential community services.
5. The proposed zone change will not conflict with any specific plans because there are no specific plans adopted for the subject site. The existing General Plan land-use designation of SPA8 would still remain for the subject parcels with a proposed Public Facilities Overlay zone and land-use designation.

#### Conditional Use Permit

1. The Planning Commission believes that granting this Conditional Use Permit for the proposed Wastewater Collection Yard 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 would be situated in a disturbed area on the larger 15.4-acre parcel. The proposed development area is in close proximity to the existing main HARRF facility on the north and appropriate access is provided between both facilities. The proposed three metal buildings would be situated on a large 15-acre parcel and have been designed with appropriate architectural features and located to address any potential visual and compatibility impacts to surrounding uses, with appropriate setbacks from adjacent streets and residential properties. The majority of the wastewater collection operations will be housed inside of the buildings that have been designed to fit into a more rural/open space setting, and also will provide appropriate noise attenuation. The proposed buildings have been located with appropriate setbacks from adjacent property boundaries and public streets in order to provide appropriate separation and landscape buffers. The site will not require extensive grading or would have an adverse impacts to on-site sensitive resources. The proposed facility can be accommodated on the site without adversely affecting other properties or traffic circulation, as detailed in the staff report and Final Mitigated Negative Declaration. The proposed buildings have been designed and oriented to reduce potential compatibility and noise impacts to any adjacent sensitive receptors (residential uses). A sufficient number of on-site parking spaces are provided to serve the facility.
2. 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 ENV15-0008) are that the Initial Study identified impacts related to biological resources, and cultural and tribal cultural resources 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 and Senate Bill 18 regarding consultation with the Native American Tribes and appropriate mitigation measures have been included to address potential impacts to tribal cultural resources.
3. This project is in response to services required by the community because the facility is a component of the efficient operation of the City's Hale Avenue Resource Recovery Facility (HARRF) and is consistent with Quality of Life Standard 5 (Wastewater System) to ensure the city wastewater system provides the capacity to meet the demand in accordance with the City's Wastewater Master Plan. The proposed project also would be consistent with General Plan Implementation Program goals and policies (Maintenance and Operations, page X-11) by maintaining efficient and effective infrastructure to assure that basic health and safety needs are being met.
4. The proposed project will not conflict with any specific plans because there are no specific plans adopted for the subject site. The existing General Plan land-use designation of SPA8 would still remain for the subject parcels with a proposed Public Facilities Overlay zone and land-use designation. The project has been considered in relationship to its effect on the community any neighborhood plan, and would not result in any significant operational or compatibility impacts with the surrounding neighborhood, as detailed in the above findings, staff report and environmental documents prepared for the project.

## EXHIBIT "B"

### CONDITIONS OF APPROVAL Wastewater Collections Yard PHG15-0018

#### 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.
7. All new utilities shall be placed underground, to the satisfaction of the City Engineer and Director of Public Works.
8. Any new rooftop equipment must be fully screened from all public view utilizing materials and colors which match the building(s).
9. As proposed, 33 on-site parking spaces shall be provided for this project. The minimum width for parking area drive aisles and back up space shall be 24 feet. This shall be demonstrated on the final grading and building plans.
10. 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.
11. 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.

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

- BIO-1: Prior to commencement of grading/construction activities, the City shall demonstrate that purchase of credits at an approved offsite mitigation bank at a ratio of 0.5:1 (0.15 acre total) to offset Project impacts to 0.31 acre of onsite non-native grassland has been achieved, in order to ensure the long-term management of such resources in perpetuity.
- BIO-2: Within seven days prior to commencement of grading/construction activities, a qualified biologist shall perform a preconstruction survey within 500 feet from the proposed work limits.
- BIO-3: If active avian nest(s) are discovered within or 500 feet from the work limits, a buffer shall be delineated around the active nest(s) measuring 300 feet for passerines and 500 feet for raptors. A qualified biologist shall monitor the nest(s) weekly after commencement of grading/construction to ensure that nesting behavior is not adversely affected by such activities.
- BIO-4: If the qualified biologist determines that nesting behavior is adversely affected by grading/construction activities, then a noise mitigation program shall be implemented in consultation with CDFW, to allow such activities to proceed. Once the young have fledged and left the nest(s), then grading/construction activities may proceed within 300 feet (500 feet for raptor species) of the fledged nest(s).
- BIO-5: Raptor nests are protected under California Fish and Game Code Section 3503.5 (California Law 2011) which makes it unlawful to take, possess, or destroy any birds in the orders Falconiformes or Strigiformes; or to take, possess, or destroy the nests or eggs of any such birds. Consultation with CDFW shall be required prior to the removal of any raptor nest(s) observed during the preconstruction clearance surveys.
- BIO-6: Temporary indirect impacts to coast live oak woodland (0.01 acre) may result from the trimming of several limbs (if necessary) to accommodate the proposed structures. Prior to any onsite vegetation clearing during Project construction, permanent protective fencing and "Keep Out" signage shall be installed at a distance of 50 feet from the canopy edge of potentially affected coast live oak woodland to avoid temporary indirect impacts to the root zones (e.g., soil compaction). The trimming of any onsite coast live oak trees shall be performed under the supervision of a certified arborist.

*(The fencing, signage and tree trimming requirement shall be included with appropriate notes/details on the grading plans).*

- CUL-1: Prior to vegetation clearance, grubbing and grading, a qualified professional archaeologist shall conduct a pedestrian inventory survey to determine the horizontal extent of Site P-37-008280/CA-SDI-8280 within the Project's APE. The archaeologist shall subsequently conduct a subsurface testing program to determine the presence (and integrity) or absence of in situ buried archaeological deposits. The results and an evaluation of eligibility shall be reported in a separate document.
- CUL-2: Implement Mitigation Measures CUL-5 to CUL-14 for the discovery, treatment, and/or recordation of unknown cultural deposits, or potential cultural deposits, encountered during Project ground-disturbing activities and consistent with the Guidelines for Monitors/Consultants of Native American Cultural, Religious, and Burial Sites established by the Native American Heritage Commission (NAHC).
- CUL-3: Implement Mitigation Measures CUL-5 to CUL-14 for the discovery, treatment, and/or recordation of unknown cultural deposits, or potential cultural deposits, encountered during Project ground-disturbing activities and consistent with the Guidelines for Monitors/Consultants of Native American Cultural, Religious, and Burial Sites established by the Native American Heritage Commission.

- CUL-4: Implement Mitigation Measures CUL-5 to CUL-14 for the discovery, treatment, and/or recordation of unknown cultural deposits, or potential cultural deposits, encountered during Project ground-disturbing activities and consistent with the Guidelines for Monitors/Consultants of Native American Cultural, Religious, and Burial Sites established by the Native American Heritage Commission.
- CUL-5: 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-6: 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-7: 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-8: 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-9: 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-10: 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-11: 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-12: 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-13: 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-14: 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 shall include California Department of Parks and Recreation Primary and Archaeological Site Forms for any newly discovered resources.

### 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.

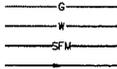
2. Any existing trees to remain and any trees to be removed shall be identified on the landscape and grading plans, to the satisfaction of the Planning Division. Specimen sized trees (min. 24" box) shall be used to replace any mature trees to be removed.
3. Appropriate landscape shall be installed along Citracado Parkway along the back side of the chain-link fence to provide effective screening into the property from Citracado Parkway. Appropriate landscaping shall be installed within the parkway area between the existing chain-link fence and back of sidewalk. The final landscape design shall maintain the appropriate sight distance at the driveway, to the satisfaction of the Engineering Division. Street trees shall be installed along the Citracado Parkway project frontage, but may be installed behind the existing chain-link fence, to the satisfaction of the Planning Division. The outdoor storage areas shall include appropriate screening, to the satisfaction of the Planning Division.
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.

**LEGEND**

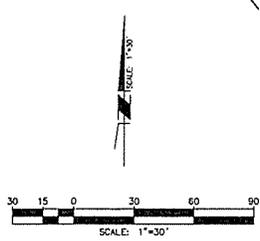
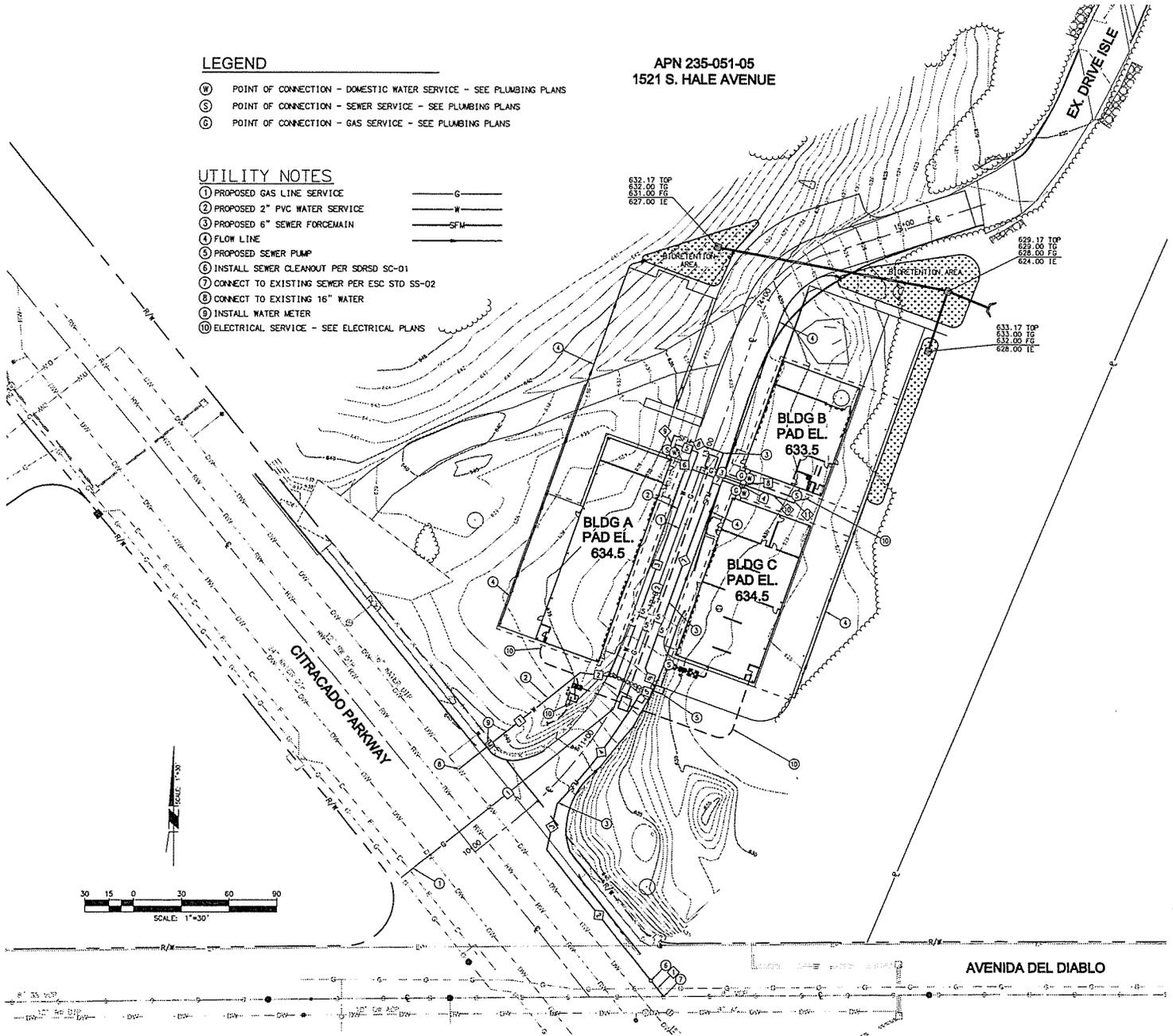
- (W) POINT OF CONNECTION - DOMESTIC WATER SERVICE - SEE PLUMBING PLANS
- (S) POINT OF CONNECTION - SEWER SERVICE - SEE PLUMBING PLANS
- (G) POINT OF CONNECTION - GAS SERVICE - SEE PLUMBING PLANS

**UTILITY NOTES**

- ① PROPOSED GAS LINE SERVICE
- ② PROPOSED 2" PVC WATER SERVICE
- ③ PROPOSED 6" SEWER FORCEMAIN
- ④ FLOW LINE
- ⑤ PROPOSED SEWER PUMP
- ⑥ INSTALL SEWER CLEANOUT PER SDSR SC-01
- ⑦ CONNECT TO EXISTING SEWER PER ESC STD SS-02
- ⑧ CONNECT TO EXISTING 16" WATER
- ⑨ INSTALL WATER METER
- ⑩ ELECTRICAL SERVICE - SEE ELECTRICAL PLANS



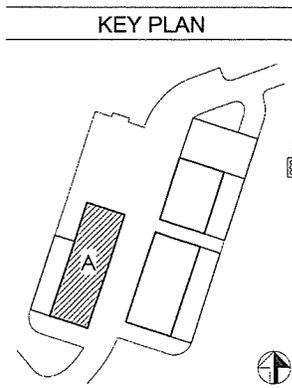
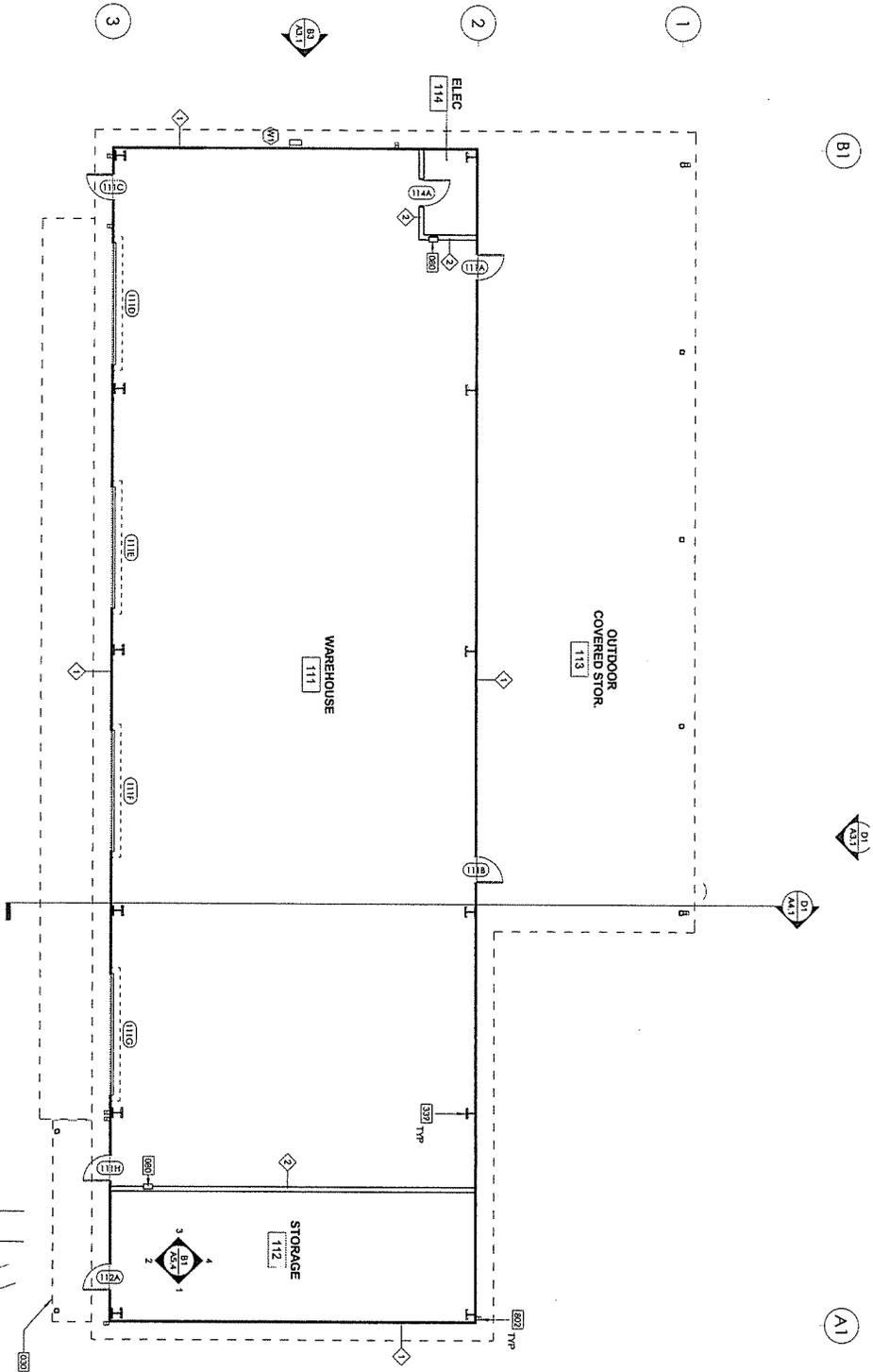
APN 235-051-05  
1521 S. HALE AVENUE



**PROPOSED PROJECT**  
**PHG 15-0018**



STORMWATER PLAN



D1 FLOOR PLAN - BUILDING A  
A2.1

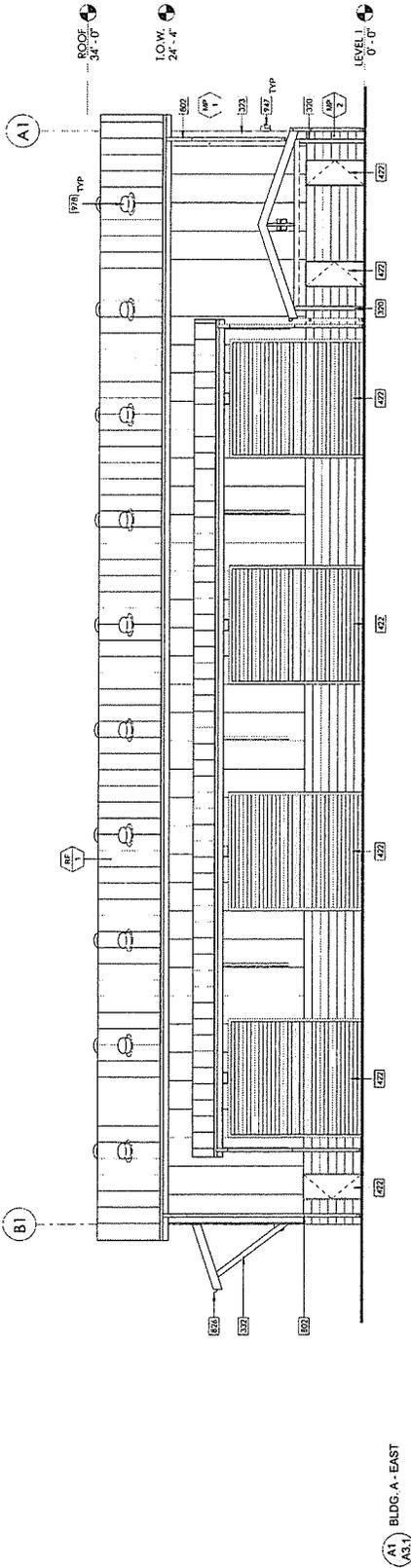
**CONSTRUCTION NOTES**

- 030 LINE OF OVERHANG ABOVE
- 080 RECESSED FIRE EXTINGUISHER AND CABINET
- 339 STRUCTURAL STEEL PER PREMANUFACTURED BUILDING MANUFACTURER
- 082 20 GA. METAL DOWNSPOUT (PAINT TO MATCH)

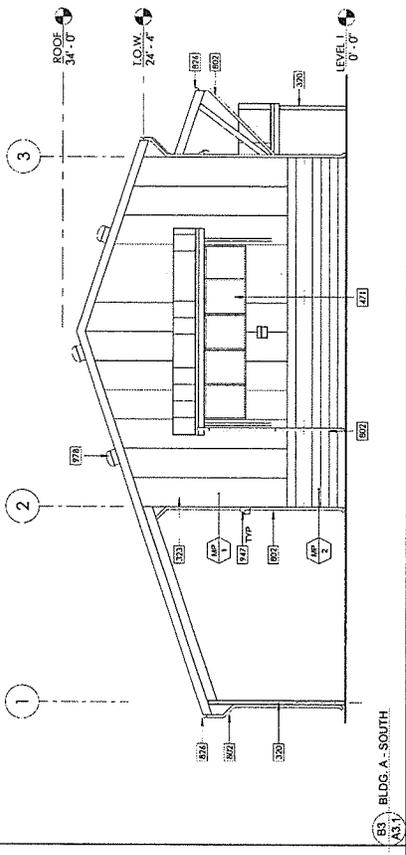
**PROPOSED PROJECT  
PHG 15-0018**

**F**

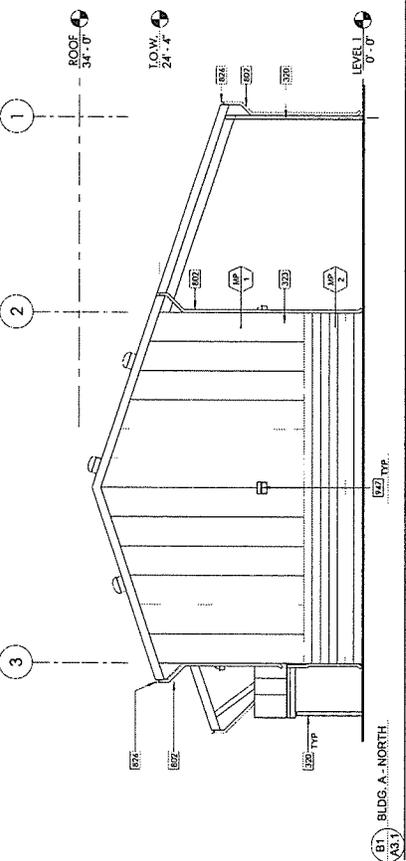




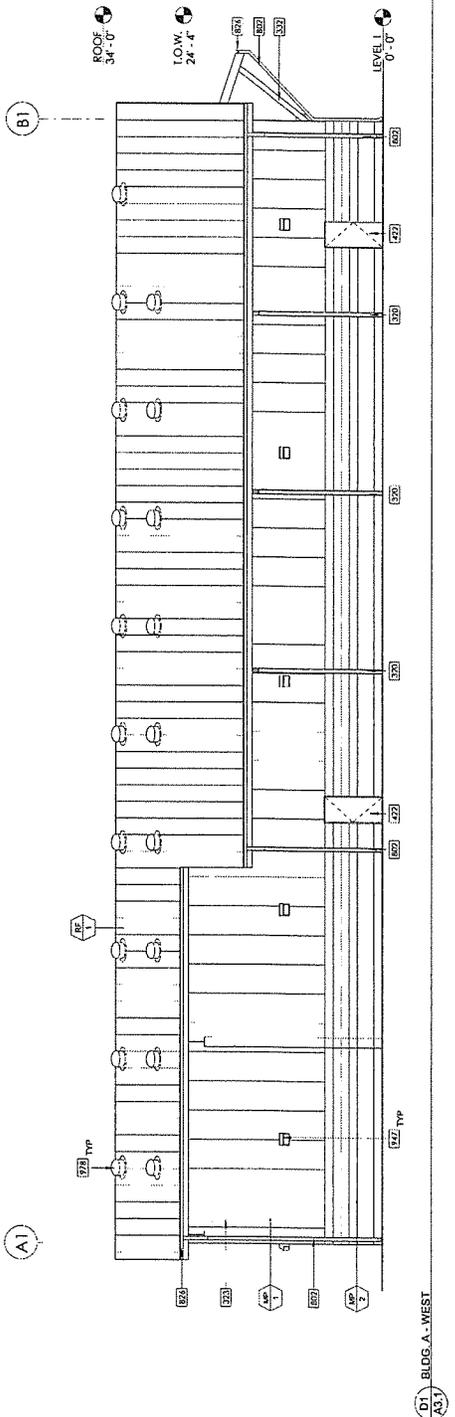
A1 BLDG. A - EAST  
A3.1



B3 BLDG. A - SOUTH  
A3.1



B1 BLDG. A - NORTH  
A3.1



D1 BLDG. A - WEST  
A3.1

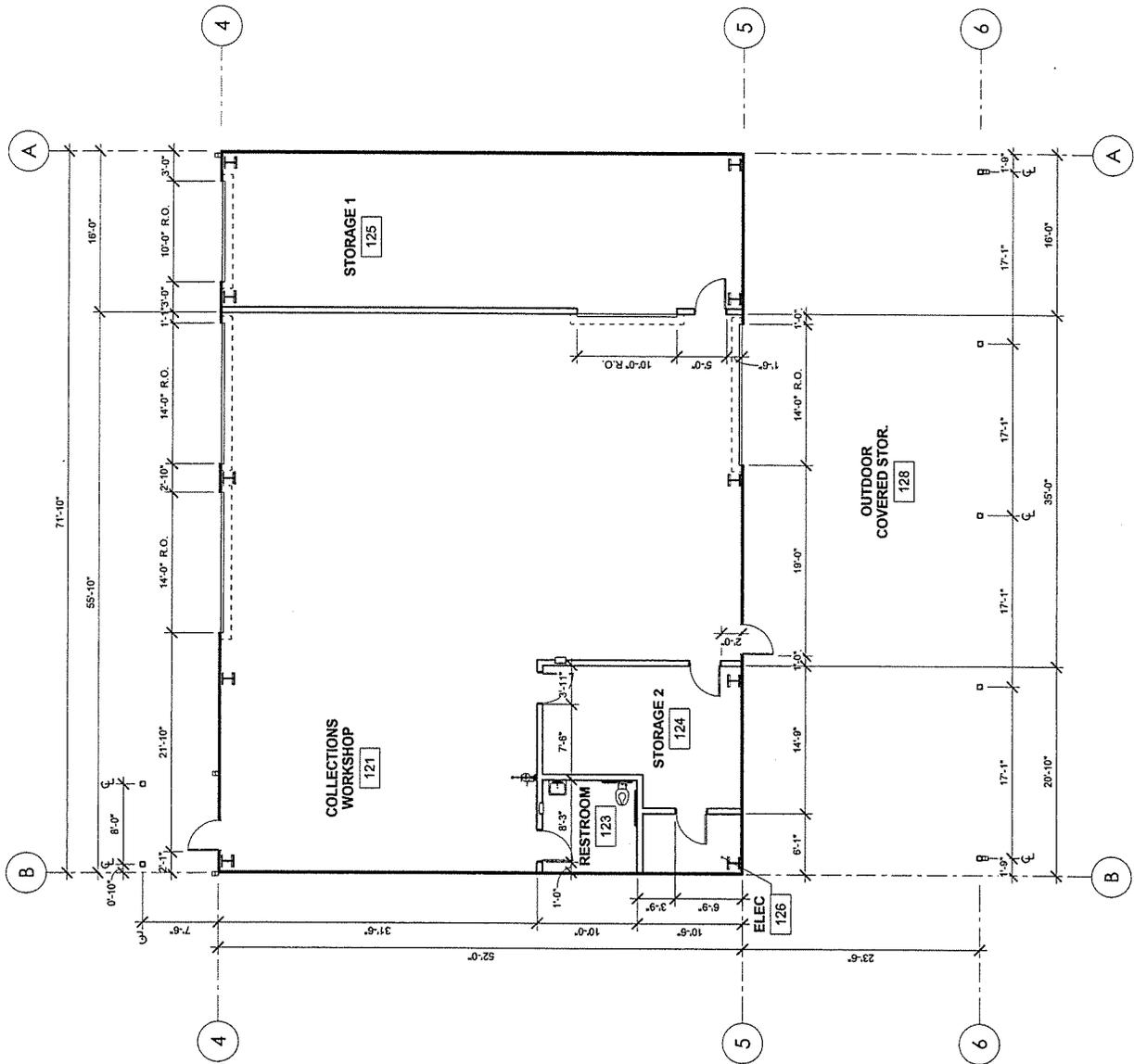
- CONSTRUCTION NOTES**
- 320 HOLLOW STRUCTURAL STEEL COLUMN, REFERENCE STRUCTURAL DRAWINGS
  - 323 INSULATED METAL PANEL
  - 332 ROOF STRUCTURE, REFERENCE STRUCTURAL DRAWINGS
  - 422 DOOR AS SCHEDULED
  - 471 WINDOW, REFERENCE WINDOW SCHEDULE
  - 602 20 GA. METAL DOWNSPOUT (PAINT TO MATCH)
  - 603 GUTTER
  - 604 DOWNPIPE
  - 605 DOWNPIPE BRACKET, REFERENCE ELECTRICAL DRAWINGS
  - 606 TUBULAR SKYLIGHT

PROPOSED PROJECT  
PHG 15-0018

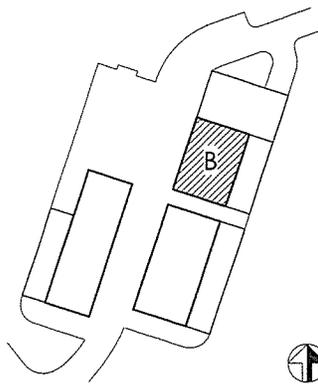
E

ELEVATIONS

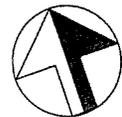




KEY PLAN

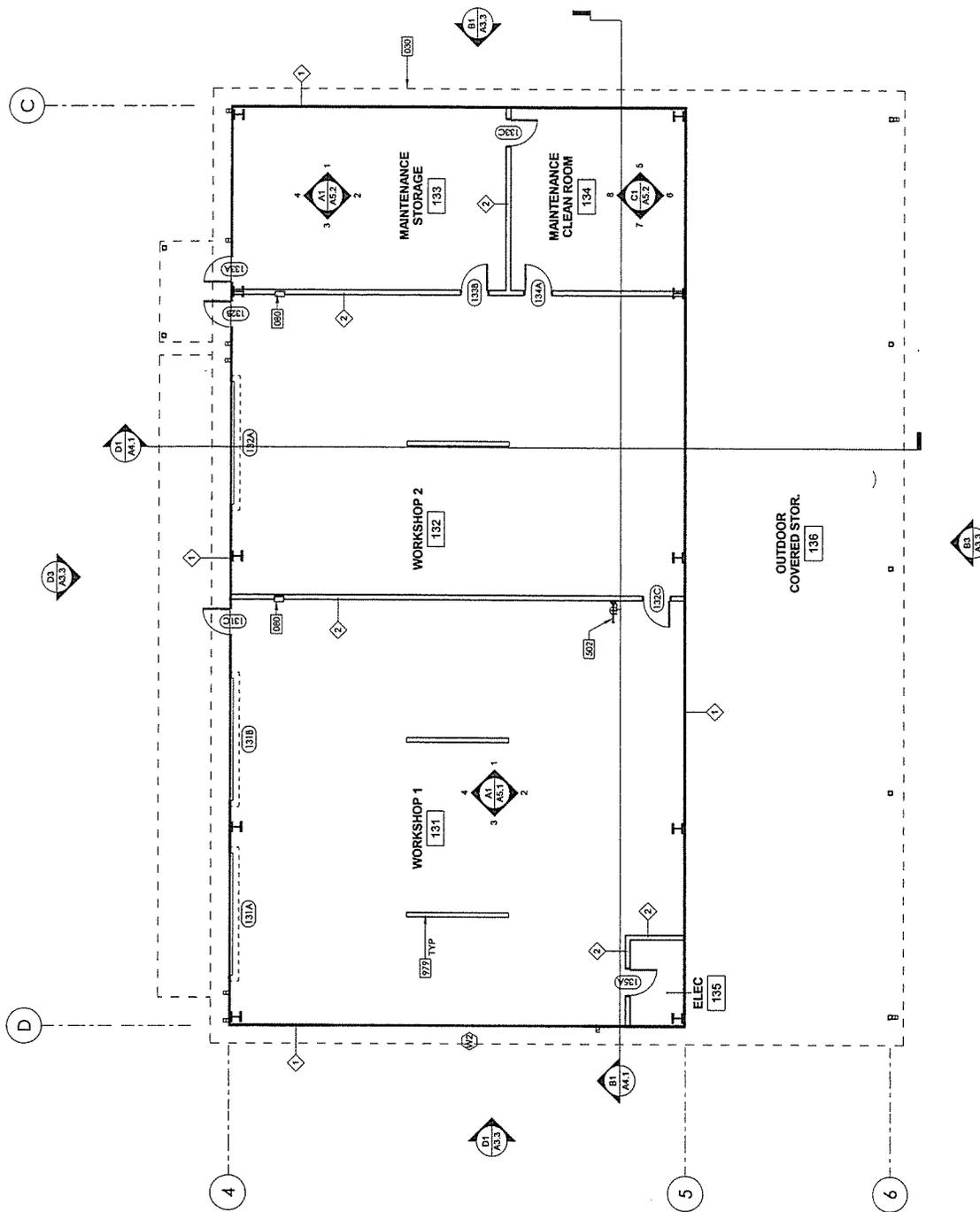


D1 DIMENSION PLAN - BUILDING B  
A2.5

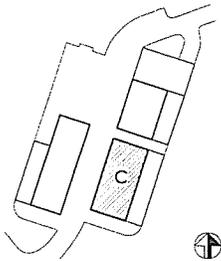


PROPOSED PROJECT  
PHG 15-0018

DP



KEY PLAN



CONSTRUCTION NOTES

- 030 LINE OF OVERHANG ABOVE
- 080 RECESSED FIRE EXTINGUISHER AND CABINET
- 502 EMERGENCY SHOWER AND EYE WASH, REFERENCE PLUMBING DRAWINGS
- 979 TRENCH DRAIN, REFERENCE PLUMBING DRAWINGS

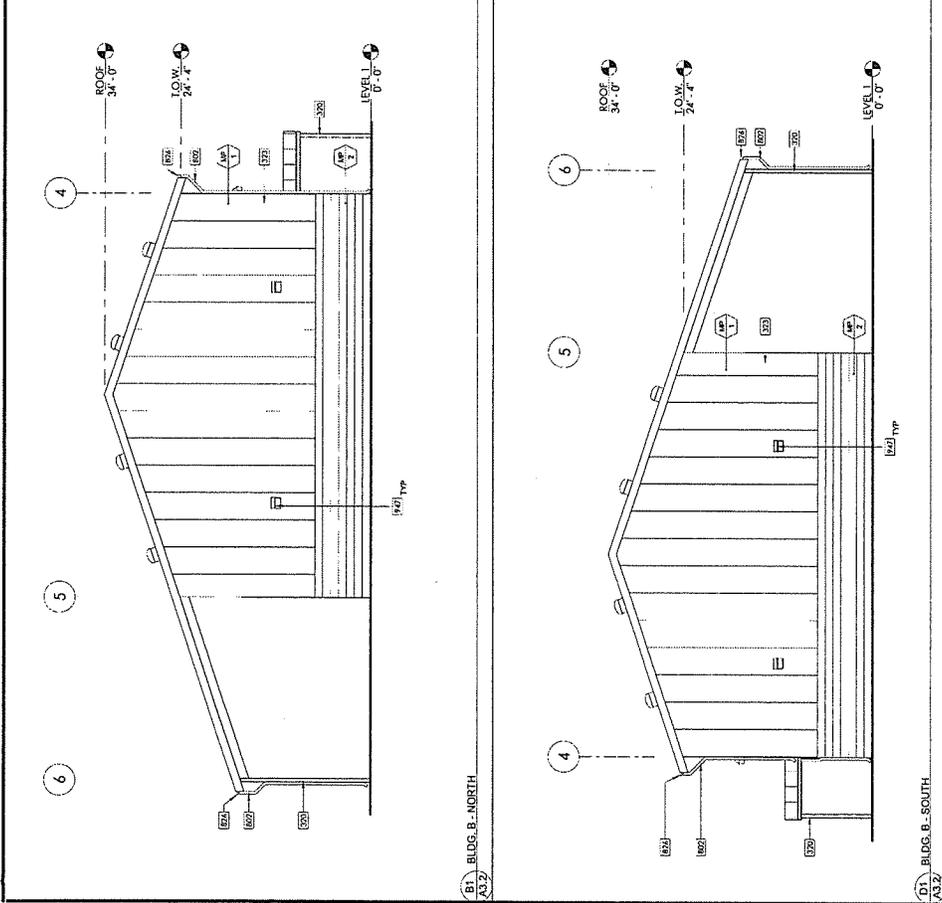
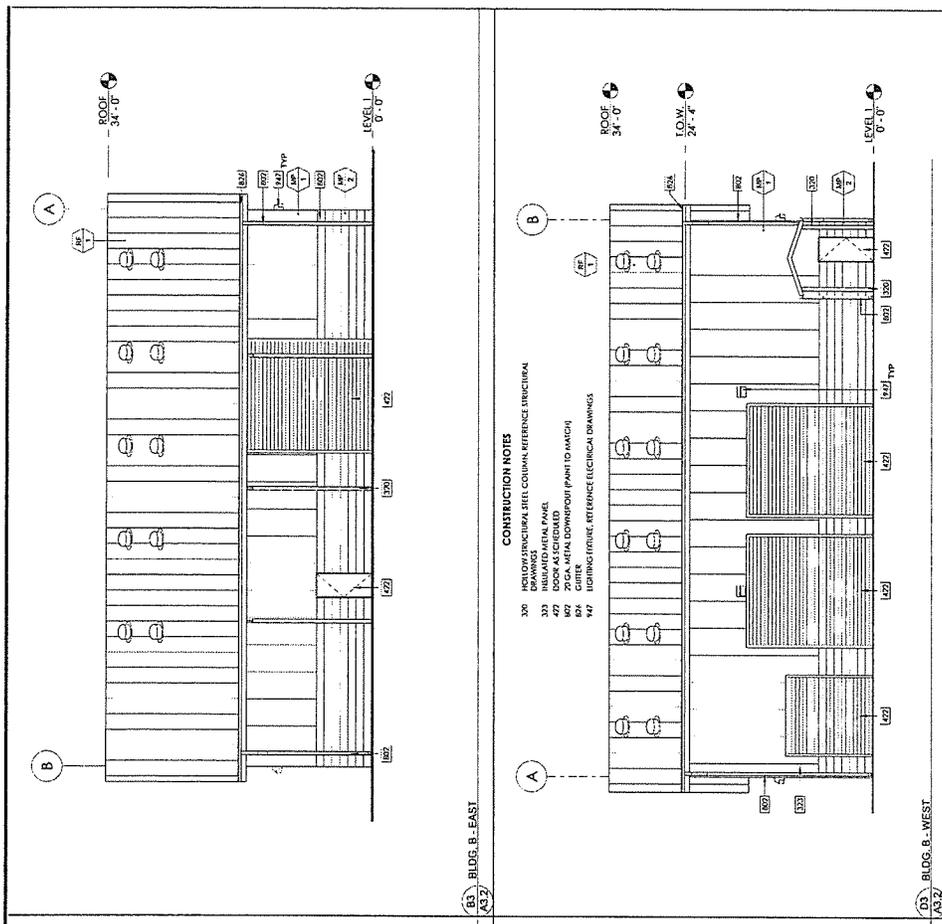
D1 A2.3 FLOOR PLAN - BUILDING C



**PROPOSED PROJECT**  
**PHG 15-0018**

**F**

FLOOR PLAN - BLDG C



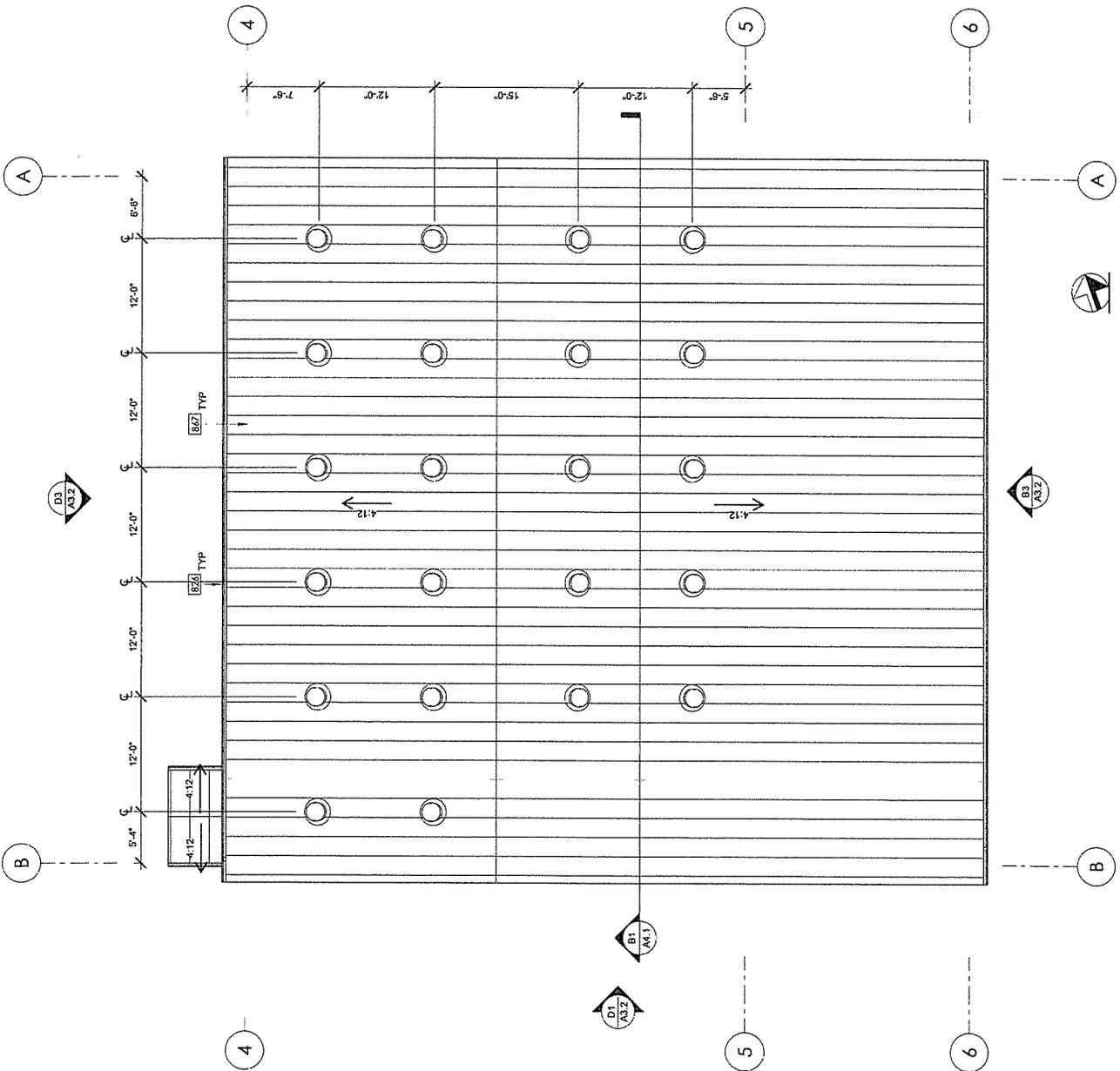
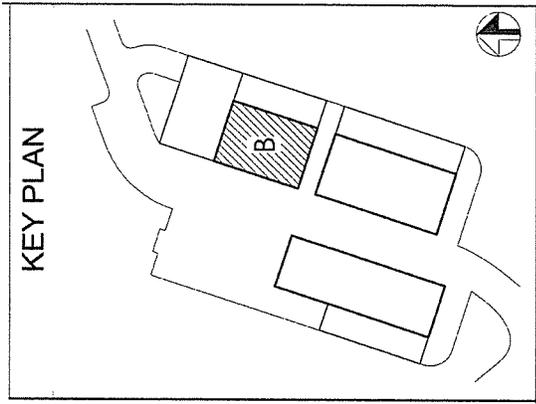
**CONSTRUCTION NOTES**

- 300 HOLLOW STRUCTURAL STEEL COLUMN, REFERENCE STRUCTURAL DRAWINGS
- 315 DRAWINGS
- 427 DOOR AS SCHEDULED
- W2 2X6A METAL DOWNSPOUT (PAINT TO MATCH)
- W4 UPRIK (FINISH, REFERENCE ELECTRICAL DRAWINGS)
- W4 UPRIK (FINISH, REFERENCE ELECTRICAL DRAWINGS)

**PROPOSED PROJECT  
PHG 15-0018**

**E**

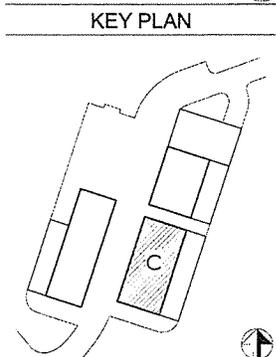
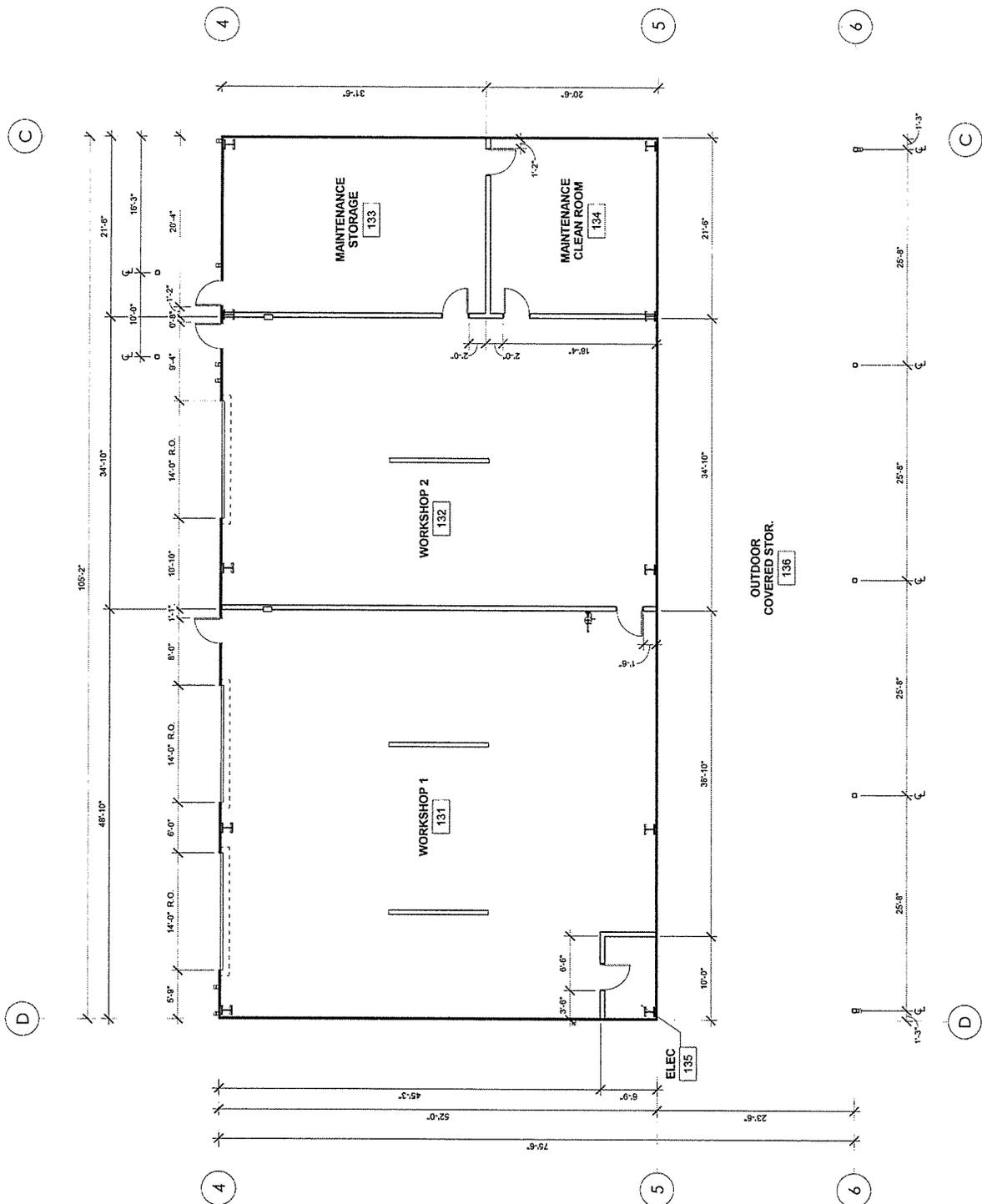
ELEVATIONS



PROPOSED PROJECT  
PHG 15-0018

RP

ROOF PLAN - BLDG B



D1 DIMENSION PLAN - BUILDING C

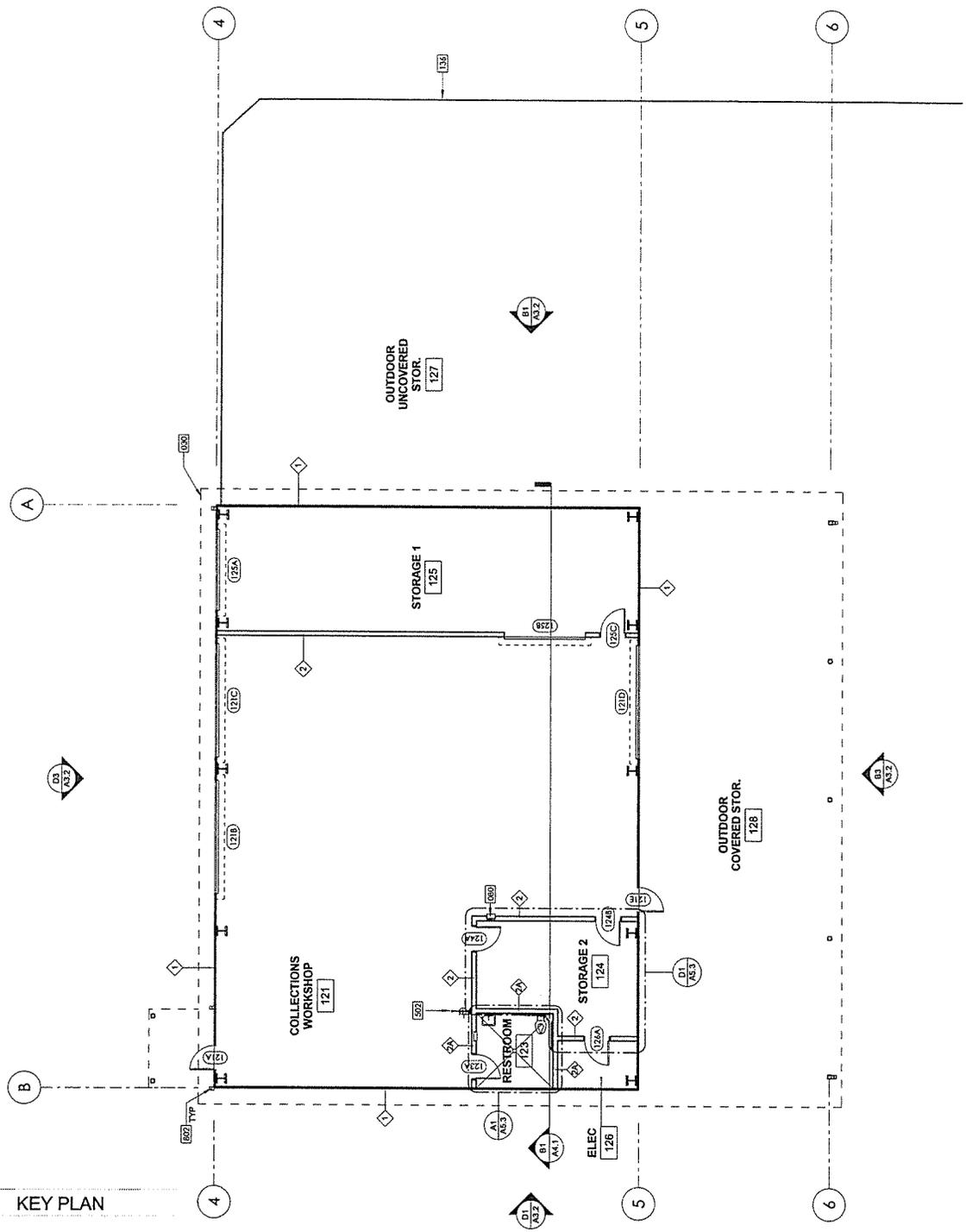
A2.6



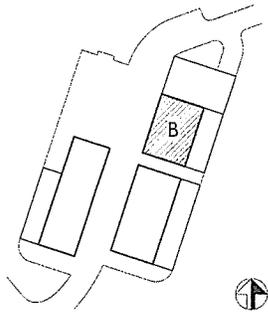
**PROPOSED PROJECT**  
**PHG 15-0018**  
 30

**DP**

DIMENSION PLAN - BLDG C



KEY PLAN



CONSTRUCTION NOTES

- 030 LINE OF OVERHANG ABOVE
- 080 RECESSED FIRE EXTINGUISHER AND CABINET
- 136 METAL FENCING
- 502 EMERGENCY SHOWER AND EYE WASH, REFERENCE PLUMBING DRAWINGS
- 802 20 GA. METAL DOWNSPOUT (PAINT TO MATCH)

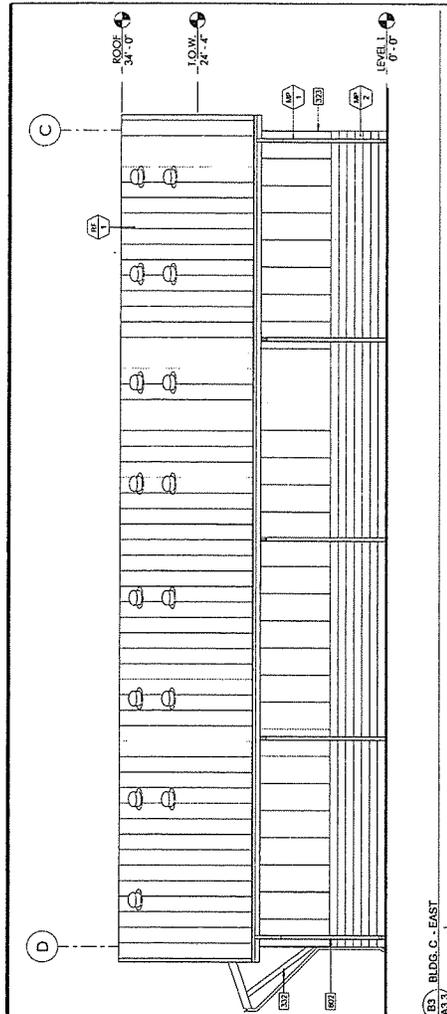
D1 FLOOR PLAN - BUILDING B  
A2.2



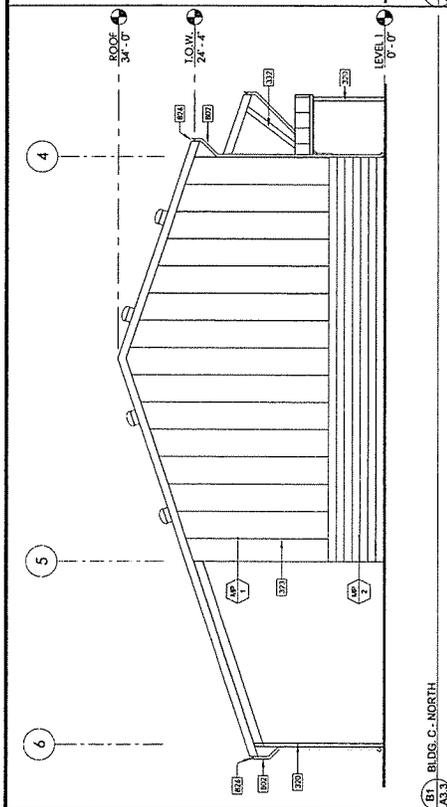
**PROPOSED PROJECT**  
**PHG 15-0018**

**F**

FLOOR PLAN - BLDG B



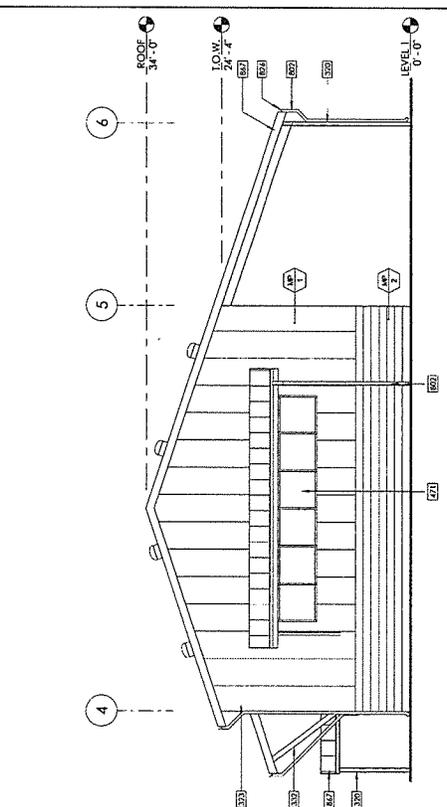
B3) BLDG. C. - EAST  
A3.3



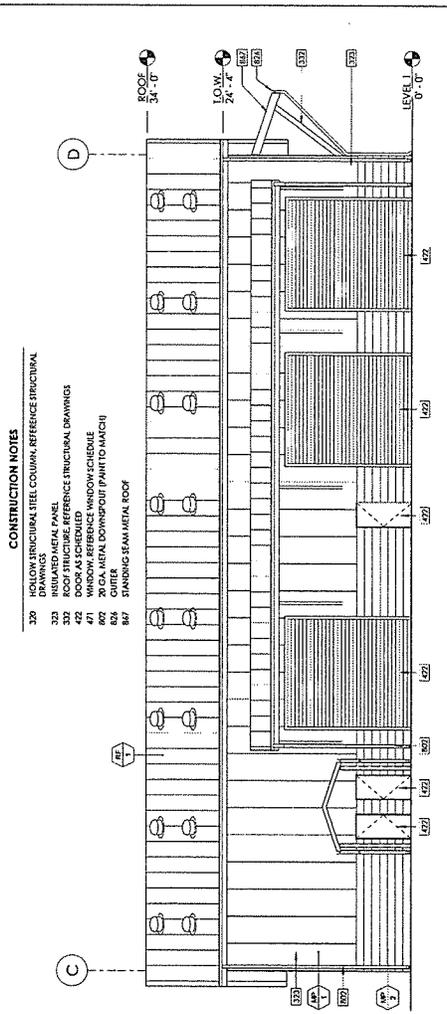
B1) BLDG. C. - NORTH  
A3.3

CONSTRUCTION NOTES

- 330 HOLLOW STRUCTURAL STEEL COLUMN, REFERENCE STRUCTURAL DRAWING
- 333 INWARD SLOPE PANEL
- 337 ROOF STRUCTURE, REFERENCE STRUCTURAL DRAWINGS
- 422 DOOR AS SCHEDULED
- 423 WINDOW AS SCHEDULED
- 424 WINDOW AS SCHEDULED
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D1) BLDG. C. - SOUTH  
A3.3

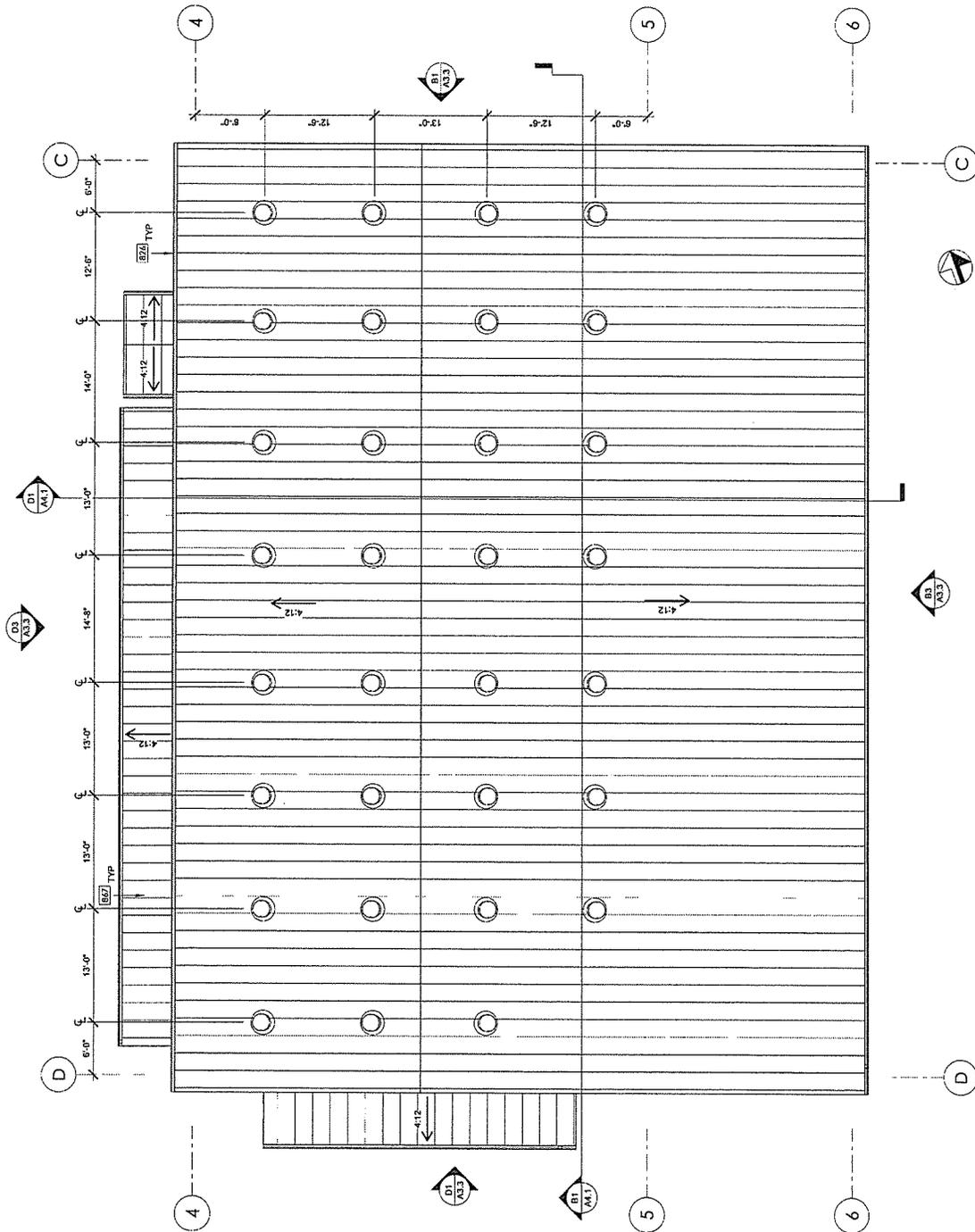
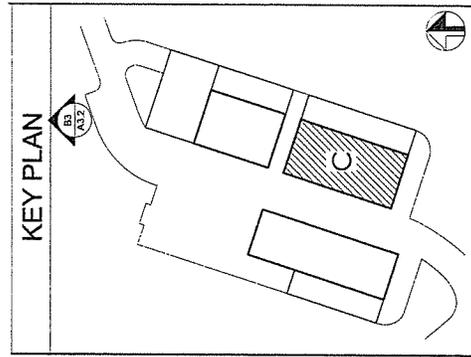


D3) BLDG. C. - WEST  
A3.3

PROPOSED PROJECT  
PHG 15-0018

E

ELEVATIONS



**PROPOSED PROJECT**  
**PHG 15-0018**



RESOLUTION NO. 2016-68

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ESCONDIDO, CALIFORNIA, APPROVING A CONDITIONAL USE PERMIT FOR THE CITY'S WASTEWATER COLLECTIONS YARD AT THE HALE AVENUE RESOURCE RECOVERY FACILITY

Applicant: City of Escondido  
Planning Case No. PHG15-0018

WHEREAS, the Planning Commission did, on May 10, 2016, consider, and by Resolution No. 6067, recommend approval of a Conditional Use Permit for the development of a new City Wastewater Collections Yard consisting of three separate prefabricated metal buildings (5,670 SF, 3,735 SF and 5,470 SF) as well as outdoor covered and uncovered storage areas, parking, storm water features and security fencing on approximately 1.8 acres of a larger approximately 15.4-acre site located at the City's Hale Avenue Resource Recovery Facility (HARRF). The project site generally is located at the northeastern corner of Avenida Del Diablo and Citracado Parkway, addressed as 1521 S. Hale Avenue (APN 235-051-03, 04 and -05); more particularly described and depicted in Exhibit "C" and incorporated by this reference; and

WHEREAS, the City Council has reviewed the request for the Conditional Use Permit, and has reviewed and considered the Mitigated Negative Declaration (Case No. ENV15-0008) 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, a notice was published and mailed as required by the Escondido

Zoning Code and applicable State law, and that a public hearing was held regarding the proposed project and that all persons desiring to speak did so; 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 request, the staff report, the recommendations of the Planning Commission and the appropriate agencies, and public testimony presented at the Council hearing and incorporates by reference the findings made in the Council report; and

WHEREAS, this City Council desires at this time and deems it to be in the best public interest to approve the Conditional Use Permit as reflected 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 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, were made by said Council and represent the City Council's careful consideration of the record.

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 approves the Conditional Use Permit (Case No. PHG15-0018) 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 Report set forth as Exhibit "B" and incorporated by this reference, and adopts the Final Mitigated Negative Declaration (Case No. ENV15-0008) as reflected on documents on file in the offices of the City Clerk and Planning Division, and incorporated by this reference.

## EXHIBIT "A"

### FINDINGS OF FACT PHG15-0018

#### Conditional Use Permit

1. The Planning Commission believes that granting this Conditional Use Permit for the proposed Wastewater Collection Yard 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 would be situated in a disturbed area on the larger 15.4-acre parcel. The proposed development area is in close proximity to the existing main HARRF facility on the north and appropriate access is provided between both facilities. The proposed three metal buildings would be situated on a large 15-acre parcel and have been designed with appropriate architectural features and located to address any potential visual and compatibility impacts to surrounding uses, with appropriate setbacks from adjacent streets and residential properties. The majority of the wastewater collection operations will be housed inside of the buildings that have been designed to fit into a more rural/open space setting, and also will provide appropriate noise attenuation. The proposed buildings have been located with appropriate setbacks from adjacent property boundaries and public streets in order to provide appropriate separation and landscape buffers. The site will not require extensive grading or would have an adverse impacts to on-site sensitive resources. The proposed facility can be accommodated on the site without adversely affecting other properties or traffic circulation, as detailed in the staff report and Final Mitigated Negative Declaration. The proposed buildings have been designed and oriented to reduce potential compatibility and noise impacts to any adjacent sensitive receptors (residential uses). A sufficient number of on-site parking spaces are provided to serve the facility.
2. 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 ENV15-0008) are that the Initial Study identified impacts related to biological resources, and cultural and tribal cultural resources 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 and Senate Bill 18 regarding consultation with the Native American Tribes and appropriate mitigation measures have been included to address potential impacts to tribal cultural resources.
3. This project is in response to services required by the community because the facility is a component of the efficient operation of the City's Hale Avenue Resource Recovery Facility (HARRF) and is consistent with Quality of Life Standard 5 (Wastewater System) to ensure the city wastewater system provides the capacity to meet the demand in accordance with the City's Wastewater Master Plan. The proposed project also would be consistent with General Plan Implementation Program goals and policies (Maintenance and Operations, page X-11) by maintaining efficient and effective infrastructure to assure that basic health and safety needs are being met.
4. The proposed Conditional Use Permit and Public Facilities Overlay designation would be appropriate the subject site and would not be detrimental to surrounding properties because all requested departures from the underlying zoning requirements have been identified through the public Conditional Use Permit process. Any departures from standard zoning requirements are based upon the necessary operating characteristics of the facility and the efficient provision of public services. The facility would not impair the use and enjoyment of neighboring properties and has taken into consideration the scale and architectural context of the surrounding neighborhood. The property involved would be suitable for the uses proposed on a specific site as noted in the above Findings, staff report and Final Mitigated Negative Declaration prepared for the project.
5. The proposed project will not conflict with any specific plans because there are no specific plans adopted for the subject site. The existing General Plan land-use designation of SPA8 would still remain for the subject parcels with a proposed Public Facilities Overlay zone and land-use designation. The project has been considered in relationship to its effect on the community any neighborhood plan, and would not result in any significant operational or compatibility impacts with the surrounding neighborhood, as detailed in the above findings, staff report and environmental documents prepared for the project.

## EXHIBIT "B"

### CONDITIONS OF APPROVAL Wastewater Collections Yard PHG15-0018

#### 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.
7. All new utilities shall be placed underground, to the satisfaction of the City Engineer and Director of Public Works.
8. Any new rooftop equipment must be fully screened from all public view utilizing materials and colors which match the building(s).
9. As proposed, 33 on-site parking spaces shall be provided for this project. The minimum width for parking area drive aisles and back up space shall be 24 feet. This shall be demonstrated on the final grading and building plans.
10. 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.
11. 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.

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

- BIO-1: Prior to commencement of grading/construction activities, the City shall demonstrate that purchase of credits at an approved offsite mitigation bank at a ratio of 0.5:1 (0.15 acre total) to offset Project impacts to 0.31 acre of onsite non-native grassland has been achieved, in order to ensure the long-term management of such resources in perpetuity.
- BIO-2: Within seven days prior to commencement of grading/construction activities, a qualified biologist shall perform a preconstruction survey within 500 feet from the proposed work limits.
- BIO-3: If active avian nest(s) are discovered within or 500 feet from the work limits, a buffer shall be delineated around the active nest(s) measuring 300 feet for passerines and 500 feet for raptors. A qualified biologist shall monitor the nest(s) weekly after commencement of grading/construction to ensure that nesting behavior is not adversely affected by such activities.
- BIO-4: If the qualified biologist determines that nesting behavior is adversely affected by grading/construction activities, then a noise mitigation program shall be implemented in consultation with CDFW, to allow such activities to proceed. Once the young have fledged and left the nest(s), then grading/construction activities may proceed within 300 feet (500 feet for raptor species) of the fledged nest(s).
- BIO-5: Raptor nests are protected under California Fish and Game Code Section 3503.5 (California Law 2011) which makes it unlawful to take, possess, or destroy any birds in the orders Falconiformes or Strigiformes; or to take, possess, or destroy the nests or eggs of any such birds. Consultation with CDFW shall be required prior to the removal of any raptor nest(s) observed during the preconstruction clearance surveys.
- BIO-6: Temporary indirect impacts to coast live oak woodland (0.01 acre) may result from the trimming of several limbs (if necessary) to accommodate the proposed structures. Prior to any onsite vegetation clearing during Project construction, permanent protective fencing and "Keep Out" signage shall be installed at a distance of 50 feet from the canopy edge of potentially affected coast live oak woodland to avoid temporary indirect impacts to the root zones (e.g., soil compaction). The trimming of any onsite coast live oak trees shall be performed under the supervision of a certified arborist.

*(The fencing, signage and tree trimming requirement shall be included with appropriate notes/details on the grading plans).*

- CUL-1: Prior to vegetation clearance, grubbing and grading, a qualified professional archaeologist shall conduct a pedestrian inventory survey to determine the horizontal extent of Site P-37-008280/CA-SDI-8280 within the Project's APE. The archaeologist shall subsequently conduct a subsurface testing program to determine the presence (and integrity) or absence of in situ buried archaeological deposits. The results and an evaluation of eligibility shall be reported in a separate document.
- CUL-2: Implement Mitigation Measures CUL-5 to CUL-14 for the discovery, treatment, and/or recordation of unknown cultural deposits, or potential cultural deposits, encountered during Project ground-disturbing activities and consistent with the Guidelines for Monitors/Consultants of Native American Cultural, Religious, and Burial Sites established by the Native American Heritage Commission (NAHC).
- CUL-3: Implement Mitigation Measures CUL-5 to CUL-14 for the discovery, treatment, and/or recordation of unknown cultural deposits, or potential cultural deposits, encountered during Project ground-disturbing activities and consistent with the Guidelines for Monitors/Consultants of Native American Cultural, Religious, and Burial Sites established by the Native American Heritage Commission.

- CUL-4: Implement Mitigation Measures CUL-5 to CUL-14 for the discovery, treatment, and/or recordation of unknown cultural deposits, or potential cultural deposits, encountered during Project ground-disturbing activities and consistent with the Guidelines for Monitors/Consultants of Native American Cultural, Religious, and Burial Sites established by the Native American Heritage Commission.
- CUL-5: 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-6: 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-7: 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-8: 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-9: 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-10: 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-11: 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-12: 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-13: 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-14: 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 shall include California Department of Parks and Recreation Primary and Archaeological Site Forms for any newly discovered resources.

#### 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.
3. Appropriate landscape shall be installed along Citracado Parkway along the back side of the chain-link fence to provide effective screening into the property from Citracado Parkway. Appropriate landscaping shall be installed within the parkway area between the existing chain-link fence and back of sidewalk. The final landscape design shall maintain the appropriate sight distance at the driveway, to the satisfaction of the Engineering Division. Street trees shall be installed along the Citracado Parkway project frontage, but may be installed behind the existing chain-link fence, to the satisfaction of the Planning Division. The outdoor storage areas shall include appropriate screening, to the satisfaction of the Planning Division.
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.

# MITIGATION MONITORING PROGRAM

City of Escondido  
 Wastewater Collections Yard –HARRF  
 Project Case #s PHG 15-0018; ENV 15-0008

TABLE 1: MITIGATION MONITORING PROGRAM

| Issue       | Potential Impact | Mitigation Measures   | Action   | Implementing Entity | Governing Agency  | Implementation Timing                         | Monitoring Frequency |
|-------------|------------------|---|--|---------------------|-------------------|---|----------------------|
| IV. Biology | Nesting Birds    | <b>BIO-1:</b> Prior to commencement of grading/construction activities, the City shall demonstrate that purchase of credits at an approved offsite mitigation bank at a ratio of 0.5:1 (0.15 acre total) to offset Project impacts to 0.31 acre of onsite non-native grassland has been achieved, in order to ensure the long-term management of such resources in perpetuity.  | Purchase of credits in an approved offsite mitigation bank   | Applicant           | City of Escondido | Prior to commencement of grading/construction | Pursuant to measure  |
|             | Nesting Birds    | If Project grading/construction activities are scheduled to occur during the nesting season for breeding birds, the following mitigation measures shall be implemented:<br><b>BIO-2:</b> Within seven days prior to commencement of grading/construction activities, a qualified biologist shall perform a preconstruction survey within 500 feet from the proposed work limits.<br><b>BIO-3:</b> If active avian nest(s) are discovered within or 500 feet from the work limits, a buffer shall be delineated around the active nest(s) measuring 300 feet for passerines and 500 feet for raptors. A qualified biologist shall monitor the nest(s) weekly after commencement of grading/construction to ensure that nesting behavior is not adversely affected by such activities.<br><b>BIO-4:</b> If the qualified biologist determines that nesting behavior is adversely affected | Pre-construction surveys if construction occurs between January and September. Avoidance and/or buffer if nests are found. | Applicant           | City of Escondido | Pre-construction                              | Pursuant to measure  |

**TABLE 1, CONTINUED**

| Issue                 | Potential Impact                | Mitigation Measures  | Action  | Implementing Entity  | Governing Agency  | Implementation Timing | Monitoring Frequency                      |
|-----------------------|---------------------------------|--|---|----------------------|-------------------|-----------------------|---|
|                       |                                 | <p>by grading/construction activities, then a noise mitigation program shall be implemented in consultation with CDFW, to allow such activities to proceed. Once the young have fledged and left the nest(s), then grading/construction activities may proceed within 300 feet (500 feet for raptor species) of the fledged nest(s).</p> <p><b>BIO-5:</b> Raptor nests are protected under California Fish and Game Code Section 3503.5 (California Law 2011) which makes it unlawful to take, possess, or destroy any birds in the orders Falconiformes or Strigiformes; or to take, possess, or destroy the nests or eggs of any such birds. Consultation with CDFW shall be required prior to the removal of any raptor nest(s) observed during the pre-construction clearance surveys.</p> |   |                      |                   |                       |   |
|                       | Coast live oak woodland         | <p><b>BIO-6:</b> Temporary indirect impacts to coast live oak woodland (0.01 acre) may result from the trimming of several limbs (if necessary) to accommodate the proposed structures. Prior to any onsite vegetation clearing during Project construction, permanent protective fencing and "Keep Out" signage shall be installed at a distance of 50 feet from the canopy edge of potentially affected coast live oak woodland to avoid temporary indirect impacts to the root zones (e.g., soil compaction). The trimming of any onsite coast live oak trees shall be performed under the supervision of a certified arborist.</p>   | Pre-construction of signage to buffer construction activity | Applicant            | City of Escondido | Pre-construction      | Prior to/During Project Construction      |
| V. Cultural Resources | Potential historic/pre-historic | <p><b>CUL-1:</b> Prior to vegetation clearance, grubbing and grading, a qualified professional archaeologist shall conduct a pedestrian inventory survey to determine</p>  | Monitoring During Ground Disturbance                        | Applicant/Contractor | City of Escondido | Ground Disturbance    | Daily During Ground Disturbing Activities |

TABLE 1, CONTINUED

| Issue | Potential Impact   | Mitigation Measures   | Action                               | Implementing Entity  | Governing Agency  | Implementation Timing | Monitoring Frequency                      |
|-------|--------------------|---|--------------------------------------|----------------------|-------------------|-----------------------|---|
|       | cultural resources | <p>the horizontal extent of Site P-37-008280/CA-SDI-8280 within the Project's APE. The archaeologist shall subsequently conduct a subsurface testing program to determine the presence (and integrity) or absence of <i>in situ</i> buried archaeological deposits. The results and an evaluation of eligibility shall be reported in a separate document.</p> <p><b>CUL-2:</b> Implement Mitigation Measures CUL-5 to CUL-14 for the discovery, treatment, and/or recordation of unknown cultural deposits, or potential cultural deposits, encountered during Project ground-disturbing activities and consistent with the <i>Guidelines for Monitors/Consultants of Native American Cultural, Religious, and Burial Sites</i> established by the Native American Heritage Commission (NAHC).</p> |                                      |                      |                   |                       |   |
|       | Cultural Resources | <p><b>CUL-3:</b> Implement Mitigation Measures CUL-5 to CUL-14 for the discovery, treatment, and/or recordation of unknown cultural deposits, or potential cultural deposits, encountered during Project ground-disturbing activities and consistent with the <i>Guidelines for Monitors/Consultants of Native American Cultural, Religious, and Burial Sites</i> established by the Native American Heritage Commission.</p>   | Monitoring During Ground Disturbance | Applicant/Contractor | City of Escondido | Ground Disturbance    | Daily During Ground Disturbing Activities |
|       | Human Remains      | <p><b>CUL-4:</b> Implement Mitigation Measures CUL-5 to CUL-14 for the discovery, treatment, and/or recordation of unknown cultural deposits, or potential cultural deposits, encountered during Project ground-disturbing activities and consistent with the <i>Guidelines for</i></p>   | Monitoring During Ground Disturbance | Applicant/Contractor | City of Escondido | Ground Disturbance    | Daily During Ground Disturbing Activities |

TABLE 1, CONTINUED

| Issue | Potential Impact          | Mitigation Measures   | Action                               | Implementing Entity  | Governing Agency  | Implementation Timing | Monitoring Frequency                      |
|-------|---------------------------|---|--------------------------------------|----------------------|-------------------|-----------------------|---|
|       |                           | <i>Monitors/Consultants of Native American Cultural, Religious, and Burial Sites</i> established by the Native American Heritage Commission   |                                      |                      |                   |                       |   |
|       | Tribal Cultural Resources | <b>CUL-5:</b> 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 | Monitoring During Ground Disturbance | Applicant/Contractor | City of Escondido | Ground Disturbance    | Daily During Ground Disturbing Activities |
|       |                           | <b>CUL-6:</b> 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  | Monitoring During Ground Disturbance | Applicant/Contractor | City of Escondido | Ground Disturbance    | Daily During Ground Disturbing Activities |

TABLE 1, CONTINUED

| Issue | Potential Impact | Mitigation Measures  | Action                               | Implementing Entity   | Governing Agency  | Implementation Timing | Monitoring Frequency                         |
|-------|------------------|--|--------------------------------------|-----------------------|-------------------|-----------------------|--|
|       |                  | 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.  |                                      |                       |                   |                       |  |
|       |                  | <b>CUL-7:</b> 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.  | Monitoring During Ground Disturbance | Applicant/ Contractor | City of Escondido | Ground Disturbance    | Daily During Ground Disturbing Activities    |
|       |                  | <b>CUL-8:</b> 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. | Monitoring During Ground Disturbance | Applicant/ Contractor | City of Escondido | Ground Disturbance    | Daily monitoring during Project construction |
|       |                  | <b>CUL-9:</b> 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   | Monitoring During Ground Disturbance | Applicant/ Contractor | City of Escondido | Ground Disturbance    | Daily During Ground Disturbing Activities    |

TABLE 1, CONTINUED

| Issue | Potential Impact | Mitigation Measures  | Action                               | Implementing Entity   | Governing Agency  | Implementation Timing | Monitoring Frequency                      |
|-------|------------------|--|--------------------------------------|-----------------------|-------------------|-----------------------|---|
|       |                  | <p>cultural resources. Isolates and clearly non-significant deposits shall be minimally documented in the field and collected so the monitored grading can proceed</p> <p><b>CUL-10:</b> 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>   | Monitoring During Ground Disturbance | Applicant/ Contractor | City of Escondido | Ground Disturbance    | Daily During Ground Disturbing Activities |
|       |                  | <p><b>CUL-11:</b> 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</p> | Monitoring During Ground Disturbance | Applicant/ Contractor | City of Escondido | Ground Disturbance    | Daily During Ground Disturbing Activities |

**TABLE 1, CONTINUED**

| Issue | Potential Impact | Mitigation Measures  | Action                                      | Implementing Entity              | Governing Agency         | Implementation Timing     | Monitoring Frequency                             |
|-------|------------------|--|---|----------------------------------|--------------------------|---------------------------|--|
|       |                  | <p>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> <p><b>CUL-12:</b> 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-</p> | <p>Monitoring During Ground Disturbance</p> | <p>Applicant/<br/>Contractor</p> | <p>City of Escondido</p> | <p>Ground Disturbance</p> | <p>Daily During Ground Disturbing Activities</p> |

TABLE 1, CONTINUED

| Issue | Potential Impact | Mitigation Measures  | Action                                      | Implementing Entity          | Governing Agency         | Implementation Timing     | Monitoring Frequency                             |
|-------|------------------|--|---|------------------------------|--------------------------|---------------------------|--|
|       |                  | <p>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>   |   |                              |                          |                           |  |
|       |                  | <p><b>CUL-13:</b> 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> | <p>Monitoring During Ground Disturbance</p> | <p>Applicant/ Contractor</p> | <p>City of Escondido</p> | <p>Ground Disturbance</p> | <p>Daily During Ground Disturbing Activities</p> |
|       |                  | <p><b>CUL-14:</b> 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</p>   | <p>Monitoring During Ground Disturbance</p> | <p>Applicant/ Contractor</p> | <p>City of Escondido</p> | <p>Ground Disturbance</p> | <p>Daily During Ground Disturbing Activities</p> |

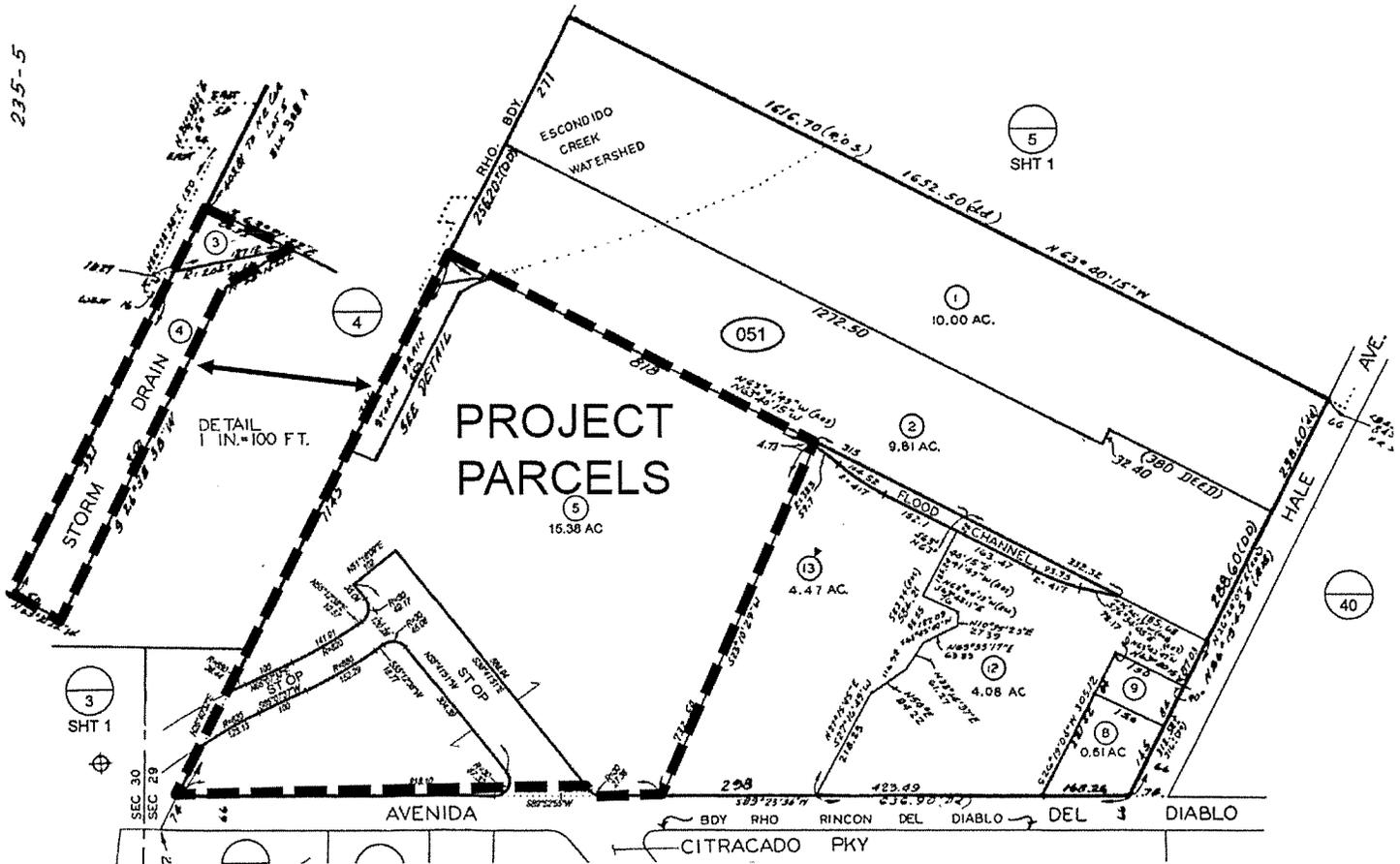
**TABLE 1, CONTINUED**

| Issue | Potential Impact | Mitigation Measures   | Action | Implementing Entity | Governing Agency | Implementation Timing | Monitoring Frequency |
|-------|------------------|---|--------|---------------------|------------------|-----------------------|----------------------|
|       |                  | comments to the qualified archaeologist in a timely manner to be submitted with the report. The report shall include California Department of Parks and Recreation Primary and Archaeological Site Forms for any newly discovered resources |        |                     |                  |                       |                      |

### EXHIBIT "C"

#### PHG15-0018 Property Description

Certain parcels located in Block 143 of Map No. 724 in the City of Escondido, County of San Diego and identified as Assessor Parcel Nos. 235-051-03, -04 and -05 depicted on San Diego County Assessor's Map Book 235, PG 05, Sht. 2 of 3 as depicted below.



ORDINANCE NO. 2016-06

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ESCONDIDO, CALIFORNIA, AMENDING ARTICLE 80 OF THE ZONING CODE PERTAINING TO THE PUBLIC FACILITIES OVERLAY ZONE ALONG WITH AMENDING THE GENERAL PLAN TO APPLY THE PUBLIC FACILITIES OVERLAY ZONE IN CONJUNCTION WITH REZONING APPROXIMATELY 15.4 ACRES TO APPLY THE PUBLIC FACILITIES OVERLAY ZONE FOR PROPERTY GENERALLY LOCATED ON THE NORTHEASTERN CORNER OF AVENIDA DEL DIABLO AND CITRACADO PARKWAY

Applicant: City of Escondido  
Case No.: PHG15-0018 and ENV15-0008

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

SECTION 1. That proper notice of public hearings have been given and public hearings have been held before the Planning Commission and City Council on this issue.

SECTION 2. That on May 10, 2016, the Planning Commission recommended approval of the proposed amendment to the Article 80 of the Zoning Code, General Plan Amendment and Zone Change to apply the Public Facilities Overlay to the subject property (Resolution No. 6067).

SECTION 3. That the City Council has reviewed and considered the Mitigated Negative Declaration prepared for this project (City File No. ENV15-0008) and has determined the project would not have any significant impacts to the environment because all project related impacts have been mitigated, and adopts the Final Mitigated Negative Declaration as reflected on documents on filed in the offices of the City Clerk and Planning Division, and incorporated by this reference.

SECTION 4. That upon consideration of the Findings/Factors to be considered, attached as Exhibit "A" and incorporated by this reference, the staff report, Planning Commission recommendation, and all public testimony presented at the hearing held on this project, this City Council finds that the Amendment to the Zoning Code, General Plan Amendment and Zone Change is consistent with the General Plan and all applicable specific plans of the City of Escondido.

SECTION 5. That the General Plan Land-Use Map and the Zone District Map of the City of Escondido is hereby amended by applying the Public Facilities Overlay to the underlying land-use designation and zoning classification for the real property, as described and depicted in Exhibit "B" attached, and incorporated by this reference.

SECTION 6. That Article 80 of the Escondido Zoning Code is amended to read as outlined in Exhibit "C," which is attached to this Ordinance and incorporated by this reference.

SECTION 7. That the City Clerk is hereby directed to certify to the passage of this ordinance and to cause the same or a summary to be published one time within 15 days of its passage in a newspaper of general circulation, printed and published in the County and circulated in the City of Escondido.

SECTION 8. That if any section, subsection sentence, clause, phrase or portion of this ordinance is held invalid or unconstitutional for any reason by any court of competent jurisdiction, such portion shall be deemed a separate, distinct and independent provision and such holding shall not affect the validity of the remaining portions.

SECTION 9. Those as of effective date of this ordinance, all ordinances or parts of ordinances in conflict herewith are hereby repealed.

**EXHIBIT "A"****FINDINGS OF FACT/FACTORS TO BE CONSIDERED  
PHG15-0018**Amendment to the Zoning Code

1. The public health, safety and welfare will not be adversely affected by the approval of the proposed amendment to Article 80 of the zoning code (Public Facilities Overlay Zone) because appropriate public utilities and corresponding operations/maintenance facilities are needed to serve all areas of the City. These facility may need to be located within various zoning designations and the proposed Public Facilities Overlay zone would be necessary to support the unique design requirements and operational characteristic in order to provide and/or support efficient and effective infrastructure to assure that basic health and safety needs are being met. Each facility within the proposed Public Facilities Overlay Zone would be subject to public review through the Conditional Use Permit process and environmental review in conformance with the California Environmental Quality Act (CEQA) to ensure the appropriateness of the proposed use on a specific site, as well as compatibility with adjacent uses.
2. The proposed amendment to Article 80 would not be detrimental to surrounding properties because all requested departures from the underlying zoning requirements would be specified and made public during the Conditional Use Permit process. The required findings for approval specify that a facility shall not significantly impair the use and enjoyment of neighboring properties and shall take into consideration the scale and architectural context of the surrounding neighborhood. The Conditional Use Permit process ensures the property involved would be suitable for the uses proposed on a specific site.
3. The proposed amendment to the Zoning Code would be consistent with the General Plan because the Escondido General Plan allows for single-use public facilities to be located on properties with a Public Facilities Overlay (PF-O) designation. The proposed Wastewater Collections Yard is a necessary component of the efficient operation of the City's Hale Avenue Resource Recovery Facility (HARRF) and is consistent with Quality of Life Standard 5 (Wastewater System) to ensure the city wastewater system provides the capacity to meet the demand in accordance with the City's Wastewater Master Plan. The proposed project also would be consistent with General Plan Implementation Program goals and policies (Maintenance and Operations, page X-11) by maintaining efficient and effective infrastructure to assure that basic health and safety needs are being met.

Zone Change and General Plan Amendment

1. The public health, safety and welfare will not be adversely affected by the proposed Zone Change and General Plan Amendment to apply the Public Facilities Overlay Zone on the subject parcels because the underlying zoning will remain the same and a limited number of departures from development standards are needed to accommodate the facility that will serve the ongoing public utility and wastewater collection needs of the community. The proposed Overlay Zone land-use and zoning designation would be subject to public review through the Conditional Use Permit process and environmental review in conformance with the California Environmental Quality Act (CEQA) to ensure the appropriateness of the proposed use on a specific site, as well as compatibility with adjacent uses.
2. The property involved is suitable for the uses permitted by the proposed zone because the site is immediately adjacent to the main HARRF facility on the north and the site already is used to support operations at the HARRF and other public works functions. Access to and through the site to the HARRF already is provided. The site will not require extensive grading or would have an adverse impacts to on-site sensitive resources. The proposed facility can be accommodated on the site without adversely affecting other properties or traffic circulation, as detailed in the staff report and Final Mitigated Negative Declaration.
3. The uses permitted by the proposed zone will not be detrimental to surrounding properties because the site is immediately adjacent to the City's HARRF facility on the north, and relatively isolated from most nearby land uses by Circulation Element streets, existing topography and woodland areas. The buildings have been located with appropriate setbacks from adjacent property boundaries and public streets in order to provide appropriate separation and landscape buffers. The current Open Space-Park zoning would remain in place that currently allows for the development of public utilities.

4. The proposed zone change to apply the Public Facilities Overlay Zone on the subject parcels is consistent with the underlying Open Space-Park zoning and SPA8 designation of the General Plan because the proposed project would establish a public utility maintenance facility in support of the adjacent HARRF, subject to the issuance of a Conditional Use Permit. The adjacent HARRF facility already has a Public Facilities Overlay General Plan land-use designation. The project site and adjacent HARRF facility is deemed essential for the provision of essential community services.
5. The proposed zone change will not conflict with any specific plans because there are no specific plans adopted for the subject site. The existing General Plan land-use designation of SPA8 would still remain for the subject parcels with a proposed Public Facilities Overlay zone and land-use designation.

#### Conditional Use Permit

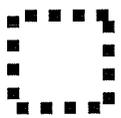
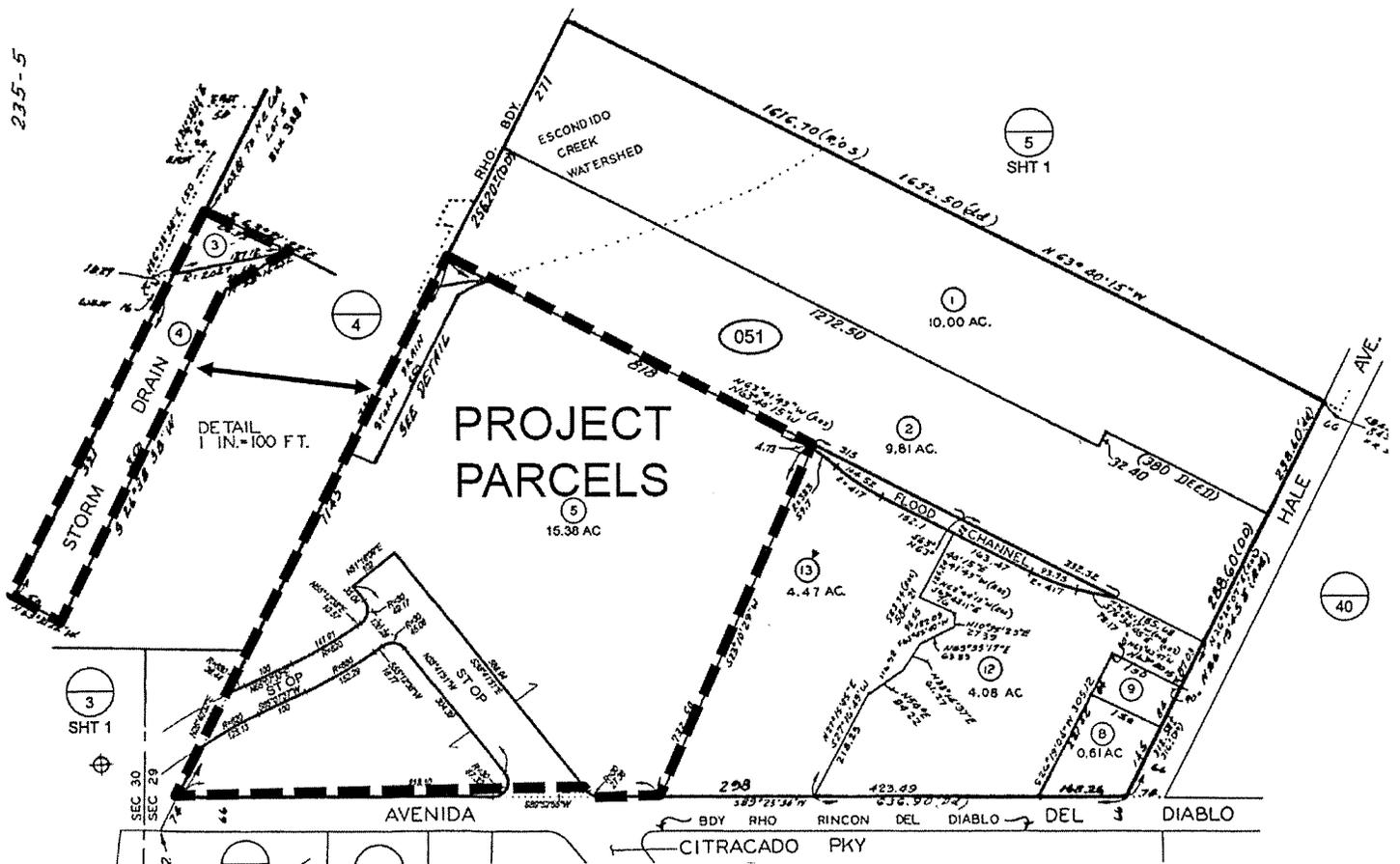
1. The Planning Commission believes that granting this Conditional Use Permit for the proposed Wastewater Collection Yard is based on sound principles of land use and would not create a nuisance, cause deterioration of bordering land uses or create special problems for the area in which it is located because the proposed facility would be situated in a disturbed area on the larger 15.4-acre parcel. The proposed development area is in close proximity to the existing main HARRF facility on the north and appropriate access is provided between both facilities. The proposed three metal buildings would be situated on a large 15-acre parcel and have been designed with appropriate architectural features and located to address any potential visual and compatibility impacts to surrounding uses, with appropriate setbacks from adjacent streets and residential properties. The majority of the wastewater collection operations will be housed inside of the buildings that have been designed to fit into a more rural/open space setting, and also will provide appropriate noise attenuation. The proposed buildings have been located with appropriate setbacks from adjacent property boundaries and public streets in order to provide appropriate separation and landscape buffers. The site will not require extensive grading or would have an adverse impacts to on-site sensitive resources. The proposed facility can be accommodated on the site without adversely affecting other properties or traffic circulation, as detailed in the staff report and Final Mitigated Negative Declaration. The proposed buildings have been designed and oriented to reduce potential compatibility and noise impacts to any adjacent sensitive receptors (residential uses). A sufficient number of on-site parking spaces are provided to serve the facility.
2. 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 ENV15-0008) are that the Initial Study identified impacts related to biological resources, and cultural and tribal cultural resources 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 and Senate Bill 18 regarding consultation with the Native American Tribes and appropriate mitigation measures have been included to address potential impacts to tribal cultural resources.
3. This project is in response to services required by the community because the facility is a component of the efficient operation of the City's Hale Avenue Resource Recovery Facility (HARRF) and is consistent with Quality of Life Standard 5 (Wastewater System) to ensure the city wastewater system provides the capacity to meet the demand in accordance with the City's Wastewater Master Plan. The proposed project also would be consistent with General Plan Implementation Program goals and policies (Maintenance and Operations, page X-11) by maintaining efficient and effective infrastructure to assure that basic health and safety needs are being met.
4. The proposed Conditional Use Permit and Public Facilities Overlay designation would be appropriate the subject site and would not be detrimental to surrounding properties because all requested departures from the underlying zoning requirements have been identified through the public Conditional Use Permit process. Any departures from standard zoning requirements are based upon the necessary operating characteristics of the facility and the efficient provision of public services. The facility would not impair the use and enjoyment of neighboring properties and has taken into consideration the scale and architectural context of the surrounding neighborhood. The property involved would be suitable for the uses proposed on a specific site as noted in the above Findings, staff report and Final Mitigated Negative Declaration prepared for the project.

5. The proposed project will not conflict with any specific plans because there are no specific plans adopted for the subject site. The existing General Plan land-use designation of SPA8 would still remain for the subject parcels with a proposed Public Facilities Overlay zone and land-use designation. The project has been considered in relationship to its effect on the community any neighborhood plan, and would not result in any significant operational or compatibility impacts with the surrounding neighborhood, as detailed in the above findings, staff report and environmental documents prepared for the project.

### EXHIBIT "B"

#### PHG15-0018 Property Description

Certain parcels located in Block 143 of Map No. 724 in the City of Escondido, County of San Diego and identified as Assessor Parcel Nos. 235-051-03, -04 and -05 depicted on San Diego County Assessor's Map Book 235, PG 05, Sht. 2 of 3 as depicted below.



General Plan Land-Use Designation (apply the Public Facilities Overlay PFO)  
Zoning Classification (apply the Public Facilities Overlay PFO)

## EXHIBIT "C"

### ARTICLE 80. PUBLIC FACILITIES OVERLAY ZONE

#### Section. 33-1650. Purpose

- (a) General Purpose. The purpose of the public facilities overlay zone is to provide uniform standards and procedures for the development of public utility, operations, maintenance, police department and fire department facilities throughout the city.

#### Section 33-1651. Applicability

The PFO (public facilities) overlay zone may be applied upon request, subject to discretionary review, in any residential, commercial, industrial, open space or specific plan zoning designation.

#### Section 33-1652. Permitted and conditional uses.

The permitted uses and structures and the accessory uses and structures shall be as permitted in the underlying zone. Those properties where the city council has applied the PFO overlay zone shall additionally allow the establishment of public utility, operations, maintenance, police department and/or fire department facilities subject to the issuance of a conditional use permit.

#### Section 33-1653. Development standards.

Standards for area, coverage, building height, sign placement and design, site planning, setbacks, landscaping and screening, distances between buildings, floor area ratio, open space, off-street parking, may vary from the underlying zoning as needed to ensure that public facilities meet community needs as recommended by the chief of police, or fire chief, or director of public works and subject to the approval of the planning commission and/or city council. All requested exceptions shall be noted in the staff report presented to the planning commission and consideration of the effects of such exception shall be given to surrounding residents and businesses.

#### Section 33-1654. Required findings for approval.

Prior to recommending approval of a conditional use permit, the planning commission shall find that the proposed public facility conforms to the following criteria:

- (a) The location of the facility is in response to the public service needs of the community and will not significantly impair the continue use and enjoyment of neighboring properties.
- (b) The design of the facility has taken into consideration the scale and architectural context of the neighborhood or business district in which the facility is located. Departures from standard zoning requirements are based upon the necessary operating characteristics of the facility and the efficient provisions of public services.
- (c) All vehicular traffic generated by the facility can be accommodated safely and without causing undue congestion upon adjoining streets.
- (d) That all requirements of the California Environmental Quality Act have been met.

## CITY COUNCIL

For City Clerk's Use:

**APPROVED**       **DENIED**

Reso No. \_\_\_\_\_ File No. \_\_\_\_\_

Ord No. \_\_\_\_\_

**Agenda Item No.: 9**  
**Date: June 15, 2016**

**TO:** Honorable Mayor and Members of the City Council

**FROM:** Christopher W. McKinney, Director of Utilities

**SUBJECT:** 2015 Urban Water Management Plan

**RECOMMENDATION:**

The Utilities Department requests that the City Council adopt Resolution No. 2016-90, approving the 2015 Urban Water Management Plan (UWMP).

**FISCAL ANALYSIS:**

No direct financial impact to the City is associated with the proposed Resolution.

**BACKGROUND:**

The City of Escondido, as an urban water supplier in California, must prepare a long-term water resource plan every five years that shows that adequate water supplies will be available to meet existing and future water demands. The plan must assess the reliability of the supplier's water sources over a minimum 20-year planning horizon. The plan does not commit the City to any particular future actions.

The UWMP must be submitted to the Department of Water Resources (DWR) for staff review to ensure water suppliers have completed the requirements identified in the California Water Code, Sections 10608 – 10656. Various grants and loans by the DWR and other state agencies require a current UWMP that addresses the requirements of the California Water Code, and is on file with the DWR.

The UWMP is also used to report a supplier's progress on the 20 percent reduction in per-capita urban water consumption by the year 2020 (sometimes referred to as "20 x 2020"), as required in the Water Conservation Bill of 2009, SBX7-7. Escondido is on track to meet its 2020 target of 182 gallons per capita per day (GPCD). (Please note: this number is measured differently than the Residential Gallons per Capita per Day (R-GPCD) reported monthly to the State; though similar, the two are not meant to be compared directly.)

The draft UWMP was made available starting May 18, 2016, for public review at the Engineering Counter in City Hall and online at [www.escondido.org/utilities.aspx](http://www.escondido.org/utilities.aspx). Consideration of this request by the City Council will also provide the public with an opportunity to comment on the plan.

Approval of 2015 Urban Water Management Plan (UWMP)  
June 15, 2016  
Page 2

Previously, the City Council approved and adopted the 2010 Urban Urban Water Management Plan (UWMP) on July 13, 2011, by Resolution No. 2011-93, and the 2005 UWMP on December 7, 2005, by Resolution No. 2005-284.

In response to public comments, proposed changes to the public draft of the UWMP are listed in red below:

Page 2-2, final paragraph:

“The location of the City’s **current** water service area boundary, in relation to neighboring agencies, is shown in Figure 2-1. **Water service area boundaries have the potential to change in the future as new development projects request expansion of the service area.**”

Page 2-3, Figure 2-1 Title:

“City of Escondido **2016** Water Service Area...”

Page 2-4, Section 2.1.2:

“These projections, **provided in Table 2-2**, are based on SANDAG’s Series 13 Growth Forecast model, which incorporates projected land uses, as well as local and regional planning documents, **including the proposed Safari Highlands development**, to estimate populations.” ~~These projections are provided in Table 2-2.~~

Page 3-3, Section 3.1.5:

Change instances of “525 acre feet per year” to “**508**” in the paragraph and in Table 3-1 (see below, Appendix G).

Page 5-6, Figure 5-2 Title:

“City of Escondido **2016** Recycled Water Conveyance...”

Appendix G – AWWA Water Audit:

Replace with the updated version 5.0 of the same form (v4.1) (see attached)

Respectfully submitted,



Christopher W. McKinney  
Director of Utilities



Elisa Marrone  
Environmental Programs Specialist

AWWA

**Free Water Audit Software:**  
**Reporting Worksheet**

WAS v5.0  
American Water Works Association

Water Audit Report for: **City of Escondido**  
 Reporting Year: **2014** / 7/2013 - 6/2014

Please enter data in the white cells below. Where available, metered values should be used; if metered values are unavailable please estimate a value. Indicate your confidence in the accuracy of the

All volumes to be entered as: MILLION GALLONS (US) PER YEAR

To select the correct data grading for each input, determine the highest grade where

----- Enter grading in column 'E' and 'J' ----->

**WATER SUPPLIED**

|                          |         |                  |       |
|--------------------------|---------|------------------|-------|
| Volume from own sources: | + ? 7   | 8,244.367        | MG/Yr |
| Water imported:          | + ? n/a | 0.000            | MG/Yr |
| Water exported:          | + ? 8   | 164.881          | MG/Yr |
| <b>WATER SUPPLIED:</b>   |         | <b>8,161.496</b> | MG/Yr |

**AUTHORIZED CONSUMPTION**

|                                |         |                  |       |
|--------------------------------|---------|------------------|-------|
| Billed metered:                | + ? 9   | 7,896.937        | MG/Yr |
| Billed unmetered:              | + ? n/a | 0.000            | MG/Yr |
| Unbilled metered:              | + ? n/a | 0.000            | MG/Yr |
| Unbilled unmetered:            | + ? 5   | 102.019          | MG/Yr |
| <b>AUTHORIZED CONSUMPTION:</b> |         | <b>7,998.956</b> | MG/Yr |

Default option selected for Unbilled unmetered - a grading of 5 is applied but not displayed

**WATER LOSSES (Water Supplied - Authorized Consumption)**

**162.540** MG/Yr

**Apparent Losses**

|                                  |       |                |       |
|----------------------------------|-------|----------------|-------|
| Unauthorized consumption:        | + ?   | 20.404         | MG/Yr |
| Customer metering inaccuracies:  | + ? 5 | 79.767         | MG/Yr |
| Systematic data handling errors: | + ? 9 | 19.742         | MG/Yr |
| <b>Apparent Losses:</b>          |       | <b>119.913</b> | MG/Yr |

Default option selected for Systematic data handling errors - a grading of 5 is applied but not displayed

**Real Losses (Current Annual Real Losses or CARL)**

Real Losses = Water Losses - Apparent Losses: **42.627** MG/Yr

**WATER LOSSES: 162.540** MG/Yr

**NON-REVENUE WATER**

NON-REVENUE WATER: **264.559** MG/Yr

= Water Losses + Unbilled Metered + Unbilled Unmetered

Master Meter and Supply Error Adjustments

|       |        |         |
|-------|--------|---------|
| Pcnt: | Value: | MG/Yr   |
| + ? 7 | 0      | -90.688 |
| + ?   | 0      | MG/Yr   |
| + ? 3 | -5.00% | MG/Yr   |

Enter negative % or value for under-registration  
Enter positive % or value for over-registration

Click here: ? for help using option buttons below

|       |        |       |
|-------|--------|-------|
| Pcnt: | Value: | MG/Yr |
| 1.25% | 0      | MG/Yr |

Use buttons to select percentage of water supplied OR value

|       |        |       |
|-------|--------|-------|
| Pcnt: | Value: | MG/Yr |
| 0.25% | 0      | MG/Yr |
| 1.00% | 0      | MG/Yr |
| 0.25% | 0      | MG/Yr |

**SYSTEM DATA**

|  |       |        |                 |
|--|-------|--------|-----------------|
| Length of mains:                                   | + ? 5 | 440.0  | miles           |
| Number of active AND inactive service connections: | + ? 7 | 26,544 |                 |
| Service connection density:                        | ?     | 60     | conn./mile main |

Are customer meters typically located at the curbside or property line? **Yes** (length of service line beyond the property boundary, that is the responsibility of the utility)

Average length of customer service line: **0** (Average length of customer service line has been set to zero and a data grading score of 10 has been applied)

Average operating pressure: **85.0** psi

**COST DATA**

|   |        |              |  |
|---|--------|--------------|--|
| Total annual cost of operating water system:            | + ? 10 | \$55,133,400 | \$/Year  |
| Customer retail unit cost (applied to Apparent Losses): | + ? 9  | \$4.79       | \$/1000 gallons (US)   |
| Variable production cost (applied to Real Losses):      | + ? 8  | \$3,132.57   | \$/Million gallons <input type="checkbox"/> Use Customer Retail Unit Cost to value real losses |

\*\*\* YOUR SCORE IS: 73 out of 100 \*\*\*

A weighted scale for the components of consumption and water loss is included in the calculation of the Water Audit Data Validity Score

**PRIORITY AREAS FOR ATTENTION:**

Based on the information provided, audit accuracy can be improved by addressing the following components:

- 1: Volume from own sources
- 2: Customer metering inaccuracies
- 3: Unauthorized consumption

RESOLUTION NO. 2016-90

A RESOLUTION OF THE CITY COUNCIL OF  
THE CITY OF ESCONDIDO, CALIFORNIA,  
ADOPTING THE 2015 URBAN WATER  
MANAGEMENT PLAN

WHEREAS, water is vital to public health, the health of the economy and the environment, as well as the future of a community; and

WHEREAS the proper, cost effective and efficient management of our water resources is essential to ensuring water supplies now and in the future; and

WHEREAS, the City of Escondido has completed an Urban Water Management Plan ("Plan") pursuant to the requirements of the California Water Code Section 10610 et seq.; and

WHEREAS, the Plan, which is on file with the Office of the City Clerk, is a formal document to discuss past, current and projected water demands; water use efficiencies; existing and future water supply sources; and water management practices; and

WHEREAS, the City Council has reviewed and considered the Plan and received information regarding the Plan prior to and at the City Council meeting on June 15, 2016.

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 hereby approves and adopts the 2015 Urban Water Management Plan.

3. That the Director of Utilities is authorized and directed to implement the measures included in the Plan as the City of Escondido's part in the local and regional water management efforts.

## CITY COUNCIL

For City Clerk's Use:

**APPROVED**       **DENIED**

Reso No. \_\_\_\_\_ File No. \_\_\_\_\_

Ord No. \_\_\_\_\_

**Agenda Item No.: 10**  
**Date: June 15, 2016**

**TO:** Honorable Mayor and Members of the City Council

**FROM:** Sheryl Bennett, Director of Administrative Services  
Edward N. Domingue, Director of Public Works/City Engineer

**SUBJECT:** The Five-Year Capital Improvement Program, the Fiscal Year 2016/17 CIP Budget, and the Regional Transportation Improvement Program

**RECOMMENDATION:**

It is requested that the City Council:

- 1) Approve Resolution No. 2016-45, adopting Fiscal Years 2016/17– 2020/21 Five-Year Capital Improvement Program (CIP), and the Fiscal Year 2016/17 CIP Project Budgets; and
- 2) Approve Resolution No. 2016-46, adopting the Regional Transportation Improvement Program for Fiscal Years 2016/17-2020/21.

**FISCAL ANALYSIS:**

The CIP is a five-year planning tool which is developed and updated annually. The program allows identification of dependable funding resources for Fiscal Year 2016/17 and the corresponding uses of those funds. To view the complete document please visit: <http://www.escondido.org/capital-improvement-program.aspx>

**PREVIOUS ACTION:**

A preliminary summary of capital project requests was prepared and submitted to council on May 4, 2016.

**BACKGROUND:**

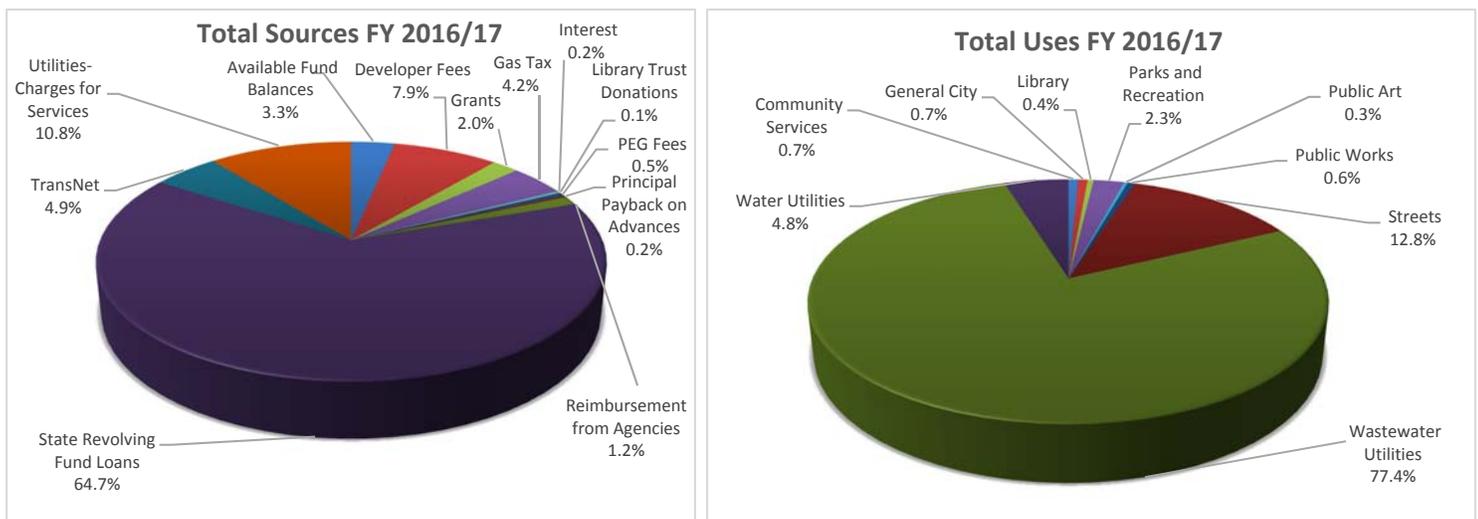
### FIVE-YEAR CAPITAL IMPROVEMENT PROGRAM AND FISCAL YEAR 2016/17 CIP BUDGET

The Five-Year Capital Improvement Program (CIP or Program) summarizes anticipated resources and their estimated uses. In order to maintain the City's high quality-of-life standards and to affirm Escondido as the "City of Choice," the CIP Budget has programmed major infrastructure, construction, capital improvements, and other maintenance projects. The proposed budget estimates sources of \$69.3 million, which when combined with available fund balances of \$2.3 million, will provide total resources of \$71.6 million available to fund capital improvements and other maintenance and capital

outlay expenditures. The current year budget requests anticipate uses of \$66.7 million in appropriated expenditures and transfers.

Upon completion of a project, any remaining balance is returned to the appropriate fund's reserves and becomes available to fund future projects. This program includes approximately \$4.9 million in reserves available for future projects. The majority of the reserves are restricted funding only to be used for specific purposes.

The following charts highlight by category the funding Sources and Uses contained in the current Five-Year Capital Improvement Program for fiscal year 2016/17.



### FIVE-YEAR STREET CIP PLANNING PROCESS

Each year the City updates the Five-Year Street Capital Improvement Program. In the past, the five-year plan was developed with the assistance and oversight of the Traffic and Transportation Task Force. For the last several years the Task Force has not been formed primarily due to the City Council's stated priority to complete the extension of Citracado Parkway from Harmony Grove Village Parkway to Andreasen.

Over the next five years, Traffic Impact Funding is recommended to be programmed toward the extension of Citracado Parkway. The ability to consider funding for alternate projects is also impacted by the transfer of gas tax funds to the General Fund, offsetting Maintenance Division costs and by large amounts of TransNet funds dedicated to our annual Street Maintenance Program.

## ANNUAL OPERATING AND MAINTENANCE PROGRAMS

The Five-Year Street CIP budget programs funding for the City's Annual Pavement Maintenance and Rehabilitation project. Based on a significant reduction in gas tax revenues, Pavement Maintenance is recommended to be funded at \$4.35 million, which is less than the City's targeted funding of \$4.7 million per year. All available TransNet and gas tax revenues are recommended to be dedicated to the annual Street Maintenance Program. As a result, there is not adequate funding for other annual operating and maintenance programs that have been traditionally funded with TransNet and gas tax funds, including Traffic Infrastructure and the Transportation and Community Safety Commission projects.

## PROGRAM OF PROJECTS

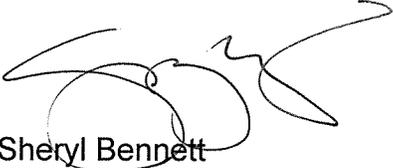
As of July 1, 2008, new TransNet funds that accrue to the City are being collected through the TransNet Extension Ordinance approved by San Diego area voters in November of 2004. The extended ordinance is considerably more complex than the original TransNet measure. Among the new procedures is a requirement to be clear with regard to programming of the new TransNet funds and to be transparent to the public so any interested party can comment on the use of these funds.

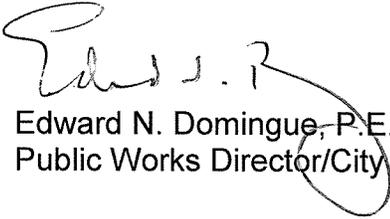
Two projects are being programmed with TransNet funds for Fiscal Years 2016/17 through 2020/21. These are:

- ESC-37, Pavement Maintenance, in the amount of \$5,377,745
- ESC-38, Pavement Rehabilitation, in the amount of \$13,837,400

TransNet funding for these projects constitutes the City of Escondido's TransNet Local Street Improvement Program of Projects for Fiscal Years 2016/17 through 2020/21. Resolution No. 2016-46 as presented for City Council approval, implements recommended funding to these projects for the 2016 RTIP, and has been input as an amendment into ProjectTrak, SANDAG's automated system for programming of regional highway and street funds by City staff. Amendments to the Program of Projects in the ProjectTrak system, if needed, are permitted by SANDAG quarterly.

Respectfully submitted,

  
Sheryl Bennett  
Director of Administrative Services

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

RESOLUTION NO. 2016-45

A RESOLUTION OF THE CITY COUNCIL OF  
THE CITY OF ESCONDIDO, CALIFORNIA,  
ADOPTING THE FIVE-YEAR CAPITAL  
IMPROVEMENT PROGRAM FOR FISCAL  
YEARS 2016/17 – 2020/21 AND THE  
PROJECT BUDGETS FOR FISCAL YEAR  
2016/17

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

SECTION 1. That the budgets for all capital projects for the period July 1, 2016, through June 30, 2017, inclusive, contained in the Fiscal Years 2016/17-2020/21 Five-Year Capital Improvement Program and Budget Document (a copy of which is on file in the Office of the City Clerk) as amended by the City Council, are adopted as the final project budgets for Fiscal Year 2016/17. Amendments to this budget may be made from time to time following review and approval by minute action of the City Council.

SECTION 2. That the Fiscal Year 2016/17 amount designated for each project and each fund in the Five-Year Capital Project Improvement Program and Budget, on file with the City Clerk, are hereby appropriated to the fund for which it is designated. Such appropriations as adjusted shall be neither increased nor decreased without approval of the City Council, except for transfers within funds allowed under the City of Escondido's adopted budget adjustment policy. All amounts designated in each project budget on file with the City Clerk are hereby appropriated for such uses to the fund under which they are listed, and shall be neither increased nor decreased without approval of the City Manager.

SECTION 3. That any City Council action changing the above mentioned assumptions will cause the Five-Year Capital Improvement Program and Fiscal Year 2016/17 Project Budgets to be revised and brought back to the City Council for modification.

RESOLUTION NO. 2016-46

A RESOLUTION OF THE CITY COUNCIL OF  
THE CITY OF ESCONDIDO, CALIFORNIA,  
AUTHORIZING THE ADOPTION OF THE  
TRANSNET LOCAL STREET IMPROVEMENT  
PROGRAM OF PROJECTS FOR FISCAL  
YEARS 2017 THROUGH 2021

WHEREAS, on November 4, 2004, the voters of San Diego County approved the San Diego Transportation Improvement Program Ordinance and Expenditure Plan ("TransNet Extension Ordinance"); and

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

WHEREAS, the City of Escondido was provided with an estimate of annual TransNet local street improvement revenues for fiscal years 2017 through 2021; and

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

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

1. That the above recitations are true.

BE IT FURTHER RESOLVED that Adopting the Local Street Improvement Program includes revising the Regional Transportation Improvement Program Budget to remove unspent funding from completed projects, updating project status and carry forward amounts, and future fund programming in accordance with Table 1. A copy of Table 1 is attached as Exhibit "A" to this Resolution and is incorporated by this reference.

BE IT FURTHER RESOLVED that pursuant to Section 2(C)(1) of the TransNet Extension Ordinance, the City of Escondido certifies that no more than 30 percent of its annual revenues shall be spent on local street and road maintenance-related projects.

BE IT FURTHER RESOLVED that pursuant to Section 4(E)(3) of the TransNet Extension Ordinance, the City of Escondido certifies that all new projects, or major reconstruction projects, funded by TransNet revenues shall accommodate travel by pedestrians and bicyclists, and that any exception to this requirement permitted under the Ordinance and proposed shall be clearly noticed as part of the City of Escondido's public hearing process.

BE IT FURTHER RESOLVED that pursuant to Section 8 of the TransNet Extension Ordinance, the City of Escondido certifies that the required minimum annual level of local discretionary funds to be expended for street and road purposes will be met throughout the five-year period consistent with the most recent Maintenance of Effort Requirements adopted by SANDAG.

BE IT FURTHER RESOLVED that pursuant to Section 9A of the TransNet Extension Ordinance, the City of Escondido certifies that it will exact \$2,357, plus all applicable annual increases, from the private sector for each newly constructed

residential housing unit in that jurisdiction, and shall contribute such exactions to the Regional Transportation Congestion Improvement Program ("RTCIP").

BE IT FURTHER RESOLVED that pursuant to Section 13 of the TransNet Extension Ordinance, the City of Escondido certifies that it has established a separate Transportation Improvement Account for TransNet revenues with interest earned expended only for those purposes for which the funds were allocated.

BE IT FURTHER RESOLVED that pursuant to Section 18 of the TransNet Extension Ordinance, the City of Escondido certifies that each project of \$250,000 or more will be clearly designated during construction with TransNet project funding identification signs.

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

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

**Table 1**  
**2016 Regional Transportation Improvement Program**  
**San Diego Region (in \$000s)**

**Escondido, City of**

| <b>MPO ID: ESC02A</b>           |  |                             | <b>ADOPTION: 16-00</b>    |       |       |                    |            |                       |              |                |
|---------------------------------|--|-----------------------------|---------------------------|-------|-------|--------------------|------------|-----------------------|--------------|----------------|
| Project Title:                  | East Valley/Valley Center  |                             |                           |       |       |                    |            | EA NO: 260            |              |                |
| Project Description:            | East Valley Pkwy/Valley Center Rd from Bevin Dr to northern City limits - Widen roadway from 4 to 6 lanes with raised medians, left turn pockets, and dedicated right turn lanes; modify signals at Lake Wohlford Rd/Valley Center Rd and Beven Dr/Valley Center Rd; widen bridge over Escondido Creek |                             |                           |       |       |                    |            | EARMARK NO: CA332/260 |              |                |
| Capacity Status:                | CI   | Exempt Category: Non-Exempt |                           |       |       |                    | RAS (M-40) |                       |              |                |
|                                 |  |                             |                           |       |       | TransNet - LSI: CR |            |                       |              |                |
| Est Total Cost: <b>\$10,566</b> |  |                             | Open to Traffic: Dec 2017 |       |       |                    |            |                       |              |                |
|                                 | TOTAL  | PRIOR                       | 16/17                     | 17/18 | 18/19 | 19/20              | 20/21      | PE                    | RW           | CON            |
| TransNet - LSI                  | \$520  | \$520                       |                           |       |       |                    |            |                       |              | \$520          |
| TransNet - LSI (Cash)           | \$632  | \$632                       |                           |       |       |                    |            |                       |              | \$632          |
| TransNet - LSI Carry Over       | \$4,006  | \$4,006                     |                           |       |       |                    |            |                       | \$100        | \$3,906        |
| HPP                             | \$1,600  | \$1,600                     |                           |       |       |                    |            |                       |              | \$1,600        |
| Local Funds                     | \$3,445  | \$2,540                     | \$905                     |       |       |                    |            | \$500                 |              | \$2,945        |
| Local RTCIP                     | \$363  | \$363                       |                           |       |       |                    |            |                       |              | \$363          |
| <b>TOTAL</b>                    | <b>\$10,566</b>  | <b>\$9,661</b>              | <b>\$905</b>              |       |       |                    |            | <b>\$500</b>          | <b>\$100</b> | <b>\$9,966</b> |

| <b>MPO ID: ESC04</b>            |  |                             | <b>ADOPTION: 16-00</b>    |                |                |                |                    |                 |                |                 |
|---------------------------------|--|-----------------------------|---------------------------|----------------|----------------|----------------|--------------------|-----------------|----------------|-----------------|
| Project Title:                  | Citracado Parkway II   |                             |                           |                |                |                |                    | RTP PG NO: B-37 |                |                 |
| Project Description:            | Citracado Parkway from West Valley to Harmony Grove - widen from 2 to 4 lanes with raised medians, construct bridge over Escondido Creek |                             |                           |                |                |                |                    | RAS (M-40)      |                |                 |
| Capacity Status:                | CI   | Exempt Category: Non-Exempt |                           |                |                |                | TransNet - LSI: CR |                 |                |                 |
| Est Total Cost: <b>\$25,959</b> |  |                             | Open to Traffic: Dec 2020 |                |                |                |                    |                 |                |                 |
|                                 | TOTAL  | PRIOR                       | 16/17                     | 17/18          | 18/19          | 19/20          | 20/21              | PE              | RW             | CON             |
| TransNet - L                    | \$581  | \$581                       |                           |                |                |                |                    |                 | \$581          |                 |
| TransNet - LSI (Cash)           | \$988  | \$988                       |                           |                |                |                |                    |                 |                | \$988           |
| TransNet - LSI Carry Over       | \$1,700  |                             | \$1,700                   |                |                |                |                    |                 |                | \$1,700         |
| HUD                             | \$908  | \$908                       |                           |                |                |                |                    | \$908           |                |                 |
| Local Funds                     | \$21,782   | \$16,025                    | \$1,038                   | \$1,221        | \$1,200        | \$1,166        | \$1,132            | \$839           | \$1,000        | \$19,943        |
| <b>TOTAL</b>                    | <b>\$25,959</b>  | <b>\$18,502</b>             | <b>\$2,738</b>            | <b>\$1,221</b> | <b>\$1,200</b> | <b>\$1,166</b> | <b>\$1,132</b>     | <b>\$1,747</b>  | <b>\$1,581</b> | <b>\$22,631</b> |

| <b>MPO ID: ESC06</b>           |   |                             | <b>ADOPTION: 16-00</b>    |       |       |       |                    |                 |    |                |
|--------------------------------|---|-----------------------------|---------------------------|-------|-------|-------|--------------------|-----------------|----|----------------|
| Project Title:                 | El Norte Parkway Bridge at Escondido Creek  |                             |                           |       |       |       |                    | RTP PG NO: B-37 |    |                |
| Project Description:           | El Norte Parkway from Kaile Lane to Key Lime Way - construct missing two lane bridge at Escondido Creek |                             |                           |       |       |       |                    | RAS (M-40)      |    |                |
| Capacity Status:               | CI  | Exempt Category: Non-Exempt |                           |       |       |       | TransNet - LSI: CR |                 |    |                |
| Est Total Cost: <b>\$3,952</b> |   |                             | Open to Traffic: Jun 2017 |       |       |       |                    |                 |    |                |
|                                | TOTAL   | PRIOR                       | 16/17                     | 17/18 | 18/19 | 19/20 | 20/21              | PE              | RW | CON            |
| TransNet - L                   | \$2,000   | \$2,000                     |                           |       |       |       |                    | \$50            |    | \$1,950        |
| TransNet - L (Cash)            | \$167   | \$167                       |                           |       |       |       |                    |                 |    | \$167          |
| TransNet - LSI (Cash)          | \$808   | \$808                       |                           |       |       |       |                    |                 |    | \$808          |
| TransNet - LSI Carry Over      | \$571   |                             | \$571                     |       |       |       |                    |                 |    | \$571          |
| Local Funds                    | \$406   | \$406                       |                           |       |       |       |                    |                 |    | \$406          |
| <b>TOTAL</b>                   | <b>\$3,952</b>  | <b>\$3,381</b>              | <b>\$571</b>              |       |       |       |                    | <b>\$50</b>     |    | <b>\$3,902</b> |

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

**Table 1**  
**2016 Regional Transportation Improvement Program**  
**San Diego Region (in \$000s)**

**Escondido, City of**

| <b>MPO ID: ESC08</b>  |                | <b>ADOPTION: 16-00</b>    |             |       |       |       |       |             |                |     |
|---|----------------|---------------------------|-------------|-------|-------|-------|-------|-------------|----------------|-----|
| Project Title: Felicita Ave/Juniper Street  |                | RTP PG NO: B-38           |             |       |       |       |       |             |                |     |
| Project Description: From Escondido Boulevard to Juniper Street and from Juniper Street to Chestnut Street - widen from 2 to 4 lanes with left turn pockets, raised medians on Felicita; new traffic signals at Juniper and Chestnut, Juniper and 13th Ave., modifications to installed signal at Juniper and 15th, modify traffic signal at Juniper and Felicita |                | RAS (M-40)                |             |       |       |       |       |             |                |     |
| Capacity Status: CI Exempt Category: Non-Exempt   |                | TransNet - LSI: CR        |             |       |       |       |       |             |                |     |
| Est Total Cost: <b>\$3,665</b>  |                | Open to Traffic: May 2020 |             |       |       |       |       |             |                |     |
|   | TOTAL          | PRIOR                     | 16/17       | 17/18 | 18/19 | 19/20 | 20/21 | PE          | RW             | CON |
| TransNet - L (Cash)   | \$115          | \$115                     |             |       |       |       |       |             | \$115          |     |
| TransNet - LSI Carry Over   | \$50           |                           | \$50        |       |       |       |       | \$50        |                |     |
| Local Funds   | \$3,500        | \$3,500                   |             |       |       |       |       |             | \$3,500        |     |
| <b>TOTAL</b>  | <b>\$3,665</b> | <b>\$3,615</b>            | <b>\$50</b> |       |       |       |       | <b>\$50</b> | <b>\$3,615</b> |     |

**COMPLETED**

| <b>MPO ID: ESC11</b>  |                 | <b>ADOPTION: 16-00</b> |       |       |       |       |       |              |    |                 |
|---|-----------------|------------------------|-------|-------|-------|-------|-------|--------------|----|-----------------|
| Project Title: Street Rehabilitation & Resurface  |                 | TransNet - LSI: Maint  |       |       |       |       |       |              |    |                 |
| Project Description: Citywide - Refer to City Maintenance Zone Map - reconstruction, resurfacing, chip sealing, crack filling and sidewalk repair |                 |                        |       |       |       |       |       |              |    |                 |
| Capacity Status: NCI Exempt Category: Safety - Pavement resurfacing and/or rehabilitation   |                 |                        |       |       |       |       |       |              |    |                 |
| Est Total Cost: <b>\$23,046</b>   |                 |                        |       |       |       |       |       |              |    |                 |
|   | TOTAL           | PRIOR                  | 16/17 | 17/18 | 18/19 | 19/20 | 20/21 | PE           | RW | CON             |
| TransNet - L  | \$1,904         | \$1,904                |       |       |       |       |       |              |    | \$1,904         |
| TransNet - L (Cash)   | \$961           | \$961                  |       |       |       |       |       |              |    | \$961           |
| TransNet - LSI  | \$1,996         | \$1,996                |       |       |       |       |       |              |    | \$1,996         |
| TransNet - LSI (Cash)   | \$39            | \$39                   |       |       |       |       |       |              |    | \$39            |
| TransNet - LSI Carry Over   | \$3,638         | \$3,638                |       |       |       |       |       |              |    | \$3,638         |
| Local Funds   | \$14,508        | \$14,508               |       |       |       |       |       | \$300        |    | \$14,208        |
| <b>TOTAL</b>  | <b>\$23,046</b> | <b>\$23,046</b>        |       |       |       |       |       | <b>\$300</b> |    | <b>\$22,746</b> |

| <b>MPO ID: ESC24</b>  |                | <b>ADOPTION: 16-00</b>    |              |       |       |       |       |              |    |                |
|---|----------------|---------------------------|--------------|-------|-------|-------|-------|--------------|----|----------------|
| Project Title: Centre City Parkway  |                | RTP PG NO: B-38           |              |       |       |       |       |              |    |                |
| Project Description: Centre City Parkway from W. Mission Ave. to SR 78 - This project will reconfigure existing street lane alignment, extend center median, and replace two existing traffic signals to accommodate one additional left turn lane and adjusted lane alignment to eastbound W. Mission Avenue at its intersection with Centre City Parkway. |                | RAS (M-40)                |              |       |       |       |       |              |    |                |
| Capacity Status: CI Exempt Category: Non-Exempt   |                | TransNet - LSI: CR        |              |       |       |       |       |              |    |                |
| Est Total Cost: <b>\$2,209</b>  |                | Open to Traffic: Jun 2018 |              |       |       |       |       |              |    |                |
|   | TOTAL          | PRIOR                     | 16/17        | 17/18 | 18/19 | 19/20 | 20/21 | PE           | RW | CON            |
| TransNet - L  | \$974          | \$974                     |              |       |       |       |       |              |    | \$974          |
| TransNet - L (Cash)   | \$374          | \$374                     |              |       |       |       |       |              |    | \$374          |
| TransNet - LSI Carry Over   | \$589          | \$50                      | \$539        |       |       |       |       |              |    | \$589          |
| Local Funds   | \$272          | \$272                     |              |       |       |       |       | \$272        |    |                |
| <b>TOTAL</b>  | <b>\$2,209</b> | <b>\$1,670</b>            | <b>\$539</b> |       |       |       |       | <b>\$272</b> |    | <b>\$1,937</b> |

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**Table 1**  
**2016 Regional Transportation Improvement Program**  
**San Diego Region (in \$000s)**

Escondido, City of

**COMPLETED**

| MPO ID: ESC35             |   | ADOPTION: 16-00 |  |       |       |       |       |                    |    |              |  |
|---------------------------|---|-----------------|--|-------|-------|-------|-------|--------------------|----|--------------|--|
| Project Title:            | Bear Valley Parkway North Contribution  |                 |  |       |       |       |       | RAS (TA 4-73)      |    |              |  |
| Project Description:      | Bear Valley Parkway from San Pasqual Valley Road to Boyle Avenue - Bear Valley Parkway from San Pasqual Valley Road to Boyle Avenue contribution - (CNTY39) |                 |  |       |       |       |       | TransNet - LSI: CR |    |              |  |
| Capacity Status:          | NCI   |                 | Exempt Category: Other - Non construction related activities |       |       |       |       |                    |    |              |  |
| Est Total Cost: \$650     |   |                 |  |       |       |       |       |                    |    |              |  |
|                           | TOTAL   | PRIOR           | 16/17  | 17/18 | 18/19 | 19/20 | 20/21 | PE                 | RW | CON          |  |
| TransNet - LSI Carry Over | \$200   | \$200           |  |       |       |       |       | \$100              |    | \$100        |  |
| Local Funds               | \$450   | \$450           |  |       |       |       |       |                    |    | \$450        |  |
| <b>TOTAL</b>              | <b>\$650</b>  | <b>\$650</b>    |  |       |       |       |       | <b>\$100</b>       |    | <b>\$550</b> |  |

| MPO ID: ESC36             |  | ADOPTION: 16-00 |  |                |       |       |       |                    |    |                |  |
|---------------------------|--|-----------------|--|----------------|-------|-------|-------|--------------------|----|----------------|--|
| Project Title:            | Valley Boulevard Relocation  |                 |  |                |       |       |       | TransNet - LSI: CR |    |                |  |
| Project Description:      | S. Valley Boulevard from Grand Ave to East Valley Boulevard - realign the east-bound, one-way couplet currently on Valley Boulevard to Ivy Street and Grand Avenue; includes new pavement, curbs and gutters, sidewalks, street lights, traffic signals, storm drains, and relocating water lines as needed to accommodate the future vacation of Valley Boulevard; this project will facilitate the Palomar Pomerado Hospital project |                 |  |                |       |       |       |                    |    |                |  |
| Capacity Status:          | NCI  |                 | Exempt Category: All Projects - Interchange reconfiguration projects |                |       |       |       |                    |    |                |  |
| Est Total Cost: \$1,668   |  |                 |  |                |       |       |       |                    |    |                |  |
|                           | TOTAL  | PRIOR           | 16/17  | 17/18          | 18/19 | 19/20 | 20/21 | PE                 | RW | CON            |  |
| TransNet - LSI Carry Over | \$1,668  | \$25            |  | \$1,643        |       |       |       | \$250              |    | \$1,418        |  |
| <b>TOTAL</b>              | <b>\$1,668</b>   | <b>\$25</b>     |  | <b>\$1,643</b> |       |       |       | <b>\$250</b>       |    | <b>\$1,418</b> |  |

| MPO ID: ESC37             |  | ADOPTION: 16-00 |  |                |                |                |                |                       |    |                 |  |
|---------------------------|--|-----------------|--|----------------|----------------|----------------|----------------|-----------------------|----|-----------------|--|
| Project Title:            | Pavement Maintenance   |                 |  |                |                |                |                | TransNet - LSI: Maint |    |                 |  |
| Project Description:      | This project includes maintenance of various streets primarily in the maintenance zone of focus, and those classified as Collector and above throughout the City; the City's maintenance zones can be identified in the uploaded Maintenance Zone Map, FY16 - Maintenance Zone CS, FY17 - Maintenance Zone EN, FY18 - Maintenance Zone NE - this is an annual project that includes maintenance (crackseal, chipseal, slurry, sidewalk repairs) of various street elements city-wide |                 |  |                |                |                |                |                       |    |                 |  |
| Capacity Status:          | NCI  |                 | Exempt Category: Safety - Pavement resurfacing and/or rehabilitation |                |                |                |                |                       |    |                 |  |
| Est Total Cost: \$17,097  |  |                 |  |                |                |                |                |                       |    |                 |  |
|                           | TOTAL  | PRIOR           | 16/17  | 17/18          | 18/19          | 19/20          | 20/21          | PE                    | RW | CON             |  |
| TransNet - LSI            | \$6,379  | \$1,002         | \$1,058  | \$1,106        | \$768          | \$1,196        | \$1,250        |                       |    | \$6,379         |  |
| TransNet - LSI Carry Over | \$2,046  | \$978           | \$1,068  |                |                |                |                |                       |    | \$2,046         |  |
| Local Funds               | \$8,672  | \$5,533         | \$825  | \$670          | \$624          | \$548          | \$471          |                       |    | \$8,672         |  |
| <b>TOTAL</b>              | <b>\$17,097</b>  | <b>\$7,513</b>  | <b>\$2,951</b>   | <b>\$1,776</b> | <b>\$1,392</b> | <b>\$1,744</b> | <b>\$1,721</b> |                       |    | <b>\$17,097</b> |  |

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**Table 1**  
**2016 Regional Transportation Improvement Program**  
**San Diego Region (in \$000s)**

**Escondido, City of**

| <b>MPO ID: ESC38</b>             |  | <b>ADOPTION: 16-00</b> |                |                |                |                |                |           |           |  |
|----------------------------------|--|------------------------|----------------|----------------|----------------|----------------|----------------|-----------|-----------|--|
| Project Title:                   | Pavement Rehabilitation/Reconstruction   |                        |                |                |                |                |                |           |           | <i>TransNet - LSI: CR</i>  |
| Project Description:             | Includes rehabilitation of various streets primarily in the maintenance zone of focus, and those classified as Collector and above throughout the City; the City's maintenance zones can be identified in the uploaded Maintenance Zone Map, FY16 - Maintenance Zone CS, FY17 - Maintenance Zone NE, FY18 - Maintenance Zone NW - annual project to rehabilitate existing pavement greater than 1" in depth within the city's 8 maintenance zones. Each year the project rotates to a new zone, and we treat identified roads in poor condition. |                        |                |                |                |                |                |           |           |  |
| Capacity Status:                 | NCI  |                        |                |                |                |                |                |           |           | Exempt Category: Safety - Pavement resurfacing and/or rehabilitation |
| Est Total Cost: <b>\$19,517</b>  |  |                        |                |                |                |                |                |           |           |  |
|                                  | <b>TOTAL</b>   | <b>PRIOR</b>           | <b>16/17</b>   | <b>17/18</b>   | <b>18/19</b>   | <b>19/20</b>   | <b>20/21</b>   | <b>PE</b> | <b>RW</b> | <b>CON</b>   |
| <i>TransNet - L (Cash)</i>       | \$1,350  | \$1,350                |                |                |                |                |                |           |           | \$1,350  |
| <i>TransNet - LSI</i>            | \$16,072   | \$2,235                | \$2,469        | \$2,580        | \$3,070        | \$2,802        | \$2,916        |           |           | \$16,072   |
| <i>TransNet - LSI Carry Over</i> | \$2,095  | \$172                  | \$1,923        |                |                |                |                |           |           | \$2,095  |
| <b>TOTAL</b>                     | <b>\$19,517</b>  | <b>\$3,757</b>         | <b>\$4,392</b> | <b>\$2,580</b> | <b>\$3,070</b> | <b>\$2,802</b> | <b>\$2,916</b> |           |           | <b>\$19,517</b>  |

| <b>MPO ID: ESC39</b>             |  | <b>ADOPTION: 16-00</b> |              |              |              |              |              |             |           |  |
|----------------------------------|--|------------------------|--------------|--------------|--------------|--------------|--------------|-------------|-----------|--|
| Project Title:                   | Traffic Signals  |                        |              |              |              |              |              |             |           | <i>TransNet - LSI: CR</i>                                    |
| Project Description:             | New signals and modification of existing signals Citywide; see the attached Priority Lists for project areas - construction of new signals and modification of existing signals Citywide; signals will be constructed in accordance with the adopted traffic signal priority list. |                        |              |              |              |              |              |             |           |  |
| Capacity Status:                 | NCI  |                        |              |              |              |              |              |             |           | Exempt Category: Other - Intersection signalization projects |
| Est Total Cost: <b>\$150</b>     |  |                        |              |              |              |              |              |             |           |  |
|                                  | <b>TOTAL</b>   | <b>PRIOR</b>           | <b>16/17</b> | <b>17/18</b> | <b>18/19</b> | <b>19/20</b> | <b>20/21</b> | <b>PE</b>   | <b>RW</b> | <b>CON</b>   |
| <i>TransNet - LSI Carry Over</i> | \$150  | \$90                   | \$60         |              |              |              |              | \$30        |           | \$120  |
| <b>TOTAL</b>                     | <b>\$150</b>   | <b>\$90</b>            | <b>\$60</b>  |              |              |              |              | <b>\$30</b> |           | <b>\$120</b>   |

| <b>MPO ID: ESC42</b>         |  | <b>ADOPTION: 16-00</b> |              |              |              |              |              |           |           |   |
|------------------------------|--|------------------------|--------------|--------------|--------------|--------------|--------------|-----------|-----------|---|
| Project Title:               | Streetlight Retrofit   |                        |              |              |              |              |              |           |           |   |
| Project Description:         | Locations of streetlights retrofitted will be throughout the City of Escondido - this project will retrofit existing street lights with new, LED lighting; the number of streetlights retrofitted are dependent upon pricing |                        |              |              |              |              |              |           |           |   |
| Capacity Status:             | NCI  |                        |              |              |              |              |              |           |           | Exempt Category: Safety - Lighting improvements |
| Est Total Cost: <b>\$422</b> |  |                        |              |              |              |              |              |           |           |   |
|                              | <b>TOTAL</b>   | <b>PRIOR</b>           | <b>16/17</b> | <b>17/18</b> | <b>18/19</b> | <b>19/20</b> | <b>20/21</b> | <b>PE</b> | <b>RW</b> | <b>CON</b>                                      |
| Local Funds                  | \$422  | \$130                  | \$292        |              |              |              |              |           |           | \$422   |
| <b>TOTAL</b>                 | <b>\$422</b>   | <b>\$130</b>           | <b>\$292</b> |              |              |              |              |           |           | <b>\$422</b>                                    |

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**Table 1**  
**2016 Regional Transportation Improvement Program**  
**San Diego Region (in \$000s)**

**Escondido, City of**

| <b>MPO ID: ESC43</b>           |  | <b>ADOPTION: 16-00</b> |              |              |              |              |              |                    |           |            |                |
|--------------------------------|--|------------------------|--------------|--------------|--------------|--------------|--------------|--------------------|-----------|------------|----------------|
| Project Title:                 | Escondido Creek Bikeway Missing Link (part of Lump Sum V12)  |                        |              |              |              |              |              | SANDAG ID: 1223062 |           |            |                |
| Project Description:           | From to - Construct Class I and Class II bike facilities that connect the Escondido Creek Trail and Inland Rail Trail - SANDAG Board approved <i>TransNet</i> /ATP swap on November 21, 2014 for \$1,092,000 |                        |              |              |              |              |              |                    |           |            |                |
| Capacity Status:               | NCI Exempt Category: Air Quality - Bicycle and pedestrian facilities   |                        |              |              |              |              |              |                    |           |            |                |
| Est Total Cost: <b>\$1,092</b> |  |                        |              |              |              |              |              |                    |           |            |                |
|                                | <b>TOTAL</b>   | <b>PRIOR</b>           | <b>16/17</b> | <b>17/18</b> | <b>18/19</b> | <b>19/20</b> | <b>20/21</b> | <b>PE</b>          | <b>RW</b> | <b>CON</b> |                |
| <i>TransNet</i> - BPNS         | \$1,092  | \$50                   | \$122        | \$631        | \$289        |              |              |                    |           |            | \$1,092        |
| <b>TOTAL</b>                   | <b>\$1,092</b>   | <b>\$50</b>            | <b>\$122</b> | <b>\$631</b> | <b>\$289</b> |              |              |                    |           |            | <b>\$1,092</b> |

| <b>MPO ID: ESC44</b>           |  | <b>ADOPTION: 16-00</b> |              |              |              |              |              |                    |           |            |                |
|--------------------------------|--|------------------------|--------------|--------------|--------------|--------------|--------------|--------------------|-----------|------------|----------------|
| Project Title:                 | Escondido Transit Center Active Transportation Connections (part of Lump Sum V10)  |                        |              |              |              |              |              | SANDAG ID: 1224034 |           |            |                |
| Project Description:           | From to - The project connects the ETC to grocery, commercial, residential and office centers to the west by constructing a bridge for pedestrians over the Spruce Street Creek and by providing bike lanes between Tulip and Quince Street with connection of the ETC to the Mercado/Grand Avenue Smart Growth Project Area to the southeast with bike lanes along Quince Street. |                        |              |              |              |              |              |                    |           |            |                |
| Capacity Status:               | NCI Exempt Category: Other - Transportation enhancement activities   |                        |              |              |              |              |              |                    |           |            |                |
| Est Total Cost: <b>\$1,270</b> |  |                        |              |              |              |              |              |                    |           |            |                |
|                                | <b>TOTAL</b>   | <b>PRIOR</b>           | <b>16/17</b> | <b>17/18</b> | <b>18/19</b> | <b>19/20</b> | <b>20/21</b> | <b>PE</b>          | <b>RW</b> | <b>CON</b> |                |
| <i>TransNet</i> - SGIP         | \$1,270  | \$27                   | \$283        | \$320        | \$641        |              |              |                    |           |            | \$1,270        |
| <b>TOTAL</b>                   | <b>\$1,270</b>   | <b>\$27</b>            | <b>\$283</b> | <b>\$320</b> | <b>\$641</b> |              |              |                    |           |            | <b>\$1,270</b> |

| <b>MPO ID: ESC45</b>         |  | <b>ADOPTION: 16-00</b> |              |              |              |              |              |                    |           |            |              |
|------------------------------|--|------------------------|--------------|--------------|--------------|--------------|--------------|--------------------|-----------|------------|--------------|
| Project Title:               | Escondido Creek Trail Signalized Bike/Ped Crossing at El Norte Parkway Project (part of Lump Sum V17)  |                        |              |              |              |              |              | SANDAG ID: 1223068 |           |            |              |
| Project Description:         | From to - Provide active transportation connectivity for the Escondido Creek Trail by installing a pedestrian signal and pedestrian refuge across El Norte Parkway, including a decorative trail overhead signage structure in addition to a bridge across Escondido Creek |                        |              |              |              |              |              |                    |           |            |              |
| Capacity Status:             | NCI Exempt Category: Air Quality - Bicycle and pedestrian facilities   |                        |              |              |              |              |              |                    |           |            |              |
| Est Total Cost: <b>\$675</b> |  |                        |              |              |              |              |              |                    |           |            |              |
|                              | <b>TOTAL</b>   | <b>PRIOR</b>           | <b>16/17</b> | <b>17/18</b> | <b>18/19</b> | <b>19/20</b> | <b>20/21</b> | <b>PE</b>          | <b>RW</b> | <b>CON</b> |              |
| Local Funds                  | \$340  | \$3                    | \$20         | \$82         | \$235        |              |              |                    |           |            | \$340        |
| TDA - Bicycles               | \$335  | \$2                    | \$20         | \$81         | \$232        |              |              |                    |           |            | \$335        |
| <b>TOTAL</b>                 | <b>\$675</b>   | <b>\$5</b>             | <b>\$40</b>  | <b>\$163</b> | <b>\$467</b> |              |              |                    |           |            | <b>\$675</b> |

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

**Table 1**  
**2016 Regional Transportation Improvement Program**  
**San Diego Region (in \$000s)**

**RTIP Fund Types**

| <b>Federal Funding</b>  |  |
|-------------------------|--|
| HPP                     | High Priority Program under SAFETEA-LU   |
| HUD                     | Housing and Urban Development  |
| IM                      | Interstate Maintenance Discretionary   |
| <b>Local Funding</b>    |  |
| Local Funds AC          | Local Funds - Advanced Construction; mechanism to advance local funds to be reimbursed at a later fiscal year with federal/state funds |
| RTCIP                   | Regional Transportation Congestion Improvement Program   |
| TDA                     | Transportation Development Act   |
| TDA-B                   | Transportation Development Act-Bicycle & Pedestrian Facilities   |
| TransNet-BPNS           | Prop. A Extension Local Transportation Sales Tax - Bicycle, Pedestrian and Neighborhood Safety Program                                 |
| TransNet-L              | Prop. A Local Transportation Sales Tax - Local Streets & Roads   |
| TransNet-L (Cash)       | TransNet - L funds which agencies have received payment, but have not spent  |
| TransNet-LSG            | Prop. A Extension Local Transportation Sales Tax - Local Smart Growth  |
| TransNet-LSI            | Prop. A Extension Local Transportation Sales Tax - Local System Improvements   |
| TransNet-LSI Carry Over | TransNet - LSI funds previously programmed but not requested/paid in year of allocation  |
| TransNet-LSI (Cash)     | TransNet - LSI funds which agencies have received payment, but have not spent  |
| TransNet-SGIP           | Prop. A Extension Local Transportation Sales Tax - Regional Smart Growth Incentive Program   |

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



# CITY COUNCIL

For City Clerk's Use:

APPROVED       DENIED

Reso No. \_\_\_\_\_ File No. \_\_\_\_\_

Ord No. \_\_\_\_\_

**Agenda Item No.: 11**  
**Date: June 15, 2016**

**TO:** Honorable Mayor and Members of the City Council

**FROM:** Diane Halverson, City Clerk

**SUBJECT:** General Municipal Election – November 8, 2016

RECOMMENDATION:

It is requested that the City Council adopt resolutions calling and holding a General Municipal Election and requesting consolidation with the November 8, 2016, Statewide General Election.

1. Adopt Resolution No. 2016-73, calling and giving notice of a General Municipal Election on November 8, 2016, for the following elective offices:
  - a. One (1) City Council Member with a four-year term to represent District Three
  - b. One (1) City Council Member with a four-year term to represent District Four
  - c. One (1) City Treasurer with a four-year term to be elected at-large
  
2. Adopt Resolution No. 2016-74, requesting the Board of Supervisors, County of San Diego, to consolidate the City's General Municipal Election with the Statewide General Election.

FISCAL ANALYSIS:

\$80,000 has been allocated in the 2016-17 General Fund Non-Departmental budget for this election.

BACKGROUND:

The Escondido Municipal Code Section 2-29 requires the City's General Municipal Election to be held on the same day as the Statewide General Election, which is November 8, 2016. The resolutions presented give notice of the upcoming Municipal Election. The resolutions must be filed with the Registrar of Voters no later than August 12, 2016.

Respectfully submitted,

Diane Halverson, CMC  
City Clerk

RESOLUTION NO. 2016-73

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ESCONDIDO, CALIFORNIA, CALLING FOR THE HOLDING OF A GENERAL MUNICIPAL ELECTION TO BE HELD ON TUESDAY, NOVEMBER 8, 2016, FOR THE ELECTION OF CERTAIN OFFICERS AS REQUIRED BY THE PROVISIONS OF THE LAWS OF THE STATE OF CALIFORNIA RELATING TO GENERAL LAW CITIES

WHEREAS, under the provisions of the laws relating to general law cities in the State of California, a General Municipal Election shall be held on November 8, 2016, for the election of Municipal Officers; and

WHEREAS, the City Council of the City of Escondido, California, has adopted Ordinance No. 2013-17, amending the Escondido Municipal Code to provide that the four members of the City Council shall be elected by district, with two such districts to be on the 2016 ballot. The Treasurer and all city measures shall be voted on by the city at-large; and

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

SECTION 1. That pursuant to the requirements of the laws of the State of California relating to General Law Cities, including the requirements of Section 10403 of the Elections Code and Section 34883 of the Government Code, there is called and ordered to be held in the City of Escondido, California, on Tuesday, November 8, 2016, a General Municipal Election for the purpose of electing one (1) Member of the City Council to be nominated and elected by voters in District Three for the full term of four (4)

years; one (1) Member of the City Council to be nominated and elected by voters in District Four for the full term of four (4) years; and a City Treasurer for the full term of four (4) years to be elected at-large;

SECTION 2. That the ballots to be used at the election shall be in form and content as required by law.

SECTION 3. That the City Clerk is authorized, instructed and directed to coordinate with the County of San Diego Registrar of Voters to procure and furnish any and all official ballots, notices, printed matter and all supplies, equipment and paraphernalia that may be necessary in order to properly and lawfully conduct the election.

SECTION 4. That the polls for the election shall be open at seven o'clock a.m. of the day of the election and shall remain open continuously from that time until eight o'clock p.m. of the same day when the polls shall be closed, pursuant to Election Code Section 10242, except as provided in Section 14401 of the Elections Code of the State of California.

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

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

SECTION 7. That the City Clerk shall certify to the passage and adoption of this Resolution and enter it into the book of original Resolutions.

SECTION 8. The City Council authorizes the City Clerk to administer said election and all reasonable and actual election expenses shall be paid by the City upon presentation of a properly submitted bill.

RESOLUTION NO. 2016-74

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ESCONDIDO, CALIFORNIA, REQUESTING THE BOARD OF SUPERVISORS OF THE COUNTY OF SAN DIEGO TO CONSOLIDATE A GENERAL MUNICIPAL ELECTION TO BE HELD ON NOVEMBER 8, 2016, WITH THE STATEWIDE GENERAL ELECTION TO BE HELD ON THE DATE PURSUANT TO SECTION 10403 OF THE ELECTIONS CODE

WHEREAS, the City Council of the City of Escondido called a General Municipal Election to be held on November 8, 2016, for the purpose of the election of one Member of the City Council to be nominated and elected by voters of District Three, one Member of the City Council to be nominated and elected by voters of District Four, and a City Treasurer to be elected at-large; and

WHEREAS, it is desirable that the General Municipal Election be consolidated with the Statewide General election to be held on the same date and that within the City the precincts, polling places and election officers of the two elections be the same, and that the County Election Department of the County of San Diego canvass the returns of the General Municipal Election and that the election be held in all respects as if there were only one election;

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

SECTION 1. That pursuant to the requirements of Section 10403 of the Elections Code and Section 34883 of the Government Code, the Board of Supervisors of

the County of San Diego is hereby requested to consent and agree to the consolidation of a General Municipal Election with the Statewide General Election on Tuesday, November 8, 2016, for the purpose of the election of one (1) Member of the City Council to be nominated and elected by registered voters of District Three; one (1) Member of the City Council to be nominated and elected by registered voters of District Four; and a City Treasurer to be elected at-large.

SECTION 2. That the County Elections Department is authorized to canvass the returns of the General Municipal Election. The election shall be held in all respects as if there were only one election, and only one form of ballot shall be used. The election will be held and conducted in accordance with the provisions of law regulating the statewide election.

SECTION 3. That the Board of Supervisors is requested to issue instructions to the County Elections Department to take any and all steps necessary for the holding of the consolidated election.

SECTION 4. That the City of Escondido recognizes that additional costs will be incurred by the County by reason of this consolidation and agrees to reimburse the County for any costs.

SECTION 5. That the City Clerk is hereby directed to file a certified copy of this resolution with the Board of Supervisors and the County Elections Department of the County of San Diego.

SECTION 6. That the City Clerk shall certify to the passage and adoption of this resolution and enter it into the book of original resolutions.



**FUTURE CITY COUNCIL AGENDA ITEMS**  
**June 8, 2016**

AGENDA ITEMS AND COUNCIL MEETING DATES ARE SUBJECT TO CHANGE. CHECK WITH THE CITY CLERK'S OFFICE AT 839-4617

**June 22, 2016**  
**4:30 p.m.**

|  |   |
|--|---|
|  | <p><b>CONSENT CALENDAR</b></p>  |
|  | <p><b>Approval of Consulting Services Agreement Extension with Blue Heron Consulting to Complete the CC&amp;B (Utility Billing) Software Upgrade</b><br/>(M. Becker)</p> <p><i>Resolution No. 2015-139 was approved last August to implement a software upgrade for the Utility Billing system. Due to limited staffing resources and the requirement for more time in order to achieve a successful implementation, we are asking for funding to extend the "go-live" date.</i></p>  |
|  | <p><b>Fiscal Year 2014 Regional Realignment Response Grant – Additional Funds and Budget Adjustment</b><br/>(C. Carter)</p> <p><i>The Escondido Police Department has been allocated additional funds under the FY 2014 Regional Realignment Response Grant. This funding was provided by the State of California Board of Community Corrections through Assembly Bill 118 and Senate Bill 89, initiatives to reduce state prison overcrowding and support local law enforcement efforts. Escondido's allocation is used to support regional and local enforcement efforts. Funds must be used for police officer overtime and overhead associated with overtime.</i></p> |
|  | <p><b>First Amendment to Lease Agreement with Escondido Education Compact at 220 South Broadway</b><br/>(D. Lundy)</p> <p><i>The current lease expires July 31, 2016 and contains two options to extend the term for an additional 1 year each. The parties desire to exercise the first option to extend the lease for an additional one year term and make modifications to the rent schedule.</i></p>  |
|  | <p><b>Award of Bid for Legal Advertising – Fiscal Year 2016-17</b><br/>(D. Halverson)</p> <p><i>The California Public Contract Code requires when there is more than one newspaper of general circulation in a community that the public bidding process occur annually for the purpose of publishing legal notices. The award of bid will complete the process for the upcoming fiscal year.</i></p>   |
|  | <p><b>Approval of CalPERS Industrial Disability Retirement for Gary Correiar</b><br/>(S. Bennett)</p> <p><i>Request City Council approve the Industrial Disability Retirement of Fire Battalion Chief Gary Correiar.</i></p>  |

**June 22, 2016**  
**Continued**

**CONSENT CALENDAR Continued**

**Approval of CalPERS Industrial Disability Retirement for John Myers**  
(S. Bennett)

*Request City Council approve the Industrial Disability Retirement of Police Officer John Myers.*

**Senior Nutrition Program Agreement to Provide Meals**  
(L. McKinney)

*The Escondido Senior Center provides a nutrition program for seniors, Monday through Friday. This lunchtime program is primarily funded by grants through the County of San Diego AIS and CDBG, which help to off-set costs. Under contract with the City, Redwood Senior Homes and Services will provide meals to the Escondido Senior Nutrition Program. Action by the City Council is needed to extend this agreement for an additional year.*

**Senior Nutrition Transportation Agreement**  
(L. McKinney)

*The Escondido Senior Center provides a nutrition program for seniors, Monday through Friday. This program is primarily funded by grants through the County of San Diego AIS and CDBG, which help to off-set costs. Under contract with the City, Redwood Senior Homes and Services will provide door-to-door transportation for Escondido seniors, enabling them to access the program. Action by the City Council is needed to extend this agreement for one year.*

**County of San Diego Contract for Senior Nutrition Program**  
(L. McKinney)

*The Escondido Senior Center provides a nutrition program for seniors, Monday through Friday. The cost of this program is offset by a grant through the County of San Diego Aging and Independence Services.*

**Extension of Time (SUB 16-0002)**  
(B. Martin)

*The Tentative Map originally was approved by the City Council on June 7, 2006 and the map is valid for three years, unless an extension of time is granted by the City Council. The map was scheduled to expire in 2009, but State legislation automatically extended the Tentative Map until June 7, 2016. The map still is eligible for a local time extension up to five additional years. The applicant submitted an application to extend the map prior to the expiration date, which put a hold on the expiration until a final City Council decision.*

**Water Service Exchange Agreement with Rincon del Diablo Municipal Water District for Three Parcels on North Avenue**  
(C. McKinney)

*Approval of the water Exchange Agreement will allow Escondido to provide water to three parcels on North Avenue which are located within Rincon del Diablo Municipal Water District's service area but are not covered by distribution facilities.*

**PUBLIC HEARINGS**

**Short-Form Rent Review Board Hearing for Carefree Ranch**  
(B. Martin)

*Carefree Ranch has 184 spaces with 87 spaces subject to rent control. The owner will implement a rent increase for 87 spaces. The application meets all the eligibility criteria for submittal of a short-form rent increase application. The amount requested covers a 12-month period of consideration from December 31, 2014 through December 31, 2015. Seventy-five percent of the change in the Consumer Price Index for the 12-month period is 1.836%. The average space rent for the 87 spaces subject to the rent increase is \$498.27. The average requested increase per space is approximately \$9.15.*

**June 22, 2016**  
**Continued**

**PUBLIC HEARINGS Continued**

**Report on Drinking Water Public Health Goals**  
(C. McKinney)

*Public Health Goals are set by the California Office of Environmental Health Hazard Assessment (OEHHA), which is part of the California Environmental Protection Agency (Cal-EPA). It is required that the City of Escondido have on file a report comparing the City's drinking water quality with Cal-EPA's Public Health Goals (PHGs), and with the Maximum Contaminant Level Goals (MCLGs) adopted by the United States Environmental Protection Agency.*

**CURRENT BUSINESS**

**Future Agenda Items (D. Halverson)**

**June 29, 2016**  
**No Meeting (5<sup>th</sup> Wednesday)**



# City Manager's **WEEKLY UPDATE** to City Council

June 8, 2016

## ECONOMIC DEVELOPMENT

This week, economic development staff attended an executive focus group at CSUSM to discuss the feasibility of creating EngiBeer<sup>™</sup>, a brewing science program that would support the brewing industry. Representatives from Stone Brewing and Offbeat Brewing, in addition to over a dozen other craft breweries from around San Diego County, were in attendance. CSUSM received a grant to develop the framework for the program, and shared that framework with the group to gather practical feedback from brewers and brewery owners in the field. Brewers emphasized the need for more technical expertise in their workforce, specifically in the areas of fermentation and quality assurance. Additionally, brewers agreed that on-site apprenticeship programs at craft breweries were crucial. Overwhelmingly, there was support for creating a certificate program offered at CSUSM so the craft beer industry can continue to grow and thrive while employing local, skilled talent. More information will become available as program planning and curriculum development move forward.

## SPECIAL EVENTS

- **Fords & Friends Car Show & Picnic**  
Saturday, June 11<sup>th</sup> from 8 a.m. to 3 p.m.  
Grape Day Park  
28<sup>th</sup> annual car show and fundraiser for Meals-on-Wheels featuring classic cars, food, and games!
- For information about activities taking place in Escondido, please visit [www.visitescondido.com](http://www.visitescondido.com)

## COMMUNITY DEVELOPMENT

### 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 applicant has recently requested to install a temporary paved parking lot in this area to serve the hospital. A grading plan for the temporary parking lot is close to approval.

# City Manager's WEEKLY UPDATE to City Council

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. Esgil and the Planning Division have 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.
3. Centerpointe 78 Commercial (Developer: Lars Andersen, Pacific Development) – *No change from the following update reported last week:* This project is a 45,650 sq. ft. supermarket and restaurant located at 925 N. Broadway. 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 are nearing approval for construction.
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

# City Manager's WEEKLY UPDATE to City Council

Park Way was approved by the Planning Commission on October 13, 2015. 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 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 Building, Fire and Engineering staff on proposed site and building revisions. Revisions to the grading plan have been approved by Engineering.
2. StorQuest (Developer: The William Warren Group, Inc.) – 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. The applicant has been working with staff to modify the vehicle circulation pattern and parking at the front of the building and this week submitted revised plans for review.

# City Manager's **WEEKLY UPDATE** to City Council

3. Victory Industrial Development (Developer: Scott Merry, Badiiee Development) – 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. Design review has been completed and the project is progressing through the environmental review phase. Public review of the proposed Mitigated Negative Declaration is expected to start by the end of this month.
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 filed an appeal of that decision with the City Clerk. On May 25, 2016, the City Council voted to delay the appeal hearing indefinitely to allow staff additional time to consider alternative site and mitigation opportunities.
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 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

# City Manager's WEEKLY UPDATE to City Council

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 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. Construction is underway.
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. Revised architectural plans have recently been submitted and will be reviewed by the Planning Commission on June 14, 2016.

## **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) – *No change from the following update reported last week:* 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. The last two final maps for the project (Streets A and B) will be forwarded to the City Council on June 15, 2016.

# City Manager's WEEKLY UPDATE to City Council

4. Lexington (Zenner) (Developer: Eric Johnston, 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. Engineering staff is working with the applicant to address storm drain issues. Staff has approved the home designs and plans for constructing an off-site model complex on three separate parcels near the project on the eastern side of Ash Street. The grading permit for the model homes has been issued.
5. Stella Park Condominiums (Developer: Edward Kaen, ETP, LLC) – This project is a 65-unit, three-story 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. No grading or improvement plans have been submitted by the developer at this time.
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. A Specific Alignment Plan for Bear Valley Parkway detailing the proposed roadway design is under review. The EIR consultant and staff have reviewed the applicant's technical reports and provided comments for revisions. Bi-weekly status meetings have commenced as the Draft EIR gets underway.
7. Latitude II (Developer: Peter Zak, Lyon/NCA) – *No change from the following update reported last week:* 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. Grading is expected to begin in August 2016.
8. Canyon Grove Estates Tract 932 (Developer: John Vance, Shea Homes) – *No change from the following update reported last week:* This project is a 179-lot single family residential development on the north side of Vista Avenue east of Conway Drive. The applicant submitted final architectural design and landscaping plans for the Precise Plan application on May 23 and a June 14 review meeting has been scheduled with the Planning Commission. A grading permit has been issued and grading is underway. Plans for the construction of eight model homes were submitted on May 18 and are being reviewed by staff. 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

# City Manager's WEEKLY UPDATE to City Council

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. 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. No grading or improvement plans have been submitted by the developer at this time.
13. Solutions for Change (Developer: Solutions for Change) – This project is a Planned Development application for 33 multi-family units of affordable housing. It was approved by the City Council on November 18, 2015. Demo and grading are underway. Building plans have been approved and the building permit has been issued.
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. 5<sup>th</sup> 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

# City Manager's WEEKLY UPDATE to City Council

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 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) – 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. Final environmental comments from staff are being addressed in the Draft MND and public review is expected to start soon.
17. City Plaza (Developer: Charlie Zhang, Zion Enterprises) – *No change from the following update reported last week:* 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 had a short Holiday week and issued 58 permits with a total valuation of \$422,048.
2. 16 photovoltaic permits were issued for the week. The Building Division has issued 596 solar permits this year compared to 462 issued for the same time last year.
3. The Building Department staff had another busy week. Inspectors averaged 38 inspections per day with 30 inspections on Friday. The Building counter staff was also busy, averaging 32 counter sign in's per day and 31 on Friday. 42 customers came to the building counter on Thursday.
4. The Building Division has issued 41 single family dwelling permits this year with valuations of \$13,751,00 compared to 11 permits issued with valuations of \$2,218,380 for the same time last year. Current year to date total project valuations are \$23,530,000, compared to \$18,913,000 same time last year.

# City Manager's WEEKLY UPDATE to City Council

5. Permits were issued for the Solutions for Change 33 unit affordable housing project at 1560 S Escondido Blvd.
6. Final inspection has been requested for the last of the 3 buildings at the 76-unit apartment complex at 2412 S Escondido Blvd.
7. 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 June 7, 2016, the total number of open code enforcement cases is 386 cases. During the prior week, 18 new cases were opened, and 54 cases were closed, with a backlog of an additional 43 cases not yet opened for assignment and investigation.
2. There were 87 illegal signs confiscated during the weekend.
3. Last week the Business License Division issued 62 new licenses and received 18 new applications, in addition to 174 renewals.

## **CAPITAL IMPROVEMENTS**

### **Grape Day Park Playground:**

The project is in construction. The last of the irrigation lines are being installed and tested, construction of the arch bridges is continuing. Trees have been delivered and planted. Cobble stone rock hardscape material is being delivered to the site. The repair effort has begun on the Vinehenge project.

### **Private Development**

**Bear Valley Parkway between Boyle Avenue and San Pasqual Valley Road (County Project):** All asphalt base paving has been completed. AT&T and Cox have completed their conversion work. SDG&E will start to remove the utility poles later this week. Landscape planting is tentatively set to be completed by the first week of July. Birch Ave. is still closed at Bear Valley Parkway for East/West travel. The traffic signal for the Boyle Ave. intersection has been shipped, the contractor is awaiting delivery.

### **2412 South Escondido Boulevard:**



# City Manager's **WEEKLY UPDATE** to City Council

*No changes from the following update reported last week:* A close out punch list for the project has been given to the contractor. This project is nearing completion with the first of three buildings released for occupancy.

## **Pradera - Lennar Communities:**

Sewer main installation has been completed along "B" Street. Street lighting has been installed on Ash and "D" Street. Sidewalks are being placed on "D" Street. Occupancies can be expected within a month on this street.

## **Lexington Model Homes - KB Homes:**

The grading permit for the model homes has been approved. The Contractor will start the grading and the offsite improvement after June 9<sup>th</sup>, 2016 during Rincon Middle School's summer recess

## **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 section of new water main in the City's jurisdiction has been accepted and put into service, the testing of the remaining water main is continuing this week.

## **Tract 932 - Canyon Grove Shea Homes Community:**

*No changes from the following update reported last week:* The mass grading of the site continues this week, with the work force concentrating on the extension of Vista Avenue. The contractor will be starting the road and surface improvement along Ash between Vista and Sheridan during the Rincon Middle Schools summer recess.

## **San Diego Gas & Electric gas main replacement Ash Street:**

Permanent road surface repairs have started and completion of the project is expected very soon.

## **Future Capital Improvements:**

### **HSIP Traffic Signals at El Norte Pkwy/Fig and E. Valley Pkwy/Date:**

Staff circulated 100% project plans to city staff and utility agencies for review. Several comments were received, and addressed by staff. While revisions are being made to project plans, staff is also preparing required documents to submit to Caltrans for Authorization to Construct approval.

### **East Valley Parkway/Valley Center Road:**

The City has requested Authorization to Construct approval from Caltrans. Staff will resubmit requested Caltrans revisions this week, and is working with utility liaisons to put required documents in place for undergrounding of overhead utilities.

# City Manager's WEEKLY UPDATE to City Council

## **Jim Stone Pool:**

Staff is preparing front end specifications for the project, and reviewing consultant provided technical provisions in an effort to bid the project this Summer.

## **BUILDING MAINTENANCE UPDATE**

The repairs to the Train Depot in Grape Day Park have been completed. It has also been painted and received a new roof.

The Park Avenue Community Center has two new metal shade structures. One is over the front entry to the Dorothy E. Boger building. The other is on the west side of the main building auditorium. This replaced an older wooden structure that was deteriorated and had been removed. Both of the shade structures match the existing metal gazebo located in the courtyard on the west side, between the main building and the Chamber of Commerce building.

These projects totaled over \$200,000 and were funded by State HRP Grant money.

## **PUBLIC SAFETY**

### **Police:**

#### Incidents

- On 5/29/2016, Officer Shaver saw a silver vehicle parked at the rear of Enterprise Car Rental on Washington Ave. The vehicle was occupied by two people, with a third standing near the passenger side of the vehicle. The vehicle was reported stolen from Palm Desert, CA. The suspect in the front seat of the vehicle was booked into the Vista Detention Facility for being in possession of a stolen vehicle.
- On 06/02/16, Officer Bellamy responded to a theft call at the Dollar Tree, 628 N. Escondido Blvd. The suspect attempted to resist Officer Bellamy and was quickly taken into custody with a minor use of force. The suspect did not sustain any injuries. The suspect was booked into the Vista Detention Facility for theft and resisting arrest.
- On 06/02/16, officers participated in an enforcement detail focusing on camping on public or private property. The detail focused on the Neighborhood Transformation Project footprint during the early morning hours and then expanded to other parts of the city. A total of 24 citations were written and one warrant arrest was made during the detail.
- On 06/03/16, Officer Byler responded to a call of two subjects loitering at the rear of 715 N. Broadway. One suspect ran from Officer Byler and was caught a short time later in southeast portion of the complex. The suspect was booked into the Vista Detention Facility for a warrant, possession of drug paraphernalia, and delaying and resisting a police officer.

# City Manager's **WEEKLY UPDATE** to City Council

## Events

Members of the Escondido Police Department carried the Special Olympics torch in Carlsbad during the Law Enforcement Torch Run for Special Olympics.

