



# Council Meeting Agenda

**JULY 13, 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> <b>Ed Gallo</b> <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

**July 13, 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 and Graham Mitchell  
**Employee Organization:** Escondido City Employee Association:  
Administrative/Clerical/Engineering Bargaining Unit
  - b. **Agency Negotiator:** Sheryl Bennett and Graham Mitchell  
**Employee Organization:** Escondido City Employee Association: Supervisory  
Bargaining Unit
  - c. **Agency Negotiator:** Sheryl Bennett and Graham Mitchell  
**Employee Organization:** Non-Sworn Police Bargaining Unit
- II. CONFERENCE WITH LEGAL COUNSEL-- EXISTING LITIGATION (Government Code 54956.9(d)(1))**
- Case Name:** Downey v. City of Escondido, et al.  
**Case No:** 37-2015-00021205-CU-PA-NC

- III. CONFERENCE WITH REAL PROPERTY NEGOTIATOR (Government Code §54956.8)**
- a. **Property:** Municipal Parking Lot #1, Municipal Parking Lot #2, and APNs 233-091-01 through -17
  - City Negotiator:** Graham Mitchell, City Manager
  - Negotiating Parties:** Touchstone Communities
  - Under Negotiation:** Price and Terms of Agreement

**ADJOURNMENT**



# Council Meeting Agenda

**July 13, 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

## **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 June 15, 2016**

4. **EXCHANGE AGREEMENT WITH RINCON DEL DIABLO MUNICIPAL WATER DISTRICT TO PROVIDE WATER SERVICE TO THREE PROPERTIES ON NORTH AVENUE -**

Request City Council approve authorizing the Mayor and City Clerk to execute an Agreement for Exchange of Water Service with the Rincon del Diablo Municipal Water District.

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

RESOLUTION NO. 2016-77

5. **SETTING SPECIAL TAX LEVY FOR COMMUNITY FACILITIES DISTRICT NO. 2000-01 (HIDDEN TRAILS) -**

Request City Council approve setting the Special Tax Levy for Community Facilities District No. 2000-01 (Hidden Trails) for Fiscal Year 2016-17.

Staff Recommendation: **Approval (Finance Department: Sheryl Bennett)**

RESOLUTION NO. 2016-96

6. **SETTING A SPECIAL TAX LEVY FOR COMMUNITY FACILITIES DISTRICT NO. 2006-01 (EUREKA RANCH) -**

Request City Council approve setting the Special Tax Levy for Community Facilities District No. 2006-01 (Eureka Ranch) for Fiscal Year 2016-17.

Staff Recommendation: **Approval (Finance Department: Sheryl Bennett)**

RESOLUTION NO. 2016-97

## 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.)

## CURRENT BUSINESS

7. **DESIGNATION OF VOTING DELEGATE - LEAGUE OF CALIFORNIA CITIES CONFERENCE -**  
Request City Council designate a voting delegate, and up to two alternatives, to represent the City of Escondido at the business meeting to be held during the League of California Cities Annual Conference October 5-7, 2016 in Long Beach, California.

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

## FUTURE AGENDA

### 8. [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
July 20	Wednesday	3:30 & 4:30 p.m.	Regular Meeting	Council Chambers
July 27	-	-	No Meeting	-
August 3	-	-	No Meeting	-
August 10	-	-	No Meeting	-

## 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**  
**June 15, 2016**  
**3:30 P.M. Meeting Minutes**

**Escondido City Council**

**THIS MEETING WAS CANCELLED**

**CALL TO ORDER**

The Regular Meeting of the Escondido City Council was called to order at 3:30 p.m. on Wednesday, June 15, 2016 in the Council Chambers at City Hall with Mayor Abed presiding.

**ATTENDANCE:**

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

**ORAL COMMUNICATIONS**

**CLOSED SESSION: (COUNCIL/SUCCESSOR AGENCY/RRB)**

- I. CONFERENCE WITH LABOR NEGOTIATOR (Government Code §54957.6)**
- a. **Agency Negotiator:** Sheryl Bennett & Graham Mitchell  
**Employee Organization:** 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**

**CITY OF ESCONDIDO**  
**June 15, 2016**  
**4:30 P.M. Meeting Minutes**

**Escondido City Council**

**CALL TO ORDER**

The Regular Meeting of the Escondido City Council was called to order at 4:30 p.m. on Wednesday, June 15, 2016 in the Council Chambers at City Hall with Mayor Abed presiding.

**MOMENT OF REFLECTION:**

**FLAG SALUTE**

Mayor Abed led the Flag Salute.

**MAYOR ABED ANNOUNCED A MOMENT OF SILENCE FOR THE ORLANDO SHOOTING VICTIMS.**

**PRESENTATIONS:**

Installation Ceremony for Fire Chief Russ Knowles

**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; Jeffrey Epp, City Attorney; Bill Martin, Director of Community Development; Ed Domingue, Director of Public Works; Diane Halverson, City Clerk; and Michael Thorne, Minutes Clerk.

**ORAL COMMUNICATIONS**

**CONSENT CALENDAR**

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

1. **AFFIDAVITS OF PUBLICATION, MAILING AND POSTING (COUNCIL/SUCCESSOR AGENCY/RRB)**
2. **APPROVAL OF WARRANT REGISTER (Council/Successor Agency )**
3. **APPROVAL OF MINUTES: 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. (File No. 0600-10 [A-2970])

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. (File No. 0470-35)

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. (File No. 0800-10)

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. (File No. 0800-10)

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). (File No. 0800-40)

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

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

Bill Martin, Director of Community Development, presented the staff report, utilizing a PowerPoint presentation. Mayor Abed opened the public hearing and asked if anyone would like to speak on this issue in any way.

**Louise Reed, Escondido**, expressed concerned with odors produced by the HARRF.

Mayor Abed asked if anyone else wanted 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 Councilmember Masson to 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) and adopt Resolution No. 2016-68 and introduce Ordinance No. 2016-06. Motion carried unanimously.

**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. (File No. 1320-90)

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

RESOLUTION NO. 2016-90

Elisa Marrone, Environmental Programs Specialist, presented the staff report, utilizing a PowerPoint presentation.

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

**MOTION:** Moved by Councilmember Masson and seconded by Councilmember Gallo to approve the 2015 Urban Water Management Plan to be submitted to the California Department of Water Resources and adopt Resolution No. 2016-90. Motion carried unanimously.

**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. (File No. 0430-30)

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

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

Sheryl Bennett, Director of Administrative Services, Michelle Lefever, Finance, Matt Souttere, Engineering, and Angela Morrow, Deputy Director of Utilities Construction and Utilities, presented the staff report, utilizing a PowerPoint presentation.

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

**MOTION:** Moved by Councilmember Masson and seconded by Deputy Mayor Morasco to 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 and adopt Resolution No. 2016-45 and Resolution No. 2016-46. Motion carried unanimously.

## 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. (File No. 0650-40)

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

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

**MOTION:** Moved by Deputy Mayor Morasco and seconded by Councilmember Masson to 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 and adopt Resolution No. 2016-73 and Resolution No. 2016-74. Motion carried unanimously.

## **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**

Councilmember Gallo reported on North County Transit District's balanced budget; they will not increase fares in the upcoming year.

Mayor Abed reported on the SANDAG Executive Committee Agenda and the Regional Planning Committee's discussion of AB1826.

## **CITY MANAGER'S UPDATE/BRIEFING**

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

- **CITY MANAGER'S UPDATE -**

## **ORAL COMMUNICATIONS**

## **ADJOURNMENT**

Mayor Abed adjourned the meeting at 6:27 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: July 13, 2016**

**TO:** Honorable Mayor and Members of the City Council  
**FROM:** Christopher W. McKinney, Director of Utilities  
**SUBJECT:** Exchange Agreement with Rincon del Diablo Municipal Water District to Provide Water Service to Three Properties on North Avenue

**RECOMMENDATION:**

The Utilities Department requests that the City Council approve Resolution No. 2016-77, authorizing the Mayor and City Clerk to execute an Agreement for Exchange of Water Service with the Rincon del Diablo Municipal Water District.

**FISCAL ANALYSIS:**

No fiscal impact.

**PREVIOUS ACTION:**

An agreement was executed with Rincon del Diablo Municipal Water District concerning Cross-Delivery Customer Service Connections on December 7, 1994. This agreement solidified previous agreements since 1957 between the two water purveyors. The agreements have since become known as "Exchange Agreements."

**BACKGROUND:**

Rincon del Diablo Municipal Water District (Rincon del Diablo MWD) has requested water service by the City of Escondido to three residential properties on North Avenue (APN 224-153-15, APN 224-153-17, and APN 224-153-18) located within the Rincon del Diablo MWD water service area. These properties will remain Rincon del Diablo MWD's customers, to be supplied from the City of Escondido's water pipeline. Rincon del Diablo MWD's "North Broadway Pipeline Project," currently under construction, is proposing to omit the portion of the project pipeline designed to serve the three properties because of potential conflicts with future sewer services and existing dry utilities. As such,

Exchange Agreement with Rincon del Diablo MWD  
July 13, 2016  
Page 2

Rincon del Diablo MWD has no water distribution facilities in close proximity to the subject properties. Escondido has water distribution facilities located near the subject properties and has the capacity to serve the three properties.

Respectfully submitted,



<sup>65</sup> Christopher W. McKinney  
Director of Utilities

RESOLUTION NO. 2016-77

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ESCONDIDO, CALIFORNIA, AUTHORIZING THE MAYOR AND CITY CLERK TO EXECUTE, ON BEHALF OF THE CITY, AN AGREEMENT WITH THE RINCON DEL DIABLO MUNICIPAL WATER DISTRICT FOR EXCHANGE OF WATER SERVICE FOR THREE PROPERTIES LOCATED ON NORTH AVENUE

WHEREAS, Rincon del Diablo Municipal Water District has requested water service by the City of Escondido to three properties on North Avenue (APN 224-153-15, APN 224-153-17, and APN 224-153-18), which are located within the Rincon del Diablo Municipal Water District water service area; the description of said properties is contained in Attachment "A" of the subject exchange request attached as Exhibit "1" to this Resolution and incorporated by this reference; and

WHEREAS, Rincon del Diablo Municipal Water District has no water distribution facilities in close proximity to the subject properties; and

WHEREAS, Escondido has water distribution facilities located near the subject properties.

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 approves the exchange of water service to the subject properties.

3. That the exchange shall be conducted as established in Exhibit "1."

4. That the Mayor and the City Clerk are hereby authorized to execute, on behalf of the City, an Agreement of Exchange for Water Service with the Rincon del Diablo Municipal Water District to provide water service to the three properties on North Avenue (APN 224-153-15, APN 224-153-17, and APN 224-153-18), in substantially the form attached to this Resolution as Exhibit "1," and subject to final approval by the Director of Utilities and the City Attorney.

## **Agreement for Exchange of Water Service City Of Escondido and Rincon del Diablo Municipal Water District North Avenue**

THIS AGREEMENT is made by and among the CITY OF ESCONDIDO (hereinafter called "ESCONDIDO"), 201 N. Broadway, Escondido, California, 92025, and RINCON DEL DIABLO MUNICIPAL WATER DISTRICT (hereinafter called "RINCON"), 1920 N. Iris Lane, Escondido, California, 92026, in view of the following facts:

- a. RINCON currently provides water service to three properties located along North Avenue, in the City of Escondido, County of San Diego, State of California, shown as Attachment "A" attached hereto and made a part hereof by reference, and described as follows:

702 North Avenue (APN 224-153-18)

708 North Avenue (APN 224-153-17)

714 North Avenue (APN 224-153-15)

The above describe lands shall hereinafter be referred to as the "SUBJECT PROPERTY".

- b. The SUBJECT PROPERTY lies within the jurisdictional limits of both the City of Escondido and of RINCON and retail water service is provided by RINCON.
- c. RINCON is constructing new water facilities identified as the "North Broadway Pipeline Project" and as part of this project RINCON is proposing to lower the cost of the project by omitting a portion of pipeline designed to serve the SUBJECT PROPERTY because of potential conflicts with future sewer service and existing dry utilities.
- d. RINCON desires to continue serving the SUBJECT PROPERTY by using nearby water distribution facilities of ESCONDIDO, which have sufficient capacity
- e. ESCONDIDO is willing to provide the water to allow Rincon's continued service to the SUBJECT PROPERTY under the terms of this Agreement.

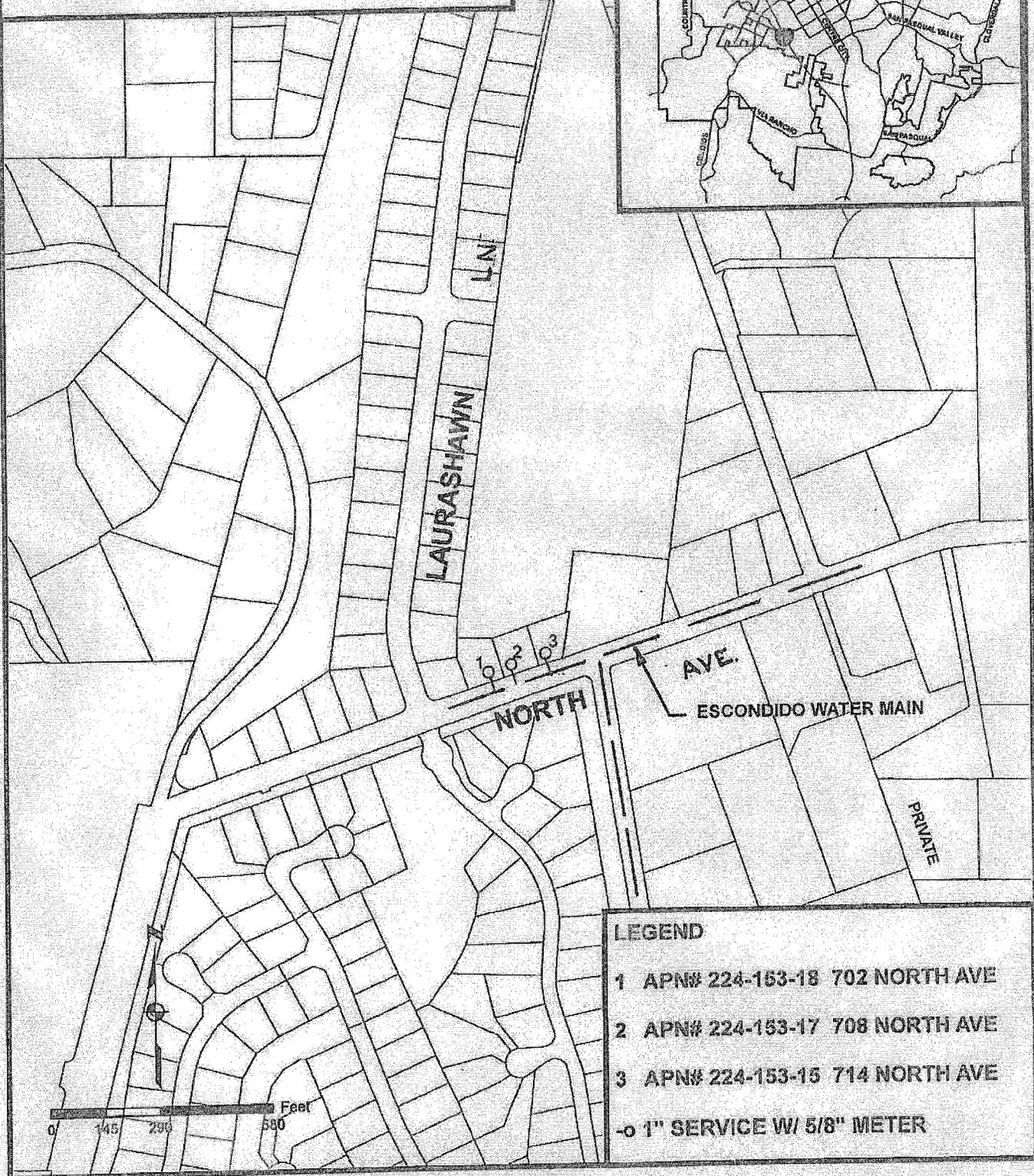
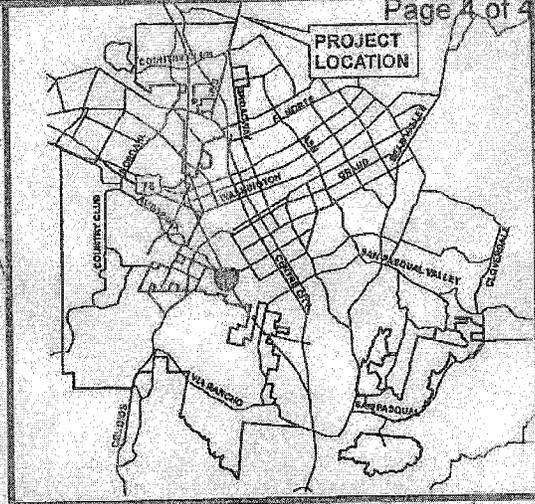
NOW, THEREFORE, IT IS HEREBY AGREED by the parties hereto as follows:

1. At locations adjacent to the SUBJECT PROPERTY, ESCONDIDO shall install three, 1-inch water service connections (hereinafter called "ESCONDIDO'S SERVICE CONNECTIONS") to supply water to the SUBJECT PROPERTY. The locations and installations shall be approved by ESCONDIDO.

2. RINCON shall install three, 5/8-inch meters for the delivery of water by ESCONDIDO to RINCON for the purpose of providing water service to the SUBJECT PROPERTY.
3. RINCON shall install all offsite and onsite water facilities as may be necessary to deliver water from the Escondido Service Connections to the SUBJECT PROPERTY.
4. RINCON shall serve the SUBJECT PROPERTY with the water supply made available to it by ESCONDIDO under this Agreement.
5. RINCON shall pay for all of the costs incurred by the parties in connection with the installations referred to in the foregoing Paragraphs 1, 2 and 3, and shall pay to ESCONDIDO all of their respective fees and charges in connection therewith.
6. RINCON shall periodically read the meter installed under this Agreement and inform and credit ESCONDIDO for the quantity of water delivered, all in accordance with the "Agreement Respecting Billing and Payment for Water Delivered to the City of Escondido through the Facilities of the Rincon del Diablo Municipal Water District," dated May 1, 1957.
7. RINCON shall charge, at its regularly established rates, the customers served within the SUBJECT PROPERTY for the water delivered, in addition to such charges as may from time to time be established by RINCON.
8. Should RINCON, or others, hereinafter install, or provide a RINCON water main adjacent to the SUBJECT PROPERTY, the ESCONDIDO SERVICE CONNECTION'S permitted by this Agreement shall, upon connection to the new RINCON water main, be terminated and discontinued. Thereafter, any future water service to the SUBJECT PROPERTY shall be provided by the RINCON service connections, installed at RINCON'S cost, to the new RINCON main.
9. Should ESCONDIDO determine that its facilities are required for the delivery of water solely to lands lying within its service area and that insufficient capacity exists for the continued delivery of water to the SUBJECT PROPERTY, ESCONDIDO may, upon one year's written notice to RINCON, terminate this Agreement, and ESCONDIDO shall not have any responsibility to give independent notice to the customers served within the SUBJECT PROPERTY of termination of this Agreement pursuant to this section.
10. In the event customers occupying the SUBJECT PROPERTY become delinquent in payment of ESCONDIDO wastewater bills, RINCON shall cooperate with the CITY in suspending water service to any such customers pursuant to CITY'S established practice regarding such delinquencies.



**NORTH AVE EXCHANGE  
CITY OF ESCONDIDO  
AND RINCON DEL DIABLO MWD**



- LEGEND**
- 1 APN# 224-153-18 702 NORTH AVE
  - 2 APN# 224-153-17 708 NORTH AVE
  - 3 APN# 224-153-15 714 NORTH AVE
  - o 1" SERVICE W/ 5/8" METER

# CITY COUNCIL

For City Clerk's Use:

**APPROVED**       **DENIED**

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

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

**Agenda Item No.: 5**  
**Date: July 13, 2016**

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

**FROM:** Sheryl Bennett, Director of Administrative Services  
Joan Ryan, Assistant Director of Finance

**SUBJECT:** Setting Special Tax Levy for Community Facilities District No. 2000-01  
(Hidden Trails)

**RECOMMENDATION:**

It is recommended that the City Council adopt Resolution No. 2016-96, setting the Special Tax Levy for Community Facilities District No. 2000-01 (Hidden Trails) (the "District") for Fiscal Year 2016-17.

**FISCAL ANALYSIS:**

A Special Tax is levied annually on land within Community Facilities District No. 2000-01 (Hidden Trails) and collected through the County of San Diego Treasurer-Tax Collector's Office. The funds from the Special Tax are used to meet debt service obligations from the issuance of bonds for the District.

**PREVIOUS ACTION:**

The City Council approved the establishment of Community Facilities District No. 2000-01 (Hidden Trails) on September 20, 2000, and has annually adopted a resolution setting the annual Special Tax Levy. The prior year's Resolution No. 2015-92, was adopted on June 24, 2015.

**BACKGROUND:**

At the request of the property owner/developer and pursuant to the City's Statement of Goals and Policies Regarding the Establishment of Community Facilities Districts, Community Facilities District No. 2000-01 (Hidden Trails) was formed for the purpose of acquiring certain backbone facilities including street, water and sewer facilities which were constructed within the Hidden Trails development. According to the Special Tax Report for Community Facilities District No. 2000-01 (Hidden Trails), a Special Tax shall be levied annually on land within the District and collected in the same manner and at the same time as ordinary ad valorem property taxes. The City is responsible for annually determining the Special Tax liability for each parcel within the District and for providing this information to the County of San Diego in August of every year.

A Maximum Special Tax Rate was established for developed residential property and undeveloped property. Attached as Exhibit "A" of Resolution No. 2016-96 is the amount of the Maximum Special Tax and Proposed Actual Special Tax for Fiscal Year 2016-17.

A comparative analysis of the annual Special Tax Levy Calculation for Fiscal Year 2016-17 is also presented. As noted in the analysis, the 2016-17 Special Tax Levy requirement increased by 1.78% in the amount of \$3,460.62 or an average of \$11.94 per parcel. Explanation of the levy increase for the 2016-17 Fiscal Year is listed below:

- (1) The Debt Service Requirement for the 2016-17 levy calculation, which consists of required Principal and Interest payments for the period from September 2, 2016, through September 1, 2017, increased by a total of \$7,000.00 over the prior year.
- (2) Beginning cash resources used in the calculation for the 2016-17 levy are \$3,539.38 greater than the cash resources used in the prior year calculation. Actual cash resources available for the 2016-17 levy are estimated to be approximately \$20,000 greater than the amount of \$161,920.83 used in the calculation of the 2016-17 tax levy. The additional \$20,000 of available cash is not used in the current year levy calculation, as the use of all available cash for the 2016-17 levy would result in very large variances in the levy from this year to next (a large levy decrease in current year (11.25%) and then a subsequent year large levy increase). The additional \$20,000 in available cash resources will be used in 1/2 equal installments in each of the next 2 tax year levy calculations. The increase in the available cash resources is primarily a result of the July 2013 refunding of the 2001 Series Bonds and arose due to additional interest earnings, elimination of the reserve fund and unexpended cost of issue funds.

Respectfully submitted,



Sheryl Bennett  
Director of Administrative Services



Joan Ryan  
Assistant Director of Finance

City of Escondido CFD 2000-01 (Hidden Trails)  
 Analysis of Special Tax Levy Requirement  
 Tax Year 2016-17

Description	Prior Tax Year 2014-15	Prior Tax Year 2015-16	Current Tax Year 2016-17	Change from Tax Year 2015-16	
				\$	%
<b>Calculation of Annual Special Tax Levy</b>					
<b>Annual Resource Requirements:</b>					
Debt Service on Bond Issue :					
Interest Due 09/01	\$ 45,565.63	\$44,615.63	\$ 43,615.63		
Principal Due 09/01	95,000.00	100,000.00	100,000.00		
Interest Due 03/01	44,615.63	43,615.63	42,615.63		
Interest Due 09/01	44,615.63	43,615.63	42,615.63		
Principal Due 09/01	<u>100,000.00</u>	<u>100,000.00</u>	<u>110,000.00</u>		
Total Principal and Interest Due for Annual Levy	\$329,796.89	\$331,846.89	\$338,846.89	\$7,000.00	2.11%
Additions to/(Withdrawals from) Required Reserve Fund Account:					
Reserve Requirement at Year End	0.00	0.00	0.00		
Less: Current Reserve Fund Account Balance	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>		
Reserve Requirement/(Surplus)	0.00	0.00	0.00	0.00	0.00%
Estimated Annual Administrative Expense Requirements	<u>20,808.00</u>	<u>20,808.00</u>	<u>20,808.00</u>	<u>0.00</u>	0.00%
Total Estimated Annual Requirements	350,604.89	352,654.89	359,654.89	7,000.00	1.98%
Availabe Resources:					
Estimated Available Cash Account Balances at Start of Tax Year	<u>(151,565.63)</u>	<u>(158,381.45)</u>	<u>(161,920.83)</u>	<u>(3,539.38)</u>	2.23%
<b>Annual Special Tax Levy Requirement</b>	<u><b>\$199,039.26</b></u>	<u><b>\$194,273.44</b></u>	<u><b>\$197,734.06</b></u>	<u><b>\$3,460.62</b></u>	<b>1.78%</b>
Proposed Levy as Allocated among 290 Parcels	<u>\$199,038.48</u>	<u>\$194,272.00</u>	<u>\$197,732.36</u>	<u>\$3,460.36</u>	1.78%
Average Levy per Dwelling Unit	<u>\$686.34</u>	<u>\$669.90</u>	<u>\$681.84</u>	<u>\$11.94</u>	1.78%
Difference to Required Levy	(\$0.78)	(\$1.44)	(\$1.70)		

**RESOLUTION NO. 2016-96**

**A RESOLUTION OF THE CITY COUNCIL OF  
THE CITY OF ESCONDIDO, CALIFORNIA,  
ACTING AS LEGISLATIVE BODY OF  
COMMUNITY FACILITIES DISTRICT NO.  
2000-01 (HIDDEN TRAILS), PROVIDING FOR  
THE LEVY OF AN ANNUAL SPECIAL TAX  
FOR SUCH COMMUNITY FACILITIES  
DISTRICT FOR FISCAL YEAR 2016-17**

WHEREAS, the City Council of the City of Escondido, California (the "Legislative Body"), has initiated proceedings, held a public hearing, conducted an election, and received a favorable vote from the qualified electors to authorize the levy of a Special Tax in a Community Facilities District, all as authorized pursuant to the terms and provisions of the "Mello-Roos Community Facilities Act of 1982," being Chapter 2.5, Part 1, Division 2, Title 5 of the Government Code of the State of California (the "Act"). This Community Facilities District is designated as Community Facilities District No. 2000-01 (Hidden Trails) (the "District"); and

WHEREAS, this Legislative Body, by the adoption of the Ordinance No. 2000-30 (the "Ordinance") pursuant to Section 53340 of the Government Code of the State of California, has authorized the levy of Special Taxes (as such term is defined in the Ordinance) within the District to finance authorized facilities; and

WHEREAS, Government Code Section 53340 provides that this legislative body may provide, by resolution, for the levy of the Special Taxes in the current tax year at the same rates or at a lower rate than the rate provided for in the Ordinance, if such resolution is adopted and a certified list of all parcels subject to the Special Tax levy including the amount of the Special Tax to be levied on each parcel for the current tax year (the

“Certified Parcel List”) is timely filed by the clerk or other official designated by this legislative body with the Auditor of the County of San Diego (the “County Auditor”) on or before August 10 of the applicable tax year.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Escondido, acting as the legislative body of Community Facilities District No. 2000-01 (Hidden Trails), as follows:

1. That the above recitations are true.
2. That this legislative body hereby authorizes and provides for the levy of the Special Tax within the District on those Taxable Properties (as such term is defined in the Ordinance) within the District for Fiscal Year 2016-17 so long as the rates of such Special Tax are the same rates or lower rates than the rates provided for in the Ordinance. The Proposed Special Tax Rates for the District for Fiscal Year 2016-17 are contained on Exhibit “A” attached to this resolution and incorporated by this reference. After adoption of this resolution, the Director of Administrative Services of the City, or Director of Administrative Service’s designee, may make any necessary modifications to these Special Tax Rates to correct any errors, omissions or inconsistencies in the listing or categorization of parcels to be taxed or in the amounts to be charged to any category of parcels; provided, however, that any such modifications shall not result in an increase in the Special Tax applicable to any category of parcels and can only be made prior to the submission of the tax rolls to the County Auditor.
3. That the Director of Administrative Services is hereby designated and directed to prepare and submit a Certified Parcel List to the County Auditor on or before August 10, or such later date to which the County Auditor may agree, setting forth the

amount of the Special Tax to be levied on each Taxable Property within the District calculated pursuant to the Ordinance and subject to the limitations set forth in Section 2 above.

4. That the Special Tax shall be collected in the same manner as ordinary ad valorem property taxes are collected, and shall be subject to the same penalties and same procedure and sale in cases of any delinquency for ad valorem taxes, and the Treasurer-Tax Collector of the County of San Diego is hereby authorized to deduct reasonable administrative costs incurred in collecting any said Special Tax. Any Special Taxes that may not be collected on the County of San Diego ("County") tax roll shall be collected through a direct billing procedure by the Treasurer of the City of Escondido, acting for and on behalf of the District.

5. That the County Auditor is hereby directed to enter in the next County assessment roll on which taxes will become due, opposite each lot or parcel of land affected in a space marked "public improvements, special tax" or by any other suitable designation, the installment of the Special Tax.

6. That the County Auditor shall then, at the close of the tax collection period, promptly render to the District a detailed report showing the amount and/or amounts of such Special Tax installments, interest, penalties and percentages so collected and from what property collected, and also provide a statement of any percentages retained for the expense of making any such collection.

**Exhibit "A"**

**City of Escondido  
Community Facilities District 2000-01  
(Hidden Trails)**

**Special Tax Rates for Fiscal Year 2016-17**

Land Use Categories	Description	Assigned Special Tax	Proposed Actual Special Tax*
Category 1**	Residential Property	\$0.39 per sq. ft.	\$0.25429 per sq. ft.
Category 2**	Other Property	\$2,861 per net acre	\$1,865.42 per net acre
Category 3	Undeveloped Property	\$3,290 per net acre	\$0.00 per net acre

\* Special Tax rates shown above have been rounded to decimals shown, actual tax rates are not rounded.

\*\* The Proposed Actual Special Tax shown above is the authorized levy for the current fiscal year. The submitted actual levy maybe reduced as directed by the Director of Administrative Services.

**CITY COUNCIL**

For City Clerk's Use:

**APPROVED**       **DENIED**

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

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

**Agenda Item No.: 6**  
**Date: July 13, 2016**

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

**FROM:** Sheryl Bennett, Director of Administrative Services  
Joan Ryan, Assistant Director of Finance

**SUBJECT:** Setting Special Tax Levy for Community Facilities District No. 2006-01 (Eureka Ranch)

**RECOMMENDATION:**

It is recommended that the City Council adopt Resolution No. 2016-97, setting the Special Tax Levy for Community Facilities District No. 2006-01 (Eureka Ranch) ( the "District") for Fiscal Year 2016-17.

**FISCAL ANALYSIS:**

A Special Tax is levied annually on land within Community Facilities District No. 2006-01 (Eureka Ranch) and collected through the County of San Diego Treasurer-Tax Collector's Office. The funds from the Special Tax are used to meet debt service obligations from the issuance of bonds for the District.

**PREVIOUS ACTION:**

The City Council approved the establishment of Community Facilities District No. 2006-01 (Eureka Ranch) on September 27, 2006, and has annually adopted a resolution setting the annual Special Tax Levy. The prior year's Resolution No. 2015-93, was adopted on June 24, 2015.

**BACKGROUND:**

At the request of the property owner/developer and pursuant to the City's Statement of Goals and Policies Regarding the Establishment of Community Facilities Districts, Community Facilities District No. 2006-01 (Eureka Ranch) was formed to provide street, storm drain and sewer improvements as well as utility undergrounding within the Eureka Ranch development and East Valley Parkway area. According to the Special Tax Report for Community Facilities District No. 2006-01 (Eureka Ranch), a Special Tax shall be levied annually on land within the District and collected in the same manner and at the same time as ordinary ad valorem property taxes. The City is responsible for annually determining the Special Tax liability for each parcel within the District and for providing this information to the County of San Diego in August of every year.

A Maximum Special Tax Rate was established for developed residential property and undeveloped property. Attached as Exhibit "A" of Resolution No. 2016-97 is the amount of the Maximum Special Tax and Proposed Actual Special Tax for Fiscal Year 2016-17.

A comparative analysis of the annual Special Tax Levy Calculation for Fiscal Year 2016-17 is also presented. As noted in the analysis, the 2016-17 Special Tax Levy requirement decreased by 4.88% in the amount of \$52,837.48 or an average of \$156.32 per parcel. Explanation of the levy decrease for the 2016-17 Fiscal Year is listed below:

- (1) Net available beginning cash resources for the 2016-17 levy calculation are \$177,843.06 less than the prior year.
- (2) Due to the June 2015 refunding of the CFD 2006-01 Eureka Ranch Special Tax Bonds Series 2006, the Debt Service Requirement for the 2016-17 levy calculation, which consists of required Principal and Interest payments for the period from September 2, 2016 through September 1, 2017, was decreased by a total of \$221,299.58.
- (3) Delinquency Contingency provision for the 2016-17 levy calculation has been decreased by a total of \$9,380.96. This decrease was due to realization of a decrease in the actual Fiscal Year 2015-16 delinquency rate (from 1.61% to .76%).

Respectfully submitted,

  
Sheryl Bennett  
Director of Administrative Services

  
Joan Ryan  
Assistant Director of Finance

City of Escondido CFD 2006-01 (Eureka Ranch)  
 Analysis of Special Tax Levy Requirement  
 Tax Year 2016-17

Description	Prior Tax Year	Prior Tax Year	Current Tax Year	Change from	
	2014-15	2015-16	2016-17	Tax Year 2015-16	
				\$	%
<b>Calculation of Annual Special Tax Levy</b>					
<b>Annual Resource Requirements:</b>					
Debt Service on Bond Issue :					
Interest Due	09/01	\$ 412,263.75	\$ 403,196.25	\$ 298,950.00	
Principal Due	09/01	390,000.00	410,000.00	295,000.00	
Interest Due	03/01	403,196.25	445,103.33	296,000.00	
Interest Due	09/01	403,196.25	298,950.00	296,000.00	
Principal Due	09/01	410,000.00	295,000.00	445,000.00	
Total Principal and Interest Due for Annual Levy		\$2,018,656.25	\$1,852,249.58	\$1,630,950.00	(\$221,299.58) -11.95%
Additions to/(Withdrawals from)					
Required Reserve Fund Account:					
Reserve Requirement at Year End		1,218,820.00	0.00	0.00	
10% of the Original Principal		1,808,000.00	0.00	0.00	
Maximum Annual Debt Service		1,218,820.00	0.00	0.00	
125% of Average Annual Debt Service		1,518,636.00	0.00	0.00	
Resulting Reserve Requirement		<u>1,218,820.00</u>	<u>0.00</u>	<u>0.00</u>	
Less: Current Reserve Fund Account Balance		<u>1,224,855.07</u>	<u>0.00</u>	<u>0.00</u>	
Reserve Requirement/(Surplus)		(6,035.07)	0.00	0.00	0.00 0.00%
Estimated Annual Administrative Expense Requirements		44,783.80	47,803.70	47,803.70	0.00 0.00%
Contingency for Delinquency		<u>9,441.88</u>	<u>17,143.07</u>	<u>7,762.11</u>	<u>(9,380.96)</u> -54.72%
Total Estimated Annual Requirements		2,066,846.86	1,917,196.35	1,686,515.81	(230,680.54) -12.03%
Available Resources:					
Estimated Available Cash Account Balances at Start of Tax Year		<u>(831,186.83)</u>	<u>(835,266.11)</u>	<u>(657,423.05)</u>	<u>177,843.06</u> -21.29%
<b>Annual Special Tax Levy Requirement</b>		<u>\$1,235,660.03</u>	<u>\$1,081,930.24</u>	<u>\$1,029,092.76</u>	<u>(\$52,837.48)</u> -4.88%
Proposed Levy as Allocated among 338 Parcels		<u>\$1,235,658.86</u>	<u>\$1,081,929.16</u>	<u>\$1,029,091.00</u>	<u>(\$52,838.16)</u> -4.88%
Average Levy per Dwelling Unit		<u>\$3,655.80</u>	<u>\$3,200.97</u>	<u>\$3,044.65</u>	<u>(\$156.32)</u> -4.88%
Difference to Required Levy		(\$1.17)	(\$1.08)	(\$1.76)	

RESOLUTION NO. 2016-97

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ESCONDIDO, CALIFORNIA, ACTING AS LEGISLATIVE BODY OF COMMUNITY FACILITIES DISTRICT NO. 2006-01 (EUREKA RANCH), PROVIDING FOR THE LEVY OF AN ANNUAL SPECIAL TAX FOR SUCH COMMUNITY FACILITIES DISTRICT FOR FISCAL YEAR 2016-17

WHEREAS, the City Council of the City of Escondido, California (the "Legislative Body"), has initiated proceedings, held a public hearing, conducted an election, and received a favorable vote from the qualified electors to authorize the levy of a Special Tax in a Community Facilities District, all as authorized pursuant to the terms and provisions of the "Mello-Roos Community Facilities Act of 1982," being Chapter 2.5, Part 1, Division 2, Title 5 of the Government Code of the State of California (the "Act"). This Community Facilities District is designated as Community Facilities District No. 2006-01 (Eureka Ranch) (the "District"); and

WHEREAS, this Legislative Body, by the adoption of the Ordinance No. 2006-32 (the "Ordinance") pursuant to Section 53340 of the Government Code of the State of California, has authorized the levy of Special Taxes (as such term is defined in the Ordinance) within the District to finance authorized facilities; and

WHEREAS, Government Code Section 53340 provides that this legislative body may provide, by resolution, for the levy of the Special Taxes in the current tax year at the same rates or at a lower rate than the rate provided for in the Ordinance, if such resolution is adopted and a certified list of all parcels subject to the Special Tax levy including the amount of the Special Tax to be levied on each parcel for the current tax year (the

“Certified Parcel List”) is timely filed by the clerk or other official designated by this legislative body with the Auditor of the County of San Diego (the “County Auditor”) on or before August 10 of the applicable tax year.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Escondido, acting as the legislative body of Community Facilities District No. 2006-01 (Eureka Ranch), as follows:

1. That the above recitations are true.
2. That this legislative body hereby authorizes and provides for the levy of the Special Tax within the District on those Taxable Properties (as such term is defined in the Ordinance) within the District for Fiscal Year 2016-17 so long as the rates of such Special Tax are the same rates or lower rates than the rates provided for in the Ordinance. The Proposed Special Tax Rates for the District for Fiscal Year 2016-17 are contained on Exhibit “A” attached to this Resolution and incorporated by this reference.

After adoption of this Resolution, the Director of Administrative Services of the City, or Director of Administrative Service’s designee, may make any necessary modifications to these Special Tax Rates to correct any errors, omissions or inconsistencies in the listing or categorization of parcels to be taxed or in the amounts to be charged to any category of parcels; provided, however, that any such modifications shall not result in an increase in the Special Tax applicable to any category of parcels and can only be made prior to the submission of the tax rolls to the County Auditor.

3. That the Director of Administrative Services is hereby designated and directed to prepare and submit a Certified Parcel List to the County Auditor on or before August 10, or such later date to which the County Auditor may agree, setting forth the

amount of the Special Tax to be levied on each Taxable Property within the District calculated pursuant to the Ordinance and subject to the limitations set forth in Section 2 above.

4. That the Special Tax shall be collected in the same manner as ordinary ad valorem property taxes are collected, and shall be subject to the same penalties and same procedure and sale in cases of any delinquency for ad valorem taxes, and the Treasurer-Tax Collector of the County of San Diego is hereby authorized to deduct reasonable administrative costs incurred in collecting any said Special Tax. Any Special Taxes that may not be collected on the County of San Diego ("County") tax roll shall be collected through a direct billing procedure by the Treasurer of the City of Escondido, acting for and on behalf of the District.

5. That the County Auditor is hereby directed to enter in the next County assessment roll on which taxes will become due, opposite each lot or parcel of land affected in a space marked "public improvements, special tax" or by any other suitable designation, the installment of the Special Tax.

6. That the County Auditor shall then, at the close of the tax collection period, promptly render to the District a detailed report showing the amount and/or amounts of such Special Tax installments, interest, penalties and percentages so collected and from what property collected, and also provide a statement of any percentages retained for the expense of making any such collection.

**Exhibit "A"**

**City of Escondido  
 Community Facilities District No. 2006-01  
 (Eureka Ranch)**

**Special Tax Rates for Fiscal Year 2016-17**

<b>Tax Class</b>	<b>Building Square Footage ("BSF")</b>	<b>Assigned Special Tax</b>	<b>Proposed Actual Special Tax*</b>
<b>Residential Property:**</b>			
Tax Class 1	> 3,600	\$1.214 per BSF	\$0.9010 per BSF
Tax Class 2	3,251 – 3,600	\$1.275 per BSF	\$0.9462 per BSF
Tax Class 3	2,851 – 3,250	\$1.350 per BSF	\$1.0019 per BSF
Tax Class 4	2,551 – 2,850	\$1.407 per BSF	\$1.0442 per BSF
Tax Class 5	≤ 2,550	\$1.526 per BSF	\$1.1325 per BSF
<b>Non-Residential Property:**</b>			
Tax Class 6	NA	\$20,750.00 per Acre	\$15,399.33 per Acre
Undeveloped Property	NA	\$20,750.00 per Acre	\$0.00 per Acre

\* Special Tax Rates shown above have been rounded to decimals shown, actual tax rates are not rounded.

\*\* The Proposed Actual Special Tax shown above is the authorized levy for the current fiscal year. The submitted actual levy may be reduced as directed by the Director of Administrative Services.

**CITY COUNCIL**

For City Clerk's Use:

APPROVED  DENIED

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

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

**Agenda Item No.: 7**

**Date: July 13, 2016**

**TO:** Honorable Mayor and Members of the City Council  
**FROM:** Diane Halverson, City Clerk  
**SUBJECT:** Designation of Voting Delegate – League of California Cities Conference

RECOMMENDATION:

It is requested that the City Council designate a voting delegate, and up to two alternates, to represent the City of Escondido at the business meeting to be held during the League of California Cities Annual Conference October 5-7, 2016, in Long Beach, California.

FISCAL ANALYSIS:

Costs to attend the conference are included in the City Council's Training/Meeting budget.

BACKGROUND:

At the League of California Cities annual conference, the membership considers and takes action on resolutions that establish League policy. Each member city has a right to cast one vote on matters pertaining to the League's policies if their Council has taken action to designate a voting delegate prior to July 31, 2016. Should the designated delegate be unable to serve, we may also appoint up to two alternate voting delegates.

Respectfully submitted,

*Diane Halverson*

Diane Halverson  
City Clerk



**FUTURE CITY COUNCIL AGENDA ITEMS**  
**July 6, 2016**

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

**July 20, 2016**  
**4:30 p.m.**

**CONSENT CALENDAR**

**Notice of Completion: Hale Avenue Resource Recovery Facility Influent Pump Station**  
(C. McKinney)

*The project consisted of rehabilitation of the existing Influent Pump Station at the HARRF.*

**Annual Destruction of Records**  
(D. Halverson)

*The records identified for destruction are more than two years old, do not affect the title to real property or liens thereon, are not court records, are not required to be kept further by a statute and are no longer required by the City. Authority to destroy these records is requested as provided by California Government Code Section 34090 and the City's adopted Records Retention Schedule.*

**Final Mitigated Declaration for Amber Lane Lot 4 (ENV 16-0003)**  
(B. Martin)

*The project involves grading and development of one single-family residential lot. The issuance of a Mitigated Negative Declaration (MND) was necessary to mitigate the removal of Sage-Scrub Chaparral habitat on the subject lot in accordance with the California Environmental Quality Act (CEQA).*

**Escondido History Center Management Agreement for Heritage Walk at Grape Day Park**  
(J. Masterson/D. Lundy)

*The History Center's Facility Use Agreement for operating a museum at the City's Heritage Walk in Grape Day Park expired June 30, 2016. The proposed Management Agreement will serve to replace the Facility Use Agreement and allow the History Center to continue to operate and maintain the interior of the historic structures along the City's Heritage Walk.*

**Lease Agreement with Escondido Community Garden at the Corner of North Centre City Parkway and West Lincoln Avenue (APN 228-073-15, 16, & 17 Por.)**  
(J. Masterson/D. Lundy)

*The existing lease expired on January 1, 2015 and contains no options to extend. The parties desire to enter into a new lease agreement to allow continued use of the garden area for a new term of three years, with two additional three year options.*

**July 20, 2016**  
**Continued**

**CONSENT CALENDAR Continued**

**Lease Agreement with Escondido Senior Community Garden at the Corner of North Centre City Parkway and West Lincoln Avenue (APN 228-073-16 & 17 Por.)**

(J. Masterson/D. Lundy)

*The existing lease expired on January 1, 2015 and contains no options to extend. The parties desire to enter into a new lease agreement to allow continued use of the garden area for a new term of three years, with two additional three year options.*

**Lease Agreement with North County Kia at Flood Control Channel Land Adjacent to 1501 Auto Park Way**

(J. Masterson/D. Lundy)

*North County Kia has requested a new lease to expand the leased premises, increase the rent, and extend the term of the lease.*

**Execution of Lease No. PRC 3228.9 with California State Lands Commission**

(C. McKinney)

*San Elijo Joint Powers Authority (SEJPA) staff have negotiated with the California State lands Commission as lessor and SEJPA and the City of Escondido as Co-Lesseees for the purpose of renewing Permit PRC 3228.9 for the term of 20 years beginning June 28, 2016 and ending June 27, 2036, and which authorizes continued use and maintenance of the existing treated-water conveyance pipeline and outfall.*

**Consulting Agreement with Black & Veatch Corporation for the MF/RO Facility Redesign**

(C. McKinney)

*Consulting Agreement for redesign of the MF/RO Facility for treatment of recycled water for agriculture irrigation and future potable reuse at a new location.*

**Approval of a Consulting Agreement for Design of the Transit Center Active Transportation Project**

(E. Domingue)

*SANDAG has approved an active transportation grant to fully fund the construction of a pedestrian bridge along Valley Parkway, widening of the box culvert under Valley Parkway, and to install bike lanes to provide active transportation connections to the Transit Center. City Council approval of a consulting agreement for design of this project is requested.*

**PUBLIC HEARINGS**

**Local Register Historic Listing and CEQA Exemption (HP 16-0001)**

(B. Martin)

*To add a 1952 Weir Brothers' adobe ranch house at 2612 Loma Vista Drive to the City's Local Register of Historic Places.*

**Approval to Accept Emergency Solutions Grant (ESG) Funds and Amend Fiscal Years 2015-2019 Consolidated Plan and Fiscal year 2016-2017 Annual Action Plan**

(J. Petrek)

*This is a required public hearing to amend the 2015-2019 Consolidated Plan and 2015-2016 One-Year Action Plan in order to accept \$135,322 in new, federal ESG funds. City Council is being asked to direct staff on the process for allocating ESG funds.*

**July 20, 2016**  
**Continued**

**PUBLIC HEARINGS Continued**

**Long-Form Rent Review Board Hearing for Sundance Mobilehome Park**  
(J. Petrek)

*The owner has requested a rent increase for 22 of the 88 spaces in Sundance Mobilehome Park. Spaces not listed in the application are on long term leases. The average space rent for the 22 spaces subject to rent control is \$674.40. The owner has based this request for rent increase on a maintenance of net operating income (MNOI) methodology. Requested rent increase varies from approximately \$157.17 to \$171.14 per month per space.*

**CURRENT BUSINESS**

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

**July 27, 2016**  
**No Meeting (Summer Break)**



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

July 6, 2016

## SPECIAL EVENTS

The Triple Crown World Series will be coming to Escondido Tuesday July 12<sup>th</sup> to Saturday July 16<sup>th</sup>. This year's annual Triple Crown World Series will host the 10u girls fast pitch division. They will have 43 teams from all over California, Arizona, and Texas. All games will be played at Kit Carson Park on the youth and adult softball fields. We can expect around 650 families attending this tournament.

### Schedule:

Tuesday July 12<sup>th</sup> – 8:00AM to 6:00PM

Wednesday July 13<sup>th</sup> – 8:00AM to 6:00PM

Thursday July 14<sup>th</sup> – 8:00AM to 3:00PM

Friday July 15<sup>th</sup> – 8:00AM to 6:00PM

Saturday July 16<sup>th</sup> – 8:00AM to 3:00PM (Adult Fields only)

### Field Prep:

- Escondido Recreation Staff will prep, open, and close all fields.
- Bases set at 60 ft.
- Pitching rubbers set at 35 ft. with pitching circle

For information about other 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 was approved June 13, 2016.
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.

# City Manager's WEEKLY UPDATE to City Council

A grading permit has been issued by the Engineering Division. Esgil and the Planning Division have approved the building plans. A fee deferral agreement has been signed and the building permit was issued June 23, 2016. A tentative parcel map (TPM) for office condominiums is in process to allow the sale of individual office suites to medical providers. The Notice of Intended Decision for the condos has been mailed. The public review period ends July 11, 2016.

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. Demolition of the former auto dealership building started on June 20, 2016. The developer's submittal of grading and building plans is expected soon.
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 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) – The association is proposing to upgrade the existing electronic message sign along I-15.

# City Manager's WEEKLY UPDATE to City Council

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. Planning has developed language for the proposed amendment to the City's Sign Ordinance. The Planning Commission hearing is scheduled for July 12, 2016 and will be followed by a City Council hearing in August.

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 (1330 East Valley Parkway) . 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. A Building permit was issued on June 22, 2016.

## **Industrial**

1. Escondido Disposal Inc. (Developer: Steve South, EDI) – *No change from the following update reported last week:* 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. self-storage facility development with 4-stories, 3 in-line shops and a small office. The applicant has been working with staff to facilitate safe access while preserving left turn movements into the one-way driveway proposed for the site. Planning staff is preparing to issue the MND for public review soon. A Planning Commission hearing is anticipated to occur in August 2016.

# City Manager's WEEKLY UPDATE to City Council

3. Victory Industrial Development (Developer: Scott Merry, Badiee Development) – *No change from the following update reported last week.* This project involves two industrial buildings totaling 91,000 sq. ft. (one building 55,500 sq. ft., second building 35,500 sq. ft.) located at 2005 Harmony Grove Road and a zone change from residential to Planned Industrial consistent with the updated General Plan. Design review has been completed and the project is progressing through the environmental review phase. Public review of the proposed Mitigated Negative Declaration started on June 22, 2016.
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 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. It was approved by the City Council on June 15, 2016.
6. Escondido Self-Storage Facility (Developer: Anna-Lisa Armanino, Brandywine Homes, Inc.) – *No change from the following update reported last week:* A modification to a Master and Precise Development Plan for revisions to the design of a previously approved, but not yet constructed, self-storage facility with direct access to Brotherton Road near the intersection with Cranston Drive. The proposed project was submitted on May 11, 2016, and is currently being reviewed by Planning, Engineering, Fire and Utilities staff. The project proposes approximately 77,500 SF of storage area in two buildings. The larger building is two stories over a basement with all interior loading. The smaller building is one-story with some exterior roll-up doors. The project site is also part of a five-lot Tentative Map for four residential lots

# City Manager's WEEKLY UPDATE to City Council

and one commercial lot (Tract 900) that is concurrently being processed for an extension of time. Staff met with developer to discuss project design and technical studies needed for the update of the previous environmental review.

## **Institutional**

1. John Paul the Great Catholic University (Developer: Kevin Meziere, John Paul the Great Catholic University) – *No change from the following update reported last week:* A Conditional Use Permit to expand the campus and student enrollment at 155 W. Grand Avenue was approved by the Planning Commission on December 8, 2015. The proposal includes improvements to the former H. Johnson Building at 131 S. Broadway for studio and classroom space, and the former bank at 200 W. Grand Avenue for administrative offices and a student resource center. The proposed expansion would also increase the student enrollment from 300 to 1,200 students over the next several years. Staff met with the applicant regarding structural design issues and architectural modifications related to un-reinforced masonry construction.
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) – *No change from the following update reported last week:* 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 at 1864 N. Broadway. Revised architectural plans were unanimously approved 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

# City Manager's WEEKLY UPDATE to City Council

(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) were approved by the City Council on June 15, 2016.
4. Lexington (Zenner) (Developer: Eric Johnston, KB Homes) - *No change from the following update reported last week:* 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. The grading and building permits for the three model homes on the eastern side of Ash Street have been issued and construction is underway.
5. Stella Park Condominiums (Developer: Edward Kaen, ETP, LLC) – *No change from the following update reported last week:* 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.
8. Canyon Grove Estates Tract 932 (Developer: John Vance, Shea Homes) - This project is a 179-lot single family residential development on the north side of Vista Avenue east of Conway Drive. The final architectural design and landscaping plans for the Precise Plan application were approved by the Planning Commission on June 14, 2016. A rough grading permit has been issued and grading is underway. Building plans for the construction of eight

# City Manager's WEEKLY UPDATE to City Council

model homes were submitted on May 18 and are being reviewed by staff. Precise grading plans for the model complex were submitted on June 24. The applicant is coordinating the plan review for off-site street improvements on Ash Street with the County's Department of Public Works.

9. Safari Highlands (Developer: Jeb Hall, Concordia Homes) – *No change from the following update reported last week:* This project is a 550-unit single family development located east of the Rancho San Pasqual community and north of the San Diego Safari Park. The project involves 1,100 acres including annexation and Sphere of Influence update for a master planned community with parks, trails, recreation center, fire station, open space, on-site sewer facility for treating a portion of the on-site wastewater for irrigation purposes. Planning and Engineering extensions of staff have been funded by the applicant and retained to assist the City in processing the project. Staff met with a representative of the Fish and Wildlife Department to discuss the project. Other outreach efforts have included City of San Diego, San Diego Zoo Safari Park representatives, public agencies and surrounding residents. The City Council approved the consultant contract for preparing the EIR on March 23, 2016. The consultant, Michael Baker International (MBI), has now been authorized to start work on the EIR. The contract planner has been meeting with MBI on sections of the first drafts of the EIR Project Description. The developer is working with various City staff on possible changes to the Project Description including changes to the proposed water factory, public park, entry road and fire station. These issues are expected to be resolved by July. Other EIR draft sections will be sent to the City for review in July as well. 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. Del Prado (Developer: Kerry Garza, Touchstone Communities) – *No change from the following update reported last week:* 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.
12. Solutions for Change (Developer: Solutions for Change) – *No change from the following update reported last week:* 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. Building plans have been approved and the building permit has been issued. A Groundbreaking event was held June 28, 2016.



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

13. 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 701 San Pasqual Rd/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. Additional information and revised plans were submitted to the Planning Division on June 13, 2016.
14. Veterans Village (Developer: Veterans Village of San Diego) – *No change from the following update reported last week:* This project is a mixed-use development involving a 54-unit affordable multi-family residential apartment project for military veterans and their families. It includes on-site administration office, business center, club house and other support spaces for the residents; and a small commercial component to support training opportunities offered 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.
15. Escondido Gateway (Developer: Greg Waite, Integral Communities) – *No change from the following update reported last week:* This project is a mixed-use development involving 126 residential units within three, 4-5 story buildings with indoor and outdoor recreational areas and an opportunity for a small (1,000 sq. ft.) commercial/flex space on 2.6 acres (48 dwelling units/acre) located at 700 W. Grand Avenue (former Police Station) across the street from the Escondido Transit Center. Plans were submitted for the project involving a Specific Plan Amendment, Tentative Map, Planned Development and Development Agreement. The Draft Mitigated Negative Declaration has been issued and a 20-day public review period started on June 22, 2016.
17. City Plaza (Developer: Charlie Zhang, Zion Enterprises) – This long-dormant, partially constructed mixed-use development at the southeastern corner of South Escondido Boulevard and Third Avenue now has new ownership. The new owners have met with city staff and indicated they quickly plan to start constructing the 65-unit apartment project as originally approved. The project consists of a three-story building with 51,200 SF of residential area and 4,100 SF of commercial area and two levels of parking. The building permits will need to be reissued and the applicant is coordinating that process with the Building Official. Structural engineering information was submitted to the Building Division on May 8. The Building Division is ready to reinstate the previous building permit once the developer pays the fees due.

## **Building Division:**

1. The Building Division issued 76 permits for the week with a total valuation of \$853,579.
2. 20 photovoltaic permits were issued for the week. The Building Division has issued 675 solar permits this year compared to 547 issued for the same time last year.

# City Manager's WEEKLY UPDATE to City Council

3. The Building Division staff had another busy week. Inspectors averaged 33 inspections per day with 55 inspections on Monday and 28 inspections on Friday. Our building counter staff was also busy, averaging 32 counter sign in's per day and 29 on Friday.
4. The Building Division has issued 47 single family dwelling permits this year with valuations of \$15,079,199 compared to 11 permits issued with valuations of \$2,218,379 for the same time last year.
5. The Building Division has processed 1,839 projects to date compared with 1,550 for the same time last year. Total project valuations for issued permits this year is \$33,252,000 compared with \$20,720,000 same time last year.
6. Permits were issued for an emergency demolition permit at 559 N Hale, the former meat packing plant that sustained extensive fire damage last week. Demolition started on July 5.
7. Permits were issued for a new single family dwelling at 930 W 2<sup>nd</sup> Ave.
8. Plans were submitted for a new single family dwelling at 2401 Amber Ln.

## **Code Enforcement:**

1. As of July 4, 2016, the total number of open code enforcement cases is 422 cases. During the prior week, 73 new cases were opened, and 55 cases were closed, with a backlog of an additional 19 cases not yet opened for assignment and investigation.
2. There were 4 illegal signs confiscated during the weekend.
3. Last week, the Business License Division issued 24 new licenses and received 40 new applications, in addition to 231 renewals.

## **CAPITAL IMPROVEMENTS**

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

The project is under construction with landscaping continuing. The remainder of the new playground equipment is expected to be delivered this week.

### **2015/2016 Street Rehabilitation and Maintenance Project:**

The preconstruction meeting is scheduled for July 11, 2016, with Notice to Proceed set for July 18<sup>th</sup>. The contract calls for Seventy (70) days for construction to be completed. The inspection team is marking limits of removals as well as concrete surface improvements this week.

### **Boys and Girls Club Lefty Mitchell Tee Ball Field:**



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

The last remaining items are near completion for the dedication ceremony set for Saturday, July 9<sup>th</sup>, 2016.

## **Private Development**

**Bear Valley Parkway between Boyle Avenue and San Pasqual Valley Road (County Project):** No changes from the following update reported last week: *Landscape soil amendment has started, planting is ongoing and is set to be completed by the first week of July. Birch Avenue is still closed at Bear Valley Parkway for East/West travel. The traffic signal for the Boyle Avenue intersection has been installed with activation is set for the first week in July.*

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

The contractor completed the resealing of Escondido Boulevard along the project frontage, striping of the new lane alignments should be installed later this week. This project is nearing completion with the first of three building released for occupancy.

### **Pradera - Lennar Communities:**

E Street- Completing model on lot 3

D Street- phase one has a new property owner moving in

C Street- phase 3 framing homes, phase 4 pouring house slabs this week

B Street- testing of the water mains has started this week

A Street- Sewer main installation complete, starting the installation of new water main later this week.

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

The Contractor has started framing operation on the three models. Offsite improvements have been started along Ash Street between Vista Avenue and Lehner Avenue. The north bound travel lane will continue to be closed. Detour signs and electronic message boards are in place to aid the local residences that are effected by the closure.

### **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:**

The contractor is continuing the mass grading for the pads. Storm drain pipe along with storm drain curb inlets are being constructed on site.

Work has begun for the offsite improvements along Ash Street between Vista Avenue and Hubbard Avenue. The contractor is starting demolition of the public improvements at the Ash Street /Vista Avenue intersection. Partial roadway lane closure will be in place on this section of roadway. The coordination of the developers is being monitored to insure public safety and



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

access is provided. Partial closure are approved for this work during the summer recess for school which return to fall sessions on August 29<sup>th</sup>.

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

Permanent road surface repairs was started on July 5<sup>th</sup>, 2016 and completion of the project is expected very soon.

**Future Capital Improvements:**

**East Valley Parkway/Valley Center Road Widening Project:**

Staff re-submitted Authorization to Construct Documents with requested revisions to Caltrans for review and approval. Project consultants continue working with permitting agencies to acquire remaining environmental permits.

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

Project plans are complete, and staff continues to prepare Authorization to Construct Documentation for submittal to Caltrans for review and approval.

# City Manager's WEEKLY UPDATE to City Council

## PUBLIC SAFETY

### Police

#### Incidents

- On 6/26/2016, three males attempted to rob a person at knifepoint in the 700 block of W. Valley Pkwy. All three suspects fled the area on foot. Officer Banks located the three suspects walking on Quince St., just south of Second Ave. One suspect gave up right away and the other two fled. The two that fled were taken into custody a short distance away. All three suspects were booked into Juvenile Hall.
- On 6/27/2016, officers responded to the area of 2100 E. Mission Ave. reference a person with a warrant. The reporting party advised that a family member was at the residence and had a warrant issued for his arrest. As the officers were getting ready to contact the suspect, he fled out of the back of the residence. Officer Smyth took the suspect into custody. The suspect was booked into Juvenile Hall for the warrant.
- On 6/28/2016, officers were dispatched to a business for an audible alarm. The officers found an unsecured door and searched the premises. During the search, officers located a Butane Honey Oil laboratory. The Narcotics Task Force responded to take over the investigation and to properly dispose of the lab. The investigation is ongoing.
- On 6/29/2016, officers responded the 1800 block of N. Broadway regarding a fight. Officers arrived on scene and were flagged down by a victim who stated that he was involved in a verbal argument with a subject he knew from high school. During the argument the suspect threw a large chunk of concrete through driver's side window, hitting the victim in the shoulder and ribs. The suspect was not located. The investigation is ongoing.
- On 7/01/2016, Officer Lunt located a stolen vehicle in the area of E. Valley Pkwy and Midway St. All of the occupants of the vehicle were cooperative and taken into custody without incident. The driver was booked into the Vista Detention Facility for possession of a stolen vehicle.
- On 7/1/2016, officers responded to the 76 gas station in the 700 block of N. Escondido Blvd. reference a theft in progress. Officers arrived on scene and detained three suspects. Gas station video captured the three suspects tampering with a gas pump. It was determined the suspect broke into the gas pump and were either installing or removing a device which attaches to the pump's card readers in order to steal credit card information, referred to as a "skimmer." The suspects were in possession of numerous burglary tools and equipment. All three suspects were arrested and charged with burglary and conspiracy.

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

## Neighborhood Transformation Project

- On July 17<sup>th</sup>, the Neighborhood Transformation Project will move to West Escondido. The boundaries of this project will be:
  - 5<sup>th</sup> Avenue to the North
  - 9<sup>th</sup> Avenue to the South
  - Centre City Pkwy. to the East
  - Tulip Street to the West

A door to door survey will be conducted in the next few weeks in an attempt to determine the issues of greatest concern to the neighborhood. The survey will be followed by a neighborhood meeting to explain the project to the community and ask for their support. The meeting will most likely take place in late August.