



2008 ANNUAL REPORT

IMPLEMENTATION OF THE CITY OF ESCONDIDO GENERAL PLAN

CITY COUNCIL

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CITY OF ESCONDIDO GENERAL PLAN

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The Annual Report of the Community Development Department and Community Services Department's Housing Division (from January 1, 2008 to December 31, 2008) fulfills the State requirement of Government Code Section 65400(b) that an annual report be submitted to the City Council and the State Office of Planning and Research on the status of the General Plan and progress in its implementation. In addition, the report includes information on the City's progress meeting its regional share of housing needs.

The Community Development Department consists of three separate divisions, which interact with the Community Services Department's Housing Division to provide development services to the community. The four divisions working together are as follows:

- Building
- Code Enforcement
- Housing
- Planning

The function of these divisions relates to the physical development of Escondido through the development of long-range plans and review of development proposals for consistency with such plans.

BUILDING DIVISION

The Building Division is responsible for administering and enforcing various building codes that regulate the construction, use and maintenance of all buildings and structures within the city. Such administration and enforcement is carried out through the issuance of permits and the inspection process. This ensures that the buildings, in which our citizens and children live, work and play; meet minimum health and safety standards.

Building Permit activity for 2008:

- Residential Permits: A total of 120 permits were issued for new single-family, 4 permits were issued for duplex units, and 2 permits were issued for five or more unit structures with a total valuation of \$42.9 million.
- Commercial and Industrial Permits: A total of 19 permits for new buildings were issued with a total construction valuation of \$50.2 million.
- Miscellaneous: A total of 1,062 miscellaneous permits were issued with a construction valuation of \$25.4 million.

CODE ENFORCEMENT DIVISION

The Code Enforcement Division of the City of Escondido's Community Development Department is charged with the responsibility to protect life, health, safety, and property through the enforcement of codes and standards for the maintenance and regulation of property, buildings, structures and uses. This also includes the regulation and enforcement of those codes relative to the licensing of all persons conducting business within the City of Escondido.

Code Enforcement Activity:

Code enforcement statistics are monitored on a calendar-year basis. From January through December 2008, the Code Enforcement Division opened 4,023 new cases and closed 3,941 cases with the following breakdown: Property maintenance – 2,096, Housing and Building Codes – 804, Mobile Homes – 58, Zoning – 1,033, Inoperative Vehicles – 244. Each case represents an address or site, which may have multiple violation/complaint types.

The Code Enforcement Division also participated in the following activities during the 2008 reporting period:

- Mobile home park officers reviewed, approved and inspected over 79 mobile home building permits.
- There were 293 mobile home permit inspections.
- Three state-mandated health and safety mobile home park inspections were conducted.
- Two code enforcement officers attended basic certification training at Rio Hondo College.
- Nine code enforcement officers attended in-service training with the state on Title 25 mobile home park enforcement and the state mandated health and safety inspections.
- Two code enforcement officers attended gang awareness training.

Additionally, the City enacted an Appearance and Compliance Team (ACT) in 2006 to manage code enforcement issues related to the City's appearance such as garage conversions, parking enforcement, shopping cart removal and graffiti. The following summarizes the activities of ACT:

- 2,817 parcels and 668 businesses were inspected during 12 ACT neighborhood compliance sweeps
- 607 ACT cases were opened
- 328 garage conversion cases opened
- 222 yard parking cases opened
- 790 front yard parking citations issued
- 2,590 shopping carts retrieved
- 9,659 graffiti service requests
- 129 graffiti arrests, 25 of those from Graffiti Tracker

Business License Activity:

The Code Enforcement Division is responsible for supervision of the application, approval, renewal, and issuance of 12,391 total business licenses. During 2008, 1,847 new business licenses were issued. A total of \$1.51 million was collected in revenue.

HOUSING DIVISION

The Housing Division of the City of Escondido is charged with the responsibility to improve and preserve the value of existing housing and to expand the stock of affordable housing while preserving the health, safety, and welfare of residents and maintaining the fiscal stability of the City.

The City created the Division in 1987 to design and implement affordable housing programs. Primary sources of funds for programs include housing redevelopment funds, bank loans, and additional public grants and loans. The Division currently offers 10 different programs. The Division is also responsible for preparing and recommending necessary plans and policies related to new housing legislation, the management of City-owned lots in two mobilehome parks, and on-going monitoring of various projects and programs. The Division staff works jointly with the Planning Division staff on revisions and updates to the City's Housing Element of the General Plan.

One of the primary goals of the Housing Element is to accommodate Escondido's "fair share" of regional housing needs for all income groups. According to the state law, local governments' housing needs assessments must include their share of the projected needs for housing in the region. The San Diego Association of Governments (SANDAG) has identified Escondido's share of regional housing needs. The figures are contained in the Regional Housing Needs Statement, adopted in January 2005. (Table 24A of the Housing Element) The total units needed from July 1, 2005 to July 1, 2010 would be 2,437 units.

The City's regional share of housing units by income group is as follows:

Very-Low Income	548 units
Low Income	417 units
Moderate Income	461units
Above-Moderate Income	1,011units
TOTAL	2,437 units

(Unit counts based on 2005 Housing Element figures adopted 12/14/05)

In the calendar year of 2008, the City issued 270 building permits for the construction of 190 single-family and 80 multifamily dwellings. Eighteen (18) of these units are very low-income units, sixty-two (62) are low, and zero (0) are moderate, while the remaining 190 are above moderate-income units. This leaves a remaining housing goal of 1,530 units.

2008	Total to date	Total remaining
(18) Very-Low Income	42 units	506
(62) Low Income	68 units	349
(0) Moderate Income	18 units	443
(190) Above-Moderate Income	<u>779</u> units	<u>232</u>
(270) TOTAL	907 units	1,530

A more detailed report of the Housing Division activities has been prepared in the **Annual Housing Report, Calendar year 2008**, approved by the City Council on March 18, 2009.

PLANNING DIVISION

The Planning Division of the Community Development Department is responsible for developing long-range plans to improve the quality of life in the Escondido Planning Area as well as reviewing current development proposals for consistency with the General Plan, City ordinances and Council policies. In addition, the Planning Division coordinates special committees and task forces as established by the City Council, acts as facilitators for several community interest groups, and functions as staff to various boards and commissions, including:

- Design Review Board
- Historic Preservation Commission
- Planning Commission

The Planning Division is organized into several sections established to consolidate planning and processing functions in an efficient manner while allowing flexibility to respond to changing priorities. The public counter and administrative sections of Current Planning are consolidated to facilitate the processing of business license and administrative permits in addition to staffing the public information counter, environmental review and monitoring, plan processing and coordinating the Design Review Board. The public hearing section maintains responsibility for most discretionary development applications requiring Planning Commission and /or City Council review, including preparation of staff reports, and environmental review and monitoring, as well as plan processing. The Planning Resources Group (PRG) is responsible for long-range planning projects such as General Plan amendments and implementation programs, Specific Area Plans, capital improvement projects, Zoning Code amendments and other special or high priority projects as required by Council or City policies. The PRG section also coordinates agendas for the Historic Preservation Commission.

General Plan Implementation:

In June 1990, the City Council adopted a new General Plan that established *“a set of community goals and objectives that would provide a framework for future growth in the City’s Planning Area and provide certainty in the General Plan’s implementation.”* The Planning Division is responsible for translating the goals and objectives of the General Plan into working programs that shape the city’s development and further the city’s quality of life. The Planning Division monitors progress toward meeting General Plan goals and policies in a number of ways:

- 1) Comprehensive review of the General Plan as part of a Citywide General Plan Update;
- 2) Annual review of the Quality of Life Standards as part of the Citywide Facilities Plan;
- 3) Annual Action Plan goals and objectives for General Plan Implementation;
- 4) Five Year Capital Improvement Program; and
- 5) Ongoing tracking of land use amendments and development entitlements.

Key components of the General Plan Implementation and monitoring efforts are described below.

- Citywide General Plan Update: As required by State law, a five-year update to the General Plan was completed in August 2000. The adopted amendments included modifications to the City’s Quality of Life Standards and Policies for Traffic, Schools, Fire, Police, Sewer/Water, Parks, and Libraries, in most cases providing a standard based on the number of dwelling units rather than population. New Quality of Life Standard and policies were established for Economic Development. After evaluating the City’s circulation system in a city-wide level of service analysis, it was determined that no road reclassifications to the City’s Circulation Element were warranted. In addition, Land Use amendments for eight individual properties were considered by the Planning Commission and City Council that required a public vote for final approval (see “Proposition S” below). None of the amendments were successful in obtaining voter approval and the land uses remain their current designation. However, one General Plan Amendment has subsequently been approved with a public vote to change a residentially designated site to a commercial designation to allow development of an animal hospital.

A comprehensive General Plan Update was initiated by the City Council in December 2008. The update is anticipated to be completed in three years, targeting a ballot measure for the November 2012 election (See Proposition S below).

- Proposition S: An important consideration regarding potential future changes to the City's General Plan is the implication of Proposition S, passed in November 1998. This proposition requires a public vote for specific land use changes that would increase allowable residential densities, intensify allowable land uses, or would otherwise modify specified General Plan policies regarding Quality of Life Standards and General Plan Implementation. A total of 8 land use revisions proposed as part of the General Plan update were subject to a public vote that was held in November 2000. None of the amendments were successful in obtaining voter approval. Since that time, one General Plan Amendment has been approved requiring a Proposition S vote. The General Plan Amendment re-designated a parcel from residential (Suburban) to Planned Commercial to allow the construction of a veterinary hospital. There have been no subsequent General Plan Amendments needing a vote.
- Citywide Facilities Plan: In April of 1994, City Council adopted the first Citywide Facilities Plan to establish the framework for implementing the General Plan Quality of Life Standards. This Plan was based upon the General Plan's Growth Management Element and other policies, which require the preparation of Subarea Facilities Plans (SFPs) for Tier 2 Urbanizing subareas. The SFPs were intended to analyze the facility requirements for each subarea and evaluate financing mechanism to ensure that public facilities would meet the Quality of Life Standards. During preparation of the SFPs it became apparent that most facilities could be analyzed appropriately on a citywide basis rather than using the adopted subarea boundaries. It was recommended that a Citywide Facilities Plan be prepared to analyze facility requirements for build-out of the General Plan

All facilities addressed in the Quality of Life Standards (Parks, Water, Wastewater, Fire, Police, Library, Schools, Circulation and Air Quality) were included in the Citywide Facilities Plan. This planning was considered a safeguard in order to ensure that the City's current and future Quality of Life Standards would not be compromised. The studies have shown that for most facilities, the payment of development impact fees is sufficient to offset the impacts of new development.

The first Citywide Facilities Plan addressed each public facility individually. Each facility section restates the Quality of Life Standard for that facility, summarizes any applicable Master Plan, and describes the existing conditions and additional improvements required for the approval of new development during build-out of the General Plan. The Plan was updated in 1995 and 1996. In 1997 and 1998 the City conducted a comprehensive review of all applicable development fees and made the necessary adjustments. An update to the Citywide Facilities Plan was approved by the City Council in September 1999. The Citywide Facilities Plan and associated development impact fees were subsequently updated in 2006 and 2007.

- City Council Action Plan: After soliciting input from all City Boards and Commissions, the City Council develops biennially, a work program called the Action Plan to prioritize goals and objectives to be accomplished. General Plan Implementation projects form a key component of the work program, with quarterly progress reports submitted to the City Council to insure timely completion and monitoring. The current Action Plan includes direction for the General Plan update.
- Water Quality Protection: In March 2007 the San Diego Regional Water Quality Control Board adopted a new 5-year stormwater permit (Order No. R9-2007-0001) regulating stormwater discharges under the National Pollutant Discharge Elimination System (NPDES) Program, which implements the federal 1987 Clean Water Act. The permit covers the County of San Diego and 20 other jurisdictions or copermittees and agencies in the San Diego region, including Escondido. The permit mandates improved water quality through changes and/or clarifications in policies and practices regulating urban development. To implement this mandate, the City adopted amendments to General Plan policies pertaining to water quality principles and practices, watershed protection, and natural resource preservation on February 13, 2008.
- Development Monitoring: The chart on the following pages lists the General Plan Amendments that have been approved or are being processed since the adoption of the General Plan, and also notes the resulting change in the projected General Plan buildout population. The chart indicates a net decrease in anticipated dwelling units due to approved and pending land use amendments. Miscellaneous development projects that may result in a change in the projected population buildout are also included. Previous reports anticipated a population per household figure of 2.44. General Plan Land-Use Policy B1.5 has since been amended which uses the SANDAG Series 11 projection of an average

number of residents per dwelling unit which currently is 3.09 persons per household. Recognizing fluctuations in household size as projected by SANDAG's 2030 Regional Growth Forecast, the City's projected buildout population appears to be consistent with the SANDAG forecast.

CHANGES TO GENERAL PLAN BUILDOUT PROJECTIONS (May 1990 - December 2008)

APPROVED PROJECTS

A.	APPROVED GENERAL PLAN AMENDMENTS (GPAs)	FROM	TO	ACREAGE	Δ UNITS	Δ POPULATION (3.09 persons / household)
1)	GPA 91-01 Subitem J Palos Vista	SPA	SPA	980.00	39.00	120.51
2)	GPA/CZ GPA 91-04 Subitem B South Escondido Boulevard	S	CT	0.36	(1.18)	(3.65)
3)	GPA 93-01 GPA Subitem 1A East Valley Parkway	U3	GC	2.45	(44.00)	(135.96)
4)	GPA 93-01 GPA Subitem 1B Ash/Grand	O	U3	3.55	63.90	197.45
5)	GPA 93-01 GPA Subitem 1C East Valley Parkway	GC	U3	5.70	93.00	287.37
6)	GPA 93-01 GPA Subitem 1D Grand/Midway	U1	U3	5.58	69.75	215.53
7)	GPA 93-01 GPA Subitem 1E Fifth/Redwood	PI	U2	1.28	15.36	47.46
8)	GPA 93-01 GPA Subitem 1G Fifth/Maple	U1	GC	1.28	(7.04)	(21.75)
9)	GPA 93-01 GPA Subitem 1I Oak Hill Drive/San Pasqual Vly Rd	E2	U3	3.42	59.16	182.80
10)	GPA 93-01 GPA Subitem 2A Citracado/Gamble	E1	E2	6.00	6.00	18.54
11)	GPA 93-01 GPA Subitem 2B Ash/Stanley	E2	S	4.85	3.00	9.27
12)	GPA 93-01 GPA Subitem 2C Iris/EI Norte	S	O	2.85	(9.40)	(29.05)
13)	GPA 93-01 GPA Subitem 2D Toyota	U2	GC	0.70	(8.40)	(25.96)
14)	GPA 94-03 GPA Subitem C Boney's 13th Ave. & Quince	U2	CG	0.78	(9.00)	(27.81)
15)	GPA 95-02 GPA Subitem A NW Jesmond Dene & Broadway	U1	P	26.19	(144.00)	(444.96)
16)	GPA 95-02 GPA Subitem B NW Jesmond Dene & Quail Rd.	U1	E2	4.04	(19.00)	(58.71)
17)	GPA 95-02 GPA Subitem C NE Broadway & Rincon (Starts)	U1	E1 / E2	48.02	(168.00)	(519.12)
18)	GPA 95-02 GPA Subitem D N. Broadway (Starts)	SPA	E2	83.00	(184.00)	(568.56)
19)	SPHERE 93-01 GPA Subitem 4C (Subarea 9)	E1	San Marcos	10.80	(10.00)	(30.90)
20)	SPHERE 93-01 GPA Subitem 4C (Subarea 10)	PI	San Marcos	32.00	Ø	Ø
21)	SPHERE 93-01 GPA Subitem 4C (Subarea 7)	County	R1 & R2	63.00	16.00	49.44
22)	SPHERE 93-01 GPA Subitem 4C (Subarea 5)	County	R2	10.00	5.00	15.45
23)	SPHERE 93-01 GPA Subitem 4C (Subarea 8)	County	R1	65.00	8.00	24.72

A.	APPROVED GENERAL PLAN AMENDMENTS (GPAs) - continued	FROM	TO	ACREAGE	Δ UNITS	Δ POPULATION (3.09 persons / household)
24)	GPA 96-04 Daley Ranch Acquisition / BLM Property	SPA	P/R1 3,044 ac./ 14 ac.	3,058.00	(1,697.00)	(5,243.73)
25)	GPA 96-04 Sager Ranch	SPA	SPA	150.00	(60.00)	(185.40)
26)	GPA 96-03 GPA East Grove E. Valley Parkway	R1/R2/ E2/S (totaling 350 du)	SPA 11 (totaling 297 du)	500.00	(53.00)	(163.77)
27)	GPA 96-02 Mixed Use in SEB	Multiple designations	Density not to exceed 24 du/ac	unknown	unknown	unknown
28)	GPA 97-01 GPA Subitem 1 Lehner Ave.	E2	S	5.85	7.6	23.48
29)	GPA 97-01 GPA Subitem 2 E. Washington Ave.	SPA5(3)/ S (totaling 81du)	U1 (totaling 175 du)	31.95	94.00	290.46
30)	GPA 97-01 GPA Subitem 3 Rincon Ave.	E2	S	5.73	7.41	22.90
31)	GPA 97-04 Industrial Study - Montiel	PC	Expand Commercial & Industrial Uses		none	0
32)	GPA 97-02 (New Urban West) – Eliminate Clustering policy and amend Circulation Element	E2	E2	96.00	0	0
33)	Second Ave. (Dorito)	O	U3	5.00	50	154.50
34)	GPA 98-02/GPA 99-01 Subitem 4 Iris Lane	S	UI	20.00	33.33	102.99
35)	GPA 98-02/GPA 99-01 Subitem 9 Citracado Parkway	S	PD-C	5.30	(17.49)	(54.00)
36)	GPA 98-02/GPA 99-01 Subitem 10 Sierra Linda Drive	R2/E1	E2	50.00	50.00	154.50
37)	GPA 98-02/GPA 99-01 Subitem 11 Centre City Parkway	U2	U4	6.50	78.00	241.02
38)	GPA 98-02/GPA 99-01 Subitem 12 2 nd -Ash-Beech-Cedar-Date-Elm	Office	U2	5.00	60.00	185.40
39)	GPA 98-02/GPA 99-01 Subitem 13 Harmony Grove	U1	LI	3.66	(20.13)	(62.20)
40)	GPA 98-02/GPA 99-01 Subitem A Harmony Grove	U1	LI	4.80	(26.40)	(81.58)
41)	GPA 98-02/GPA 99-01 Subitem B Harmony Grove	U1	LI	7.17	(39.44)	(121.85)
42)	GPA 98-02/GPA 99-01 Subitem G East Washington Avenue	SPA	SPA	7.74	27.09	83.71
43)	2002-01-GPA (Residential to Commercial) 655 North Citracado Pkwy.	S	PD-C	6.86	(22.00)	(67.98)
44)	2005-02-GPA, Tract 946 Lowe's, W. Mission Avenue	CG	PD/MU	17.80	164.00	506.76
45)	2005-03-GPA, Tract 935, DR Horton	CG	PD/MU	3.46	64.01	197.79
				5,351.67	(1,525.87)	(4,714.94) SUBTOTAL

B.	APPROVED MISCELLANEOUS PROJECTS	FROM	TO	ACREAGE	Δ UNITS	Δ POPULATION (3.09 persons / household)
1)	Annexation: Rock Springs School & Pioneer School	County U1	E2 U1	11.00 8.77	(22.00) (48.20)	(67.98) (148.94)
2)	CUP 90-51 CUP St. Timothy's Church	E1 / E2	E1 / E2	6.00	(8.00)	(24.72)
3)	CUP 90-35 CUP Del Dios Church	E2	E2	2.80	(5.60)	(17.30)
4)	Park Site (East Washington)	S	S	4.50	(14.85)	(45.89)

B.	APPROVED MISCELLANEOUS PROJECTS - continued	FROM	TO	ACREAGE	Δ UNITS	Δ POPULATION (3.09 persons / household)
5)	CUP 95-08-CUP LDS Church 901 W. Citracado	E2	E2	9.05	(18.1)	(55.93)
6)	CUP 93-26-CUP/DA/GE Affirmed Construction (Silverwood) 1302 Morningview Drive	U2	U2 (34% density bonus)	12.20	52.00	160.68
7)	PUA 91-09-CZ/PUA Daybreak Grove 1252 - 1260 E. Washington	U2	U2 (33% density bonus)	0.84	3.00	9.27
8)	PUA 91-10-PUA Sunrise Place 1245 E. Grand Ave.	U3	U3 (33% density bonus)	0.34	2.00	6.18
9)	CUP 95-05-CUP/PUA Salvation Army Las Villas Way / Centre City Pkwy.	U2	U2 (28% density bonus - seniors)	6.08	21.00	64.89
10)	CUP 94-26-CUP First Free Methodist Church 120 N. Ash Street	U3	U3	0.46	(8.28)	(25.59)
11)	Park Site (Oakhill / Midway)	U1	U1	0.63	(3.46)	(10.69)
12)	Park Site (Mission / Ash)	U1	U1	4.50	(24.75)	(76.48)
13)	CUP 94-31-CUP Sikh Society Religious Facility 1836-1838 Avenida del Diablo	E2	E2	1.30	(2.60)	(8.03)
14)	CUP 98-49-CUP Church of Christ 334 W. Sixth Ave.	U4	U4	0.16	(3.86)	(11.93)
15)	99-50-CUP/GE ISKCON Church 1365 Rincon Ave.	E2	E2	23.14	(39.22)	(121.19)
16)	2000-26-CUP YMCA 1050 N. Broadway	U2	U2	2.69	(32.28)	(99.75)
17)	2000-07-CUP ECCDE Child Care 613 Lincoln Ave.	U2	U2	0.80	(9.60)	(29.66)
18)	2000-12-CUP AEGIS Care Facility – 132 beds 3012 Bear Valley Pkwy	E2	E2	5.84	66.32	99.48*
19)	2000-41-CP/ TPM 2000-07 (Apartment to Condo Conversion) 931 Martin Drive	U2	U2	0.63	2.40	7.42
20)	Escondido Research and Technology Center 2001-01-SPA	IP	RE-20	22.00	37.00	114.33
21)	2001-57-PD/ CZ Humane Society 3450 Valley Center Road	R1	R1	7.76	(1.00)	(3.09)
22)	2001-53-GE/DA 2001-26-SPA ER 2001-25 Tract 839 Eureka Ranch	SPA 5	SPA 5 w/ 87-unit density transfer	167	GR allows density transfer from non-residential 0	0
23)	Hidden Valley Ranch, 2001-05-AN 2001-52-PZ/GE/DA, ER 2001-46 TR 838 (Revised to TR 932)	E2	E2	149.5	165 (Revised to 179)	509.85 (Revised to 553.11)
24)	Meadowbrook Village Care Facility 2002-69-CUP (143 beds/units)	S	S	25.0	50	75*
25)	Fire Station #3 2006-26-CUP/CZ	UI	UI W/PF overlay	(1.67)	(9)	(27.81)
26)	Fire Station #6 2006-27-CUP/CZ	S	UI W/PF overlay	(4.47)	(8)	(24.72)
27)	Fire Station #7 2006-28-CUP/CZ	UI	UI W/PF overlay	(0.98)	(5)	(15.45)

B.	APPROVED MISCELLANEOUS PROJECTS - continued	FROM	TO	ACREAGE	Δ UNITS	Δ POPULATION (3.09 persons / household)
28)	2005-84-CUP/GE Escondido Adventist Academy	E2	E2	14.55	29	89.61
29)	Police Facility 2006-12-CUP/CZ	U2		(6.53)	(78)	(241.02)
30)	Mixed Use Condo Project TR 873(R) Kaen – Urbana	GC	GC/Mixed Use	3.2	62	191.58
31)	Mixed Use Condo Project TR 852 Kuptz – Trinity Housing	GC	GC/Mixed Use	4.5	91	281.19
32)	Mixed Use Condo Project, 2006-02-PD /CZ Enhance Affordable-Las Ventanas	GC	GC/Mixed Use	1.94	80	247.20
33)	Mixed Use Apartment Project 2007-11-PD/CZ Adler – City Plaza	SPA 9	SPA 9 w/ Mixed Use	0.80	55	169.95
34)	Mixed Use Condo Project TR 958 Tuck – 444 S. Escondido Blvd	SPA 9	SPA 9 w/ Mixed Use	2.76	125	386.25
35)	Mixed Use Condo Project TR 926 The Venue	SPA 9	SPA 9 w/ Mixed Use	1.16	82	253.38
36)	Mixed Use Condo Project TR 935 DR Horton	GC	GC/Mixed Use	3.45	64	197.76
37)	Mixed Use Condo Project TR 911 Richardson	GC	GC/Mixed Use	2.53	49	151.41
38)	Mixed Use Condo Project TR 865 De Fietas	SPA 9	SPA 9 w/ Mixed Use	0.64	15	46.35
39)	Mixed Use Condo Project TR 921 City Square	SPA 9	SPA 9 w/ Mixed Use	3.6	102	315.18
40)	Mixed Use Condo Project 2006-03- PD/SP So-Cal Senior Housing	SPA 9	SPA 9 w/ Mixed Use	1.14	61	188.49
41)	Mixed Use Condo Project TR 858 Paramount	SPA 9	SPA 9 w/ Mixed Use	4.46	122	376.98
42)	Mixed Use Condo Project TR 942 Tuck	GC	GC/Mixed Use	1.00	24	74.16
43)	Open Space Acquisition Stanley Peak	R1	OS	103.00	(25)	(77.25)
44)	Open Space Acquisition Crews	R1	OS	83.40	(20)	(61.80)
45)	Open Space Acquisition Del Dios	SPA 11	OS	345.00	(84)	(259.56)
46)	Open Space Acquisition Bernardo Mountain	SPA 7	OS	232.00	(199)	(614.91)
				1,268.47	645.92	SUBTOTAL 1,810.094

C.	APPROVED GPA'S INITIATED BY COUNCIL, PROCESSED INDIVIDUALLY	FROM	TO	ACREAGE	Δ UNITS	Δ POPULATION (3.09 persons / household)
1)	New Urban West 2001-04-GPA 2001-01-AN 2001-33-SPA Tract 833/GE/DA	SPA 3 & 4	Revise SPA 3 & 4 boundaries + Development Agreement re- questing increase yield in exchange for benefit to City	133.10	0 Gen. Plan allocates up to 800 more units in SPA 4 with Dev. Agreement.	0
				133.10	0	0 SUBTOTAL

D.	PENDING GENERAL PLAN AMENDMENTS (GPA'S)	FROM	TO	ACREAGE	Δ UNITS	Δ POPULATION (3.09 persons / household)
1)	Swap Meet, 635 W. Mission PHG 09-0009	LI/CG	PD-MU	11.62	unknown	unknown
				11.62	unknown	unknown SUBTOTAL

E.	PENDING MISCELLANEOUS PROJECTS	FROM	TO	ACREAGE	Δ UNITS	Δ POPULATION (3.09 persons / household)
1)	Community Center & Neighborhood Park, PHG 08-0008	RE-20	OS	4.47	(7)	(21.63)
2)	Rezone off E. Washington PHG 08-0010	R-1-10	R-1-6	0.76	1	3.09
				5.23	(6)	(18.54) SUBTOTAL

TOTALS		ACREAGE	Δ UNITS	Δ POPULATION (3.09 persons / household*)
A. Approved GPA's		5,351.67	(1,525.87)	(4,714.94)
B. Approved Miscellaneous Projects*		1,268.52	645.92*	1,810.94*
C. Approved Individual GPA's		133.10	0	0
SUBTOTAL – Approved Projects		6,620.14	(879.95)*	(2,904.00)*
D. Pending GPA's		11.62	unknown	unknown
E. Pending Miscellaneous Projects		5.23	(6.00)	(18.54)
SUBTOTAL – Approved & Pending Projects		6,636.99	(885.95)*	(2,922.54)*
VACANCY RATE – 3% Reduction				(87.68)
GRAND TOTAL		6,636.14	(885.95)* Δ UNITS	(3,010.22)* TOTAL Δ POPULATION @3.09* Current General Plan
(2,632.46) TOTAL Δ POPULATION @2.55 persons per household* based on 1990 census	(3,010.22) TOTAL Δ POPULATION @3.09 persons per household* 2030 SANDAG Series 11 projection	(3,092.80) TOTAL Δ POPULATION @3.17 person per household* 2030 SANDAG Series 11 projection for highest pph		

*Two care facilities listed were assessed at a rate of 1.5 persons per household as suggested by SANDAG.

Status of Major Planning Projects:

- **Multiple Habitat Conservation Plan (MHCP) and Subarea Plan:** This project involves SANDAG, seven North San Diego County cities, CDFG and USFWS in a state-mandated program intended to develop a habitat-based preservation plan for plant and animal species currently close to being listed as endangered. While the plan is anticipated to implement existing General Plan policies for protection of sensitive resources, proposed MHCP policies to meet conservation goals and potential acquisition of target properties for habitat conservation may

result in a minor reduction in allowable residential units under existing land use designations. The Final EIR/EIS estimates a worst-case loss of 173 residential units and approximately 42,000 SF of industrial space due to proposed habitat conservation on developable land within the Escondido Subarea Plan. The SANDAG Board approved the MHCP policy documents and Final EIR in March 2003. Utilizing a grant from the USFWS, the City is working with the other MHCP cities to resolve management and financing issues in anticipation of a revised Draft Subarea Plan and discussion with the wildlife agencies. Recent efforts include updating the database of conserved lands and identifying management and financing shortfalls. Review of proposed MHCP policies and land use designations will occur as part of the City's General Plan update, scheduled to begin in 2009.

- Adoption of Interim Downtown Specific Plan: The Specific Plan document provides a comprehensive plan for land use, development regulations, development incentives, design guidelines and other related actions aimed at implementing the strategic goals for Downtown Escondido as set forth in the General Plan Goals and Policies. Two projects that were approved in 2008 involving an amendment to the Specific Plan include:

City Plaza: A Mixed-Use commercial/office/residential development located at the corner of Escondido Boulevard and Third Avenue with 55 residences, approximately 9,700 SF retail, and a density of 68.75 units per acre (Case No. 2007-11-SPA/PD/DA). The project is under construction and has been placed on hold pending financing.

444 S. Escondido Boulevard: A Mixed-Use commercial, office/residential development located on the block surrounded by Escondido Boulevard, Fourth Avenue, Fifth Avenue and Maple Street with 125 residences approximately 10,000 SF retail and a density of 45.62 units per acre (Case No. TR 958, 2007-02-SPA/PD/DA). The project has not commenced construction.

Paramount: This multi-family residential development in the Centre City Urban District of the Downtown Specific Plan has been approved for a total of ninety-two (92) 3-bedroom condominium units on 4.46 acres. A single 4-story, 4-unit building has been constructed, but has not yet been occupied. The remaining 88 units have been designed as 3-story townhome units with attached garages, but no further building permits have been issued. The property recently changed hands and the new owner has submitted a revised design consisting of 112 two- and three bedroom, 3-story townhome units to be designed around the existing four-unit building. Unit sizes in the new proposal range from approximately 1,000 SF to 1,400 SF.

- Rancho Vistamonte Residential Development: Within SPA #4 is a 133-acre landholding that was approved for the development of 80 single-family units. The City's Sphere of Influence was expanded to facilitate annexing the property and annexing to the city and extending facilities and infrastructure to service the site. A Development Agreement allocated a portion of the 800 additional units designated in the General Plan for the area. The project has received approval from the City Council and the annexation application was approved by LAFCO September 8, 2003. The project constructed approximately 40 units. The remaining portion of the project has been placed on hold until further notice pending possible re-designing of the units and phasing.
- Eureka Ranch Specific Plan: The Specific Plan text was approved for the entire 413-acre Specific Planning Area No. 5, that includes a community park, canine facility, church and sparsely developed properties under separate ownerships. Focus is placed on a 167-acre landholding within the SPA with a Tentative Map application for 340 single-family units on an existing citrus grove. The Specific Plan reallocates residential units through a density transfer from non-residential properties as allowed by the General and Specific Plan policies. The project is approximately one-half complete and construction has been placed on hold until further notice.
- Escondido Research and Technology Center: The Escondido Research and Technology Center (ERTC) Specific Plan amends the existing Quail Hills Specific Plan and was approved by the City Council on November 25, 2002. The plan incorporates eight planning areas, totaling 80.77 acres for uses that include a range of business park and light industrial uses, and one 14.1-acre planning area for a power plant. The Specific Plan also required a General Plan Amendment to modify the Circulation Element to eliminate Enterprise Street as a Collector road and amended the Land Use Element to change the designation of a portion of the site from industrial to residential use. Development standards are also included in the Specific Plan. The ERTC Specific Plan has completed rough grading, perimeter landscaping, and the development of two sites. The power plant is completed and occupies Planning Area 1. Stone Brewery occupies Planning Area 6 and operates as a brewery and restaurant.

Additionally, Planning Area 4 is being developed with a new hospital as part of the Palomar Pomerado Health expansion involving a 1.2 million SF hospital that is expected to be complete by 2011.

- Hidden Valley Ranch: The development was approved by the City in 2007 for 179 single-family units on 150 acres currently operating as an avocado grove. The final recordation of the annexation took place and the project was approved. As yet no plans for construction have been submitted.
- Meadowbrook Care Facility: A Conditional Use Permit was approved to develop an assisted-living residential care facility to accommodate a maximum of 143 units within the R-1-10 (Single-Family Residential) Zone. The proposal includes a 57,615 SF congregate care facility, a 19,348 SF skilled nursing/Alzheimer's unit, a windmill, barn/maintenance building, club house and aquatic center, 65 semi-independent units, and 293 parking spaces. The facility will take access from North Broadway and North Iris Lane. The project includes construction of street improvements to collector standards, and improvements to Reidy Creek to enhance drainage and preserve wetland habitat. The project is under construction and the first phase of occupancy has been requested.
- North Avenue Estates and the Laurashawn Annexation: The Annexation and associated Tentative Map for 34 single-family residential lots and 5 open space lots was approved by the City, but the approval by San Diego LAFCO includes conditions different than the City's. The case is still being negotiated before documents can be recorded and the construction drawings submitted.
- Lowe's/CarMax: The 11+ acre site located at the corner of Dan and Lenser Ways was previously designated for 165 residential condominiums as part of the Lowe's Home Improvement Center development. Changing economic conditions resulted in a request to re-design the site for commercial purposes and a retail automobile sales facility (CarMax) was approved by City Council. Final designing of the plans is underway, construction has not commenced.
- Adoption of Revised Stormwater Jurisdictional Urban Runoff Management Plan: A revised Stormwater Jurisdictional Urban Runoff Management Plan (JURMP) and revised Standard Urban Stormwater Mitigation Plan (SUSMP), consistent with the new San Diego Regional Stormwater Permit Order No. R9-2007-0001, issued by the San Diego Regional Water Quality Control Board on January 24, 2007, were adopted in March 2008.
- Lariat Drive and Harmony Grove Road Addition/Reclassification: A General Plan Circulation Element Amendment (GPA) to add a new "Local Collector" street (Lariat Drive) and modify portions of an existing street classification (Harmony Grove Road) in the City's Circulation Element, and to approve a Memorandum of Understanding (MOU) delineating a traffic mitigation schedule involving fair share payments and improvements to various city street segments that would offset impacts associated with the approved 742-unit Harmony Grove Village in the unincorporated county area (Case: PHG 08-0004).

CAPITAL IMPROVEMENT PROJECTS

In order to maintain and improve this system, the Engineering Services and the Utilities Department have undertaken a large number of major Capital Improvement Projects in 2008. The Planning Division assists the Engineering Services, Utilities and Parks and Recreation Department through the review of capital improvement projects for conformance with the requirements of the California Environmental Quality Act (CEQA). The majority of these projects pertain to transportation projects implementing the Circulation Element of the General Plan and improvements to the Hale Avenue Resource Recovery Facility (HARRF) to upgrade to tertiary treatment. Other CIP projects requiring environmental review include water and drainage improvements and park projects.

Streets

- Sidewalk and Ramp Program: Ongoing annual projects with various locations citywide.
- Manhole Rehab and Lining (\$233,110): Project completed.
- W. Valley Pkwy / 11th – Citracado (\$4,437,299): Construct street improvements to allow four through lanes with turn lanes at intersection. New traffic signal at Avenida Del Diablo and a traffic signal at Citracado and Valley Parkway. Project completed.

- Westside Neighborhood Tulip Street Project 9th to 2nd: First phase Tulip Street (9th to 7th) completed (\$896,671). Second phase (7th to 5th) under construction (\$848,320). Construction for third phase anticipated in 2010.
- Centre City Pkwy Landscaping (\$220,000): Next phase from El Norte Parkway to Reidy Creek under design.
- East Valley / Bear Valley Parkway: Widening from Citrus Ave. to northern city limits. Eureka Springs portion and offsite OGES improvements completed. Current Phase (Citrus Avenue to Washington Avenue) under construction.
- Auto Park Way (\$4,792,913): Widening from Meyers to Vineyard is under construction.
- Centre City Parkway/ Mission: Road/ intersection widening. Design to be completed in summer 2009 and construction begin in September, 2009.
- Nordahl Bridge Widening (includes Federal Funds): Bridge replacement over SR 78. In environmental review stage. Construction scheduled for 2010.
- Juniper Street/Idaho Avenue/ 15th Avenue (Phase 1): Street improvements and traffic signal at Idaho & Juniper. First phase completed.
- Phase II - Juniper Street and Felicita Avenue: widening project from Escondido Blvd to Chestnut Street with traffic signals at Juniper/Chestnut and 13th Avenue. On hold until June 2010.
- Ninth Avenue between Spruce Street and La Terraza Blvd. Project not funded until 2010.
- Centre City Parkway/Ninth Avenue Traffic Signal and Street Improvements: Will be bid with Ninth Avenue Improvements project.
- Rehabilitation and Overlay Program: Ongoing annual projects.
- Miscellaneous Street Light Project: Ongoing annual projects.
- Mercado/Grand Avenue: – Street lights, landscaping and sidewalks on Grand Avenue currently in final design with construction anticipated in 2009.
- Valley Parkway/Maple Street Traffic Signal & Pedestrian Improvements: Included with Maple Street Pedestrian Plaza Project.
- El Norte Parkway- La Honda to East Washington: Street improvements and traffic signals. Project completed.
- El Norte Parkway Bridge at Escondido Creek: Widen bridge to complete roadway width. Project in design with anticipated construction in 2010.
- Auto Park Way Landscaping (Target Center): Under construction.
- Citracado Parkway- Andreasen to West Valley Parkway: Project in preliminary design and environmental approval stage. Construction proposed 2012.
- Traffic Signals & Intersections (various locations): Ongoing project based on traffic signal priority list. Traffic signals completed at the intersections of El Norte at Bennett, Rose at Grand, and Centre City at Country Club.
- Ash Street Improvements south of El Norte (\$246,918): Fire station number 7 support project. Project completion June 2009.
- North Broadway- Escondido High to Village: Project completed.
- Dixon Lake Ramp (\$32,340): Build ADA accessible concrete ramps. Project completed October 2008.
- Escondido Creek bicycle path undercrossing at Ash Street: Project in design. Construction anticipated Fall 2009.
- Sunset Drive Bridge maintenance (\$44,000): Replace wooden guardrail. Completed March 2008.
- Valley Boulevard Relocation: Realign the east-bound, one-way couplet currently on Valley Blvd. to Ivy Street and Grand Avenue. In design and construction anticipated in 2010.
- Maple Street Pedestrian Plaza (\$1,100,000, includes Federal Funds): Reconstruction of Maple Street to a pedestrian plaza from Valley Parkway to Grand Avenue with a Traffic Signal at the intersection of Maple and Valley. Construction anticipated in Fall 2010.

- Rincon Avenue Wall (\$100,200): Project consisted of the demolition and removal of existing chain link fence and the construction of a slump stone masonry wall to replace a wall that had previously fallen down. Completed February 2009.
- El Norte Median landscaping (\$908,865): Landscape medians between Washington Ave and Valley Parkway and overlay street. Construction anticipated in Fall 2009.
- Escondido Police Shooting Range (\$1,613,445): Construction of pistol and rifle ranges, judgmental range area, future classroom pad and parking area. Construction completed October 2008.
- North Hickory Street Lights (\$60,380): Project consists of the installation of 7 street lights, minor block work and minor concrete sidewalk replacement on Hickory Street between Washington and Mission Avenues. Construction completed November 2008.
- The following projects are currently in the design phase with no completion date yet set:
 - Citracado Parkway- West Valley Parkway to I-15.
 - East Valley Parkway Underground Phase II
 - La Honda Storm Drain Project
 - Bernardo Avenue and Mountain View Roadway Corrections
 - Ontario Street Improvements from 9th Avenue to 11th Avenue
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Parks:

- 11th Avenue Park Site Development (\$75,000): Develop a master plan for the 4.5 acres neighborhood park. Master Plan's anticipated completion 2009.
- Ryan Park Development Phase II (\$335,000): Construction of the parking lot extension was completed September 2008.
- Sports Center Office (\$250,000): Construct 250 sqft of additional office space adjacent to the existing Sports Center. Construction anticipated 2009.
- Kit Carson Park Art Project (\$83,000): Construction completed.

Water:

- Mutual Replacement Design: Design of Mutual Water Company line replacement program. Ongoing.
- Alexander Area Phase I (\$3,800,000): Replacement of 12,000 feet of deteriorated water lines ranging in size from 8 inch to 24 inch, between Alexander Drive and Bernardo Avenue. Project completed in 2008.
- Alexander Area Phase II (\$5,800,000): Replacement of approximately 12,000 feet of deteriorated water lines ranging in size from 8 inch to 24 inch. Phase II will connect to Phase I and continue south toward Via Rancho Pkwy and west to the A-11 Reservoir. Design complete, construction to start August 2009.
- Water Treatment Plant Second Wash Water Tank (\$1,400,000): Construction of a second wash water tank at the Escondido-Vista Water Treatment Plant. Construction started in April 2008. Estimated completion July 2009.
- Chemical Tank Replacement at Water Treatment Plant (\$450,000): Replace six chemical tanks. Construction started January 2009.
- Reed Reservoir Replacement (\$8,000,000): Replace existing 2.75 MG steel tank with 2-2.5 MG concrete tanks. Currently in design, construction estimated to start January 2010.
- Cemetery Area Waterline Replacement (\$8,000,000): Replacement of approximately 13,000 feet of deteriorated water lines ranging in size from 8 inch to 24 inch. Construction estimated to start Fall of 2010.

Wastewater:

- Collection System Maintenance (\$300,000): Design and construction of ongoing improvement to the sewage collection system. This project was recommended in the Hughes-Heiss Study. Various projects are under construction. Ongoing.

- Sewer Lift Station #4 Replacement Project (\$1,000,000): Replacement of the existing sewer lift station #4 on the same site on El Norte Pkwy. Project is currently in design. Construction to start August 2009.
- Hale Avenue Resource Recovery Facility Primary Clarifier Upgrades (\$700,000): The work consists of performing upgrades to the four primary clarifier, chain and flight sludge and scum mechanisms. Project completed in 2008.
- Hale Avenue Resource recovery Facility Digester Heating System Replacement Project (\$1,800,000): Remove existing digester heating boiler and related items at the wastewater treatment plant. Construction completed February 2009.
- Hale Avenue Resource Recovery Facility Aeration Panel Replacement (\$1,200,000): Replacement of 360 existing Parkson Aeration Panel Diffusers and flex pipe at the wastewater treatment Plant. Construction completed February 2009.
- Sewer Manhole Lining Project (\$250,000) Repairing and lining existing manholes at different locations in the City. Construction completed February 2009.
- Outfall Repair Contingency (\$100,000): Establish a contingency for design and construction of future repairs to the ocean outfall line as required. Ongoing.
- Chemically Enhanced Primary Treatment (\$550,000): Installation of ferric sulfate blending system and compressed air piping. Currently in construction. Estimated completion August 2009.
- HARRF Storage System Outfall Metering Manhole (\$180,000): Install new metering manhole on the 36-inch outfall and site slope improvements. Completed March 2009.
- HARRF DAF Polymer Storage and Delivery System (\$805,000): Upgrades to the DAF facility including chemical containment, piping, pumps, and control system improvements. Construction estimated to begin July 2009.

Major CIP Accomplishments:

- Expanded programs to ensure quality of drinking water supply - Ongoing
- Completion of Industrial Waste Sewer Program - Ongoing
- Industrial Pretreatment Program to inventory restaurants and automobile service establishments. Project initiation is complete with periodic monitoring ongoing.
- Implementation of a grease control outreach program – Ongoing.

Police and Fire Facilities:

Fire Station 1 (310 N. Quince)

- Held Groundbreaking Ceremony on March 6, 2008 and began construction on the 28,340 sqft facility.
- Scheduled Grand opening for July 18, 2009

Fire Station 3 (1808 Nutmeg Street)

- Completed construction on the 8,950 sqft facility and held a Grand Opening on August 2, 2008
- Project was under budget by approximately \$335,000
- Received a "Notable" award for design from Fire Chief magazine

Fire Station 6 (1735 Del Dios Road)

- Completed construction on the 7,360 sqft facility and held a Grand opening on November 15, 2008

Fire Station 7 (1220 N. Ash Street)

- Completed construction on the 8,950 sqft facility and held a Grand Opening on November 15, 2008
- Project was under budget by an estimated \$1,300,000

Police and Fire Facility (1163 North Centre City Parkway)

- Erected structural steel and began masonry work
- Completed Phase III (Parking Structure)
- Awarded multiple prime contracts for roofing, electrical, fire sprinklers, voice and data services, millwork, rollup doors, glass and glazing, finishes, drywall, doors, flooring, security equipment, lab casework, HVAC and plumbing, and elevators.
- Substantial completion is expected in October 2009

Utilities Projects & Studies:

HARRF Expansion/Outfall: Alternatives to expanding the capacity of the plant and the outfall are being investigated. The capacity of both are most critical during significant wet weather events be they high intensity or long duration. Reducing the flows into the plant and increasing the demand for reclaimed water will push out the need for expansion. Action is being taken to identify and reduce rain water direct inflows into the sewer system. Investigations are also being done to increase the year round use of reclaimed water. Indirect Potable Reuse is being studied including ground water recharge and surface water augmentation. Communications with regulatory agencies is ongoing to promote and receive feedback on emerging alternatives.

Lake Wohlford Dam Replacement: A study was performed by consultants evaluating six alternatives. The alternatives include various upstream fixes or reconstruction options as well as downstream replacement. Two downstream alternatives were selected as the most viable options and a contract has been issued to perform additional geotechnical and foundation analyses. The two options are a new Rock Fill Dam with either an earth core or concrete face or a Roller Compacted Concrete Dam. Potential grants are being investigated and searched for to fund all or part of the project.