



Council Meeting Agenda

February 1, 2012

CITY COUNCIL CHAMBERS

3:30 p.m. Closed Session; 4:30 p.m. Regular Session
201 N. Broadway, Escondido, CA 92025

MAYOR	Sam Abed
DEPUTY MAYOR	Marie Waldron
COUNCIL MEMBERS	Olga Diaz Ed Gallo Michael Morasco
CITY MANAGER	Clay Phillips
CITY CLERK	Diane Halverson
CITY ATTORNEY	Jeffrey Epp
DIRECTOR OF COMMUNITY DEVELOPMENT	Barbara Redlitz
DIRECTOR OF ENGINEERING SERVICES	Ed Domingue

ELECTRONIC MEDIA:

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

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

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

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



Council Meeting Agenda

FEBRUARY 1, 2012
3:30 p.m. Meeting

Escondido City Council

CALL TO ORDER

ROLL CALL: Diaz, Gallo, Morasco, Waldron, 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.)

CLOSED SESSION: (COUNCIL/CDC/RRB)

- I. CONFERENCE WITH LABOR NEGOTIATOR (Government Code §54957.6)**
 - a. Agency negotiators: Sheryl Bennett, Clay Phillips
Employee organization: Police Officers' Association
 - b. Agency negotiators: Sheryl Bennett, Clay Phillips
Employee organization: Escondido Firefighters' Association

- II. CONFERENCE WITH REAL PROPERTY NEGOTIATOR (Government Code §54956.8)**
 - a. Property: 700 West Grand
Agency Negotiator: Clay Phillips
Negotiating parties: City and T3D-Tactical 3rd Dimension, HydroGen Power Systems, IReady Systems, San Diego Mobile Billboards
Under negotiation: Price and terms of payment

ADJOURNMENT



Council Meeting Agenda

FEBRUARY 1, 2012
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, Morasco, Waldron, Abed

ORAL COMMUNICATIONS

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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/CDC/RRB)**
2. **APPROVAL OF WARRANT REGISTER (Council/CDC)**
3. **APPROVAL OF MINUTES: Regular Meeting of January 11, 2012**
4. **ESCONDIDO-VISTA WATER TREATMENT PLANT ONSITE CHLORINE GENERATION AND BUDGET ADJUSTMENT** – Request Council authorize the Mayor and City Clerk to execute an Amendment to the existing Consulting Agreement with Black & Veatch for additional engineering services for the Escondido-Vista Water Treatment Plant Onsite Chlorine Generation Project; approve a budget adjustment to fund this project, and approve a sole source with Process Solutions Inc. for the 0.8% sodium hypochlorite generation equipment.

Staff Recommendation: Approval **(Utilities Department: Chris McKinney)**

RESOLUTION NO. 2012-15

5. **IMPLEMENT RECREATIONAL VEHICLE (RV) AND LARGE VEHICLES OF SEVEN FEET OR OVER PARKING PROHIBITION ALONG GRAPE DAY PARK FRONTING NORTH BROADWAY, WOODWARD AVENUE AND PORTIONS OF PENNSYLVANIA AVENUE** – Request Council approve to implement and modify the traffic schedule for time parking, to restrict vehicles seven feet tall and over from public parking spaces adjacent to Grape Day Park on North Broadway; on Woodward Avenue between North Broadway and Escondido Boulevard and on Pennsylvania Avenue between North Broadway and North Kalmia Street.

Staff Recommendation: Approval **(Engineering Services: Ed Domingue)**

RESOLUTION NO. 2012-02

6. **ESCONDIDO FIREFIGHTERS' ASSOCIATION CONTRACT**– Request Council approve a successor Memorandum of Understanding with the Firefighters' Association.

Staff Recommendation: Approval **(Human Resources Department: Sheryl Bennett)**

RESOLUTION NO. 2012-19

CONSENT - RESOLUTIONS AND ORDINANCES (COUNCIL/CDC/RRB)

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

7. **AMENDING SECTION 2-28 OF THE ESCONDIDO MUNICIPAL CODE TO CHANGE THE SALARY SCHEDULE FOR THE CITY COUNCIL MEMBERS – Approved on January 25, 2012, with a vote of 4/1, Waldron Voting No.**

- a. ORDINANCE NO. 2012-04 R Second Reading and Adoption
- b. ORDINANCE NO. 2012-05 Second Reading and Adoption

8. **CONDITIONAL USE PERMIT AND ZONE CHANGE FOR ESCONDIDO FIRE STATION NO. 4 (PHG 11-0017) – Approved on January 25, 2012, with a vote of 5/0.**

ORDINANCE NO. 2012-03 Second Reading and Adoption

PUBLIC HEARINGS

9. **SPECIFIC PLAN AMENDMENT (PHG 11-0034) – Request Council approve an amendment to the Escondido Research and Technology Center (ERTC) Specific Plan to modify fencing design standards.**

Staff Recommendation: Approval **(Planning Department: Barbara Redlitz)**

RESOLUTION NO. 2012-12

WORKSHOP

10. **DRAFT GENERAL PLAN, DOWNTOWN SPECIFIC PLAN, CLIMATE ACTION PLAN, AND DRAFT ENVIRONMENTAL IMPACT REPORT (CASE NO: PHG 09-0020, PHG 10-0016) – Introduce documents currently out for public review pertaining to the City's General Plan Update, gather public input and discuss timeframes and potential courses of action prior to future public hearings.**

Staff Recommendation: Review materials, receive public input and provide direction to staff on the next steps. **(Community Development/Planning: Barbara Redlitz)**

FUTURE AGENDA

11. **FUTURE AGENDA ITEMS** - 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**)

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.

COUNCIL MEMBERS' COMMITTEE REPORTS/COMMENTS/BRIEFING

ADJOURNMENT

UPCOMING MEETING SCHEDULE				
Date	Day	Time	Meeting Type	Location
February 8	Wednesday	8:30 a.m.	State of the City	California Center for the Arts, Escondido
February 15	Wednesday	3:30 & 4:30 p.m.	Council Meeting	Council Chambers
February 22			No Meeting	
February 29			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. 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.

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.ci.escondido.ca.us/government/agendas/PublishedMeetings.htm>
- In the City Clerk's Office at City Hall
- In the Library (239 S. Kalmia) during regular business hours and
- Placed in the Council Chambers (See: City Clerk/Minutes Clerk) immediately before and during the Council meeting.

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

LIVE BROADCAST

Council meetings are broadcast live on Cox Cable Channel 19 and U-verse Channel 99 – Escondido Gov TV. They can also be viewed the following Sunday and Monday evenings at 6:00 p.m. on those same channels. The Council meetings are also available live via the Internet by accessing the City's website at www.escondido.org, and selecting: City Council/broadcasts of City Council Meetings/live video streaming.

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 Community Development Commission and the Mobilehome Rent Review Board.

**CITY HALL HOURS OF OPERATION
Monday-Thursday 7:30 a.m. to 5:30 p.m.**



If you need special assistance to participate in this meeting, please contact our ADA Coordinator at 839-4641. 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
January 11, 2012
3:30 p.m. Meeting Minutes

Escondido City Council
Community Development Commission

CALL TO ORDER

The Regular Meeting of the Escondido City Council and Community Development Commission was called to order at 3:30 p.m. on Wednesday, January 11, 2012 in the Council Chambers at City Hall with Mayor Abed presiding.

ATTENDANCE

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

ORAL COMMUNICATIONS

Wally Guietrrrez, Escondido, voiced concern with the cost of recreation programs and the lack of maintenance on the soccer fields.

CLOSED SESSION: (COUNCIL/CDC/RRB)

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

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

- a. Agency negotiator: Sheryl Bennett, Clay Phillips
Employee organization: Police Officers' Association

- b. Agency negotiator: Sheryl Bennett, Clay Phillips
Employee organization: Escondido Firefighters' Association

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

- a. Property: 700 West Grand Avenue (Police Station) - APN 232-100-16
City Negotiator: Clay Phillips
Negotiating parties: City of Escondido
Under negotiation: Price and Terms of Payment

- b. Property: 235 East Grand Ave (Police Storefront)
 Agency Negotiators: Clay Phillips
 Negotiating parties: City of Escondido
 Under negotiation: Price and Terms of Payment

- c. Property: 2245 East Valley Parkway
 Agency Negotiators: Jerry Van Leeuwen
 Negotiating parties: City of Escondido and North County Life Line/Escondido
 Education COMPACT
 Under Negotiation: Price and Terms of Payment

III. CONFERENCE WITH LEGAL COUNSEL--EXISTING LITIGATION (Government Code §54956.9(a))

Name of case: James Redmond v City of Escondido, WCAB ADJ7341902

ADJOURNMENT

Mayor Abed adjourned the meeting at 4:50 p.m.

 MAYOR

 CITY CLERK

 MINUTES CLERK

CITY OF ESCONDIDO
January 11, 2012
4:30 p.m. Meeting Minutes

Escondido City Council
Community Development Commission
Mobilehome Rent Review Board

CALL TO ORDER

The Regular Meeting of the Escondido City Council, Community Development Commission and Mobilehome Rent Review Board was called to order at 4:53 p.m. on Wednesday, January 11, 2012 in the Council Chambers at City Hall with Mayor Abed presiding.

MOMENT OF REFLECTION

FLAG SALUTE

Mayor Abed led the flag salute.

ATTENDANCE

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

Also present were: Clay Phillips, City Manager; Jeffrey Epp, City Attorney; Barbara Redlitz, Community Development Director; Robert Zaino, Engineering Services Deputy Director; Diane Halverson, City Clerk; and Liane Uhl, Minutes Clerk.

ORAL COMMUNICATIONS

Jean Schultz, Assistance League of Inland North County, gave a history of the Assistance League and indicated the organization was a nonprofit that contributed to the community.

Frank Woolridge, Empowering the Homeless, gave a description of the organization and indicated the homeless needed a year-round shelter.

Bill Durney, Escondido Business Owner, stated his business was losing money and asked the city for a more lenient approach to business signs.

Roy Garrett, Escondido, gave the Council information on cumulative voting.

Maria Sandoval, Escondido, urged Council to provide year-round shelter for the homeless.

CONSENT CALENDAR

Mayor Abed removed item 9 from the Consent Calendar for discussion.

MOTION: Moved by Councilmember Waldron and seconded by Councilmember Diaz that the following Consent Calendar items be approved with the exception of item 9. Motion carried unanimously.

1. **AFFIDAVITS OF PUBLICATION, MAILING AND POSTING (COUNCIL/CDC/RRB)**
2. **APPROVAL OF WARRANT REGISTER (Council/CDC)**
3. **APPROVAL OF MINUTES: Regular Meeting Of December 7, 2011**

4. **NOTICE OF COMPLETION FOR PHASE 3 OF THE TULIP STREET IMPROVEMENT PROJECT** – Request Council authorize staff to file a notice of Completion for the project located on Tulip Street between 5th Avenue and 2nd Avenue, including 3rd Avenue between Tulip and Spruce Streets. (File No. 0600-10 [A-3006])

Staff Recommendation: Approval (**Neighborhood Services: Rich Buquet**)

5. **NOTICE OF COMPLETION FOR MERCADO AND GRAND AVENUE LIGHTING PROJECT** – Request Council authorize staff to file a Notice of Completion for the Mercado and Grand Avenue Lighting Project. (File No. 0600-10 [A-2992])

Staff Recommendation: Approval (**Engineering Services: Ed Domingue**)

6. **BUDGET ADJUSTMENT FOR UTILITIES DEPARTMENT POSITION RECLASSIFICATION** – Request Council approve a Water Division budget adjustment in the amount of \$13,600 to fund reclassification of a position from part-time Department Specialist to full-time Department Assistant. (File No. 0430-80)

Staff Recommendation: Approval (**Utilities Department: Chris McKinney**)

7. **WATER DIVISION BUDGET ADJUSTMENT - LINDLEY RESERVOIR CIP AND RECYCLED WATER EASTERLY MAIN EXTENSION** – Request Council approve budget adjustments totaling \$500,000 within the Utilities Capital Improvement Program budget. (File No. 0430-80)

Staff Recommendation: Approval (**Utilities Department: Chris McKinney**)

8. **FIRST AMENDMENT TO LEASE AGREEMENT WITH THE ESCONDIDO FISH AND GAME ASSOCIATION** – Request Council authorize the Real Property Manager and City Clerk to execute an amendment to the Lease Agreement with the Escondido Fish and Game Association. (File No. 0600-10 [A-1763])

Staff Recommendation: Approval (**Engineering Services: John Crayton**)

RESOLUTION NO. 2012-03

CONSENT - RESOLUTIONS AND ORDINANCES (COUNCIL/CDC/RRB)

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

9. **CODE AMENDMENT AZ 11-0002** – Approved on December 14, 2011 with a vote of 4/0/1, Diaz voting no. (File No. 0680-10)

ORDINANCE NO. 2011-19R Second Reading and Adoption

Mayor Abed indicated there was a minor word change in the Code Amendment.

MOTION: Moved by Councilmember Gallo and seconded by Councilmember Morasco to approve Code Amendment AZ 11-0002 and adopt Ordinance No. 2011-19R. Ayes: Abed, Gallo, Morasco and Waldron. Noes: Diaz. Absent: None. Motion carried.

PUBLIC HEARINGS

10. **MASTER DEVELOPMENT PLAN MODIFICATION TO AMEND THE LIST OF PERMITTED USES FOR THE CENTRE CITY VILLAGE/URBANA MIXED-USE DEVELOPMENT (PHG 11-0037)** – Request Council amend the Master Development Plan for the commercial component of the mixed-use development located on the southeastern corner of Escondido Boulevard and Citracado Parkway, addressed as 2500 South Escondido Boulevard. (File No. 0800-40 PHG 11-0037)

Staff Recommendation: Approval (**Community Development/Planning: Barbara Redlitz**)

ORDINANCE NO. 2012-01 Introduction and First Reading

Barbara Redlitz, Community Development Director, gave the staff report and presented a series of slides.

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

MOTION: Moved by Councilmember Gallo and seconded by Councilmember Waldron to amend the Master Development Plan for the commercial component of the mixed-use development located on the southeastern corner of Escondido Boulevard and Citracado Parkway, addressed as 2500 South Escondido Boulevard and introduce Ordinance No. 2012-01. Motion carried unanimously.

11. **EXTENSION OF WESTFIELD SHOPPING CENTER GROUND LEASE** – Request Council authorize the Mayor and City Clerk to execute a Lease Amendment and related documents to provide an option to extend the ground lease for the Westfield Shopping Center for an additional fifteen (15) years. (File No. 0600-10 [0813])

Staff Recommendation: Approval (**City Attorney's Office: Jeffrey Epp**)

ORDINANCE 2012-02 Introduction and First Reading

Jeffrey Epp, City Attorney, gave the staff report and introduced Jerry Engen, Westfield Senior Vice President of Development, who presented a series of slides and listed the qualities of Westfield's plans for the future.

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

Harvey Mitchell, Escondido Chamber of Commerce, stated the Chamber supported the Westfield project and urged Council to approve the plans.

Ted Owen, Escondido, voiced his support of the mall renovations.

Scott Kolod, Escondido, indicated the community was supportive of the proposed renovations and asked Council to approve the project.

Stacy Moffatt, Escondido, expressed support for the proposed mall remodeling plans.

John Masson, Escondido, urged Council to approve the proposed renovations.

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 Waldron to authorize the Mayor and City Clerk to execute a Lease Amendment and related documents to provide an option to extend the ground lease for the Westfield Shopping Center for an additional fifteen (15) years and introduce Ordinance No. 2012-02. Motion carried unanimously.

- 12. PONDEROSA MOBILEHOME PARK SHORT FORM RENT INCREASE APPLICATION –** Request Council grant an increase of 75% of the change in the Consumer Price Index for the period of June 30, 2009 to June 30, 2011 for an average of approximately \$20.32 per space per month. **CONTINUED FROM DECEMBER 7, 2011.** (File No. 0697-20-9818)

Staff Recommendation: Approval (**Community Services: Jerry VanLeeuwen**)

RESOLUTION NO. RRB 2012-01

Michelle Henderson, Housing Department, gave the staff report and presented a series of slides.

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

Laura Slobojan, Park Owner Representative, indicated the park was in good repair and asked Council to grant the rent increase.

Don Greene, Resident Co-Representative, urged Council to grant a smaller rent increase than was requested.

Kathy Donlin, Escondido, indicated the palm trees need to be trimmed or removed and asked Council to not grant the rent increase.

Toni Showerman, Resident Representative, stated there were many water and electrical outages at the park and urged Council to not grant the rent increase.

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 Morasco and seconded by Councilmember Waldron to continue this item to the March 21, 2012 meeting at 6:30 p.m. Motion carried unanimously.

CURRENT BUSINESS

- 13. FACILITY USE POLICY AND FEE SCHEDULE** – Request Council adopt fees for use of public facilities. (File No. 0480-45)

Staff Recommendation: Approval (**Community Services Department: Jerry Van Leeuwen and Police Department: Susan Cervenka**)

Jerry Van Leeuwen, Community Services Director, gave the staff report and presented a series of slides.

MOTION: Moved by Councilmember Morasco and seconded by Councilmember Diaz to adopt fees for use of public facilities. Motion carried unanimously.

- 14. INCREASE FIRE STATION NO. 4 RECONSTRUCTION BUDGET AND THE "DESIGN-BUILD" CONTRACT WITH ERICKSON-HALL CONSTRUCTION FOR THE REMODEL OF FIRE STATION NO. 4** – Request Council authorize an increase to the Project budget funded by an inter-fund loan from the Public Facilities Fund to the General Capital Project Fund in the amount of \$550,000; and authorize an increase to the Agreement's project cost by \$465,000. (File No. 0600-10 [A-3034])

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

RESOLUTION NO. 2012-07

Fire Chief Mike Lowry and Division Chief Russell Knowles gave the staff report and presented a series of slides.

MOTION: Moved by Councilmember Gallo and seconded by Councilmember Morasco to authorize an increase to the Project budget funded by an inter-fund loan from the Public Facilities Fund to the General Capital Project Fund in the amount of \$550,000; and authorize an increase to the Agreement's project cost by \$465,000 and adopt Resolution No. 2012-07. Motion carried unanimously.

FUTURE AGENDA

- 15. FUTURE AGENDA ITEMS** - 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**)

Councilmember Waldron asked to have a discussion of the California League of Cities Public Safety Realignment of local inmates on a future agenda.

Councilmember Morasco and Councilmember Diaz requested a discussion of the sign issue to be placed on a future agenda.

ORAL COMMUNICATIONS

None

COUNCIL MEMBERS' COMMITTEE REPORTS/COMMENTS/BRIEFING

Councilmember Morasco indicated the Escondido Mounted Posse had been in the Tournament of Roses Parade in Pasadena.

Councilmember Waldron stated the California League of Cities requested the City write a letter to support SB569 to temporarily postpone the dissolution of Redevelopment Agencies.

Mayor Abed indicated the State of the City address is scheduled for February 8, 2012 at the California Center of the Arts Escondido from 7:30 a.m. – 9:30 a.m. The event is free to the public with a breakfast available for \$14. He also gave information on the Greater San Diego Vision Outreach survey from the San Diego Foundation.

ADJOURNMENT

Mayor Abed adjourned the meeting at 8:45 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: February 1, 2012

TO: Honorable Mayor and Members of the City Council
FROM: Christopher W. McKinney, Director of Utilities
SUBJECT: Escondido-Vista Water Treatment Plant Onsite Chlorine Generation

RECOMMENDATION:

It is requested that the City Council:

1. Adopt Resolution No. 2012-15 authorizing the Mayor and City Clerk to execute the First Amendment to the Consulting Agreement with Black & Veatch Corporation in the amount of \$214,707 for additional engineering services to prepare construction drawings and specifications for the Escondido-Vista Water Treatment Plant Onsite Chlorine Generation project.
2. Approve a budget adjustment in the amount of \$215,000.
3. Approve a sole source with Process Solutions Incorporated for the sodium hypochlorite generation equipment.

FISCAL ANALYSIS:

A budget adjustment of \$215,000 from the Emergency Treated Water Connection CIP (701906) funds to the Escondido-Vista Water Treatment Plant Onsite Generation Project CIP (701001) funds. Vista Irrigation District (VID) will be responsible for 20% of the cost of the project; this share is represented by the CIP Reimbursement figure of \$42,940 listed in the Budget Adjustment Request.

PREVIOUS ACTION:

On April 8, 2010, an RFP was distributed to six qualified engineering firms for the Evaluation and Recommendation for Onsite Generation of Sodium Hypochlorite at the Escondido-Vista Water Treatment Plant. The original Consulting Agreement to perform Phase II – Detailed Design was approved at the City Council Meeting on February 16, 2011, as Resolution No. 2011-125 in the amount of \$619,014. VID staff went to the VID Board of Directors on January 18, 2012, and approved the First Amendment.

BACKGROUND:

The City of Escondido presently uses a chlorine gas system to disinfect the water produced at the Escondido-Vista Water Treatment Plant (WTP). This project will replace the existing disinfection system with a system that converts salt to sodium hypochlorite onsite.

The original design contract assumed the existing chlorine building and scrubber site would be utilized for the new onsite sodium hypochlorite generation (OSG) equipment. During Phase II – Detailed Design, it became apparent that the existing chlorine building and scrubber site was not adequate and expansion into the granite slope east of the existing chlorine building would be necessary. This expansion would significantly increase construction costs and create limited access to equipment. Additional concerns included blocked driveway access to the WTP during offloading of chemicals. Different alternatives were evaluated to minimize impacts of these issues, and it was determined that the best option was to move the chemical storage tanks and the feed piping to an unused area south of and down slope from the existing chlorine building. This alternative was considered due to the economical and operational benefits. Although savings would be seen in the construction costs, moving the chemical tanks and feed piping would require additional design effort that was not originally anticipated. These additional items include design for new chemical containment areas, site fencing and security, access roads, additional piping, additional conduit, fiber optic cable for SCADA, covers for metering pumps and blowers, and a construction sequencing technical memorandum.

The original contract assumed the existing chlorine feed piping would be utilized. During design, City Staff researched the existing chlorine feed piping and it was determined that the piping was near the end of its useful life and needed to be replaced with this project. This was further verified as WTP staff performed recent repairs on various portions of the existing chlorine feed piping.

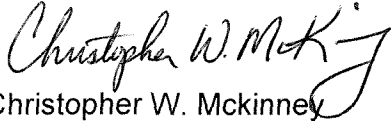
During the design phase, various onsite sodium hypochlorite generation (OSG) system vendors were evaluated. Of the OSG vendors evaluated, it was determined that three OSG vendors meet our requirements. Due to the extreme variations in the size, configuration and operation of the equipment of the various manufacturers, a selection of this specific equipment must be made in order to finalize the design.

The following process was performed to determine the OSG equipment that best suited the needs of the WTP. The project team which consisted of staff from the City, VID, and Black & Veatch attended presentations provided by three OSG system vendors. Following the presentations, Black & Veatch prepared a technical memorandum comparing the three OSG systems. A thorough evaluation of multiple manufacturers' equipment was performed to select the equipment that best suited the needs at the WTP. The selected manufacturer was determined to be Process Solutions Incorporated (PSI).

WTP Onsite Chlorine Generation
February 1, 2012
Page 3

The attached sole source memo is provided to show satisfaction of the "quality and performance criteria" as required by Escondido Municipal Code Section 10-137.

Respectfully submitted,

A handwritten signature in cursive script that reads "Christopher W. McKinney". The signature is written in black ink and is positioned above the printed name.

Christopher W. McKinney
Director of Utilities



**CITY OF ESCONDIDO
BUDGET ADJUSTMENT REQUEST**

Date of Request: January 24, 2012

Department: Water

Division: Capital Projects

Project/Budget Manager: Craig Whittemore 4038
Name Extension

Council Date (if applicable): February 1, 2012
 (attach copy of staff report)

<u>For Finance Use Only</u>	
Log #	_____
Fiscal Year	_____
<input type="checkbox"/>	Budget Balances
<input type="checkbox"/>	General Fund Accts
<input type="checkbox"/>	Revenue
<input type="checkbox"/>	Interfund Transfers
<input type="checkbox"/>	Fund Balance

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Project/Account Description	Account Number	Amount of Increase	Amount of Decrease
WTP Onsite Chlorine Generation	556-701001	\$215,000	
Emergency Treated Water Connection	556-701906		\$215,000
CIP Reimbursement	4455-555-000	\$42,940	

Explanation of Request:

To fund the Onsite Chlorine Generation project at the Escondido-Vista Water Treatment Plant. Any unused funds will be returned to the Emergency Treated Water Connection. Vista Irrigation District will be responsible for 20% of the project cost.

APPROVALS

<p><u>Christopher W. McK...</u> Department Head</p>	<p><u>01-24-2012</u> Date</p>	<p>_____ Date City Manager</p>
<p><u>John ...</u> Finance</p>	<p><u>1/24/12</u> Date</p>	<p>_____ Date City Clerk</p>

Distribution (after approval): Original: Finance
 FM1105 (Rev. 11/06)

RESOLUTION NO. 2012-15

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, A FIRST AMENDMENT TO THE CONSULTING AGREEMENT FOR DESIGN PROFESSIONALS WITH BLACK & VEATCH CORPORATION FOR THE ESCONDIDO-VISTA WATER TREATMENT PLANT ONSITE CHLORINE GENERATION, A BUDGET ADJUSTMENT TO FUND THE WORK, AND A SOLE SOURCE WITH PROCESS SOLUTIONS INCORPORATED FOR THE SODIUM HYPOCHLORITE GENERATION EQUIPMENT

WHEREAS, the City of Escondido desires to have the construction drawings and specifications prepared for the Escondido-Vista Water Treatment Plant Onsite Chlorine Generation (the "Project"); and

WHEREAS, the City entered into an agreement with Black & Veatch Corporation on April 18, 2011, for said Escondido-Vista Water Treatment Plant Onsite Chlorine Generation; and

WHEREAS, the physical constraints of expansion into the granite slope would significantly increase construction costs and limit access to equipment; and

WHEREAS, the ease of construction at the unused area located south and down slope of the existing chlorine building would provide economical and operational benefits; and

WHEREAS, City of Escondido staff have completed negotiations with Black & Veatch Corporation for additional engineering services and the Director of Utilities

recommends that the First Amendment to the Consulting Agreement (“Agreement”) be approved; and

WHEREAS, this City Council desires at this time and deems it to be in the best public interest to approve said Agreement in an amount not to exceed \$214,707; and

WHEREAS, a thorough evaluation of multiple manufacturers’ onsite sodium hypochlorite generation equipment was performed to select the equipment that best suited the needs at the Escondido-Vista Water Treatment Plant; and

WHEREAS, the City of Escondido staff provided key justification in safety, operation, and maintenance to show satisfaction of the quality and performance criteria as required by Escondido Municipal Code Section 10-137; and

WHEREAS, the Director of Utilities recommends that a sole source with Process Solutions Incorporated for the sodium hypochlorite generation equipment be approved;

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

1. That the above recitations are true.
2. That the Mayor and City Clerk are authorized to execute, on behalf of the City, an Agreement with Black & Veatch Corporation. A copy of the Agreement is attached as Exhibit “A” and is incorporated by this reference.
3. That the Mayor and City Council approve the sole source with Process Solutions Incorporated.



CITY OF ESCONDIDO
FIRST AMENDMENT TO CONSULTING AGREEMENT

This "Amendment" is made this _____ day of _____, 20__.

Between: CITY OF ESCONDIDO
 a municipal corporation
 201 N. Broadway
 Escondido, California 92025
 ("CITY")

And: Black and Veatch Corporation
 300 Rancheros Drive, Suite 250
 San Marcos, CA 92069
 Kevin Davis
 760-510-7705
 ("CONSULTANT")

Witness that whereas:

- A. CITY and CONSULTANT entered into an agreement on April 18, 2011 ("Agreement"), wherein CITY retained CONSULTANT to provide detailed design including preparation of construction drawings and specifications for the Escondido-Vista Water Treatment Plant Onsite Chlorine Generation project; and

- B. CITY and CONSULTANT desire to amend the Agreement to include additional work, which is defined in "Attachment A" to this Amendment, which is incorporated by reference;

NOW THEREFORE, it is mutually agreed by and between CITY and CONSULTANT as follows:

- 1. The CONSULTANT will furnish the services described in "Attachment A" to this Amendment.

- 2. CITY will compensate the CONSULTANT in an additional amount not to exceed \$214,707, pursuant to the conditions contained in "Attachment A" to this Amendment.

- All additional terms under the Agreement between CITY and CONSULTANT still apply to the additional work to be performed by CONSULTANT under this Amendment. If any of the terms of this Amendment conflict with the Agreement, this Amendment must prevail.

IN WITNESS WHEREOF, the parties have executed this Amendment as of the day and year first above written.

CITY OF ESCONDIDO

Date: _____

Sam Abed
Mayor

Date: _____

BLACK & VEATCH CORPORATION

[Same Person from the Company Here]
Vice President

(The above signature should be notarized)

APPROVED AS TO FORM:

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

By: _____

**ESCONDIDO-VID WTP
DISINFECTION AND ELECTRICAL SYSTEM UPGRADES
AMENDMENT #1**

CITY OF ESCONDIDO

GENERAL

The planned improvements to the Escondido-VID Water Treatment Plant (WTP) include upgrades to the plant disinfection and electrical systems. The work is being performed in two phases as follows:

- ▼ PHASE 1: PROJECT DEFINITION
- ▼ PHASE 2: DETAILED DESIGN SERVICES

The *Phase 1 - Project Definition* is considered complete. The design services included in *Phase 2 - Detailed Design Services* are based on the results of the project definition phase. The detailed design services will include preparation of construction documents, including drawings and specifications. Permitting assistance and agency coordination will also be performed under this phase.

Additional tasks for the design effort have been identified and are described below:

ADDITIONAL SCOPE OF WORK- ITEMS TO BE AUTHORIZED UNDER ADDITIONAL SERVICES:

Based on the design decisions that were made during the basis of design phase, the following tasks have been identified as tasks to be authorized under additional services (beyond the existing optional services).

Task 1 - Inclusion of fiber optic cable for connection of new systems to SCADA

- ▼ Detailed design effort associated with re-ducting existing conduit for fiber optic cable for connection of new systems with SCADA and partial rerouting of existing fiber optic cable within the Operations building.

Task 2 - New site fencing and security. Specific task items include:

- ▼ Design of new fencing and an electronic gate for new facilities in avocado grove area. Design change impacts civil site plan, civil details, civil specifications, electrical site plan, and electrical/I&C specifications.
- ▼ Incorporate up to five site security video cameras in the design documents for various areas of the WTP site, including monitoring of the newly developed areas. New camera locations to be determined in conjunction with City staff.

Task 3 - Replacement and re-routing of chlorine feed piping. Specific task items include:

- ▼ As-built review and field investigation of the existing piping to determine routing of new pipe to feed points.
- ▼ Effort associated with additional civil and mechanical sheets to show pipe routing, relocation of the existing San Diego County Water Authority (SDCWA) chemical feed point, and associated details. It is assumed that profiles will not be required and that level of detail will be limited to general pipe routing, points of connection, reference to pothole information, and notes describing other constraints determined by the City, VID, and Black & Veatch (B&V). Photos will also be utilized to illustrate existing conditions at periodic intervals or key interior locations. It is assumed that general pipe routes will be developed collaboratively with WTP staff. Exact routes will be determined by the Contractor, who will be required to prepare and submit shop drawings for review and acceptance by the City, VID, and B&V prior to construction.
- ▼ Development of specifications for the new double wall piping.
- ▼ Leak detection system for site piping will be incorporated into primary chemical storage/containment areas. As such, separate leak detection systems for the pipe distribution network will not be required. Minor related items are included in this task.



ESCONDIDO-VID WTP
DISINFECTION AND ELECTRICAL SYSTEM UPGRADES
AMENDMENT #1

CITY OF ESCONDIDO

Task 4 – Addition of canopies for outdoor metering pumps and blowers. Specific task items include:

- ▼ Design effort for canopies over chemical feed pumps and blowers at the sodium hypochlorite and brine storage areas.
- ▼ Design effort for a canopy over chlorine dioxide generator cabinets.
- ▼ Additional lighting underneath the canopies.

Task 5 – Potholing. Specific task items include:

- ▼ Provide up to 24 potholes of existing utilities on the WTP site as described in the subconsultant proposal from Rick Engineering Company, dated December 20, 2011.
- ▼ Coordination with the City and Rick Engineering for potholing.

Task 6 – Additional design effort for new chemical areas (chlorine and chlorine dioxide). Specific task items include:

- ▼ Design of new access road surrounding the avocado grove area.
- ▼ Site utility coordination for expanded site work and identification of areas to pothole.
- ▼ Additional design effort associated with additional service water connections and piping across plant roadways.
- ▼ Additional site grading and drainage associated with new sodium hypochlorite and brine storage area and new Purate and sulfuric acid storage area.
- ▼ Design of access stairway from upper area down to the new sodium hypochlorite and brine storage area (BDR concept only, detailed design deleted per client).
- ▼ Chemical trench across roadway at chlorination building.
- ▼ Additional plumbing design for the sodium hypochlorite and brine storage area and Purate and sulfuric acid storage areas at new locations.
- ▼ Additional I&C design associated with additional panel requirements due to decentralization of new facilities.
- ▼ Additional electrical work for longer conduit runs, additional outdoor lighting, etc.
- ▼ Additional sodium hypochlorite/brine and purate/sulfuric acid storage area layouts for the Basis of Design Report/20% Design.
- ▼ Additional design effort associated with addition of metering pumps beyond what was included in the Basis of Design Report/20% Design.

Task 7 – Fire code review services. Specific task items include:

- ▼ Provide a review of the 60% design and a fire code compliance report as described in the subconsultant proposal from Aon Fire Protection Engineering.
- ▼ Coordination between the City and a fire protection subconsultant to provide the fire code review services.

Task 8 – Additional meetings, project management, and administration. Specific task items include:

- ▼ Attend three additional meetings, as required to support additional design efforts.
- ▼ Additional project management and administration due to increased project duration by approximately 3 months.



**ESCONDIDO-VID WTP
DISINFECTION AND ELECTRICAL SYSTEM UPGRADES
AMENDMENT #1**

CITY OF ESCONDIDO

Task 9 – Construction sequencing TM. Specific task items include:

- ▼ Preparation of a construction sequencing TM to help develop, identify, and coordinate constraints for construction sequencing that will be incorporated into the construction documents. It is assumed that the TM effort will include one meeting with WTP staff and the City's Construction Manager to review and develop key constructions that will need to be included.

Task 10 – Pre-negotiation of OSG system pricing with OSG vendor. Specific task items include:

- ▼ Assist the City and VID with pre-negotiation efforts with one (1) pre-selected OSG vendor including:
 - Preparation of a letter of solicitation to the selected OSG vendor, including system design information needed for preparing a firm bid for the OSG system to be provided.
 - Expedited design of OSG system (plans and specifications) to assist with the pre-negotiation process.
 - Evaluation of the scope of supply and equipment pricing submitted by the OSG vendor, and negotiation of an acceptable proposal in coordination with the City and VID.
 - Preparation of the pre-negotiated equipment package information to be included in the contract documents.

Task 11 – Additional optional services budget.

- ▼ This task has been established to set aside budget to accommodate additional tasks that may become required for completion of the design. Authorization from the City will be obtained prior to utilizing this budget for such work.

City of Escondido
Escondido-VID WTP
Disinfection and Electrical System Upgrades
Fee Estimate - Amendment #1

Trend No.	Description	PHASE 2 - DETAILED DESIGN PHASE SERVICES - TREND ITEMS											Project Director	Project Manager (PC)	Technical Advisor / QADC - Electrical	QADC (Other)	Engineering Manager (TSD)	Project Engineer - Electrical	Project Engineer - Civil	Project Engineer - Other	CADD - Electrical	CADD - Civil	CADD - Other	Admin Staff	B&V Total Hours	Total Fee - B&V Labor	Indirect Expenses (\$K, 75hour)	Subcontractors & Direct Expenses	Subcontractor Markup %	Total Fee	Notes/Assumptions	
		\$195	\$220	\$220	\$220	\$180	\$140	\$140	\$114	\$114	\$114	\$114																				\$104
1	New fiber optic cable for SCADA interface	0	1	1	1	1	1	4	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	\$5,004	
2	New site fencing & security	0	2	4	4	0	60	20	6	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	\$27,622	
3	Replacement and retrofit of chlorine feed piping	0	4	4	16	0	36	10	0	15	0	0	46	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	\$19,046	
4	Add canopies for outdoor metering pumps and blowers	0	3	2	4	4	8	0	12	0	8	0	4	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	\$8,065	
5	Rebarbing	0	2	0	0	0	2	0	16	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	\$26,086	Site Engineering (for Underground Solutions and Site/Service AWP)
6	Additional design effort for new chemical areas (OSS and CIO)	0	20	4	18	40	60	144	40	40	20	35	20	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	\$75,394	Assumes site source & one pump for separate SDVMA feed point
7	Fire protection engineering	0	2	0	0	0	0	12	5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	\$7,349	Assumes 3 additional meetings & no additional meetings
8	Additional project management & administration	0	6	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	\$3,500	Assumes 2 additional meetings & no additional meetings
9	Construction sequencing TM	2	6	0	0	16	0	40	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	\$72,064	Helps resolve impacts & coordinate resulting from audit site improvements
10	Pre-negotiation with OSS vendor	2	12	0	8	20	0	8	40	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	\$16,446	Assumes pre-negotiation with a single vendor
11	Additional optional services budget	0	20	0	0	0	0	80	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	\$20,000	Allocation to be utilized only if authorized by City for additional tasks
TOTALS		4	82	11	38	105	142	350	114	0	54	20	96	146	36	8	1,220	\$171,647	\$10,870	\$12,480	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$24,707	

CITY COUNCIL

For City Clerk's Use:

APPROVED **DENIED**

Reso No. _____ File No. _____

Ord No. _____

Agenda Item No.: 5
Date: February 1, 2012

TO: Honorable Mayor and Members of the City Council

FROM: Edward N. Domingue, Director of Engineering Services
Ali M. Shahzad, Associate Engineer

SUBJECT: Implement Recreational Vehicle (RV) and Large Vehicles of Seven Feet or Over Parking Prohibition Along Grape Day Park Fronting North Broadway, Woodward Avenue and Portions of Pennsylvania Avenue.

RECOMMENDATION:

It is requested that Council adopt Resolution No. 2012-02, to implement and modify the traffic schedule for time parking, to restrict vehicles seven feet tall and over from public parking spaces adjacent to Grape Day Park on North Broadway; on Woodward Avenue between North Broadway and Escondido Boulevard and on Pennsylvania Avenue between North Broadway and North Kalmia Street.

FISCAL ANALYSIS:

Funds are available in the CIP Streets Annual Maintenance budget for the \$3,000 estimated sign installation expenses.

PREVIOUS ACTION:

The Transportation and Community Safety Commission (TCSC) recommended approval at their October 13, 2011 meeting, with a modification to provide for informational signage to direct seven feet height vehicles to park long-term elsewhere.

BACKGROUND:

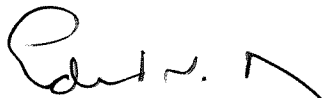
Escondido Municipal Code section 28-143 authorizes the City Traffic Engineer, with the approval of the City Council, to install signs and markings where necessary to restrict parking for a certain period of time. City officials regularly have received complaints of recreational vehicles (RV's) parking long-term surrounding Grape Day Park.

Signage will be installed at various locations along the segments with minor field adjustments per field conditions to implement the restriction.

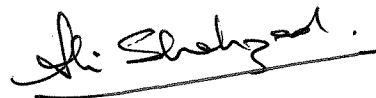
The City Traffic Engineer studied the locations and determined that recreational vehicles and other large vehicles that exceed seven feet in height make it difficult for pedestrians to observe on-coming traffic, creating a sight distance concern. There are associated hazards of large vehicles blocking the view of motorists for sight distance in the vicinity of the Boys and Girls Club, the recently relocated Children's Museum, and in general the children visiting the park. Long-term parking of large vehicles also creates a visual nuisance as well.

The proposed parking restrictions are necessary to ensure equitable access to public parking spaces and will have a positive impact on traffic safety in the seven feet height restricted timed parking zones. The height restriction parking will take effect as soon as the signs are posted.

Respectfully submitted,



Edward N. Domingue, P.E.
Director of Engineering Services



Ali M. Shahzad, P.E.
Associate Engineer

RESOLUTION NO. 2012-02

A RESOLUTION OF THE CITY COUNCIL OF
THE CITY OF ESCONDIDO, CALIFORNIA,
AMENDING THE PARKING TIME LIMITS
PURSUANT TO ESCONDIDO MUNICIPAL
CODE SECTION 28-143

WHEREAS, California Vehicle Code section 22507 authorizes local authorities to prohibit or restrict stopping, parking, or standing of vehicles on city streets; and

WHEREAS, Escondido Municipal Code Section 28-5 provides that the City Council shall establish and amend the traffic schedules including no parking and time parking zones; and

WHEREAS, Escondido Municipal Code Section 28-143 authorizes the City Traffic Engineer, with the approval of the City Council, to install and maintain signs and markings upon any street where it is deemed necessary to restrict parking to a certain period of time; and

WHEREAS, the City has received complaints of long-term parking of large vehicles surrounding Grape Day Park; and

WHEREAS, the City Traffic Engineer studied the locations and determined that recreational vehicles and other large vehicles that exceed seven feet in height make it difficult for pedestrians to observe on-coming traffic and create a sight distance concern; and

WHEREAS, the parking lots and streets surrounding Grape Day Park regularly contain a large number of children; and

WHEREAS, the City Traffic Engineer recognizes that restrictions surrounding Grape Day Park could cause increased parking on neighboring streets; and

WHEREAS, the City Transportation and Community Safety Commission reviewed the recommendations and voted to approve them;

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 modifies the traffic schedule for time parking and restricts vehicles seven feet tall and above from public parking spaces adjacent to Grape Day park on Broadway Avenue.
3. That the City Council modifies the traffic schedule for time parking and restricts vehicles seven feet tall and above from parking on Woodward Avenue between North Broadway and Escondido Boulevard.
4. That the City Council modifies the traffic schedule for time parking and restricts vehicles seven feet tall and above from parking on Pennsylvania Avenue between North Broadway and North Kalmia Street.
5. That the City Traffic Engineer shall install such signs or markings as necessary to enact this Resolution.

CITY COUNCIL

For City Clerk's Use:

APPROVED **DENIED**

Reso No. _____ File No. _____

Ord No. _____

Agenda Item No.: 6
Date: February 1, 2012

TO: Honorable Mayor and Members of the City Council
FROM: Sheryl Bennett, Human Resources Director
SUBJECT: Memorandum of Understanding between the City of Escondido and the Firefighters' Association – Safety Personnel.

RECOMMENDATION:

City Council adopt Resolution No. 2012-19, approving a Memorandum of Understanding between the City of Escondido and the Firefighters' Association for a one-year term commencing January 1, 2012 through December 31, 2012.

FISCAL ANALYSIS:

The total annual cost of this contract is \$165,200 or a 1.8% increase in compensation. Funding for this increase will be addressed during the FY 2012-13 operating budget process.

PREVIOUS ACTION:

On March 10, 2010, the City Council voted to adopt the Memorandum of Understanding between the Escondido Firefighters' Association – Safety Personnel, and the City of Escondido, for a two-year term that expired on December 31, 2011.

BACKGROUND:

City staff has met with the Escondido Firefighters' Association – Safety Unit, regarding cost-saving measures to the Memorandum of Understanding that expired on December 31, 2011. Attached Resolution No. 2012-19 outlines changes to working conditions and compensation that have been agreed to during this negotiation process.

Tentative agreement on issues before the negotiating group was reached on January 18, 2012. Members of the Bargaining Unit have voted in support of the agreement.

Respectfully submitted,


Sheryl Bennett
Director of Human Resources

RESOLUTION NO. 2012-19

A RESOLUTION OF THE CITY COUNCIL
OF THE CITY OF ESCONDIDO,
CALIFORNIA, APPROVING THE
MEMORANDUM OF UNDERSTANDING
WITH THE ESCONDIDO FIREFIGHTERS'
ASSOCIATION-SAFETY PERSONNEL

JANUARY 1, 2012 – DECEMBER 31, 2012

WHEREAS, negotiating teams from the City of Escondido and the Escondido Firefighters' Association have been duly appointed and have been conducting meet-and-confer sessions with respect to matters affecting both parties; and

WHEREAS, the Memorandum of Understanding ("MOU") by the City of Escondido ("City") and the Escondido Firefighters' Association ("Association") is necessary as a result of meeting and conferring in good faith concerning wages, hours, and other terms and conditions of employment; and

WHEREAS, it is the intent of the MOU to provide for continuation of the harmonious relationship between the City and the Association; and

WHEREAS, this City Council desires at this time and deems it to be in the best public interest to approve to the MOU and certain other modifications.

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. The City's negotiating team is authorized to execute, on behalf of the City, the MOU with a term from January 1, 2012, through December 31, 2012, and also including terms as set forth in Exhibit "A", attached to this resolution and incorporated by this reference.

**City of Escondido
Escondido Firefighters' Association – Safety Personnel
Memorandum of Understanding
January 1, 2012 – December 31, 2012**

1. Term: January 1, 2012 – December 31, 2012.
2. Existing MOU Modifications: Changes to the Terms and Conditions of Employment that were adopted on March 10, 2010, shall remain in effect during the term of this MOU, except for the following:
 - a. Article XIX, Holidays, Section 1A: Reinstatement of 46 hours of in lieu holiday time for pay distributions effective the last payday in October 2012.
 - b. Article XXVIII, Certification and Education Incentive Pay: Reinstatement of Certification and Education Incentive Pay for eligible FFA unit members effective February 5, 2012 (pay period ending February 18, 2012).
3. Article XI, Employee Benefit Programs, Section 1: Implement a second tier retirement system under Government Code Section 20475 for newly hired employees. This second tier will be activated as soon as administratively possible. The following will be applicable to the second tier:
 - a. The City will provide Section 21362, the CalPERS 2% @ 50 retirement benefit.
 - b. Employees make 100% of the statutory employee contribution to CalPERS, currently 9.0%.
 - c. There will be no final-year concession of said payments to compensation for CalPERS benefit calculation purposes ("EPMC").
 - d. The City will provide 36 highest paid consecutive months for determining the average monthly pay rate.
4. Article XI, Employee Benefit Programs, Section 2D1: Update employee contribution amounts in the MOU to reflect 2012 rates. All other language in the MOU related to Health Insurance will remain the same.

For the contract year 2012, effective January 1, 2012, employee participation in medical coverage shall be:

Employee Only	\$15.64 per month
Employee + One	\$31.26 per month
Family Coverage	\$46.90 per month

5. MOU Language Clean-Up:
 - a. Article XI, Employee Benefit Programs, Section 1F: Eliminate language regarding the City's Pension Review Ad Hoc Taskforce.
 - b. MOU Exhibit "B": Remove February 17, 2005 letter to the FFA President regarding the City's administration of Workers' Compensation Claims, as well as an associated reference under Article XI, Employee Benefit Programs, Section 8, Workers' Compensation.
 - c. Article XXVIII, Certification and Education Incentive Pay: Under "Technical Rescue Certification" delete Swift Water Rescue Operations and replace with Low Angle Rescue.
 - d. Article XXXII, MOU Reopeners: Delete current article and replace with #7 below.
 - e. MOU Exhibit "A": Replace salary grade step table in the current exhibit with a corrected salary table that represents a 5.0% variance between Firefighter/Paramedic and Fire Engineer. Currently, the variance is 4.97%. All affected employees in the Fire Engineer classification will be adjusted by 0.03% per the corrected salary table.
6. MOU Exhibit "C": Eliminate the "56 hour floor" and update "Procedure" Section A with the following – "EFFA members electing to donate leave time shall do so by submitting the proper form. These forms will be retained by Payroll. Time Bank usage will be coded "FTB" on the time sheet. Donations for additional hours shall be made when the Time Bank reaches 48 hours. The Time Bank shall not go into negative hours and shall not exceed 240 hours."
7. New Article XXXII, MOU Reopener, Healthcare Reform: At such time as regulations are issued implementing the Affordable Care Act (ACA), the City and Escondido FFA will meet and confer to review the impact of such regulations on the benefits plans then in force. If modifications to the benefits, eligibility for coverage, employer or employee contribution to the cost of insurance or any other provisions of the benefit plans covered by this MOU will be modified by the ACA during the term of this agreement, it is agreed that the City and Escondido FFA will reopen the contract to meet and confer and determine how such mandated changes will be implemented.
8. New Article XXXIII, Personnel Rules and Regulations Review Committee: The City has drafted an updated Personnel Rules and Regulations document. Human Resources, the City Attorney's Office, and two representatives from each employee group shall meet on a regular basis to finalize and implement the updated Personnel Rules and Regulations.

ORDINANCE NO. 2012-04 R

AN ORDINANCE OF THE CITY COUNCIL OF
THE CITY OF ESCONDIDO, CALIFORNIA,
AMENDING SECTION 2-28 OF THE
ESCONDIDO MUNICIPAL CODE, AMENDING
THE SALARY SCHEDULE FOR THE CITY
COUNCIL MEMBERS

WHEREAS, the last adjustment of the salary of the City Council was effective following the 2008 Regular Municipal Election pursuant to Ordinance No. 2007-14; and

WHEREAS, Section 36516 of the Government Code permits annual 5% increases in Council salaries provided that the effective date of an adjustment in the salaries of the City Council Members must be delayed until one or more Council Members commences a new term of office; and

WHEREAS, the current salary for City Council Members is \$1,255.25 per month, as set by Escondido Municipal Code Section 2-28.

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

SECTION 1. That the above recitations are true.

SECTION 2. Section 2-28 of the Escondido Municipal Code is hereby amended to read as follows:

Section 2-28. Compensation of Members.

- (a) Effective on the date the City Council members to be elected at the 2012 Regular Municipal Election are sworn into office, the members of the City Council shall receive a monthly salary of \$1,569.06 per month in

accordance with the provisions of Section 36516 of the Government Code.

SECTION 3. SEPARABILITY. If any section, subsection, sentence, clause, phrase or portion of this ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct, and independent provision and such holding shall not affect the validity of the remaining portions hereof.

SECTION 4. That as of the effective date of this ordinance, all ordinances or parts of ordinances in conflict herewith are hereby repealed.

SECTION 5. That the City Clerk is hereby directed to certify to the passage of this ordinance and to cause the same or a summary to be published, in accordance with Government Code section 36933, to be published one time within 15 days of its passage in a newspaper of general circulation, printed and published in the City of Escondido.

ORDINANCE NO. 2012-05

AN ORDINANCE OF THE CITY COUNCIL OF
THE CITY OF ESCONDIDO, CALIFORNIA,
AMENDING SECTION 2-28 OF THE
ESCONDIDO MUNICIPAL CODE TO AMEND
THE SALARY SCHEDULE FOR THE MAYOR

WHEREAS, the voters of the City of Escondido passed an initiative measure in 1988 which makes the office of mayor an elected position, and passed another initiative measure in 1996 making the term of the directly elected mayor four years; and

WHEREAS, California Government Code Section 36516.1 provides that a directly elected mayor may have an additional salary in an amount set by Ordinance of the City Council; and

WHEREAS, the City Council determined that such an Ordinance was appropriate and adopted Ordinance No. 2003-12(R) on April 9, 2003, amending Escondido Municipal Code Section 2-28 to add paragraph (b); and

WHEREAS, the current monthly salary for the Mayor is \$2,288.00, as set by Escondido Municipal Code Section 2-28(b) and salary increases authorized by Ordinance No. 2007-14, effective following the 2008 Regular Municipal Election.

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

SECTION 1. The above findings and determinations are hereby adopted as
true and correct.

SECTION 2. Section 2-28 of the Escondido Municipal Code is hereby amended to add paragraph (b) as follows:

Section 2-28. Compensation of Members.

- (b) In addition to the salary provided for council members in paragraph (a), the Mayor of the City of Escondido shall receive a monthly salary of \$2,288.00, in accordance with the provisions of Section 36516.1 of the California Government Code. The salary provided by this paragraph shall increase by the same percentage set forth in any ordinance adopted which provides for City Council salaries.

SECTION 3. SEPARABILITY. If any section, subsection, sentence, clause, phrase or portion of this ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct, and independent provision and such holding shall not affect the validity of the remaining portions hereof.

SECTION 4. That as of the effective date of this ordinance, all ordinances or parts of ordinances in conflict herewith are hereby repealed.

SECTION 5. That the City Clerk is hereby directed to certify to the passage of this ordinance and to cause the same or a summary to be published, in accordance with Government Code Section 36933, to be published one time within 15 days of its passage in a newspaper of general circulation, printed and published in the City of Escondido.

ORDINANCE 2012-03

AN ORDINANCE OF THE CITY COUNCIL OF
THE CITY OF ESCONDIDO, CALIFORNIA,
REZONING THE ESCONDIDO FIRE
STATION NO. 4 SITE IN KIT CARSON PARK
TO PLACE THE SITE WITHIN THE PUBLIC
SAFETY FACILITIES OVERLAY ZONE

Planning Case No. PHG 11-0017

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

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

SECTION 2. That the City Council has reviewed and considered the Notice of
Exemption prepared for this project and has determined that all environmental issues
associated with the project have been addressed and no significant environmental
impacts will result from approving this project.

SECTION 3. That upon consideration of the staff report, Planning Commission
recommendation and all public testimony presented at the hearing held on this
amendment, this City Council finds that this Zone Change is consistent with the General
Plan and all applicable specific plans of the City of Escondido.

SECTION 4. That the Zone District Map of the City of Escondido is hereby
amended by reclassifying the site for Escondido Fire Station No. 3 depicted on Exhibit



CITY COUNCIL

For City Clerk's Use:

APPROVED **DENIED**

Reso No. _____ File No. _____

Ord No. _____

Agenda Item No.: 9
Date: February 1, 2012

TO: Honorable Mayor and Members of the City Council
FROM: Barbara J. Redlitz, Director of Community Development
SUBJECT: Specific Plan Amendment (PHG 11-0034)

PLANNING COMMISSION RECOMMENDATION:

The Planning Commission recommended approval on January 10, 2012 (Vote 7-0).

STAFF RECOMMENDATION:

It is requested that Council adopt Resolution No. 2012-12 approving an amendment to the Escondido Research and Technology Center (ERTC) Specific Plan to modify the fencing design standards.

PROJECT DESCRIPTION:

An amendment to the ERTC Specific Plan (2001-01-SPA) to modify the landscape and fencing/wall requirements to allow certain perimeter and interior fencing to exceed the current height limitation of 42 inches; modify the design standards for Planning Area 2 to allow fences and walls up to eight feet in height; and clarify the process for modifications to specific design features such as lighting, signage, architecture, landscape elements and fencing/walls and other design elements.

LOCATION:

The approximately 186-acre Escondido Research and Technology Center generally is located along the eastern and western sides of Citracado Parkway, south of Auto Park Way, north of Andreasen Drive. Planning Area 2 is approximately 18 acres located on the southeastern corner of the intersection of Citracado Parkway and Harveson Place, generally addressed as 1970-1998 Citracado Parkway.

FISCAL ANALYSIS:

None

GENERAL PLAN ANALYSIS:

The General Plan designation for the subject area is Specific Planning Area 8 (SPA 8) which permits a wide variety of office, research and development, industrial uses and a hospital with a medical campus in a comprehensively planned development. The Escondido Research and Technology Center Specific Plan implements the General Plan, the City of Escondido Zoning Code, and provides

guidelines for development. The proposed amendment to the landscape, fencing/wall and Specific Plan Conformance Section of the document will continue to ensure a consistent, well-planned and visually coherent business park environment while allowing flexibility to meet the needs of individual projects.

ENVIRONMENTAL REVIEW:

The proposal is exempt from the requirements of the California Environmental Quality Act (CEQA) in conformance with Section 15303(e), "New Construction of Accessory Structures." A Notice of Exemption was prepared for the proposed project.

BACKGROUND:

The Escondido Research and Technology Center is envisioned to be developed as a comprehensively planned business park with an open campus type feel between the individual lots and planning areas, and aesthetic coherence throughout the project. The specific plan is intended to allow flexibility in accommodation of planning area uses in order to effectively respond to changing market and user demand to ensure long-term viability. The developer for a new building within Planning Area 2 (Corodata) has requested to secure their approximately 5.13-acre site with perimeter fencing and entry gates up to eight feet in height, similar to the adjacent SDG&E power plant facility. However, the current Specific Plan design standards limit fencing anywhere within a project site to a maximum height of 42 inches. Therefore, an amendment to the Specific Plan is necessary. However, rather than just focus on the two parcels involved within Planning Area 2, staff has taken a more comprehensive approach to deal with any future requests for perimeter security fencing and other fencing/wall requests throughout the entire Specific Plan, which would eliminate the need to continually amend the plan for individual fencing requests.

PUBLIC COMMENT:

No one from the public spoke at the Planning Commission hearing and staff has not received any correspondence expressing concern regarding the proposed facility. The project also was routed to several of the "California Native American Tribes" for early consultation in conformance with Senate Bill 18. None of the Tribes expressed any concerns regarding the proposed project.

PLANNING COMMISSION:

The Planning Commission considered the proposed project on January 10, 2012 and recommended approval. The Commission's discussion regarding the request was brief and they did not raise any issues regarding the amendment to the design standards or fencing up to eight feet in height for the Corodata site.

DISCUSSION:

The zoning code allows perimeter fencing up to eight feet in height within all industrial zones, but the Specific Plan development standards restricts all fencing and walls, whether perimeter or interior, to a maximum of 42 inches in height, unless used to screen loading areas. Due to the variety of uses that could be accommodated within the project, the fencing/wall limitations may not be practical in all

instances. Therefore, staff feels that security fencing up to eight feet in height would be appropriate in certain areas of the specific plan, but not in others due to potential aesthetic concerns.


The proposed amendment to the design standards would allow perimeter fencing up to six feet in height, but not allow the taller fencing to project beyond the front facade of the buildings to maintain the open feel and aesthetics of the overall specific plan. The Director of Community Development could allow perimeter fencing up to eight feet in height, where appropriate, on a case-by-case basis. Any proposed fencing along Citracado Parkway and within a street-side yard would continue to be limited to 36 inches in height. Perimeter fencing also would continue to be limited to 42 inches in height along the top of the western landscape berm for Planning Areas 4, 6, 7 and 8 (along the western perimeter of the planning area) to maintain the open aesthetic feel adjacent to the residential developments. Although the height of fencing would be allowed to be increased, barbed-wire or razor-wire fencing would not be allowed. The design standards require a decorative "aesthetic" open design such as wrought-iron.

Staff also supports the applicant's request to allow fencing up to eight-feet in height on Lots 6 and 7 of Planning Area 2, which is located along the eastern perimeter of the specific plan and adjacent to industrial development. The location and design of the proposed fencing would be compatible with the eight-foot-high wrought-iron fencing installed along the perimeter of the SDG&E facility. In addition, these two lots are not adjacent to Citracado Parkway, and the fencing would be screened by perimeter and slope landscaping, and buffered from views from Citracado Parkway by larger setbacks.

Respectfully submitted,



Barbara Redlitz
Director of Community Development



Jay Paul
Associate Planner

EXHIBIT "A"

FINDINGS OF FACT PHG 11-0034

1. Granting the amendment to the Escondido Research and Technology Center Specific Plan (ERTC) to modify the landscape and fencing/wall development standards, along with the Specific Plan Conformance Section is consistent with the City's General Plan and every element thereof, and with any applicable specific plan. The General Plan designation for the subject area is Specific Planning Area 8 (SPA 8) which permits a wide variety of office, research and development, industrial uses and a hospital with a medical campus in a comprehensively planned development. The Escondido Research and Technology Center Specific Plan implements the General Plan, the City of Escondido Zoning Ordinances, and provides guidelines for development. The proposed amendment to the landscape, fencing/wall and Specific Plan Conformance Section of the document will continue to ensure a consistent, well-planned and visually coherent business park environment while allowing flexibility to meet the needs of individual projects. The proposed project would be in conformance with General Plan Economic Policies (page II-23) which encourage economic activities that are clean and nonpolluting to expand or locate in Escondido; provide additional employment opportunities; reduce the need for Escondido residents to commute out of the area; maintain the City's fiscal stability; and are aesthetically superior. The proposed amendment would not diminish the Quality-of-Life Standards of the General Plan as the proposal would not materially degrade the level of service on adjacent streets or public facilities, create excessive noise, and adequate on-site parking, circulation and public services would be provided.
2. The proposed amendment to the design standards would not result in a substantial alteration of the present or planned land use within the Specific Plan area. The proposed amendment to the design standards will continue to provide direction, purpose and opportunity for combined public and private investment which will result in benefits to the community as a whole. The project would not cause deterioration of bordering land uses or result in any adverse visual impacts since the proposed amendment to the design standards will continue to create a cohesive and unified project, while allowing additional flexibility in individual project design features to suit the needs of individual businesses. The overall design of the project will create an attractive, efficient and stable environment for business activities. The overall design of the project would be unchanged and would remain in substantial conformance with the goals and policies of the approved Specific Plan. The project will provide a first class business, medical and light industrial park to the Escondido area which will help to satisfy the city's jobs/housing balance. The proposal has been considered in relationship to its effect on the community, and the request would be in compliance with the General Plan Policies and would not result in any negative impacts to the business park or adjacent neighborhoods for the reasons stated above and detailed in the staff report.
3. The proposal is exempt from the requirements of the California Environmental Quality Act (CEQA) in conformance with Section 15303(e) "New Construction of Accessory Structures." and a Notice of Exemption was prepared for the proposed project. In staff's opinion, the request does not have the potential for causing a significant effect on the environment.

EXHIBIT "B"

Proposed SPA Language
PHG 11-0034

That Section III. "PLANNING AREA DEVELOPMENT STANDARDS AND REGULATIONS" shall be amended to include the following language:

5. Landscape Requirements

- d. Planters, architectural fences and walls (not utilized for loading area screening) shall not exceed 36 inches in height along Citracado Parkway or within the street side yards, and **42 inches up to six feet** in height elsewhere on the site, **provided the fencing and any security gates do not project beyond the front facades of buildings along street frontages, as determined by the Director of Community Development. Security fencing up to eight feet in height may be allowed in certain instances, as determined by the Director of Community Development. Fencing greater than 42 inches in height along the western boundaries of Planning Areas 4, 6, 7 and 8 shall not be located at the top of the landscape berm "residential buffer."**

6. Walls/Fencing

Any fencing utilized shall be screened from passers-by unless designed to be an extension of the building architecture.

All perimeter security type fencing shall incorporate an aesthetic open metal design that is visually consistent and/or complimentary in style and character with other perimeter fencing located throughout the project and specific plan.

For Planning Area II, the perimeter of the Planning Area for Lots 6 and 7 may be secured with aesthetic metal fencing up to eight feet in height along the northern, eastern and southern perimeters of the property. Access to the parcels also may be restricted to specific entries and gates. For the remaining lots within Planning Area II, fencing shall be limited to six feet in height, and shall not be located beyond the front facade of the building. In certain instances, fencing up eight feet in height may be allowed as provided in the Landscape Requirements.

That Section V1. "AMENDMENTS TO THE SPECIFIC PLAN" shall be amended to include the following language noted in bold and underlined text:

V1. AMENDMENTS TO THE SPECIFIC PLAN

B. SPECIFIC PLAN CONFORMANCE

4. Modifications of design features such as paving treatments, lighting, entry treatments, signage, architecture and landscape elements **(including fencing and walls)** may also be considered to be consistent with the specific plan.

PLANNING COMMISSION

TO: Planning Commission
FROM: Planning Staff
SUBJECT: PHG 11-0034 Modification to the ERTC Specific Plan to amend the fencing/wall requirements

STAFF RECOMMENDATION:

Approve the proposed amendment to the ERTC Specific Plan (2001-01-SPA)

PROJECT DESCRIPTION:

An amendment to the ERTC Specific Plan (2001-01-SPA) to modify the landscape and fencing/wall requirements to allow certain perimeter and interior fencing to exceed the current height limitation of 42 inches; modify the design standards for Planning Area 2 to allow fences and walls up to eight-feet in height; and clarify the process for modifications to specific design features such as lighting, signage, architecture, landscape elements and fencing/walls and other design elements.

LOCATION:

The approximately 186 acre Escondido Research and Technology Center generally is located along the eastern and western sides of Citracado Parkway, south of Auto Park Way, north of Andreasen Drive. Planning Area 2 is approximately 18 acres located on the southeastern corner of the intersection of Citracado Parkway and Harveson Place, generally addressed as 1970-1998 Citracado Parkway.

ENVIRONMENTAL REVIEW:

The proposal is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Section 15303(e) "New Construction of Accessory Structures."

BACKGROUND:

The Escondido Research and Technology Center originally is envisioned to be developed as a comprehensively planned business park with a variety of industrial park type uses, with an open campus type feel between the individual lots and planning areas and a visual and aesthetic coherence throughout the project. The plan has been amended over the years to include a large power plant (SDG&E) and regional hospital (Palomar/Pomerado) with specific design criteria for each project and associated Specific Planning Area. The ERTC Specific Plan also includes a large brewery and restaurant (Stone). The specific plan is intended to

allow flexibility in accommodation of planning area uses in order to effectively respond to changing market and user demand to be viable in the long term. The developer for a new building within Planning Area 2 has requested to secure their approximately 5.13-acre site with perimeter fencing and entry gates up to eight feet in height, similar to the adjacent SDG&E power plant facility. However, the current Specific Plan design standards limit fencing anywhere within a project site to a maximum height of 42 inches. Therefore, an amendment to the Specific Plan is necessary. However, rather than just focus on the two parcels involved within Planning Area 2, staff has taken a more comprehensive approach to deal with any future requests for perimeter security fencing and other fencing/wall requests throughout the entire Specific Plan, which would eliminate the need to continually amend the plan for individual fencing requests.

DISCUSSION:

The zoning code allows perimeter fencing up to eight feet in height within all industrial zones, but the Specific Plan development standards restricts all fencing and walls, whether perimeter or interior, to a maximum of 42 inches in height, unless used to screen loading areas. Due to the variety of uses that could be accommodated within the project, the fencing/wall limitations may not be practical in all instances. Therefore, staff feels that security fencing up to eight feet in height would be appropriate in certain areas of the specific plan, but not in others due to potential aesthetic concerns.

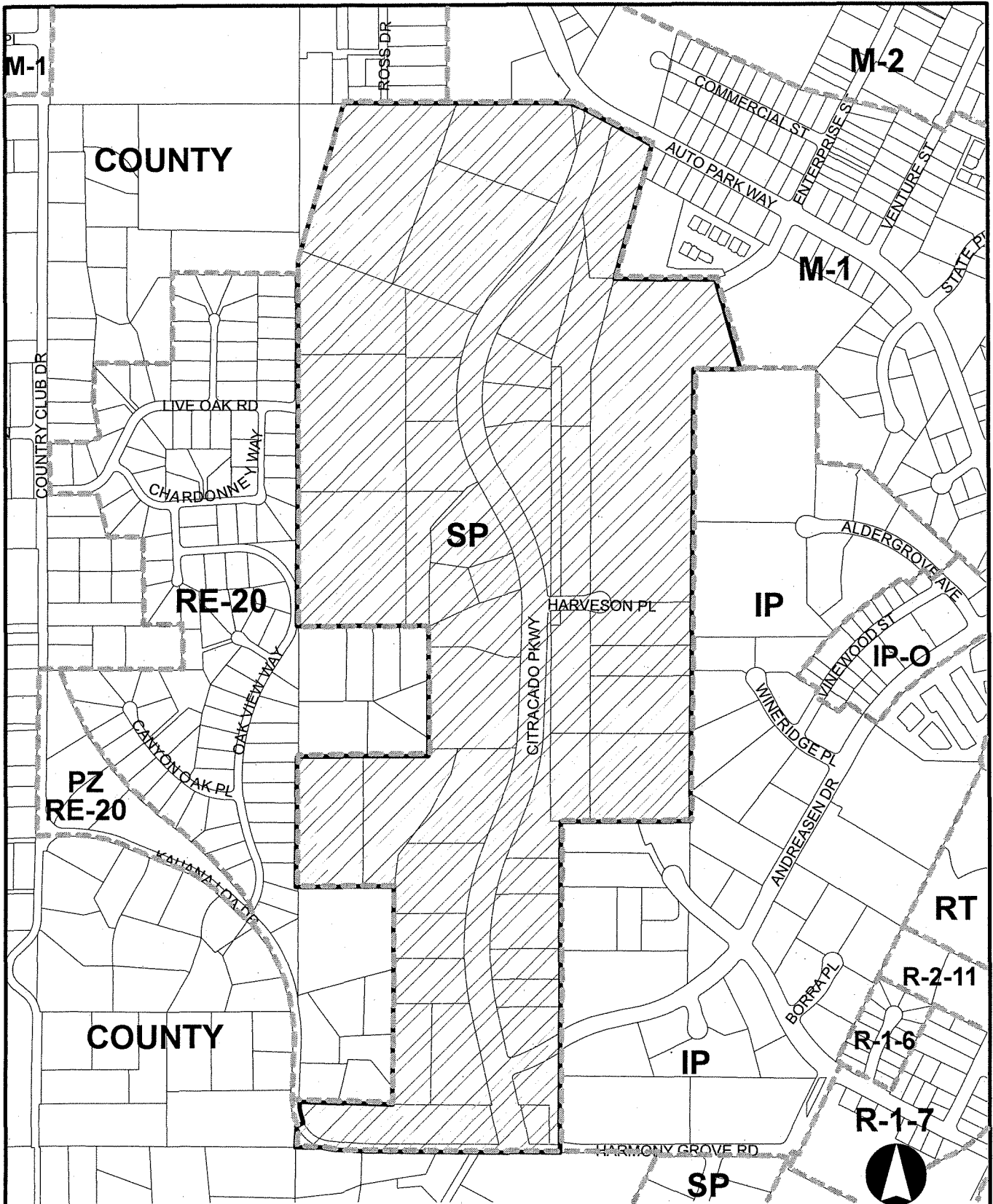
The proposed amendment to the design standards would allow perimeter fencing up to six feet in height, but not allow the taller fencing to project beyond the front facade of the buildings to maintain the open feel and aesthetics of the overall specific plan. The Director of Community Development could allow perimeter fencing up to eight feet in height, where appropriate, on a case-by-case basis. Any proposed fencing along Citracado Parkway and within a street-side yard would continue to be limited to 36 inches in height. Perimeter fencing also would continue to be limited to 42 inches in height along the top of the western landscape berm for Planning Areas 4, 6, 7 and 8 (along the western perimeter of the planning area) to maintain the open aesthetic feel adjacent to the residential developments. Taller fencing would be allowed to be installed along the bottom of the slopes/berms if necessary.

Staff also supports the applicant's request to allow fencing up to eight-feet in height on Lots 6 and 7 of Planning Area 2, which is located along the eastern perimeter of the specific plan and adjacent to industrial development. The location and design of the proposed fencing would be compatible with the eight-foot-high wrought-iron fencing installed along the perimeter of the SDG&E facility. In addition, these two lots are not adjacent to Citracado Parkway, and the fencing would be screened by perimeter and slope landscaping, and buffered from views from Citracado Parkway by larger setbacks.

Respectfully Submitted.

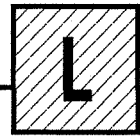


Jay Paul
Associate Planner

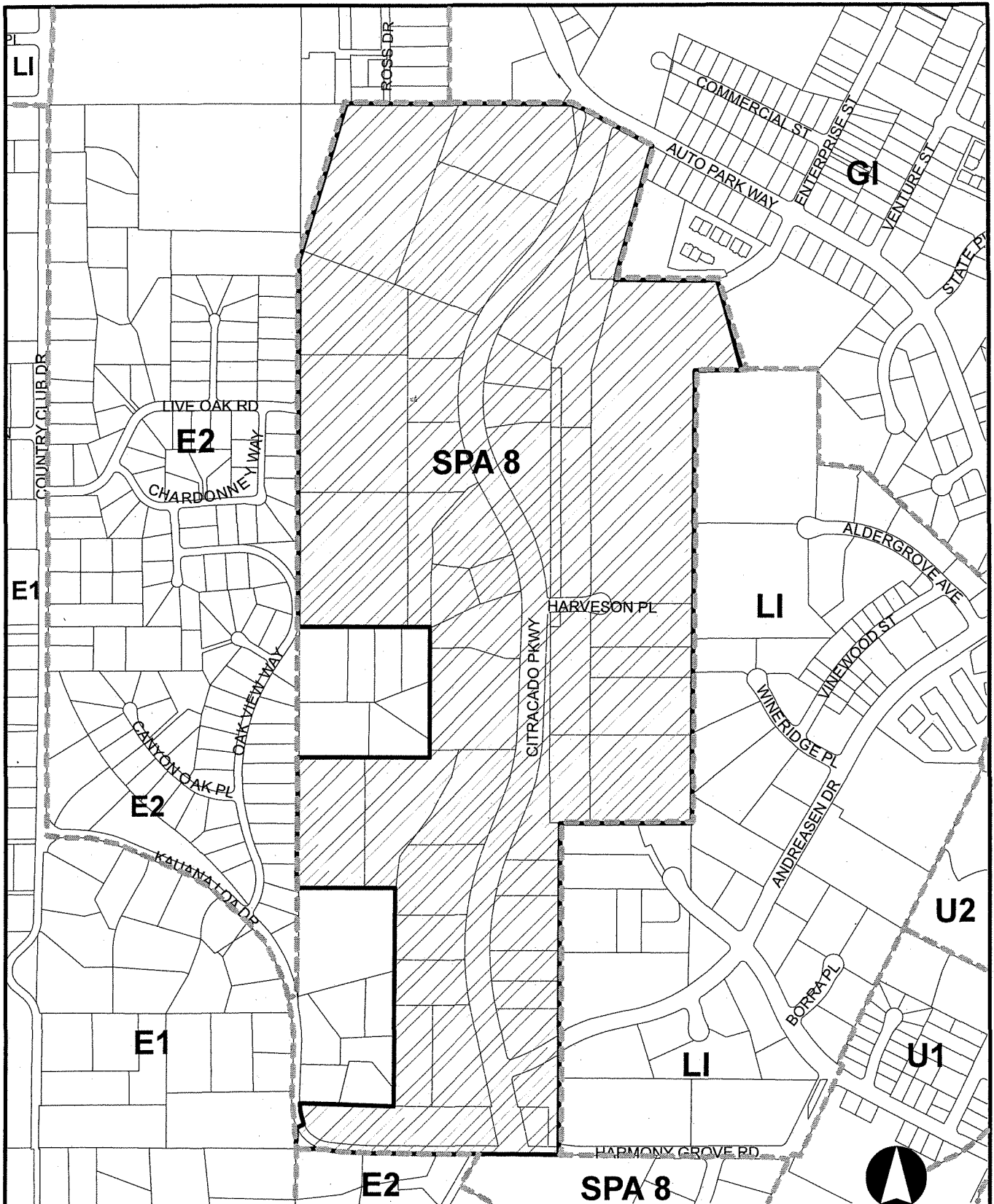


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**PROPOSED PROJECT
PHG 11-0034**



LOCATION/ZONING

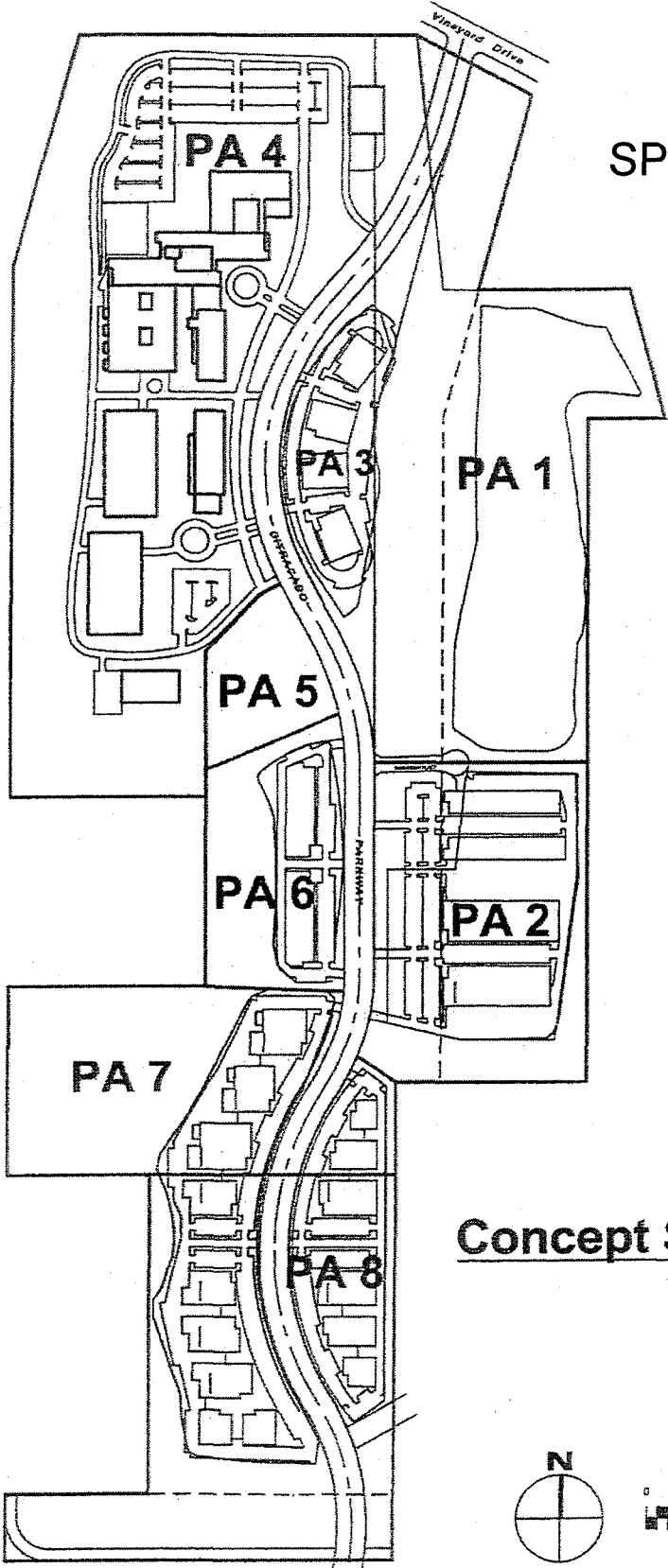


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**PROPOSED PROJECT
PHG 11-0034**



ERTC
SPECIFIC PLAN MAP



Concept Site Plan

**PROPOSED PROJECT
PHG 11-0034**



SITE PLAN

EXHIBIT "A"

FINDINGS OF FACT PHG 11-0034

1. Granting the amendment to the Escondido Research and Technology Center Specific Plan (ERTC) to modify the landscape and fencing/wall development standards, along with the Specific Plan Conformance Section is consistent with the City's General Plan and every element thereof, and with any applicable specific plan. The General Plan designation for the subject area is Specific Planning Area 8 (SPA 8) which permits a wide variety of office, research and development, industrial uses and a hospital with a medical campus in a comprehensively planned development. The Escondido Research and Technology Center Specific Plan implements the General Plan, the City of Escondido Zoning Ordinances, and provides guidelines for development. The proposed amendment to the landscape, fencing/wall and Specific Plan Conformance Section of the document will continue to ensure a consistent, well-planned and visually coherent business park environment while allowing flexibility to meet the needs of individual projects. The proposed project would be in conformance with General Plan Economic Policies (page II-23) which encourage economic activities that are clean and nonpolluting to expand or locate in Escondido; provide additional employment opportunities; reduce the need for Escondido residents to commute out of the area; maintain the City's fiscal stability; and are aesthetically superior. The proposed amendment would not diminish the Quality-of-Life Standards of the General Plan as the proposal would not materially degrade the level of service on adjacent streets or public facilities, create excessive noise, and adequate on-site parking, circulation and public services would be provided.
2. The proposed amendment to the design standards would not result in a substantial alteration of the present or planned land use within the Specific Plan area. The proposed amendment to the design standards will continue to provide direction, purpose and opportunity for combined public and private investment which will result in benefits to the community as a whole. The project would not cause deterioration of bordering land uses or result in any adverse visual impacts since the proposed amendment to the design standards will continue to create a cohesive and unified project, while allowing additional flexibility in individual project design features to suit the needs of individual businesses. The overall design of the project will create an attractive, efficient and stable environment for business activities. The overall design of the project would be unchanged and would remain in substantial conformance with the goals and policies of the approved Specific Plan. The project will provide a first class business, medical and light industrial park to the Escondido area which will help to satisfy the city's jobs/housing balance. The proposal has been considered in relationship to its effect on the community, and the request would be in compliance with the General Plan Policies and would not result in any negative impacts to the business park or adjacent neighborhoods for the reasons stated above and detailed in the staff report.
3. The proposal is exempt from the requirements of the California Environmental Quality Act (CEQA) in conformance with Section 15303(e) "New Construction of Accessory Structures." and a Notice of Exemption was prepared for the proposed project. In staff's opinion, the request does not have the potential for causing a significant effect on the environment.

EXHIBIT "B"

Proposed SPA Language
PHG 11-0034

That Section III. "PLANNING AREA DEVELOPMENT STANDARDS AND REGULATIONS" shall be amended to include the following language:

5. Landscape Requirements

- d. Planters, architectural fences and walls (not utilized for loading area screening) shall not exceed 36 inches in height along Citracado Parkway or within the street side yards, and **42 inches** up to six feet in height elsewhere on the site, **provided the fencing and any security gates do not project beyond the front facades of buildings along street frontages, as determined by the Director of Community Development. Security fencing up to eight feet in height may be allowed in certain instances, as determined by the Director of Community Development. Fencing greater than 42 inches in height along the western boundaries of Planning Areas 4, 6, 7 and 8 shall not be located at the top of the landscape berm "residential buffer."**

6. Walls/Fencing

Any fencing utilized shall be screened from passers-by unless designed to be an extension of the building architecture.

All perimeter security type fencing shall incorporate an aesthetic open metal design that is visually consistent and/or complimentary in style and character with other perimeter fencing located throughout the project and specific plan.

For Planning Area II, the perimeter of the Planning Area for Lots 6 and 7 may be secured with aesthetic metal fencing up to eight feet in height along the northern, eastern and southern perimeters of the property. Access to the parcels also may be restricted to specific entries and gates. For the remaining lots within Planning Area II, fencing shall be limited to six feet in height, and shall not be located beyond the front facade of the building. In certain instances, fencing up eight feet in height may be allowed as provided in the Landscape Requirements.

That Section V1. "AMENDMENTS TO THE SPECIFIC PLAN" shall be amended to include the following language noted in bold and underlined text:

V1. AMENDMENTS TO THE SPECIFIC PLAN

B. SPECIFIC PLAN CONFORMANCE

4. Modifications of design features such as paving treatments, lighting, entry treatments, signage, architecture and landscape elements **(including fencing and walls)** may also be considered to be consistent with the specific plan.



CITY OF ESCONDIDO
 PLANNING DIVISION
 201 NORTH BROADWAY
 ESCONDIDO, CA 92025-2798
 (760) 839-4671

Notice of Exemption

To: San Diego County Recorder's Office
 Attn: Linda Kesian
 P.O. Box 121750
 San Diego, CA 92112-1750

From: City of Escondido
 201 North Broadway
 Escondido, CA 92025

Project Title/Case No.: Specific Plan Amendment for ERTC City File No. PHG 11-0034

Project Location - Specific: Escondido Research and Technology Center (ERTC) Specific Plan, approximately 186 acres of land located within the western portion of the City of Escondido, generally located on the eastern and western sides of Citracado Parkway, south of Auto Park Way, north of Harmony Grove Road.

Project Location - City: Escondido, **Project Location - County:** San Diego

Description of Project: An amendment to the ERTC Specific Plan (2001-01-SPA) to modify the landscape and fencing/wall requirements to allow certain perimeter and interior fencing to exceed the current height limitation of 42 inches; modify the design standards for Planning Area 2 to allow fences and walls up to eight-feet in height; and clarify the process for modifications to specific design features such as lighting, signage, architecture, landscape elements and fencing/walls and other design elements.

Name of Public Agency Approving Project: City of Escondido

Name of Person or Agency Carrying Out Project

Name City of Escondido and Hamann Companies (Linda Richardson, rep.) Telephone (619) 440-7424

Address 1000 Pioneer Way, El Cajon, CA 92020

Private entity School district Local public agency State agency Other special district

Exempt Status: Categorical Exemption. Section 15303(e), Class 3 (New Construction of Accessory Structures).

Reasons why project is exempt:

1. The General Plan designation for the subject area is Specific Planning Area 8 (SPA 8) which permits a wide variety of office, research and development, industrial uses and a hospital with a medical campus in a comprehensively planned development. The ERTC Specific Plan implements the General Plan, the City of Escondido Zoning Ordinances, and provides guidelines for development. The proposed amendment to the landscape, fencing/wall and Specific Plan Conformance Section of the document will continue to ensure a consistent, well-planned and visually coherent business park environment while allowing flexibility to meet the needs of individual projects.
2. The site is in an area where all public services and facilities are available to allow for the proposed uses. The proposed amendment only affects the overall height of fencing and walls where the Specific Plan already allows for fencing and walls. Therefore, the project would not impact any areas that are environmentally sensitive and the project would not have any direct impacts to any sensitive or protected resources located within the project area.

Lead Agency Contact Person: Jay Paul Planning Division Area Code/Telephone/Extension (760) 839-4537

Signature: _____ Date December 22, 2011

Signed by Lead Agency Jay Paul, Associate Planner

Date received for filing at OPR: N/A

RESOLUTION NO. 2012-12

A RESOLUTION OF THE CITY COUNCIL OF
THE CITY OF ESCONDIDO, CALIFORNIA,
APPROVING AN AMENDMENT TO THE
ESCONDIDO RESEARCH AND TECHNOLOGY
CENTER SPECIFIC PLAN TO MODIFY THE
DESIGN STANDARDS FOR FENCING AND
WALLS

Case No. PHG 11-0034

WHEREAS, on January 10, 2012, the Planning Commission considered and recommended approval of an Amendment to the Escondido Research and Technology Center (ERTC) Specific Plan (Resolution No. 5951) to modify the landscape and fencing/wall requirements to allow certain perimeter and interior fencing to exceed the current height limitation of 42 inches; modify the design standards for Planning Area 2 to allow fences and walls up to eight feet in height; and clarify the process for modifications to specific design features such as lighting, signage, architecture, landscape elements and fencing/walls and other design elements. The approximately 186-acre Escondido Research and Technology Center generally is located along the eastern and western sides of Citracado Parkway, south of Auto Park Way, north of Harmony Grove Road, and Planning Area 2 is approximately 18 acres located on the southeastern corner of the intersection of Citracado Parkway and Harveson Place, more particularly described in Exhibit "C," attached to this Resolution and incorporated by this reference; and

WHEREAS, Ordinance No. 78-2 enacted pursuant to Section 65974 of the California Government Code and pertaining to the dedication of land and fees for school facilities has been adopted by the City of Escondido; and

WHEREAS, this City Council has considered the request, the staff report, the recommendations of the Planning Commission, appropriate agencies, and public testimony presented at the Council hearing and incorporates by reference the findings/factors made in the Council report; and

WHEREAS, this City Council desires at this time and deems it to be in the best public interest to approve said Amendment to the ERTC Specific Plan as reflected in the details contained in staff report(s), and on plans and documents on file in the office of the City Clerk and Planning Division.

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

1. That the above recitations are true.
2. That the City Council has reviewed and considered the environmental review prepared for the project, the staff reports, and has heard and considered testimony given at the public hearing, and certifies the project would not result in any significant impacts to the environment.
3. That the Findings of Fact, attached as Exhibit "A," and incorporated by this reference, were made by said Council.
4. That upon consideration of the Factors, all material in the staff report (a copy of which is on file in the Planning Division), public testimony presented at the hearing, and all other oral and written evidence on this project, this City Council approves the Amendment to the ERTC Plan (Case No. PHG 11-0034) as reflected on plans and documents on file in the office of the City Clerk and Planning Division, set forth as Exhibit "B," attached to this Resolution and incorporated by this reference.

EXHIBIT "A"

FINDINGS OF FACT PHG 11-0034

1. Granting the amendment to the Escondido Research and Technology Center Specific Plan (ERTC) to modify the landscape and fencing/wall development standards, along with the Specific Plan Conformance Section is consistent with the City's General Plan and every element thereof, and with any applicable specific plan. The General Plan designation for the subject area is Specific Planning Area 8 (SPA 8) which permits a wide variety of office, research and development, industrial uses and a hospital with a medical campus in a comprehensively planned development. The Escondido Research and Technology Center Specific Plan implements the General Plan, the City of Escondido Zoning Ordinances, and provides guidelines for development. The proposed amendment to the landscape, fencing/wall and Specific Plan Conformance Section of the document will continue to ensure a consistent, well-planned and visually coherent business park environment while allowing flexibility to meet the needs of individual projects. The proposed project would be in conformance with General Plan Economic Policies (page II-23) which encourage economic activities that are clean and nonpolluting to expand or locate in Escondido; provide additional employment opportunities; reduce the need for Escondido residents to commute out of the area; maintain the City's fiscal stability; and are aesthetically superior. The proposed amendment would not diminish the Quality-of-Life Standards of the General Plan as the proposal would not materially degrade the level of service on adjacent streets or public facilities, create excessive noise, and adequate on-site parking, circulation and public services would be provided.
2. The proposed amendment to the design standards would not result in a substantial alteration of the present or planned land use within the Specific Plan area. The proposed amendment to the design standards will continue to provide direction, purpose and opportunity for combined public and private investment which will result in benefits to the community as a whole. The project would not cause deterioration of bordering land uses or result in any adverse visual impacts since the proposed amendment to the design standards will continue to create a cohesive and unified project, while allowing additional flexibility in individual project design features to suit the needs of individual businesses. The overall design of the project will create an attractive, efficient and stable environment for business activities. The overall design of the project would be unchanged and would remain in substantial conformance with the goals and policies of the approved Specific Plan. The project will provide a first class business, medical and light industrial park to the Escondido area which will help to satisfy the city's jobs/housing balance. The proposal has been considered in relationship to its effect on the community, and the request would be in compliance with the General Plan Policies and would not result in any negative impacts to the business park or adjacent neighborhoods for the reasons stated above and detailed in the staff report.
3. The proposal is exempt from the requirements of the California Environmental Quality Act (CEQA) in conformance with Section 15303(e) "New Construction of Accessory Structures." and a Notice of Exemption was prepared for the proposed project. In staff's opinion, the request does not have the potential for causing a significant effect on the environment.

EXHIBIT "B"

Proposed SPA Language PHG 11-0034

That Section III. "PLANNING AREA DEVELOPMENT STANDARDS AND REGULATIONS" shall be amended to include the following language:

5. Landscape Requirements

- d. Planters, architectural fences and walls (not utilized for loading area screening) shall not exceed 36 inches in height along Citracado Parkway or within the street side yards, and **42 inches up to six feet** in height elsewhere on the site, **provided the fencing and any security gates do not project beyond the front facades of buildings along street frontages, as determined by the Director of Community Development. Security fencing up to eight feet in height may be allowed in certain instances, as determined by the Director of Community Development. Fencing greater than 42 inches in height along the western boundaries of Planning Areas 4, 6, 7 and 8 shall not be located at the top of the landscape berm "residential buffer."**

6. Walls/Fencing

Any fencing utilized shall be screened from passers-by unless designed to be an extension of the building architecture.

All perimeter security type fencing shall incorporate an aesthetic open metal design that is visually consistent and/or complimentary in style and character with other perimeter fencing located throughout the project and specific plan.

For Planning Area II, the perimeter of the Planning Area for Lots 6 and 7 may be secured with aesthetic metal fencing up to eight feet in height along the northern, eastern and southern perimeters of the property. Access to the parcels also may be restricted to specific entries and gates. For the remaining lots within Planning Area II, fencing shall be limited to six feet in height, and shall not be located beyond the front facade of the building. In certain instances, fencing up eight feet in height may be allowed as provided in the Landscape Requirements.

That Section V1. "AMENDMENTS TO THE SPECIFIC PLAN" shall be amended to include the following language noted in bold and underlined text:

V1. AMENDMENTS TO THE SPECIFIC PLAN

B. SPECIFIC PLAN CONFORMANCE

4. Modifications of design features such as paving treatments, lighting, entry treatments, signage, architecture and landscape elements **(including fencing and walls)** may also be considered to be consistent with the specific plan.

EXHIBIT "C"

LEGAL DESCRIPTION

PHG 11-0034

ERTC Specific Planning Area

Lots 1-40 and A-G of Escondido Tract No. 834, in the City of Escondido, County of San Diego, State of California, according to Map thereof No. 14983, filed in the Office of the County Recorder of San Diego County, March 17, 2005.

CITY COUNCIL

For City Clerk's Use:

APPROVED DENIED

Reso No. _____ File No. _____

Ord No. _____

Agenda Item No.: 10

Date: February, 1, 2012

TO: Honorable Mayor and Members of the City Council

FROM: Barbara J. Redlitz, Director of Community Development

SUBJECT: A Workshop on the General Plan Update, Climate Action Plan, Downtown Specific Plan, Draft Environmental Impact Report (EIR)
Case Nos.: PHG 09-0020, PHG 10-0016
Documents are online at: <http://www.escondido.org/general-plan-update.aspx>

STAFF RECOMMENDATION:

It is recommended that the City Council: 1) Review materials pertaining to the Draft General Plan Update; 2) Receive public input for consideration; 3) Direct staff to conduct community meetings to inform the public about the General Plan; 4) Forward the General Plan, Climate Action Plan, Downtown Specific Plan, and EIR to the Planning Commission in May for their final recommendation; and 5) provide staff direction regarding potential courses of action prior to future public hearings.

PLANNING COMMISSION RECOMMENDATION AND SUMMARY:

The Planning Commission reviewed the information and conducted a workshop on January 24, 2012 (refer to attached staff report). Three speakers provided input including Pam Stahl, a member of the City Council appointed General Plan Issues Committee. Comments included reference to documents prepared by Ms. Stahl and a minority of the Issues Committee generally opposing recommendations of the majority that should be factored in the General Plan decision making. Concern was raised regarding increased traffic associated with the updated General Plan. All three speakers expressed concern regarding the editing or deleting of certain General Plan policies that were re-adopted and re-affirmed as part of Proposition "S." Questions were raised regarding how the public will be educated about the General Plan Update in order to make an informed decision on Election Day.

The Planning Commission questioned staff on the traffic implications for the General Plan build-out. Commissioner Campbell expressed concern about the proposal to include traffic Level of Service (LOS) "D" in the General Plan, and LOS "E" in the Downtown Specific Planning Area along segments of Grand Avenue, Valley Parkway and Second Avenue. Staff responded that: a) the city's adopted circulation system is not completely built-out, and that further Capital Improvement Program improvements will improve overall traffic conditions; b) the proposed traffic levels of service for the General Plan and Downtown Specific Plan are consistent with current engineering standards; c) Traffic LOS "D" and "E" would only be experienced for brief "peak periods;" d) during most of the day all streets would function at an acceptable level of service; and e) that the consequence of widening streets to accommodate additional vehicle travel lanes to improve traffic flow would sacrifice street parking, sidewalk widths, necessitate costly right-of way acquisitions, and compromise the streetscape and pedestrian environment.

Commissioner McQuead questioned staff regarding the Downtown Specific Plan's Adaptive Re-use Area involving six blocks located in the southeastern portion of the SPA and the ability to allow adaptive reuse opportunities within historic structures in other areas of downtown. Staff concurred that this would be an appropriate consideration.

Commissioners Weber, Gannon and Winton asked about the Climate Action Plan's monitoring system and consequences for not complying with provisions in the Plan. Staff responded that a monitoring system to document Greenhouse Gas reductions would be incorporated in the Phase II component of the document. While direction from the state on how jurisdictions will report their compliance has not been provided, there have been instances where the State Attorney General has threatened litigation against jurisdictions that do not incorporate Greenhouse Gas reduction programs in their updated General Plans.

The Commission discussed options for their final review and recommendation of the documents. An issue with other jurisdictions has been ensuring opportunity for adequate public input while assessing a large amount of information over the course of multiple public hearings. Staff noted that it has been common for Planning Commissions in other jurisdictions to conduct several meetings in concert with a General Plan update. Staff will keep the Planning Commission informed of public participation at community meetings leading up to the Commission's public hearings to gauge the anticipated attendance and public input.

FISCAL ANALYSIS:

A total of \$205,360 remains available and unencumbered in the city's Capital Account for the General Plan Update. This amount is sufficient to complete the General Plan and related projects through the public hearing process. More funding may be needed in next year's Capital Improvement Program budget for General Plan Implementation efforts. Expenses to date have been for one staff position that includes the salary of the staff Project Manager and minor, incidental expenses.

Three contracts totaling \$1,116,437 (including a \$100,000 contingency) were approved with Atkins Consultants for planning technical studies, developing a Climate Action Plan (CAP) that promotes sustainability and reduces GHG emissions in concert with Assembly Bill 32 (funded by the federal Energy Efficiency and Conservation Block Grant (EECBG) Program), and an EIR to assess these projects in concert with the General Plan Update.

CORRELATION TO THE CITY COUNCIL ACTION PLAN:

This item relates to the Council's Action Plan regarding Community Outreach; Economic Development; Image and Appearance; Public Safety Facilities and Workforce Development.

GENERAL PLAN:

The General Plan Update revolves around three core themes that emerged as citizens articulated their vision for Escondido's future: 1) Opportunities to Live, Work and Play; 2) Protect, Preserve and Revitalize Neighborhoods; and 3) Conserve and Sustain Resources. The General Plan incorporates these themes as a central focus and has identified several strategies for addressing these themes to implement the community's vision, which involve:

- a) Incorporating pedestrian oriented smart growth principles;

- b) Implementing new and revitalized opportunity areas for employment;
- c) Establishing mix-use transit oriented development at key locations; and,
- d) Incentivizing educational institutions, vocational schools, and job training facilities to enhance residents' personal / professional skills as a means to raise median income.

The Downtown Specific Plan and Climate Action Plan are identified in the General Plan as components for implementing the General Plan's vision and were prepared in a timely manner that could be incorporated in the EIR. Other General Plan implementing measures (i.e. ordinances, Area Plans, Master Plan, etc.) will be prepared after the General Plan is adopted and can rely on the General Plan EIR as a basis for their approval, saving the city time and resources.

ENVIRONMENTAL REVIEW:

The Draft EIR (DEIR) has been released for public review, which will conclude on February 27, 2012. After that time staff will respond to comments and revise the EIR as necessary. The DEIR concludes that several significant and unavoidable impacts will be associated with the build out of Escondido's General Plan, which is not an unusual conclusion based on staff's understanding of other General Plan updates conducted throughout the state. The Significant and Unavoidable Impacts include Air Quality, Biological Resources, Noise, Population and Housing, Transportation and Traffic, and Utilities and Service Systems. Certifying the EIR will require adoption of Overriding Findings that concluding that the benefits of the projects outweigh the impacts associated with their implementation.

ISSUES FOR DISCUSSION AND DIRECTION:

Issues the City Council may consider include:

- a) The number and format of community meetings to be conducted by staff; and,
- b) A format for educating the public about the General Plan to ensure that voters make an informed decision.

STAFF RECOMMENDATION AND NEXT STEPS IN THE PROCESS:

Staff feels that continued public outreach should be an important component in the General Plan adoption process. Between February and May (prior to Planning Commission public hearings) staff recommends conducting a series of community meetings to continue informing and educating the public. Staff is meeting with the City Attorney regarding appropriate information to include for the election and the wording proposed for the ballot (which is subject to City Council approval). The City Council General Plan public hearings are scheduled to conclude by August in order to meet the Registrar of Voter's timeframe for receiving the General Plan ballot measure language. Staff recommends that a program for continued outreach be conducted after August and leading up the election to keep voters properly informed.

Respectfully submitted,



Barbara J. Redlitz
Director of Community Development



Jay Petrek
Principal Planner

Commissioners:

The purpose of the workshop is for staff to introduce three separate, interrelated projects and their corresponding DEIR (as described below), provide information on the schedule, discuss next steps in the process, and gather public and Commission input. No decisions or final recommendations on these items are being requested at this time. Staff is prepared to make a presentation on the workshop items. The Planning Commission may want to consider the manner and format in which to solicit public comments, and the possibility that specially scheduled Commission meetings may need to be held in order to maintain the projects on schedule.

CASE NUMBERS: PHG 09-0020, PHG 10-0016

PROJECT DESCRIPTION: A workshop to discuss the Draft General Plan, Draft Downtown Specific Plan, Draft Escondido Climate Action Plan (E-CAP), and Draft Environmental Impact Report (DEIR) that was prepared to assess these projects.

STAFF RECOMMENDATION: Review materials, receive public testimony, and forward any comments to the City Council in anticipation of their workshop on February 1, 2012.

PREVIOUS ACTIONS: The Draft General Plan, Downtown Specific Plan, and E-CAP were released for public review on January 12, 2012. The Notice of Availability (NOA) for the DEIR that assesses these projects was filed with the County Clerk on January 13 for its minimum 30-day posting period. Copies of the DEIR were also mailed to the state clearing house for a 45-day public review/comment period that will conclude on February 27, 2012. Information is available on line at:

<http://www.escondido.org/general-plan-update.aspx>

BACKGROUND:

Draft General Plan:

State Law requires General Plans to be updated periodically. The State's Office of Planning and Research (OPR) monitors the status of General Plans and begins to encourage cities to update their plans after 8 years. Escondido's Draft General Plan update establishes a 2035 planning horizon year, meets current legal requirements, refines the city's vision for 2050, and will establish a basis for current and future City Council Action Plans. Staff worked with a City Council-appointed General Plan Issues Committee who met numerous times to discuss various issues as part of the update process. In addition, staff held a series of public workshops and neighborhood meetings (involving 5,000+ notices mailed to area residents), conducted surveys, and solicited input from the public at the city's annual street fair, from school children at local schools, and from neighborhood representatives.

The General Plan Update includes an updated Housing Element, which has a separate, specific update schedule established by the State. The next required Housing Element update has been extended to December 2012 so it can be coordinated with other Regional Planning efforts. However, Escondido's Housing Element has been coordinated with the General Plan Update to ensure they are consistent.

The General Plan Update preserves residential densities and intensities in most single family neighborhoods, as directed by City Council and preferred by residents who participated in workshops held throughout the process. New features in the General Plan Update include:

- 1) Reorganizing existing Elements, and establishing two new Elements related to Community Health and Services, and Economic Prosperity, (General Plan Elements IV and IX).
- 2) Refining General Plan Quality of Life Standards:
 - a. Traffic and Transportation: Maintaining Traffic Level of Service (LOS) "C" as the threshold for planning and developing street and establishing LOS "D" as the threshold for implementing mitigation, which is consistent with engineering standards (page I-13).
 - b. Parks System: Identifying efforts to expand Grape Day Park acreage north of Woodward Avenue as a priority (page I-15).
 - c. Library Service: Reducing the library stock and staffing of three (3) collection items per capita to two (2) collection items per capita in recognition of every-expanding collection materials that are available on-line (page I-15).
 - d. Air Quality: Establishing a Climate Action Plan with feasible and appropriate local policies and measures aimed at reducing greenhouse gas emissions (page I-16).
 - e. Water System: Modifying the city's capacity to provide water on a per household basis from 600 gallons per day to 540 gallons per day in concert with state mandates to reduce water usage by 10% (page I-16).
- 3) Including Floor Area Ratios to establish development intensities for non-residential and mixed use General Plan designations (page II-8 and pages II-23 – II-28).
- 4) Establishing new land use designations for Urban V (multi-family, up to 45 units per acre), Planned Office (areas for larger R&D, corporate office uses in a campus-like setting), Parks and Open Space, Tribal Lands (recognizing federally designated Native American land holdings), and Overlay Areas (identifying residential mixed use development, and public facilities) (pages II-22, II-25, II-29).
- 5) Incorporating Smart Growth principles that focus on: enhancing existing neighborhoods and existing infrastructure, incorporating Complete Street features, expanding housing choices, and enhancing transportation choices (pages II-14, 15, II-4 – II-18).

- 6) Designating fourteen (14) "Opportunity Areas" that are focused in the more densely developed urban areas and along transportation corridors where opportunity exists to enhance employment and residential mixed-use development (pages II-61 – II-77). These Opportunity Areas involve:
 - a. Amending approximately 450 acres of existing residentially designated properties to employment land uses (Business Park, Office, and Commercial). Note: Re-designating these residential properties to employment land will reduce approximately 1,400 dwelling units from the city's current General Plan built-out capacity (only a small percentage of these dwelling units are constructed).
 - b. Establishing Specific Plans, Area Plans or other types of "Overlay Districts" on approximately 800 acres of existing employment lands with goals of attracting high-wage employers, intensifying land uses to raise employee densities, improving linkage to transit, upgrading infrastructure, enhancing aesthetics and walkability, etc., while ensuring compatibility with adjacent residential areas.
 - c. Incentivizing educational institutions, vocational schools, and job training facilities to locate along the East Valley Parkway corridor providing residents opportunities to enhance their personal or professional skills resulting in a higher trained, better educated local labor force.
 - d. Establishing mixed-use residential nodes that focus compact, attractive, high intensity urban development in close proximity to employment, transit, services, shopping, recreation, and entertainment in walkable, pedestrian-friendly environments designed to reduce vehicle trips. These mixed-use nodes would be:
 - i. Downtown;
 - ii. East Valley Parkway between Palomar Hospital and Ash Street;
 - iii. S. Escondido Boulevard at Felicita Avenue;
 - iv. Centre City Parkway at Citracado Parkway;
 - v. East of I-15, south of Hwy. 78 in concert with a regional sports and/or employment facility.

Draft Downtown Specific Plan:

An Interim Downtown Specific Plan was approved by the City Council in 2007 to incorporate "Phase I" recommendations from an appointed Downtown Revitalization Committee incorporating smart growth principles, pedestrian oriented guidelines, and an updated land use matrix. These Phase I modifications could be quickly implemented and addressed with minimal environmental review and analysis. The DEIR that analyzed the City's General Plan Update included the Committee's "Phase II" recommendations which involved:

- 1) Expanding the Specific Plan boundaries to include areas north of Washington Avenue, south of Fifth Avenue, Palomar Hospital and the Mercado (page II-2).

- 2) Increasing building heights up to 85 feet, densities up to 100 units per acre, and a total capacity of up to 5,275 total residential units, which are 3,275 more units than anticipated in the original Downtown Specific Plan, and refining the locations of where residential development may occur (pages I-5, II-10 – II-12).
- 3) The inclusion of Complete Streets policies that call for design features that accommodate all users – bicyclists, transit, vehicles, and pedestrians (pages III-1 – III-11).
- 4) Establishing a traffic Level of Service (LOS) “E” for Grand Avenue, Valley Parkway, Second Avenue and other intervening streets in the downtown area as the threshold for determining significance for requiring mitigation. This is a consistent engineering practice for downtown areas and will accommodate wider sidewalks, transit vehicles, pedestrian crossings, and other features that will affect traffic volumes and speeds (pages III-17, 18).
- 5) Maintaining front setbacks to a distance of the right-of-way line or 14 feet from ultimate street curb face, whichever is greater, in order to accommodate a more pedestrian-friendly street scape. This setback from ultimate street curb face is consistent for buildings along Grand Avenue (page III-30).
- 6) Minor clean-up editing to remove references to the Design Review Board (pages throughout document), and changing the land use matrix regarding wine and beer tasting establishments in the Historic Downtown and Mercado Districts from a Conditional to a Permitted Use (page II-4).

Draft Escondido Climate Action Plan (E-CAP):

Assembly Bill 32 was passed by the state legislature in 2006 mandating that California cut its greenhouse gas emissions to 1990 levels by 2020, and 80 percent below 1990 levels by 2050. An initial step involves each jurisdiction preparing a local Greenhouse Gas Emissions Inventory that identifies and documents major sources of emissions affecting climate change within its boundaries. Results of that inventory have been included in the E-CAP and form the foundation for establishing a plan that will guide Escondido toward achieving its GHG reductions goals. Phase II of the document will include screening tables that offer a “cafeteria-style” program of greenhouse gas reducing measures for developers to implement in their projects to meet reduction targets.

Draft Environmental Impact Report (DEIR):

The DEIR (involving the topics described above) examines the potential environmental effects from implementation of the proposed projects in the following areas:

- Aesthetics
- Agricultural Resources
- Air Quality
- Biological Resources
- Cultural and Paleontological Resources
- Geology and Soils
- Greenhouse Gas Emissions
- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Land Use
- Mineral Resources
- Noise
- Population and Housing
- Public Services
- Recreation
- Transportation and Traffic
- Utilities and Service Systems

As required by the California Environmental Quality Act (CEQA) the DEIR:

- 1) Assesses the potentially significant direct and indirect environmental effects of the proposed projects as well as the potentially significant cumulative impacts that could occur from implementation of the proposed project;
- 2) Identifies potential feasible means of avoiding or substantially lessening significant adverse impacts; and
- 3) Evaluates a range of reasonable alternatives to the proposed project, including the required No Project Alternative.

Guidelines for determining the significance of environmental effects are primarily based upon adopted CEQA Guidelines, the City's quality of life standards, and regulatory ordinances. The significance criteria for some environmental topics are quantitative (such as for air quality, traffic, and noise), while qualitative standards are used for other topics (such as aesthetics and land use). The DEIR utilizes the following categories to describe the level of significance of impacts identified during the course of the environmental analysis:

- **Less than Significant.** This term is used to refer to: 1) environmental impacts resulting from implementation of the proposed project that are not likely to exceed the defined standards of significance; and 2) potentially significant impacts that are reduced to a level that does not exceed the defined standards of significance after implementation of mitigation measures.
- **Significant.** This term is used to refer to environmental impacts resulting from implementation of the proposed project that exceed the defined standards of significance before identification of mitigation measures. A "significant effect" is defined by Section 15382 of the CEQA Guidelines as: "a substantial, or potentially substantial, adverse change in any of the physical conditions within the area affected by the project including land, air, water, minerals, flora, fauna, ambient noise, and objects of historic or aesthetic significance. An economic or social change by itself shall not be considered a significant effect on the environment [but] may be considered in determining whether the physical change is significant."

- **Significant and Unavoidable.** This term is used to refer to significant impacts resulting from implementation of the proposed projects that cannot be eliminated or reduced to below standards of significance through implementation of feasible mitigation measures.

The DEIR concludes that implementing the projects would result in *Less than Significant* Impacts for the following categories:

Aesthetics, Agricultural Resources, Cultural Resources, Geology and Soils, Greenhouse Gas Emissions, Hazards and Hazardous Materials, Hydrology and Water Quality, Land Use, Mineral Resources, Public Services, Recreation.

The DEIR concludes that implementing the projects would result in *Significant and Unavoidable* Impacts for the following categories

Air Quality, Biological Resources, Noise, Population and Housing, Transportation and Traffic, Utilities and Service Systems.

Future efforts in the DEIR include preparation of a Mitigation and Monitoring Plan that allows staff to assign responsibility and track the implementation of Mitigation Measures identified in the document. Because implementing the General Plan Update and Downtown Specific Plan involve significant and unavoidable environmental impacts, a Statement of Overriding Findings will need to be adopted by the Planning Commission and City Council. This document concludes that the benefits of the projects outweigh the impacts associated with their implementation and is required as a component of the Final EIR's certification.

NEXT STEPS IN THE PROCESS:

The DEIR Public Review and Comment Period concludes on February 27, 2012. After that time written responses will be prepared including any amendments to the DEIR and the projects being assessed. Public hearings for the General Plan Update, Downtown Specific Plan, Climate Action Plan, and EIR Certification are anticipated for late spring or early summer 2012. Additional public workshops are being considered at this time. A City Council workshop is scheduled for February 1, 2012 at 4:30 p.m. Staff will be seeking direction regarding future workshops, and whether to reconvene the previously appointed General Plan Issues Committee for their input. A public vote on the General Plan is slated for the November 2012 election.

Respectfully Submitted,



Jay Petrek, AICP
Principal Planner



FUTURE CITY COUNCIL AGENDA ITEMS
January 26, 2012

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

Green Sheet Due by Noon on Monday 1/23/12
Staff Reports/Resos due by Noon on Tuesday 1/31/12

FEBRUARY 8, 2012
State of the City Address
8:30 a.m. Center for the Arts, Escondido

Green Sheet Due by Noon on Monday 1/30/12
Staff Reports/Resos due by Noon on Tuesday 2/7/12

FEBRUARY 15, 2012
4:30 p.m.

CONSENT CALENDAR

CAL Fire Tree Inventory Grant

(J. Van Leeuwen)

CAL FIRE has a grant program available to assist local entities to assess and inventory trees. Results of the inventory are shared with utilities and other interested groups to prevent fire and other hazards. The City will benefit by having an up to date inventory of trees, including assessment of the health of the tree. The data will be used to prioritize tree trimming activities, enhancing the efficiency of city and/or contract staff.

Lake Wohlford Café Concessionaire Agreement

(C. McKinney)

Five- year concession sales agreement with the Lake Wohlford Café.

Public Services Agreement for Public Art: Maple Street Pedestrian Plaza

(R. Zaino)

On December 14, 2011, City Council awarded a construction contract to LB Civil Construction to construct the Maple Street Pedestrian Plaza project. The project also includes several public art installations to be provided by Paul Hobson. This Public Services Agreement will compensate Mr. Hobson for his efforts. The funding of the public art associated with the Maple Street project was approved by City Council at the December 14 hearing.

PUBLIC HEARINGS

CURRENT BUSINESS

FEBRUARY 15, 2012

Continued

Approve Joint Use Agreement with SDG&E: Mission Avenue Underground 69KV Transmission Line

(E. Domingue)

SDG&E has agreed to underground their existing 69kv transmission circuit which currently runs overhead from their Escondido substation (West Mission Avenue) to their Ash Street substation together with proposed circuit upgrades. This undergrounding provides great visual benefit to the City. SDG&E is requesting this Joint Use Agreement with the City to shield this specific installation from future relocation requirements and costs.

Mid Year Financial Report

(G. Rojas)

The Finance Department will present a financial report for the City General Fund as of December 31, 2011.

Outline Costs of Computer Center

(J. Van Leeuwen)

(Need Green Sheet)

Official Statement of Water Bonds

(C. McKinney)

(Need Green Sheet)

WORKSHOP

Traffic Signals

(E. Domingue)

(Need Green Sheet)

Future Agenda Items (D. Halverson)