



Council Meeting Agenda

MARCH 18, 2015

CITY COUNCIL CHAMBERS

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

201 N. Broadway, Escondido, CA 92025

MAYOR	Sam Abed
DEPUTY MAYOR	Michael Morasco
COUNCIL MEMBERS	Olga Diaz Ed Gallo John Masson
CITY MANAGER	Clay Phillips
CITY CLERK	Diane Halverson
CITY ATTORNEY	Jeffrey Epp
DIRECTOR OF COMMUNITY DEVELOPMENT	Barbara Redlitz
DIRECTOR OF PUBLIC WORKS	Ed Domingue

ELECTRONIC MEDIA:

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

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

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

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



Council Meeting Agenda

**March 18, 2015
3:30 P.M. Meeting**

Escondido City Council

CALL TO ORDER

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

ORAL COMMUNICATIONS

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

CLOSED SESSION: (COUNCIL/SUCCESSOR AGENCY/RRB)

- I. CONFERENCE WITH LABOR NEGOTIATOR (Government Code §54957.6)**
- a. **Agency Negotiator:** Sheryl Bennett & Clay Phillips
Employee Organization: Maintenance & Operations, Teamsters Local 911
 - b. **Agency Negotiator:** Sheryl Bennett & Clay Phillips
Employee Organization: Escondido City Employee Association: Supervisory Bargaining Unit
 - c. **Agency Negotiator:** Sheryl Bennett & Clay Phillips
Employee Organization: Escondido City Employee Association: Administrative/Clerical/Engineering Bargaining Unit
- II. CONFERENCE WITH LEGAL COUNSEL-- EXISTING LITIGATION (Government Code 54956.9(d)(1))**
- Case Name:** Barnes v. City of Escondido; Off. Stowe; Off. Love
Case No: '14-CV-1184-H (RBB)

ADJOURNMENT



Council Meeting Agenda

**March 18, 2015
4:30 P.M. Meeting**

**Escondido City Council
and as Successor Agency to the CDC**

CALL TO ORDER

MOMENT OF REFLECTION:

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

FLAG SALUTE

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

ORAL COMMUNICATIONS

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

CONSENT CALENDAR

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

1. **AFFIDAVITS OF PUBLICATION, MAILING AND POSTING (COUNCIL/SUCCESSOR AGENCY/RRB)**
2. **APPROVAL OF WARRANT REGISTER (Council/Successor Agency)**
3. **APPROVAL OF MINUTES: A) Special Meeting of February 11, 2015 B) Special Meeting of February 25, 2015.**

4. **GRANT AWARD FROM FIREHOUSE SUBS PUBLIC SAFETY FOUNDATION AND BUDGET ADJUSTMENT -**

Request Council approve accepting \$14,175 in grant funding from the Firehouse Subs Public Safety Foundation to purchase a battery operated hydraulic rescue spreading tool; authorize the Fire Chief to execute on behalf of the City all documents required for the management of this grant; and authorize the necessary budget adjustment to establish a new project number to track these grant funds.

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

5. **RELOCATION PLAN FOR THE CROSSINGS AT ESCONDIDO MANOR (CASE NUMBER: 0873-01-23) -**

Request Council approve authorizing the adoption of the tenant Relocation Plan (Plan) for the Crossings at Escondido Manor (Project) located at 1150-1166 North Escondido Boulevard; and appoint the Director of Community Development, or her appointed subcommittee to act as the Hearing Officer/Committee to review formal appeals should any disagreements arise in the relocation process for the duration of the Project.

Staff Recommendation: **Approval (Community Development Department: Barbara Redlitz)**

RESOLUTION NO. 2015-28

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

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

CURRENT BUSINESS

6. **CITY OF ESCONDIDO LANDSCAPE MAINTENANCE DISTRICT - PRELIMINARY ENGINEER'S REPORT FOR ZONES 1 THROUGH 36 AND 38 FOR FISCAL YEAR 2015/2016 -**

Request Council approve initiating the proceedings for the annual levy of assessments for the City of Escondido Landscape Maintenance Assessment District (LMD) for Zones 1 through 36 and 38 for FY 2015/2016; approve the Preliminary Engineer's Report for LMD Zones 1 through 36 and 38; and set a public hearing date of May 6, 2015 for LMD Zones 1 through 36 and 38.

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

A) RESOLUTION NO. 2015-32 B) RESOLUTION NO. 2015-33

7. PURCHASE TWO BACKHOE LOADERS AND ONE WHEEL LOADER FROM SONSRAY MACHINERY OF EL CAJON, CALIFORNIA -

Request Council approve authorizing Fleet Services to purchase two Case 590SN backhoe loaders and one Case 621F wheel loader in the amount of \$410,856 through a Cooperative Purchase Contract with the National Joint Powers Alliance.

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

RESOLUTION NO. 2015-35

8. APPOINTMENT TO THE LIBRARY BOARD OF TRUSTEES -

Request Council ratify the Mayor's recommendation to fill a regular vacancy on the Library Board of Trustees for a three-year term to expire March 31, 2018.

Staff Recommendation: **Ratify Mayor's Appointment (City Clerk's Office: Diane Halverson)**

FUTURE AGENDA

9. FUTURE AGENDA -

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

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

COUNCIL MEMBERS SUBCOMMITTEE REPORTS

CITY MANAGER'S UPDATE/BRIEFING

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

- **CITY MANAGER'S UPDATE -**

ORAL COMMUNICATIONS

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

ADJOURNMENT

UPCOMING MEETING SCHEDULE

Date	Day	Time	Meeting Type	Location
March 25	Wednesday	3:30 & 4:30 p.m.	Regular Meeting	Council Chambers
April 1	-	-	No Regular Meeting	-
April 8	Wednesday	3:30 & 4:30 p.m.	Regular Meeting	Council Chambers
April 15	-	-	No Regular Meeting	-

TO ADDRESS THE COUNCIL

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

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

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

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

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

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

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

LIVE BROADCAST

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

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

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

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

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



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

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



Agenda Item No.: 3
Date: March 18, 2015

APPROVAL

OF

MINUTES

**CITY OF ESCONDIDO
FEBRUARY 11, 2015
12:30 p.m.
Mitchell Room**

DRAFT Minutes

Special Meeting of the Escondido City Council

CALL TO ORDER

The Special Meeting of the Escondido City Council was called to order at 12:30 p.m. on Wednesday, February 11, 2015 in the Mitchell Room with Mayor Abed presiding.

ATTENDANCE

The following members were present: Councilmember Olga Diaz, Councilmember Ed Gallo, Councilmember John Masson, and Mayor Sam Abed. Deputy Mayor Michael Morasco arrived at 1:10 p.m. Quorum present.

Also present were: Clay Phillips, City Manager; Jeffrey Epp, City Attorney; Dr. Trudy Sopp, Co-Executive Director of the Centre for Organization Effectiveness and facilitator of the work session; City staff and members of the public and press.

ORAL COMMUNICATIONS

Maria Bowman, Escondido, provided information on the Mercado area. Spoke on behalf of the Mercado Business Association and the energetic approach they are taking into the New Year along with a new Chairman, Ray Alto Jr.

WORKSHOP

Mayor Abed welcomed the participants to the Council Action Plan Workshop and noted that the goal for the day was to establish the work plan for the upcoming two years. Specific goals should be identified and staff will make recommendations for implementation at a later date.

City Manager Clay Phillips outlined the preliminary work that had been done with Council members and Dr. Trudy Sopp. He indicated that during the past two years the City had maintained a balanced budget, reinstated reserves at 20% of the budget and the City's bond rating had improved to AA-.

Joyce Masterson, Director of Economic Development and Community Relations, provided an update on the 2013-2014 Council Action Plan: Of the 77 implementation objectives, 60 were completed and 11 are in process. There are six objectives that need to be carried over to 2015-2016:

- Long range property development plan
- RFP for downtown hotel
- Preparation of a draft educational comprehensive plan
- Maintain \$25 million in reserves. Currently Finance staff is working to establish norms and will report back to Council with recommendations
- Assessment of Kit Carson Park play areas
- Explore an "Adopt a Creek" program for improvement and maintenance of creek segments

Facilitator Dr. Sopp presented the agenda discussion points and reviewed the City Council interview data, which identified the 2015-2016 general priority areas. There was agreement on the process issues and discussion guidelines.

The City Council's priority categories will remain the same as in the 2013-2014 Council Action Plan. Themes and general priority areas brought forward by Council members during the individual pre-session interviews were outlined as follows:

FISCAL MANAGEMENT

- Possibly revisit creating a PERS liability retirement reserve fund only after decision about other City priorities are made during the budget process

ECONOMIC DEVELOPEMENT

- Relocation of the Public Words Yard to allow development of the Escondido Business Park
 - Market properties for sale in western yard
 - Develop a funding plan
- Bring a full service hotel to downtown Escondido
 - Release RFP for hotel in summer if current hotel proposal does not proceed
- Adopt a Smart City Policy integrating technology into local government
- Continue to improve Escondido Creek
 - Explore an alternative compliance mitigation bank to be used for storm water compliance (dependent upon Regional Water Quality Board)
- Attract businesses that pay higher wages
 - 78 Corridor Collaboration
 - Develop educational curriculum that develop skills to support new industries
- Optimize downtown development/redevelopment
 - Explore incentives/penalties for owners of long-term vacant properties
 - Review design standards especially for downtown
 - Promote Escondido as a destination for breweries, wineries and biotech companies
 - Include Sphere of Influence in our demographics
- Take a proactive approach to annexation
- Revamp and clean up our policies and practices for planning, development, enforcement and economic development

NEIGHBORHOOD IMPROVEMENT

- Double code enforcement staffing
- Find solutions for homeless
 - Collaborate with other cities for shelter solutions
 - Bring together groups to find solutions to homelessness without financial support from the City
- Develop activity areas for youth
 - Evaluate smaller skate parks
 - Study feasibility/location of BMX track
- Address storm water regulations
- Synchronize traffic signals

- Revisit improvement of Centre City Parkway/Mission intersection – may require widening of bridge on Mission Avenue between Quince and Centre City Parkway
- Widening of East Valley Parkway/Valley Center Road – Will restriping improve traffic flow?
- Maintain parks, buildings and streets within CIP budget
 - Construct new bathrooms at Grape Day Park

PUBLIC SAFETY

- Continue Five-year Neighborhood Transformation Plan, expanding to all neighborhoods
- Communicate positive information regarding crime statistics and safer neighborhoods
- Continue to optimize staffing levels

The City Council requested a final report for approval within 30-90 days with quarterly progress reports.

ORAL COMMUNICATIONS

Maria Bowman, Escondido, encouraged City to concentrate on maintenance of roads and increase lighting to enhance the beauty of each neighborhood and encourage development.

ADJOURNMENT

Mayor Abed adjourned the meeting at 3:51 p.m.

MAYOR

CITY CLERK

MINUTES CLERK

**CITY OF ESCONDIDO
SPECIAL MEETING OF THE CITY COUNCIL
8:00 A.M. WEDNESDAY, FEBRUARY 25, 2015
CALIFORNIA CENTER FOR THE ARTS, ESCONDIDO
STATE OF THE CITY
DRAFT MINUTES**

CALL TO ORDER

The Special Meeting of the City Council of the City of Escondido, California, was called to order at 8:00 a.m. on Wednesday, February 25, 2015 at the California Center for the Arts, Escondido with Mayor Abed presiding.

WELCOME

City Manager, Clay Phillips, welcomed everyone to the annual State of the City address and noted numerous elected officials from other cities in attendance.

MASTER OF CEREMONIES

Kevin Svetich introduced the Mayor and Councilmembers.

INVOCATION

Chaplain Joe M. Garcia, Escondido Police Department, led the invocation.

FLAG SALUTE

The Police and Fire Department Color Guard led the Flag Salute.

CHAMBER OF COMMERCE REMARKS

Scott Liljegren, Chairman of the Board, reported on the Chamber of Commerce sponsored activities that were held in the City.

ATTENDANCE

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

CITY COUNCIL AWARDS

Escondido City Council Awards were presented by Mayor Abed and members of the Council to the following:

<u>Recipient</u>	<u>Category</u>
<i>Brian Murphy</i>	<i>Arts</i>
<i>Escondido Disposal, Inc</i>	<i>Business</i>
<i>Juan Ariona</i>	<i>Community Service</i>
<i>Derry Connolly</i>	<i>Education</i>
<i>NK Towing and Roadside Services Inc</i>	<i>Public Safety</i>
<i>Elana Karoly</i>	<i>Youth</i>
<i>Rorie Johnston</i>	<i>Mayor's Leadership Award</i>

MAYOR'S STATE OF THE CITY ADDRESS

Mayor Abed noted the many accomplishments made in the past year including a balanced budget, staffing all seven fire stations, increasing the number of police officers to near optimum levels and implementing a branding campaign to unite the five cities of the 78 corridor. The City also continues to update infrastructure and begin expansion of the recycled water system.

Mayor Abed noted the 2015 City Council Action Plan's 4 key priorities of Economic Development, Fiscal Management, Public Safety and Neighborhood Improvement with the following goals:

- Move forward with our plan to relocate the Public Works yard and prepare this site for our future business park
- Work towards bringing a full service hotel to Escondido
- Maintain our balanced budget and use surpluses to improve core services
- Complete sweeping revisions to our approval process and building codes
- Strengthen our proactive code enforcement activities
- Expand the Neighborhood Transformation Program to a 5 year comprehensive plan to improve the entire urban core
- Continue to improve our recreational facilities and parks. And start implementing the recently approved Master Plan for Grape Day Park
- Integrate the \$5 million Regional Communication System to improve efficiency
- Move forward with our goal to build the library of the future in Escondido.
- Integrate more technology and build an innovative frame work into the City's operations to promote Escondido as a "Smart City". Wireless technology will be a part of your local government.

ORAL COMMUNICATIONS

ADJOURNMENT

Mayor Abed adjourned the meeting at 9:05 a.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: **March 18, 2015**

TO: Honorable Mayor and Members of the City Council
FROM: Michael Lowry, Fire Chief
SUBJECT: Grant Award from Firehouse Subs Public Safety Foundation

RECOMMENDATION:

It is requested that Council accept \$14,175 in grant funding from the Firehouse Subs Public Safety Foundation to purchase a battery operated hydraulic rescue spreading tool. It is also requested that Council authorize the Fire Chief to execute, on behalf of the City, all documents required for the management of this grant and that Council authorize the necessary budget adjustment to establish a new project number to track these grant funds.

FISCAL ANALYSIS:

Firehouse Subs Public Safety Foundation will fund 100% of the cost for the battery operated hydraulic rescue spreading tool. There is no matching portion on this grant award.

BACKGROUND:

In July, 2014 the Escondido Fire Department participated in the grand opening celebration of the Firehouse Subs Restaurant located in Escondido. During the event planning, the Fire Department was invited to apply for a grant sponsored by the Firehouse Subs Public Safety Foundation.

After reviewing the departmental needs, it was determined that when the Fire Department responds to accidents that require vehicle extraction, a battery operated rescue spreading tool would greatly enhance the ability to perform lifesaving operations and provide the ability to operate additional equipment that require continuous power.

By purchasing a battery rescue spreader, the Fire Department would be able to move quickly to vehicle accidents with no setup time and rescue patient(s) who require extrications from steep drop-offs of several hundred feet which would improve the first responders ability to enable quick extrication and start lifesaving emergency medical treatment.

Respectfully submitted,



Michael Lowry
Fire Chief

CITY COUNCIL

For City Clerk's Use:

APPROVED **DENIED**

Reso No. _____ File No. _____

Ord No. _____

Agenda Item No.: 5
Date: March 18, 2015

TO: Honorable Mayor and Members of the City Council
FROM: Barbara Redlitz, Director of Community Development
SUBJECT: Relocation Plan for the Crossings at Escondido Manor (Case Number: 0873-01-23)

RECOMMENDATION:

Approve Resolution 2015-28 authorizing the adoption of the attached tenant Relocation Plan (Plan) for the Crossings at Escondido Manor (Project) located at 1150-1166 North Escondido Boulevard; appoint the Director of Community Development, or her appointed subcommittee, to act as the Hearing Officer/Committee to review formal appeals should any disagreements arise in the relocation process for the duration of the Project.

FISCAL ANALYSIS:

There will be no impact on the General Fund. Federal Home Investment Partnership (HOME) and Successor Housing Agency (SHA) funds must be spent on affordable housing.

CORRELATION TO THE CITY COUNCIL ACTION PLAN:

This item relates to the Council's Action Plan regarding Neighborhood Improvement.

PREVIOUS ACTION:

On August 7, 2014, the Housing Division released a Request for Proposals (RFP) inviting for-profit, non-profit and Community Housing Development Organizations (CHDOs) to submit requests for funding for the provision of affordable rental housing or first-time homebuyer opportunities through the rehabilitation of blighted properties or acquisition of long-term affordability covenants.

On October 22, 2014, City Council adopted City Council Resolution No. 2014-154 authorizing a conditional commitment of federal HOME funds and SHA funds in an amount not to exceed \$4,100,000 to Urban Housing Communities (UHC) for the acquisition and rehabilitation of a 44-unit affordable multi-family rental development located at 1150-1166 North Escondido Boulevard, Escondido originally constructed in 1979.

On January 7, 2015, City Council adopted City Council Resolution No. 2015-02 approving the issuance of Multifamily Housing Revenue Bonds by California Statewide Communities Development Authority (CSCDA) in an amount not to exceed \$7,000,000 for the Project.

BACKGROUND:

UHC will perform a substantial remodel on the property, including interior improvements, a new roof and significant improvements to the site. The Project will provide the City with 43 units of newly affordable housing to households whose incomes are at or below 50 and 60% of the Area Median Income for 55 years.

The Project requires adoption of a Relocation Plan (Plan) because HOME and SHA funds were used to acquire and rehab the property. The Plan is designed to protect displaced residential tenants who will be ineligible to continue residing at the Project due to income levels that exceed maximum thresholds, or who will be temporarily displaced while their unit is under renovation. Relocation law requires the City to: 1) have an adopted Plan in place prior to the undertaking of any displacing activity; 2) provide for an appeals process; and 3) monitor the Plan for compliance for the duration of the project. This Plan provides: (1) Preliminary Needs Assessment of the occupants, (2) a study of the available replacement housing; and (3) an overview of UHC's relocation program.

The Plan is included as Exhibit "A" to this staff report and was prepared in accordance with Federal and State relocation law and implementing guidelines to ensure that displaced residents receive all appropriate relocation assistance and benefits. Additionally, pursuant to Section 6038 of the Guidelines, the relocation plan is subject to public review and approval by the City Council. The Plan was made available to residents on February 14, 2015.

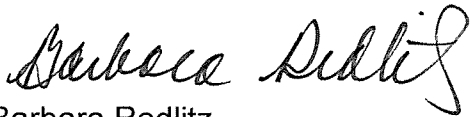
An overview of UHC's relocation program.

Laurin Associates, a Division of Raney Planning and Management, Inc. (Laurin), specialists in federal and state relocation requirements, was hired to develop and implement the relocation activities for the Project. Laurin released to all tenants of the Project area the required "General Information Notice" advising the potential for tenant relocation benefits and conducted preliminary Tenant Income Certifications for the Plan. Inquiries made of tenants included household size and composition of household, income, monthly rent obligation, length and type of occupancy, ethnicity, primary language, disabilities/health issues, and replacement housing preferences in accordance with the relocation regulations. The data collected supports an initial finding that the residents of the Project area may be eligible for relocation benefits and assistance.

UHC has estimated that eight households have incomes exceeding 60% of AMI and will need to be permanently relocated. Additionally, due to the scope of rehabilitation work, the remaining residents will be required to temporarily vacate their units during the work day for up to five days. Once UHC has received commitments for all financing to complete the acquisition and rehabilitation, tenants will be issued either a Notice of Non Displacement and a Notice of Temporary Relocation Assistance (a 30-day notice), or a Notice of Eligibility for Relocation Assistance (a 90-day notice). Construction is expected to begin in May 2015 and be completed in April 2016.

Relocation regulations also require that there be an available appeals process for the residents that are displaced. Staff recommends that the Director of Community Development be named as the appeals officer who may, at her discretion, form an appeals committee to review any disagreements that may arise in the relocation process. The budget to cover the permanent relocation, temporary relocation, professional relocation consulting services, professional income certifications, and a contingency is \$211,000; this amount is within the scope anticipated by UHC's \$4,100,000 request. The contingency is necessary because the tenant income certifications are not completed. Relocation costs may be paid out of either the City funds or the tax-exempt bonds proceeds.

Respectfully submitted,



Barbara Redlitz
Director of Community Development



Karen Youel
Management Analyst

**THE CROSSINGS AT ESCONDIDO MANOR
DRAFT RELOCATION PLAN**



December 2014

Prepared for:
UHC 00670 Escondido, L.P.

Prepared by:
Laurin Associates,
a Division of Raney Planning and Management, Inc.

INTRODUCTION

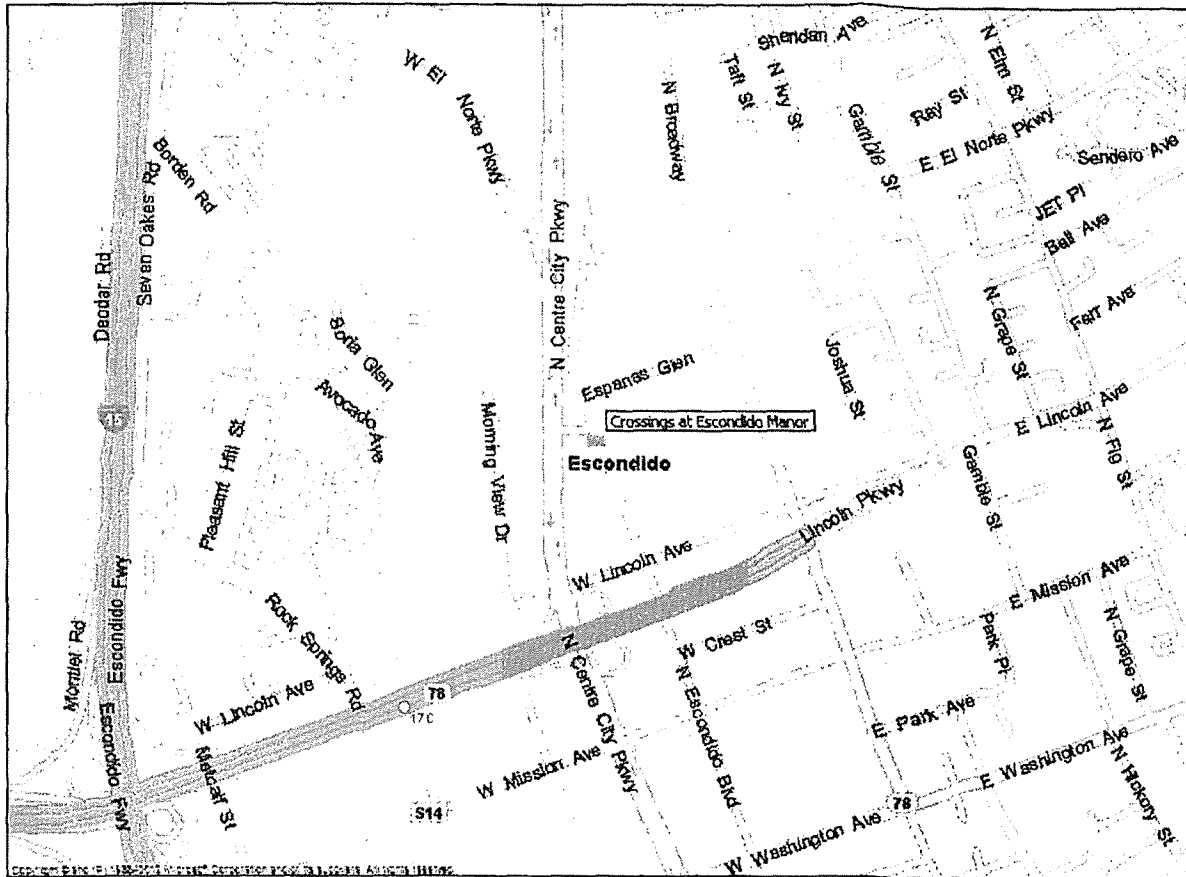
UHC 00670 Escondido, L.P. (UHC) is submitting financing applications to purchase and renovate an affordable multifamily housing complex in Escondido, CA. The Crossings at Escondido Manor is a 44 unit general occupancy market rate housing complex located at 1150-1166 North Escondido Boulevard. Funding sources for the project include equity from 4% tax credits, tax-exempt bonds, HOME and RDA funding. Renovations are expected to take place May 2015 – April 2016.

Project financing includes HOME funding; therefore, the Uniform Relocation Assistance and Real Property Acquisition for Federal and Federally Assisted Programs (URA), is applicable. This Relocation Plan was prepared in accordance with the requirements of URA. The preparation of a relocation plan fulfills an important administrative requirement, but does not, by itself, imply a commitment to proceed with any proposed project.

This report is being prepared to provide the funding sources and the public with a preliminary report of the actions, costs, and resources that will be needed to relocate tenants residing at The Crossings at Escondido Manor.

UHC has estimated that eight households have incomes that are over 60 percent of AMI; therefore, they will need to be permanently relocated. Additionally, due to the scope of rehabilitation work and the concern for each tenant's health, safety, and welfare, the remaining residents will be required to vacate their unit temporarily during the work day for up to five days.

Project Location/Description



The Crossings at Escondido Manor, is an existing 44 unit multifamily housing project serving general occupancy households, located at 1150-1166 North Escondido Boulevard, Escondido, San Diego County. The proposed project targets households with incomes and rents up to 60 percent of AMI.

The complex was originally built in 1978 and is in need of interior and exterior renovations.

The complex includes a mix of one and two-story residential buildings consisting of 44 two-bedroom, one bath units with 791 square feet. Site amenities include an onsite manager, a property gate, carports, a swimming pool that will be removed, and a laundry room. Unit amenities include blinds, carpet, ceiling fan, patio/balcony, refrigerator and stove/oven.

The complex has one vacant unit, which is being kept vacant. Construction is expected to begin in May 2015 and be completed in April 2016.

Estimated construction costs are approximately \$53,000 per unit and include:

- windows
- sliders with double pane glass
- water heaters

- wall heater and wall AC units
- roofing
- patch and repair asphalt
- ADA accessible sidewalks
- landscape as needed
- new kitchen cabinets, countertops, appliances, garbage disposal and flooring
- new bathroom sinks, bath/showers, toilets, medicine cabinets and flooring
- new light fixtures, ceiling fans, and GFI outlets
- new flooring and window treatments
- new entry doors
- interior paint

DRAFT RELOCATION PLAN

1. The Project Map:



2. Projected Dates of Displacement:

No relocation will take place before all funding sources have been approved, construction financing closed, and all required noticing has been issued. Renovations are expected to take place May 2015 – April 2016.

3. Aggregate Relocation Needs/How Needs Will Be Met:

- a. Aggregate Relocation Needs: New funding for the project will include tax-exempt bonds, 4% low income housing tax credits, HOME and RDA funds. Therefore, all households currently residing at the projects must have incomes at 60 percent of AMI or below. Management has recently completed preliminary Tenant Income Certifications (TICs) for each of the households and has determined that eight households could be over-income and therefore eligible for permanent relocation. The remaining

households may be eligible to remain at the property post rehabilitation and will need to be away from their home during the work day for up to five days.

- b. Method of Notification: The onsite property manager will deliver a General Information Notice (GIN) to all households once financing has been secured in early 2015. The current property owner has refused to allow UHC to issue GINs prior to that time. All notices will be provided in the language of the head of household. Please see Attachment 1 for a copy of the draft GIN.

Prior to start of construction in May, an onsite tenant meeting will be held to describe the renovations, explain the temporary and permanent relocation processes, expectations, and to answer tenant questions.

The Relocation Specialist will maintain copies of all notices issued to tenants and the manner in which they were delivered in the tenant's file.

4. Temporary Relocation:

Due to the scope of rehabilitation work and the concern for each tenant's health, safety, and welfare, residents will be required to vacate their unit temporarily. Unit renovations will be phased, with 2-6 units renovated every 3-5 working days.

Temporary Replacement Housing

Residents of 2-6 units at a time will need to vacate their home during the workday from 8:00 a.m. to 5:00 p.m. for up to five workdays. UHC will furnish an onsite vacant unit for tenant use during the renovations of their unit. Tenants will continue to pay their normal rent and utilities at their current home.

Tenants will likely need to pack and move personal belongings that are in work areas. UHC will provide packing materials and instructions. Assistance will be available for those in need of it.

Noticing

Once UHC has received commitments for all financing to complete the refinancing and rehabilitation, all tenants who qualify to remain at the subject property will be issued a Notice of Non Displacement. This notice advises the tenant that they are eligible to remain at the property but that they may be temporarily relocated during the rehabilitation of the property, and that if they choose to move for their own reasons, they will not be eligible for relocation benefits.

At least 30 days prior to renovations, a Notice of Temporary Relocation Assistance will be provided to advise tenants, provide dates, times, expectations, packing instructions, and identify assistance to be provided. The onsite property manager will personally deliver the notices to each household; each household will receive a copy of the notice and a second copy will be placed in the tenant's file.

Seven days before any temporary displacement, tenants will receive a reminder notice that will summarize the information contained in the 30 day notice. Finally, the night before any temporary displacement, the resident manager will visit each of the tenants to ensure that they are properly packed and ready for the renovation of their units.

Copies of all notices issued to tenants and the manner in which they were delivered will be maintained by the Relocation Specialist in the tenants' files.

5. **Permanent Relocation Assistance Program:**

A comprehensive relocation assistance program, with technical and advisory assistance, will be provided to the households being permanently displaced. The purpose of the program is to:

- Fully inform displaced households of the procedures to obtain relocation benefits and assistance;
- Determine the specific needs of each household;
- Provide current and continuously updated information concerning replacement housing opportunities;
- Provide referrals to governmental and social service agencies, if needed;
- Assist households in completing applications for benefits.

Client has obtained preliminary income documentation to determine which households appear to be over income to remain at the property post rehabilitation. Once property management has completed full Tenant Income Certifications, Laurin Associates will personally interview each over income household to document the following information: household composition and ages; any disabilities; location of jobs and factors limiting accessibility; area of preferred relocation; ownership or rental preference; need for special services; and locational preference.

Noticing

A Notice of Eligibility for Relocation Assistance/90-Day Notice will be provided to each household determined eligible for permanent relocation benefits. The notice will include three referrals to decent, safe, and sanitary comparable housing. A permanent relocation cost estimate has been determined using the following information:

- Fixed Residential Moving Cost Schedule
- Current rental rates and tenant paid utilities of comparable available housing
- Current The Crossings at Escondido Manor rent and tenant paid utilities
- Household Income

Moving Expense

Tenants permanently relocated will be eligible to receive a payment for moving expenses. The payment will be made based upon either a fixed room count schedule or an invoice for actual reasonable moving expenses from a licensed professional mover.

- a) Fixed Payment – A fixed payment for moving expenses based on the number of rooms containing furniture or other personal property to be moved. The fixed moving payment will be based upon the most recent Federal Highway Administration schedule maintained by the California Department of Transportation. OR
- b) Actual Reasonable Moving Expense Payments – Tenants may choose to retain the services of a licensed, professional mover. The cost of professional moving services will be based on the lower of at least two acceptable bids obtained from licensed, professional movers. UHC may also obtain bids, at its own discretion, in order to determine the most qualified low-bidder for the move. UHC will make direct payment to the selected mover, if requested, or provide reimbursement upon presentation of appropriate documentation substantiating the move.

Compensable moving elements include packing, transportation, un-packing and insurance. Transportation costs beyond 50 miles are not eligible. In addition to payment for the actual move, one-time re-connection fees related to gas, water, electricity, telephone, internet and television service, are eligible for reimbursement.

Rental Assistance/Down Payment Assistance

A tenant displaced from a dwelling may be entitled to a Replacement Housing Payment in the form of rental or downpayment assistance not-to-exceed \$7,200 (prior to consideration of eligibility for Last Resort Housing benefits - see Last Resort Housing below), if the displacee:

- a. Has actually and lawfully occupied the displacement dwelling as a permanent or customary and usual place of abode for not less than 90 days immediately prior to project approval by the City of Escondido; and
- b. Has rented, or purchased, and occupied a decent, safe, and sanitary replacement dwelling within 1 year (unless UHC extends this period for good cause) after the date he or she moves from the displacement dwelling.

Rental/Down Payment Assistance payment amounts are equal to 42 times the difference between the base monthly rental and the lesser of:

- (i) The monthly rent and estimated average monthly cost of utilities for a comparable replacement dwelling; or
- (ii) The monthly rent and estimated average monthly cost of utilities for the decent, safe, and sanitary replacement dwelling actually occupied by the displaced person; or

(iii) The total of the amount designated for shelter and utilities if receiving a welfare assistance payment from a program that designated the amounts for shelter and utilities.

The base monthly rental for the displacement dwelling is the lesser of:

- (i) The average monthly cost for rent and utilities at the displacement dwelling for a reasonable period prior to displacement, as determined by the Agency; or,
- (ii) Thirty percent (30%) of the displacee's average gross household income.

Actual permanent relocation costs will be based on individual circumstances of the affected households and the cost and availability of replacement housing at the time of relocation.

Once the Notice of Eligibility is issued and the upper limit of relocation benefits is identified, the household may move to any decent, safe, sanitary and appropriately sized unit it chooses. These tenants may also need to move to a temporary unit if they do not find replacement housing prior to renovations on their current unit.

Payment of Benefits

A displaced household has up to one year to qualify for their benefits and another six months to provide supporting documentation for a claim to be filed with the Program Sponsor. This time begins on:

- The date the claimant moves from the acquired property; or,
- The date on which final payment for the acquisition of real property is made, whichever is later.

The procedure for the preparation and filing of claims and the processing and delivery of payments will be as follows:

- i. Claimant(s) will provide all necessary documentation to substantiate eligibility for assistance.
- ii. Required claim forms will be prepared by relocation personnel and reviewed with claimants. Signed claims and supporting documentation will be submitted by relocation personnel to UHC.
- iii. UHC will review all claims for payment and determine whether to approve, deny, or seek additional information.
- iv. UHC will issue benefit checks for distribution to claimants by the onsite property manager, who will obtain a signature from the tenant verifying receipt of payment.
- v. Final payments will be issued only after confirmation that the project area premises have been completely vacated and occupancy of the replacement

unit is verified. All replacement units must be deemed “decent, safe and sanitary”.

- vi. All correspondence, back-up documentation, claims, receipts of payment and notices will be maintained in the relocation case file.

UHC will make payments to permanently relocated residents as quickly and easily as possible. Tenants who purchase a replacement home will receive one lump sum payment. Tenants who rent a replacement home will receive all of their moving expenses and ½ of their relocation rental assistance when their replacement home is secured and ½ within 120 days of their first payment.

6. Replacement Housing of Last Resort:

“Last Resort Housing” payments are authorized by statute if affordable comparable replacement housing is not available; i.e. housing costing not more than 30% of the household’s average monthly income. In this case, payments may be made beyond the \$7,200 statutory cap up to 42 months of rental assistance. Relocation will not be considered complete until all households qualifying for relocation have been relocated to comparable, decent, safe, and sanitary housing units.

7. Relocation Housing Resources:

A Rent Survey was conducted in December 2014; this survey will be updated prior to delivering the Notice of Eligibility, and after personally interviewing tenants who may be eligible for permanent relocation. The Rent Survey will include rent, utilities, bedroom and bathroom type, location, availability, and amenities. Tenants eligible for permanent relocation may move to any location they chose. However, tenants must move to a decent, safe, and sanitary (DSS) replacement home in order to receive relocation benefits. As tenants choose a replacement home, Client will contract Hyder & Company to conduct the DSS inspections.

Based upon the December rent survey, the market area has a sufficient number of comparable replacement homes to accommodate the estimated eight permanently displaced households.

Please see the listing of rental properties surveyed in the area in Attachment 3.

8. Advisory Services:

Laurin Associates relocation staff will be available to provide advisory services to the residents throughout the relocation process. Advisory services include: meeting with each household individually and in group meetings; explaining the relocation process; providing notices; assisting in locating replacement housing; providing information on applicable First Time Homebuyer programs; explaining claim forms and options; completing claim forms; and ensuring timeliness of

processing claim forms. Relocation staff will be available to answer questions and address issues.

The property management firm that will be providing management services for the subject property, Hyder & Company, has extensive experience with temporary relocation services. Laurin Associates will work closely with onsite management during the temporary relocation process. Tenants with special needs will be assisted as needed.

9. Cost Estimate and Sources:

The budget to cover the permanent relocation, temporary relocation, professional relocation consulting services, professional income certifications, and a contingency is \$211,000. The contingency is necessary because the tenant income certifications are not completed.

Based on preliminary tenant interviews, there are eight households that may be over income and therefore eligible for permanent relocation benefits. The estimated cost to permanently relocate these households is \$146,899. The methodology and estimated calculations are outlined in Attachment 2.

The estimated cost to temporarily relocate tenants onsite during the renovation of their unit is \$14,340 as detailed below. It includes temporarily relocating all occupied units. The contractor plans to renovate each unit over a 3-5 day period and plans to work on 2-6 units at a time during the day. Tenants will return to their homes in the evenings.

The total lunch stipend amount is based upon each member of the household receiving \$10 per day for 5 days for all 44 units. The number of members in each household is based upon the December 2014 rent roll.

Escondido Manor Temp Relocation Cost Estimate - 2014

5 Days of \$10 Lunch Stipend for 44 units	\$8,450
Furnish 1 Vacant 2BR Unit for 11 months	\$3,500
Packing Materials, Movers, Storage (accounted for under GC budget)	\$0
20% Contingency	\$2,390
Total	\$14,340

10. Citizen Participation:

A tenant meeting will be scheduled before renovations take place. Written information will be provided to tenants explaining the timing of the project. Additional tenant meetings will be held as needed; translators will be available as needed.

Tenants of The Crossings at Escondido Manor are encouraged to voice their concerns and provide input on the contents of the Relocation Plan by responding during the 30-day review period. Notice of the availability of the Relocation Plan will be posted in the manager's office and copies will be made available to interested tenants.

Upon request, tenants shall be provided timely and full access to all non-confidential documents relevant to the relocation.

11. Relocation Office Operation Procedures:

All mail and telephone contact with residents will take place from Laurin Associates, a division of Raney Planning & Management, offices located at 1501 sports Drive, Sacramento, CA 95834. Correspondence should be sent to the attention of Suzanne Gottier, who is also available at (800) 424-1193. The services of the Resident Manager will also be available to assist the residents.

12. Appeals Procedures:

Within 60 days of the date of relocation or receipt of final compensation (whichever is later), any person who believes themselves aggrieved in the relocation process, the amount of payment, relocation practices or replacement housing, may have their claim reviewed and reconsidered by a City of Escondido representative, pursuant to procedures set forth in the URA. Review will not be done by the person who made the determination in question.

CONCLUSION

A copy of this Relocation Plan will be submitted to the City of Escondido for review and comment prior to release to the tenants. Following their review, notice of the availability of the Relocation Plan will be given to all households of The Crossings at Escondido Manor. Any comments received by tenants will be included as an addendum.

Attachment 1

Sample General Information Notice



www.raneymanagement.com

Northern California

1501 Sports Drive
Sacramento, CA 95834

Tel: 800.424.1193

Fax 916.419.6108

Tel: 916.372.6100

February 2, 2015

Escondido Manor Tenant
1150-1166 North Escondido Boulevard
Escondido, CA 92026

General Information Notice – Residential Tenant
Important – Do Not Destroy

Dear Tenant:

Urban Housing Communities, a developer of affordable housing, is interested in acquiring and rehabilitating the property you currently occupy at 1150-1166 North Escondido Boulevard. This proposed project may receive funding assistance from the U.S. Department of Housing and Urban Development (HUD) under the HOME program.

The purpose of this notice is to inform you that you may be displaced as a result of the proposed project. This notice also serves to inform you of your potential rights as a displaced person under a federal law known as the Uniform Relocation Assistance and Real Property Acquisition Policies Act (URA). You may be eligible for relocation assistance and payments under the URA, if the proposed project receives HUD funding and if you are displaced as a result of acquisition, rehabilitation or demolition for the project.

- This is not a notice to vacate the premises.
- This is not a notice of relocation eligibility.

If you are determined to be eligible for relocation assistance in the future, you may be eligible for: 1) Relocation advisory services including help to you find another place to live; 2) At least 90 days advance written notice of the date you will be required to move; 3) Payment for your moving expenses; and 4) Replacement housing payments to enable you to rent, or if you prefer to purchase, a comparable replacement home. You will also have the right to appeal the agency's determination, if you feel that your application for assistance was not properly considered. The enclosed HUD brochure, "Relocation Assistance To Tenants Displaced From Their Homes" provides an explanation of this assistance and other helpful information.

(NOTE: Pursuant to Public Law 105-117, aliens not lawfully present in the United States are not eligible for relocation assistance, unless such ineligibility would result in exceptional hardship to a qualifying spouse, parent, or child. All persons seeking relocation assistance



LAURIN ASSOCIATES

will be required to certify that they are a United States citizen Or national, or an alien lawfully present in the United States.)

Please be advised that you should continue to pay your rent and meet any other obligations as specified in your lease agreement. Failure to do so may be cause for eviction. If you choose to move or if you are evicted prior to receiving a formal notice of relocation eligibility you will not be eligible to receive relocation assistance. It is important for you to contact us before making any moving plans.

Again, this is not a notice to vacate the premises and does not establish your eligibility for relocation payments or assistance at this time. If you are determined to be displaced and are required to vacate the premises in the future, you will be informed in writing. In the event the proposed project does not proceed or if you are determined not to be displaced, you will also be notified in writing.

If you have any questions about this notice or the proposed project, please contact the Relocation Specialist at (800) 424-1193. If you do not speak English, please let us know at the beginning of the call and provide your language preference, phone number with area code, name, and unit number and we will call you back with an interpreter.

This letter is important to you and should be retained. Please sign, date, and return the provided copy of this letter.

Suzanne Gottier, Relocation Specialist

I certify that I have received a copy of this letter and a copy of the HUD relocation brochure for my files and I understand the contents.

Print Name _____ Unit _____

Signature _____ Date _____



Attachment 2

Permanent Relocation Budget

Crossings at Escondido Manor
2014 Cost Estimate

Unit	Name	Unit Type	HH Size	Annual Income	30% of Mo. Income	Maximum/HH Size	Low Income	Sept. 2014 Rent	Current Utilities	Lesser of Rent/Income	Comp Rent	Comp Utilities	Moving Expenses	Total	Notes
3	Souris	2	4	\$101,000	\$2,525	\$47,340		\$1,100	\$53	\$1,153	\$1,355	\$53	\$1,295	\$12,005	
10	Dejesus	2	3	\$43,200	\$1,080	\$42,660	61%	\$1,025	\$53	\$1,078	\$1,355	\$53	\$1,295	\$15,155	
12	Maqueda	2	3	\$44,400	\$1,110	\$42,660	62%	\$1,025	\$53	\$1,078	\$1,355	\$53	\$1,295	\$15,155	
19	Ruiz	2	3	\$62,400	\$1,560	\$42,660		\$1,025	\$53	\$1,078	\$1,355	\$53	\$1,295	\$15,155	
33	Ruiz	2	3	\$48,000	\$1,200	\$42,660	68%	\$1,100	\$53	\$1,153	\$1,355	\$53	\$1,295	\$12,005	
37	Vivas	2	4	\$52,800	\$1,320	\$47,340	67%	\$1,025	\$53	\$1,078	\$1,355	\$53	\$1,295	\$15,155	
38	Aparicio	2	6	\$98,400	\$2,460	\$54,960		\$1,100	\$53	\$1,153	\$1,600	\$61	\$1,295	\$22,631	
40	Amador	2	4	\$49,200	\$1,230	\$47,340	62%	\$1,025	\$53	\$1,078	\$1,355	\$53	\$1,295	\$15,155	
20% Contingency														\$122,416	
Total														\$24,483	
														\$146,899	

Attachment 3

Relocation Housing Resources

NAME	Hacienda Del Norte	DATE	January 2015
ADDRESS	1204 N. Escondido Blvd.	TOTAL UNITS	117
CITY	Escondido, CA	CONDITION	Very Good
MANAGER	April	YEAR BUILT	1985
TELEPHONE	760-743-4343	BLDG. STYLE	Two Story

Distance from Site: 139 yards



BR/BA	# UNITS	RENT	SQ. FT.	RENT/SF
1BR - 1BA	24	\$1,025	699	\$1.47
2BR - 1.5BA	52	\$1,225-\$1,325	1,015	\$1.14-\$1.21
3BR - 2BA	40	\$1,450-\$1,525	1,080	\$1.31-\$1.34

UNIT AMENITIES				PROJECT AMENITIES				TENANT PAYS	
Central Air/Heat	X	Refrigerator	X	Community Rm.	X	On-Site Mgr.	X	Electricity	X
Blinds	X	Stove/Oven	X	Pool	X	Laundry Rm.		Heat (E)	X
Carpet	X	Dishwasher	X	Spa	X	Computer Rm.		Cooking (E)	X
Ceiling Fan	X	Garbage Disposal	X	Gym		Business Cntr		TV (C/S)	X
Skylight		Microwave		Picnic Area	X	Car Wash Area		Water	X
Storage Closet	X	Washer/Dryer		Playground	X			Sewer	X
Coat Closet	X	W/D Hook-ups	X	Tennis Ct.		Gated		Trash	X
Walk-In Closet		Parking: Surface, Carport	X	Basketball		Courtesy Patrol			
Fireplace				Volleyball		Security Camera			
Patio/Balcony	X					Elevator			

NAME	Glenbrook Terrace	DATE	January 2015
ADDRESS	1125 N. Broadway	TOTAL UNITS	165
CITY	Escondido, CA	CONDITION	Very Good
MANAGER	Bettie	YEAR BUILT	1973
TELEPHONE	7600-743-6862	BLDG. STYLE	Two Story

Distance from Site: 426 yards



BR/BA	# UNITS	RENT	SQ. FT.	RENT/SF
1BR - 1BA	32	\$1,125	650	\$1.73
2BR - 1BA	102	\$1,375	850	\$1.62
3BR - 2BA	30	\$1,675	1,080	\$1.55

UNIT AMENITIES				PROJECT AMENITIES				TENANT PAYS	
Central Air/Heat	X	Refrigerator	X	Community Rm.		On-Site Mgr.	X	Electricity	
Blinds	X	Stove/Oven	X	Pool	X	Laundry Rm.		Heat (G)	
Carpet	X	Dishwasher	X	Spa	X	Computer Rm.		Cooking (G)	
Ceiling Fan	X	Garbage Disposal	X	Gym	X	Business Cntr		TV (C/S)	
Skylight		Microwave		Picnic Area	X	Car Wash Area		Water	
Storage Closet		Washer/Dryer	X	Playground	X			Sewer	
Coat Closet		W/D Hook-ups		Tennis Ct.		Gated	X	Trash	
Walk-In Closet	X	Parking: Surface Parking	X	Basketball		Courtesy Patrol	X		
Fireplace				Volleyball		Security Camera			
Patio/Balcony	X					Elevator			

NAME	Sienna Hills	DATE	January 2015
ADDRESS	145 W. El Norte Parkway	TOTAL UNITS	105
CITY	Escondido, CA	CONDITION	Very Good
MANAGER	Norm	YEAR BUILT	1988
TELEPHONE	760-738-8572	BLDG. STYLE	Two Story over Parking

Distance from Site: 0.29 miles



BR/BA	# UNITS	RENT	SQ. FT.	RENT/SF
2BR - 2BA	105	\$1,350-\$1,450	865	\$1.56-\$1.68

UNIT AMENITIES				PROJECT AMENITIES				TENANT PAYS	
Central Air/Heat	X	Refrigerator	X	Community Rm.		On-Site Mgr.	X	Electricity	X
Blinds	X	Stove/Oven	X	Pool	X	Laundry Rm.		Heat (E)	X
Carpet	X	Dishwasher	X	Spa	X	Computer Rm.		Cooking (E)	X
Ceiling Fan	X	Garbage Disposal	X	Gym	X	Business Cntr		TV (C/S)	X
Skylight		Microwave	X	Picnic Area		Car Wash Area		Water	X
Storage Closet	X	Washer/Dryer	X	Playground				Sewer	X
Coat Closet		W/D Hook-ups		Tennis Ct.		Gated		Trash	X
Walk-In Closet	X	Parking: Surface, Carport	X	Basketball		Courtesy Patrol			
Fireplace	X			Volleyball		Security Camera			
Patio/Balcony	X					Elevator			

NAME	Oak Hill	DATE	January 2015
ADDRESS	1302 Oak Hill Dr.	TOTAL UNITS	110
CITY	Escondido	CONDITION	Good
MANAGER	Aileen	YEAR BUILT	1985
TELEPHONE	760-738-9950	BLDG. STYLE	Two Story

Distance From Site: 1.87 miles



BR/BA	# UNITS	RENT	SQ. FT.	RENT/SF
1BR - 1BA	22	\$1,135-\$1,175	810	\$1.40-\$1.45
2BR - 2BA	72	\$1,315-\$1,355	970	\$1.36-\$1.40
3BR - 2BA	8	\$1,630	1170	\$1.39
3BR - 2BA	8	\$1,670	1170	\$1.43

UNIT AMENITIES		PROJECT AMENITIES			TENANT PAYS				
Central Air/Heat	X	Refrigerator	X	Community Rm.	X	On-Site Mgr.	X	Electricity	X
Blinds	X	Stove/Oven	X	Pool	X	Laundry Rm.	X	Heat (G&E)	X
Carpet	X	Dishwasher		Spa	X	Computer Rm.		Cooking (E)	X
Ceiling Fan	X	Garbage Disposal	X	Gym		Business Cntr		TV (C/S)	X
Skylight		Microwave		Picnic Area		Car Wash Area		Water	X
Storage Closet		Washer/Dryer		Playground	X			Sewer	X
Coat Closet		W/D Hook-ups	X	Tennis Ct.		Gated		Trash	X
Walk-In Closet		Parking: Surface, Carpport		Basketball	X	Courtesy Patrol	X		
Fireplace	X			Volleyball		Security Camera			
Patio/Balcony	X					Elevator			

NAME	Ironwood Villas	DATE	January 2015
ADDRESS	214 W. 13 th Ave.	TOTAL UNITS	17
CITY	Escondido	CONDITION	Good
MANAGER	Javier @ Green Harvest	YEAR BUILT	1980
TELEPHONE	760-740-1780	BLDG. STYLE	Townhomes

Distance From Site: 1.98 miles

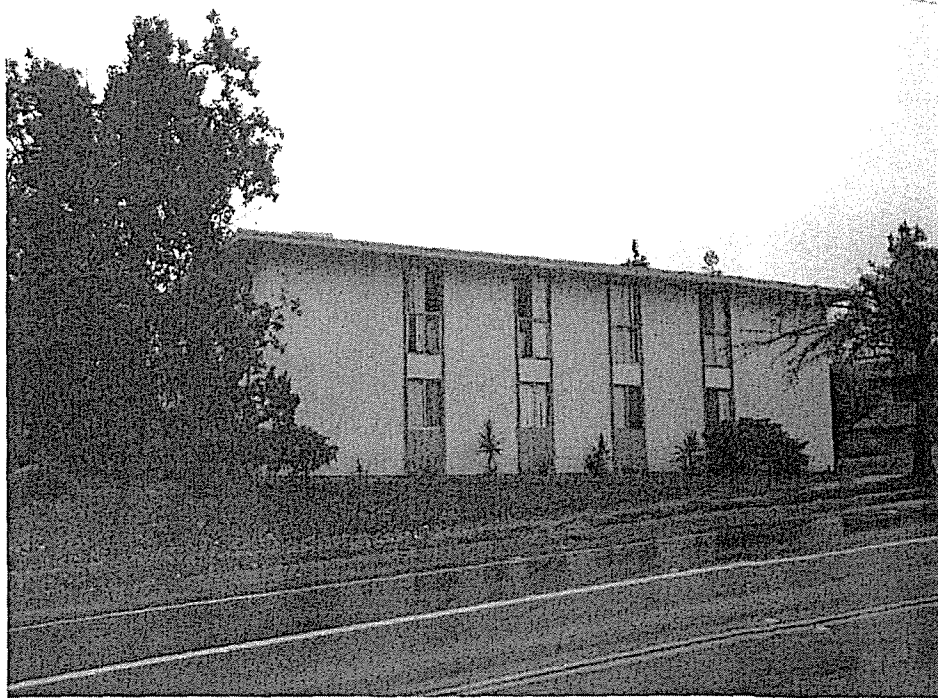


BR/BA	# UNITS	RENT	SQ. FT.	RENT/SF
2BR – 1BA	8	\$1,179	1,000	\$1.18
2BR – 1BA	9	\$1,189	1,000	\$1.19

UNIT AMENITIES		PROJECT AMENITIES		TENANT PAYS					
Central Air/Heat	X	Refrigerator	X	Community Rm.		On-Site Mgr.	X	Electricity	X
Blinds		Stove/Oven	X	Pool		Laundry Rm.		Heat (G)	X
Carpet	X	Dishwasher	X	Spa		Computer Rm.		Cooking (G)	X
Ceiling Fan		Garbage Disposal		Gym		Business Cntr		TV (C/S)	X
Skylight		Microwave		Picnic Area		Car Wash Area		Water	X
Storage Closet	X	Washer/Dryer	X	Playground				Sewer	X
Coat Closet	X	W/D Hook-ups		Tennis Ct.		Gated		Trash	X
Walk-In Closet		Parking Attached Garage	X	Basketball		Courtesy Patrol			
Fireplace				Volleyball		Security Camera			
Patio/Balcony	X					Elevator			

NAME	Plaza Felicita	DATE	January 2015
ADDRESS	326 E Felicita Ave.	TOTAL UNITS	52
CITY	Escondido	CONDITION	Good
MANAGER	Vickie	YEAR BUILT	1974
TELEPHONE	760-747-8190	BLDG. STYLE	Two Story

Distance From Site: 2.39 miles



BR/BA	# UNITS	RENT	SQ. FT.	RENT/SF
2BR - 2BA	36	\$1,195	1,000	\$1.20
3BR - 2BA	26	\$1,395	1,300	\$1.07

UNIT AMENITIES		PROJECT AMENITIES			TENANT PAYS				
Central Air/Heat	X	Refrigerator	X	Community Rm.		On-Site Mgr.	X	Electricity	X
Blinds	X	Stove/Oven	X	Pool	X	Laundry Rm.	X	Heat (G&E)	X
Carpet	X	Dishwasher	X	Spa		Computer Rm.		Cooking (G&E)	X
Ceiling Fan		Garbage Disposal	X	Gym		Business Cntr		TV (C/S)	X
Skylight		Microwave		Picnic Area		Car Wash Area		Water	
Storage Closet	X	Washer/Dryer		Playground				Sewer	
Coat Closet		W/D Hook-ups		Tennis Ct.		Gated		Trash	
Walk-In Closet		Parking: Surface, Carport		Basketball		Courtesy Patrol			
Fireplace				Volleyball		Security Camera			
Patio/Balcony	X					Elevator			

RESOLUTION NO. 2015-28

A RESOLUTION OF THE CITY COUNCIL OF
THE CITY OF ESCONDIDO, CALIFORNIA,
ADOPTING A RELOCATION PLAN FOR THE
CROSSINGS AT ESCONDIDO MANOR

(1150-1166 N Escondido Blvd, Escondido, California)

File Numbers: 0873-01-23

WHEREAS, on October 22, 2014, City Council adopted City Council Resolution No. 2014-154 authorizing a conditional commitment of federal HOME funds and Successor Housing Agency (“SHA”) funds in an amount not to exceed \$4,100,000 to Urban Housing Communities for the acquisition and rehabilitation of a 44-unit affordable multi-family rental development, The Crossings at Escondido Manor, located at 1150-1166 North Escondido Boulevard, Escondido (the “Project”); and

WHEREAS, commitment of HOME and SHA funds to the Project requires adoption by the City, as an involved public agency, of a Relocation Plan (the “Plan”) to protect displaced residential tenants; and

WHEREAS, the Plan was prepared in accordance with Federal and State relocation law – The Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended (“URA”), and California Government Code Section 7260 et seq. and implementing guidelines California Code of Regulations Title 25, Chapter 6; and

WHEREAS, Laurin Associates, a Division of Raney Planning and Management, Inc. prepared the Plan for Urban Housing Communities’ proposed redevelopment activities and for adoption by the City ; and

WHEREAS, State relocation law requires the City to: 1) have an adopted Plan in place prior to the undertaking of any displacing activity; 2) provide for an appeals process; and 3) monitor the Plan for compliance for the duration of the project.

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 Council appoints the Director of Community Development or her appointed subcommittee, to act as the Hearing Officer/Committee to review formal appeals for the duration of the Project.
3. The City Council hereby approves the Relocation Plan for the Project as prepared by Laurin Associates for Urban Housing Communities.

CITY COUNCIL

For City Clerk's Use:

APPROVED **DENIED**

Reso No. _____ File No. _____

Ord No. _____

Agenda Item No.: 6
Date: March 18, 2015

TO: Honorable Mayor and Members of the City Council

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

SUBJECT: City of Escondido Landscape Maintenance District – Preliminary Engineer's Report for Zones 1 through 36 and 38 for FY 2015/2016

RECOMMENDATION:

It is requested that City Council adopt Resolution Nos. 2015-32 and 2015-33 that will initiate the proceedings for the annual levy of assessments for the City of Escondido Landscape Maintenance Assessment District (LMD) (see attached map) for Zones 1 through 36 and 38 for FY 2015/2016, approve the Preliminary Engineer's Report for LMD Zones 1 through 36 and 38, and set a public hearing date of May 6, 2015, for LMD Zones 1 through 36 and 38.

FISCAL ANALYSIS:

The LMD reimburses all costs incurred by the City in all zones except Zones 12 and 13. The City of Escondido purchased property adjacent to the Reidy Creek environmental channel that lies within Zone 12 and therefore, assumed the assessment assigned to this property. Zone 13 was formed to pay for the maintenance of the median landscaping on Centre City Parkway, south of Felicita Avenue and north of Montview Drive. The City shares the cost of the maintenance in Zone 13 with the two (2) shopping centers on either side of Centre City Parkway.

PREVIOUS ACTION:

The City Council approved the formation of the LMD in 1986.

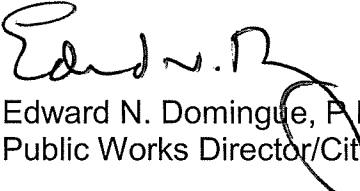
BACKGROUND:

The LMD was established as a means to fund the ongoing maintenance of certain landscape improvements associated with the development of specific properties within the City of Escondido. These landscape improvements have a special benefit to those specific properties. The LMD is divided into various zones. Property owners of parcels within each zone are assessed for the benefit received within their zone for the maintenance of the landscape improvements.

Each year City Council is required to review and approve the upcoming fiscal year budget and assessment for the LMD. The Preliminary Engineer's Report presented today, details the proposed budget and assessment for Zones 1 through 36 and 38 within the LMD for FY 2015/2016. As part of the approval process, a public hearing is held to give property owners within Zones 1 through 36 and 38 of the LMD the opportunity to comment on the proposed LMD budget and assessment. The Final Engineer's Report for LMD Zones 1 through 36 and 38 for FY 2015/2016 will be presented to City Council for approval on June 17, 2015.

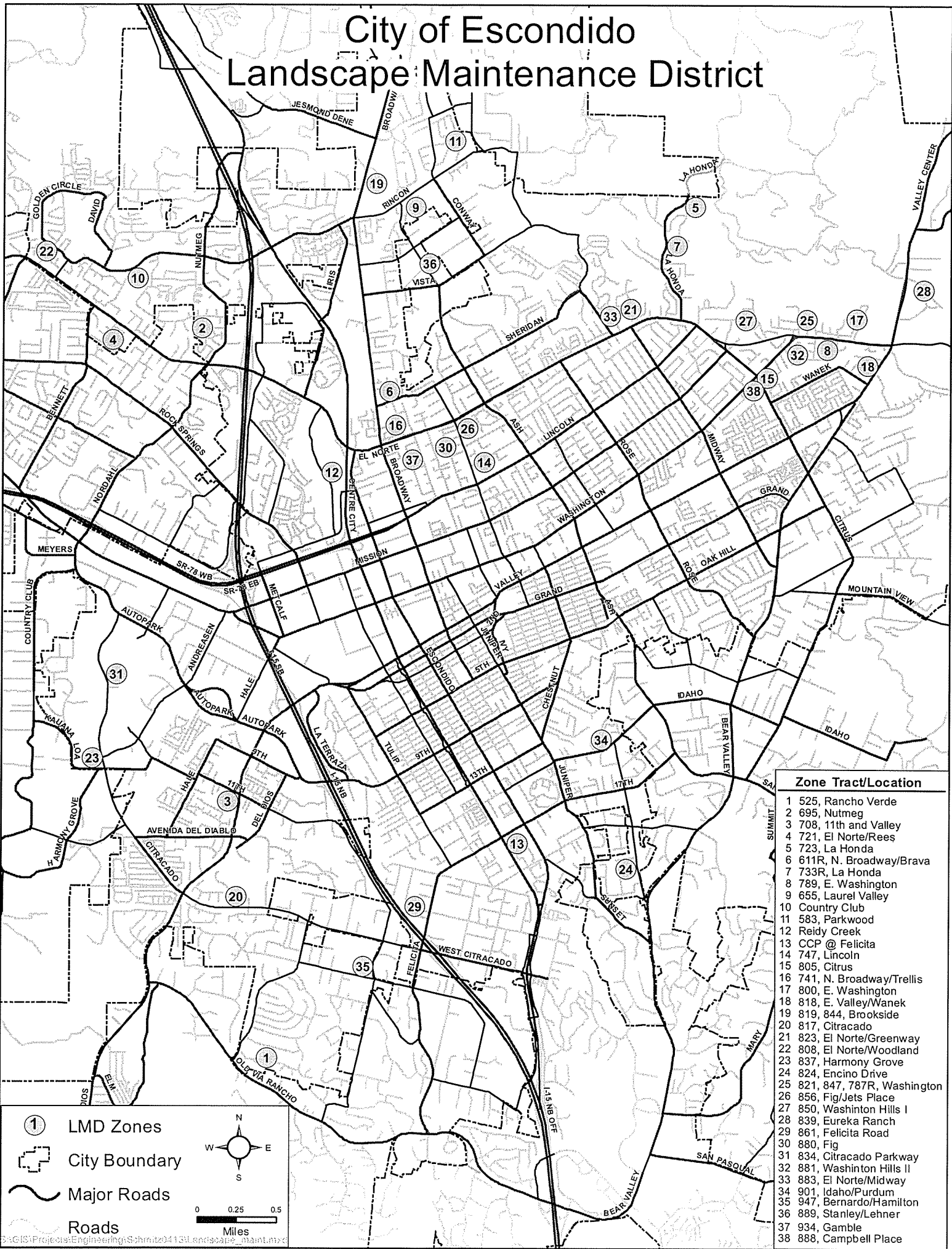
An annual levy and collection of assessment for Zone 37 for FY 2015/2016 was approved separately by City Council on October 15, 2014, with the adoption of Resolution No. 2014-156, which declared the results of the assessment ballot tabulation and approved the Final Engineer's Report.

Respectfully submitted,


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


Gabrielle Restivo
Management Analyst I

City of Escondido Landscape Maintenance District



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

GIS Project: Engineering\Schmitz\2013\landscape_maint.mxd

RESOLUTION NO. 2015-32

A RESOLUTION OF THE CITY COUNCIL OF
THE CITY OF ESCONDIDO, CALIFORNIA,
ORDERING THE PREPARATION OF AN
ASSESSMENT ENGINEER'S REPORT FOR
THE ANNUAL LEVY OF ASSESSMENTS IN
ZONES 1 THROUGH 36 AND 38 OF THE
ESCONDIDO LANDSCAPE MAINTENANCE
ASSESSMENT DISTRICT

WHEREAS, the City Council of the City of Escondido has previously formed a Maintenance District pursuant to the terms of the "Landscaping and Lighting Act of 1972," being Division 15, Part 2 of the Streets and Highways Code of the State of California (the "Act"), said Maintenance District known and designated as the Escondido Landscape Maintenance Assessment District (the "Maintenance District"); and

WHEREAS, at this time the City Council desires to initiate proceedings to provide for the annual levy of assessments for the next ensuing fiscal year to provide for the annual costs of maintenance of improvements within Zones 1 through 36 and 38 of the Maintenance District and order the preparation and filing of an Assessment Engineer's Report for Zones 1 through 36 and 38.

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

1. That the above recitals are true.
2. That the public interest and convenience requires, and it is the intention of this legislative body to initiate proceedings for the annual levy and collection of

assessments for the payment of annual maintenance and/or servicing costs within Zones 1 through 36 and 38 of the Maintenance District for FY 2015-2016.

3. That the City Engineer is hereby directed and ordered to prepare and file, or cause to be prepared and filed, an Assessment Engineer's Report as required by the provisions of the 1972 Act, Article XIII D of the Constitution of the State of California the Proposition 218 Omnibus Implementation Act (Government Code Section 53750 and following).

Generally containing the following:

- A. Plans and specifications describing the general nature, location and extent of the existing improvements to be maintained;
- B. An estimate of the cost of the maintenance and/or servicing of the existing improvements for Zones 1 through 36 and 38 of the Maintenance District;
- C. A diagram of the Maintenance District, showing: (i) the exterior boundaries of the Maintenance District and Zones 1 through 36 and 38 therein; and (ii) the lines and dimensions of each lot or parcel of land within Zones 1 through 36 and 38 of the Maintenance District which is identified by a distinctive number or letter;
- D. An assessment of the estimated costs of the maintenance and/or servicing of the existing improvements, assessing the net amount upon all assessable lots and/or parcels within Zones 1 through 36 and 38 of the Maintenance District in proportion of the special benefits received.

Upon completion of the preparation of said Assessment Engineer's Report, the original shall be filed with the City Clerk, who shall then submit the same to this City Council for its immediate review and consideration.

4. That the above Assessment Engineer's Report shall include all costs and expenses of said maintenance and/or servicing of existing improvements relating to FY 2015-2016.

5. That this Resolution shall take effect immediately upon its adoption.

RESOLUTION NO. 2015-33

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ESCONDIDO, CALIFORNIA, PRELIMINARILY APPROVING THE ASSESSMENT ENGINEER'S REPORT, DECLARING ITS INTENTION TO PROVIDE FOR AN ANNUAL LEVY AND COLLECTION OF ASSESSMENTS IN ZONES 1 THROUGH 36 AND 38 OF THE ESCONDIDO LANDSCAPE MAINTENANCE ASSESSMENT DISTRICT, AND SETTING THE TIME AND PLACE FOR PUBLIC HEARINGS THEREON

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

WHEREAS, there has been established by the City 38 zones within the Maintenance District (each individually referenced as a "Zone"); and

WHEREAS, the City Council ordered the preparation of an Assessment Engineer's Report (the "Assessment Engineer's Report") to provide for the annual levy of assessments for Zones 1 through 36 and 38 of the Maintenance District for the next

ensuing fiscal year to provide for the costs and expenses necessary to pay for the maintenance and servicing of the improvements in Zones 1 through 36 and 38 of the Maintenance District; and

WHEREAS, there has been presented to the City Council and is on file with the City Clerk the Assessment Engineer's Report for Zones 1 through 36 and 38 of the Maintenance District, attached hereto as Exhibit "A" and by this reference incorporated herein, as required by the Assessment Law, which Assessment Engineer's Report provides a full and detailed description of the improvements, boundaries of the Maintenance District and Zones therein, and the proposed assessments on the assessable lots and parcels of land within Zones 1 through 36 and 38 of the Maintenance District; and

WHEREAS, this City Council has now carefully examined and reviewed the Assessment Engineer's Report as presented, and is satisfied with each and all of the items and documents as set forth therein pertaining to Zones 1 through 36 and 38, and is satisfied that the assessments for Zones 1 through 36 and 38, on a preliminary basis, have been spread in accordance with the special benefits received from the improvements to be maintained, as set forth in the Assessment Engineer's Report; and

WHEREAS, the proposed annual assessments for Zones 1 through 36 and 38 for FY 2015-2016 as set forth in the Assessment Engineer's Report do not exceed the maximum annual assessments as previously authorized to be levied by the previously approved formula for Zones 1 through 36 and 38 of the Maintenance District and, therefore, in accordance with the Assessment Law, the proposed levy of assessments

for FY 2015-2016 are not deemed to be "increased" over the maximum authorized annual assessments for such Zones; and

WHEREAS, the City Council desires to preliminarily approve such Assessment Engineer's Report pertaining to Zones 1 through 36 and 38 and intends to conduct the proceedings to authorize the annual levy and collection of the assessments within Zones 1 through 36 and 38 of the Maintenance District for FY 2015-2016;

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

1. The above recitals are true.
2. The public interest and convenience requires the levy and collection of assessments within the Maintenance District for FY 2015-2016 to pay the annual costs and expenses for the maintenance and/or servicing of the improvements for Zones 1 through 36 and 38 of the above-referenced Maintenance District.
3. The existing improvements, which generally consist of landscape improvements located in the public rights-of-way and in dedicated landscape easements, are of special benefit to certain identified properties within the boundaries of Zones 1 through 36 and 38 of the Maintenance District.
4. The Assessment Engineer's Report as it pertains to Zones 1 through 36 and 38, as presented, is hereby approved on a preliminary basis, and is ordered to be filed in the office of the City Clerk as a permanent record and to remain open to public inspection. Reference is made to the Assessment Engineer's Report for (a) a full and detailed description of the existing improvements proposed to be maintained; (b) the

boundaries of the Maintenance District and Zones 1 through 36 and 38 therein; and (c) the proposed assessments upon assessable lots and parcels of land within Zones 1 through 36 and 38 of the Maintenance District. There are no substantial changes proposed to be made in the existing improvements. For further particulars, reference is made to the diagram of the Maintenance District as previously approved by this City Council, a copy of which is on file in the Office of the City Clerk of the City of Escondido and open for public inspection, and is designated by the name of the Maintenance District.

5. The public interest and convenience requires, and it is the intention of this City Council to order the annual levy and collection of the assessments for Zones 1 through 36 and 38 of the Maintenance District as set forth and described in the Assessment Engineer's Report, and further it is determined to be in the best public interest and convenience to levy and collect annual assessments to pay the costs and expense of said maintenance and improvements as estimated in the Assessment Engineer's Report. All costs and expenses of the maintenance and incidental expenses have been apportioned and distributed to the benefiting parcels in Zones 1 through 36 and 38 in accordance with the special benefits received from the existing improvements. Assessments are proposed to be levied as follows:

A. Assessments proposed to be levied on parcels within Zones 1 through 36 and 38 of the Maintenance District are not proposed to be increased from those as previously authorized to be levied within such Zones.

B. The maximum assessments authorized to be levied in Zones 1, 4, 6, 7, 9, 10, 11, 13 through 30, and 32 through 38, have been adjusted for inflation by the increase in the Consumer Price Index – All Urban Consumers, San Diego Area, as published by the Bureau of Labor Statistics. Adjustment of the maximum authorized assessments by such formula has been previously approved. No increase in the assessments beyond the maximum authorized assessments, as adjusted for inflation, is proposed for any of these Zones.

6. **NOTICE IS HEREBY GIVEN** that a public hearing will be held on May 6, 2015, at 4:30 p.m., or as soon thereafter as the matter may be heard, in the regular meeting place of this City Council, located at 201 North Broadway, Escondido, California 92025, which are the time, date, and place fixed by the City Council for the hearing of protests or objections in reference to the annual levy of assessments within Zones 1 through 36 and 38 of the Maintenance District, to the extent of the maintenance, by any interested person and any other matters contained in this Resolution. At such time the City Council will consider and finally determine whether to levy the proposed annual assessments.

The City Council shall consider all objections or protests, if any, to the annual assessments proposed to be levied on all properties located in Zones 1 through 36 and 38. Any person interested may file a written protest prior to the close of the public hearing referred to herein or, having filed such a protest, may file a written withdrawal of that protest prior to the close of such hearing, which shall occur upon the conclusion of public testimony. Any such written protest must state all grounds for objection. A

written protest by a property owner must contain a description sufficient to identify the property owned by such person, e.g., assessor's parcel number.

Any interested person may mail a protest to the following address:

City Clerk
City of Escondido
201 North Broadway
Escondido, CA 92025

To be considered by the City Council, all protests must be received prior to the conclusion of the public hearing. **A postmark on an envelope returning a written protest which is postmarked prior to such date and time but not received until after the conclusion of the public hearing will not be considered.**

7. The City Clerk is authorized and directed to give notice of the public hearing for the annual levy and collection of the assessments within Zones 1 through 36 and 38 as required by law by causing a copy of this Resolution to be published one time in a newspaper of general circulation within the City of Escondido; said publication to be completed not less than ten (10) days prior to the date set for the public hearing.

8. For any and all information relating to these proceedings, including information relating to protest procedure, your attention is directed to the person designated below:

Gabrielle Restivo
City of Escondido
201 North Broadway
Escondido, CA 92026
(760) 839-4039

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

S D F A

Assessment Engineer's Report Zones 1 through 36 and 38

Fiscal Year 2015/16

City of Escondido
201 North Broadway – Escondido California 92025
Landscape Maintenance Assessment District

PRELIMINARY REPORT

March 18, 2015

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

SPECIAL DISTRICT FINANCING & ADMINISTRATION

437 West Grand Avenue
Escondido CA 92025
760·233·2630 Fax 233·2631

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

CITY COUNCIL

For City Clerk's Use:

APPROVED **DENIED**

Reso No. _____ File No. _____

Ord No. _____

Agenda Item No.: 7

Date: March 18, 2015

TO: Honorable Mayor and Members of the City Council

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

SUBJECT: Purchase Two Backhoe Loaders and One Wheel Loader from Sonsray Machinery of El Cajon, California

RECOMMENDATION:

It is requested that City Council approve Resolution No. 2015-35 authorizing Fleet Services to purchase two Case 590SN backhoe loaders and one Case 621F wheel loader in the amount of \$410,856 through a Cooperative Purchase Contract with the National Joint Powers Alliance (NJPA).

FISCAL ANALYSIS:

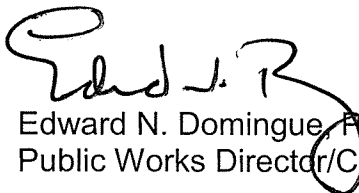
Sufficient funds are available in the Fleet Services Vehicle Replacement account.

BACKGROUND:

The two backhoe loaders and one wheel loader are being replaced due to exceeding their standard service life expectancy, condition, hours, and CARB compliance regulations. The life expectancy of a backhoe is fifteen years and/or 7,500 hours of utilization. Both backhoes have been in service for twenty years and have over 8,000 hours of utilization. The life expectancy of a wheel loader is twenty years and/or 10,000 hours of utilization. The John Deere wheel loader has been in service for twenty-six years and has over 11,000 hours of utilization. The frequencies of repairs have increased significantly due to the extended service life. These three units are regulated by the California Air Resources Board (CARB) and replacing these units will lower the City's emission factor to comply with future CARB emission regulations.

Upon approval from the Council, this equipment will be purchased from Sonsray Machinery of El Cajon, California, through a Cooperative Purchasing Contract with NJPA, Contract #060311-CNH, in the amount of \$410,856, which includes sales tax and all other fees. Article 5 Chapter 10 of the City of Escondido's Municipal Code authorizes the purchases of supplies and equipment utilizing cooperative purchase programs.

Respectfully submitted,


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


Joseph Goulart
Fleet Maintenance Superintendent

RESOLUTION NO. 2015-35

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ESCONDIDO, CALIFORNIA, AUTHORIZING THE PURCHASE OF TWO CASE BACKHOE LOADERS AND ONE CASE LOADER FROM SONSRAY MACHINERY BY UTILIZING THE COOPERATIVE PURCHASE CONTRACT WITH NATIONAL JOINT POWERS ALLIANCE

WHEREAS, the Fleet Services Division is replacing two (2) existing backhoe loaders and one (1) existing wheel loader which have exceeded their standard life expectancy, hours, and California Air Resources Board compliance regulations; and

WHEREAS, these three (3) units are regulated by the California Air Resources Board ("CARB") and replacing these units will lower the City's emission factor to comply with future CARB emission regulations; and

WHEREAS, the National Joint Powers Alliance ("NJPA") conducted a competitive bid process for construction equipment and Case New Holland America LLC was deemed to be the lowest responsive bidder; and

WHEREAS, Case Hew Holland LLC is the parent company of Case Construction; and

WHEREAS, Sonsray Machinery of El Cajon, California ("Sonsray") is the Case Construction dealer serving California, Washington, and Oregon; and

WHEREAS, the City is utilizing cooperative purchasing with NJPA, and as per the Escondido Municipal Code Chapter 10 Article 5 Section 10-90, the City may utilize a

cooperative purchase contract, which has been conducted in a competitive manner by the State, County or any other Public or Municipal Agency; and

WHEREAS, sufficient funds are located in the Fleet Services Vehicle Replacement Fund, Account No. 5208-653-715; and

WHEREAS, staff recommends purchasing the two (2) backhoe loaders and one (1) wheel loader from Sonsray in the amount of \$410,856, which includes sales tax and all other fees; and

WHEREAS, this City Council desires at this time and deems it to be in the best public interest to authorize the purchase from Sonsray.

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 is authorized to approve on behalf of the City, the Cooperative Purchase through the National Joint Powers Alliance, as allowed per Escondido Municipal Code Chapter 10 Article 5 Section 10-90.
3. That the City Council authorizes Fleet Services Division to purchase two (2) backhoe loaders and one (1) wheel loader from Sonsray in the amount of \$410,856, which includes sales tax and all other fees.

CITY COUNCIL

For City Clerk's Use:

APPROVED DENIED

Reso No. _____ File No. _____

Ord No. _____

Agenda Item No.: 8
Date: March 18, 2015

TO: Honorable Mayor and Members of the City Council

FROM: Diane Halverson, City Clerk

SUBJECT: Appointment to the Library Board of Trustees

RECOMMENDATION:

Request that the Council ratify the Mayor's recommendation to fill a regular vacancy on the Library Board of Trustees for a three-year term; term to expire March 31, 2018.

BACKGROUND & SUMMARY:

The notice regarding recruitment for the Library Board of Trustees was posted on the City's website, at City Hall and at the Public Library as required by State law (Maddy Act). The information was also published in *The Mayor's Letter* dated January 8, 2015.

One application from the following individual was received during the recruitment period and is on file in the City Clerk's Office:

LIBRARY BOARD OF TRUSTEES

- Elmer Cameron*

**Re-Applying*

Respectfully submitted,

Diane Halverson

Diane Halverson, CMC
City Clerk



FUTURE CITY COUNCIL AGENDA ITEMS
March 12, 2015

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, 3/9/15
Staff Reports/Resos due by Noon on Tuesday 3/17/15

March 25, 2015
4:30 p.m.

	<p>CONSENT CALENDAR</p>
	<p>Purchase of Furniture for HARRF Operations Building (C. McKinney)</p> <p><i>Purchasing furniture through the GSA Purchasing Cooperative allows the City to expedite the purchase and installation of furnishings at the new HARRF Operations Building while complying with state laws that require government entities to make purchases from an approved list of vendors who have gone through a competitive procurement process.</i></p>
	<p>2014 Annual Housing Element Report (PHG 14-0036) (B. Redlitz)</p> <p><i>Government Code Section 65400 requires each governing body (City Council or Board of Supervisors) to prepare an annual report on the status and progress in implementing the jurisdiction's Housing Element of the General Plan using forms and definitions adopted by the Department of Housing and Community Development. The City Council adopted a new Housing Element in December 2012 and this report analyzes the second year of the Housing Element.</i></p>
	<p>Adoption of Mitigated Negative Declaration for the Oakvale Road Realignment Project (ENV 14-0007) (B. Redlitz)</p> <p><i>The Oakvale Road Mitigated Negative Declaration provides the environmental clearance required to start construction of the road realignment project that is one of the first steps necessary to build the new Lake Wohlford Dam, which is currently undergoing environmental review through a separate EIR process.</i></p>
	<p>PUBLIC HEARINGS</p>
	<p>Short-Form Rent Review Board Hearing for Sundance Mobile Home Park (B. Redlitz)</p> <p><i>Sundance has 88 spaces with 26 spaces subject to rent control. The owner is requesting a rent increase for 26 spaces. The application meets all the eligibility criteria for submittal of a short-form rent increase application. The amount requested covers an 18-month period of consideration from December 31, 2012 through June 30, 2014. Seventy-five percent of the change in the Consumer Price Index for the 18-month period is 2.322%. The average space rent for the 26 spaces subject to rent increase is \$657.72. The average requested increase per space is approximately \$15.27.</i></p>

March 25, 2015
Continued

CURRENT BUSINESS

Budget Adjustment Request and Approval of Change Orders for the Influent Pump Station Project at the Hale Avenue Resource Recovery Facility

(C. McKinney)

This budget adjustment is necessary to cover the costs of change orders, anticipated changes required to complete construction, ongoing special inspections, engineering support and material testing for the Influent Pump Station at the Hale Avenue Resource Recovery Facility (HARRF).

Financial Report for Quarter Ended December 31, 2014 and Budget Adjustment

(S. Bennett)

Quarterly financial reports present written financial updates to Council concerning certain funds of the City based on the most recent financial information available. These quarterly financial reports include budgetary information for each fund, along with the actual resources received to date. Funds included in this report are the General Fund, Reidy Creek Golf Course Fund, Recreation Fund, Water and Wastewater Funds.

Adoption of Proposed Changes to Annual Inventory of City Fees

(S. Bennett)

Departments have reviewed the existing fee schedule and are proposing new fees or fee changes designed to recoup costs associated with the services being delivered.

Future Agenda Items (D. Halverson)

April 1, 2015
No Meeting (Spring Break)



City Manager's WEEKLY UPDATE to City Council

March 11, 2015

ECONOMIC DEVELOPMENT

- Wine and Craft Beer Tasting at Cruisin' Grand
To celebrate Cruisin' Grand's 2015 season, local wineries and craft breweries will offer tastes of their finest selections on the beautiful Maple Street Plaza on Friday, April 10. Admission is \$20 and includes 12 drink tickets. Each ticket good for 1 oz. wine and/or 2 oz. beer taste. Tickets may be combined to equal full glasses of wine/beer. 21 and over only. IDs will be checked upon entry. No one under 21 permitted inside the tasting area. Tickets may be purchased at the event or online now at:
<http://events.r20.constantcontact.com/register/event?oeidk=a07eakadpna1d509e9&llr=eoyxpfjab>
- The City of Escondido will be re-launching the "Hometown Heroes" banner program that the Escondido Downtown Business Association ran a few years ago. The program honors the men and women who serve, or have served, in the U.S. Armed Forces by offering personalized banners that will be hung from Memorial Day (mid-May) to Veterans Day (mid-November) in Downtown Escondido along Grand Avenue, 2nd Avenue and Valley Parkway. The banners will say "Escondido Hero" and include a photo of the hero, their name, and customizable text that can include their military branch, special awards or honors they received, etc. The banners will be offered for \$140, which simply recoups the cost to produce them. A Web page will be up and running in the next several days where the banners can be ordered. The banners that were created as part of the DBA's program have exceeded their lifespan, and are being stored at the Public Works Yard. Interested parties can have their banner returned by request. For more information, contact Michelle Geller at mgeller@escondido.org or 760-839-4587.
- This weekend March 14th and 15th Ryan Park will host the Cal South Regional League. The league is a Premier division invitation-only program. Teams and players from all over the western region will be playing a very high level of soccer at Ryan Park. There will be sixty-nine games and five girls divisions: G14, G15, G16, G17, & G18. This is a free parking tournament.

SPECIAL EVENTS

There are no large scale special events this weekend. However, a variety fun events are scheduled at local restaurants, galleries, Queen California Magical Circle, etc. For more information on those, please visit www.visitescondido.com

City Manager's WEEKLY UPDATE to City Council

COMMUNITY DEVELOPMENT

- The Planning Commission unanimously recommended approval of Amanda Estates, including the annexation, rezoning and 21-unit planned development at 2115 Amanda Lane proposed by New Urban West; and unanimously recommended approval of the General Plan Amendment from General Commercial to Light Industrial for the property at 2120-2122 W. Mission Road. Both projects are tentatively scheduled for consideration by the City Council on April 8th.
- Staff met with representatives of the Sager Ranch property regarding the proposed annexation and specific plan. The applicant is evaluating options for the annexation boundaries, including City-owned properties and other privately-owned properties, and has submitted a deposit for preparation of an RFQ for a consultant to act as an extension of staff. No application has been submitted.
- Staff held a public workshop on Thursday evening, March 5th, regarding the property commonly known as the Escondido Country Club. No development application has been submitted. The purpose of the workshop was to solicit community input regarding the code amendments implementing Ordinance 2000-13, the initiative measure which amended the General Plan to preserve the ECC golf course by designating the property as Open Space - Park. The workshop was well attended, with approximately 24 speakers providing comments on potential land use opportunities for the property. Public comment forms are available at the following link:
<http://www.escondido.org/data/sites/1/media/pdfs/CommentForm.pdf>
- Major Projects Update:
 - Oak Creek (NUW) – The project and associated EIR were approved by the City Council on March 4th.
 - Amanda Estates (NUW) – The Planning Commission hearing is scheduled for March 10th.
 - Centerpointe 78 Commercial – The Draft EIR remains on hold at the applicant's request pending resolution of traffic mitigation requirements. Staff is reviewing the applicant's conceptual plans for offsite traffic improvements; these proposed improvements include an alternative design at the El Norte Pkwy/Escondido Blvd. intersection that considers a raised median in El Norte Pkwy. and 'right in / right out' on Escondido Blvd., with longer left turn pockets for traffic turning south onto Center City Pkwy. from El Norte Pkwy., as well as U-turns at El Norte Parkway and CCP for travelers wishing to access Escondido Blvd.
 - North Broadway Deficiency Area Projects – Staff is working with the anticipated developer of the properties east of Ash Street regarding a comprehensive grading

City Manager's WEEKLY UPDATE to City Council

plan and associated design changes, with the goal of achieving substantial conformance with the approved tentative maps as anticipated in the development agreements. A traffic analysis has been requested to address construction vehicle trips from the proposed mass grading. The Draft public review period for the Mitigated Negative Declaration for the Zenner project ended on February 18th, and is available at the following link:

- <http://www.escondido.org/Data/Sites/1/media/PDFs/Planning/AmandaEstates/DraftMitigatedNegativeDeclaration.pdf>. Staff is coordinating with County staff to respond to the County's request for the applicant to pay the County's Transportation Impact Fee (TIF) of \$72,200. Staff continues to coordinate with the developer regarding cost estimates for offsite improvements to enable evaluation of proposed development agreement terms.
- Kaen Planned Development (2516 S. Escondido Blvd.) – Management staff met with the applicant's team to discuss concerns regarding the proposed project related to processing timeframes, residential product type and density, site planning, open space amenities, storm water compliance, architectural design and overall quality for the proposed 68-unit townhouse project. A letter has been sent notifying the applicant of outstanding submittal requirements to complete the application for processing and identifying issues.
- Latitude II (382 W. Washington) – A letter has been sent notifying the applicant of outstanding submittal requirements to complete the application for processing and identifying issues.
- The Escondido Ford and Hyundai automobile dealerships at 1717 and 1919 Auto Park Way are proposing a modification to the master and precise development plan. The modifications include renovation of several buildings, demolition of two showroom structures, and construction of two new showrooms (6,200 SF Ford and 6,700 SF Hyundai buildings) and a 6,100 SF carwash/detail building. The project is anticipated to be considered by the Planning Commission in April.
- Wohlford – An incomplete letter has been sent for the proposed 55-unit residential subdivision and planned development at 661 Bear Valley Parkway. The applicant is coordinating with staff regarding a Specific Alignment Plan for Bear Valley Parkway.

Building Division:

- The Building Division issued 42 permits for the week with a total valuation of \$249,775. The majority of the permits were minor type permits including plumbing, electrical and mechanical permits.
- 10 photovoltaic permits were issued this week with 162 permits issued so far this year compared to 94 issued at the same time last year.

City Manager's WEEKLY UPDATE to City Council

- Inspections and counter contacts remain steady with inspections averaging 24 per day with 24 on Friday and counter contacts averaging 29 per day with 25 on Friday.
- The Building Division has approved the plans for a new 76 unit condominium project at 2412 S. Escondido Blvd. Engineering approval needed prior to permit issuance.
- Construction activity has resumed at the Talk of the Town carwash and restaurant at 444 Brotherton Rd.
- The new 3 story HARRF administration building at 1521 S. Hale Ave is progressing through drywall inspections.
- The new Monticello Assistive living facility is moving towards a final building inspection projected for the end of April.
- Plans are in for review for the new building and tenant improvement for the Church of Resurrection at 1445 Conway Dr.
- Plans were submitted for plan review for the new Taco Bell restaurant and office building that will replace the existing restaurant at 627 N Escondido Blvd.

CAPITAL IMPROVEMENTS

The Jesmond Dene Ball Field Lights:

The contractor is waiting for replacement parts for items listed on the Punch List. It will go to council for acceptance on March 11th, 2015.

FY2014-2015 Street Rehabilitation Project:

March 11th, 2015 through March 13th, 2015 the paving contractor will be removing and replacing concrete for the bus pads, pedestrian ramps and driveways in front of Mission Middle School on Mission Avenue between Ash Street and Fig Street.

Elm Street between Washington Avenue and the Flood Control Channel:

The new water main has passed water quality testing and has been tied-in to the City's water system. The contractor is preparing the road section for curb and gutter and the asphalt placement. Concrete has started to be placed for storm drain inlets.

Private Development

Bear Valley Parkway between Boyle Avenue and San Pasqual Valley Road (County Project):

The contractor is placing base material for the east side road section, curb and gutter, south of Suburban Hills Drive to Birch Avenue. Dry utilities and the water main installation are completed to Suburban Hills Drive. Asphalt placement for the east side road section from Birch Avenue to Boyle Avenue is scheduled for the end of next week.

2412 South Escondido Boulevard:



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

The contractor has started to construct the site retaining walls. The new 48" storm drain system is being installed.

Escondido Boulevard at 3rd Avenue Fiber Optic Project:

Conduit installation has been completed from the tie-in location on Escondido Boulevard, down 3rd Avenue to Broadway. The remaining installation from 3rd Avenue to the 2nd Avenue and Broadway location is scheduled to be completed by March 16th, 2015.

CIP Development Projects

East Valley Parkway/Valley Center Road Widening Project:

This project widens the road from two to four lanes between Lake Wohlford Road and the city limits and two to six lanes between Lake Wohlford Road and Beven Drive. Currently design is nearing 100%, and SDG&E is preparing the design to underground the overhead utilities.

Citracado Parkway Extension Project:

This project will complete the missing roadway link between Harmony Grove Village Road and Andreasen Drive. Currently the project is in 100% design, and the project appraisers are getting underway to begin their appraisal work for required land acquisition.

Neighborhood Group Street Lighting Project:

This project will add new streetlights in established neighborhood group areas to improve safety by bringing the areas up to current lighting standards. The areas included are Cedar Street and Beech Street, Cedar Street and Cedar Brook, Elwood Drive and Elm Street and Rustic Road, Elwood Drive and Beechwood Street. Draft plans and specifications are well under way. Staff is anticipating power source information from SDG&E to add to the plans.

PUBLIC SAFETY

Police

- Chief Carter spoke at a LiveWell San Diego event at the California Center for the Arts. LiveWell San Diego is a non-profit organization that caters to seniors. Chief Carter spoke to the group about recent crime trends and how seniors can participate in helping to reduce crime in their communities.
- Chief Carter presented the City's latest Neighborhood Transformation Project (NTP-East) to the city department heads. Afterwards, city officials and the Escondido Education COMPACT gave a presentation of the project to a community group within the NTP-East footprint. The boundaries of NTP-East are Harding St to the west, Grand Ave to the south, Midway Drive to the east, and Valley Parkway to the north. The community meeting was posted on the police department's Facebook page and has received over 100 likes. We also have a net increase of 30 new followers as a result of the Facebook post.

City Manager's WEEKLY UPDATE to City Council

- March 8 through 14 is the NO MORE campaign. This is a stand against domestic violence and sexual abuse. We have a Facebook post with a link for further information.
- Captain Loarie attended the Senior Disaster Alliance meeting at the San Marcos Civic Center. We will be hosting the next meeting in the EOC at the Escondido Police and Fire Headquarters.
- Chief Carter hosted a press conference for a joint operation with the DEA dubbed "Operation Double Take." This investigation took place over the past six months and targeted drug trafficking rings operating in and around Escondido. Numerous arrests were made and large quantities of drugs were seized.
- A highly popular Facebook post of Sgt. Jim Lanigan assisting an elderly woman across Valley Pkwy. The Facebook post was titled "An Officer and Gentlemen" and has received over 300 likes.

Fire:

The Burn Institute's Boot Drive was a success. A special thanks to FF/PM Shaun Skelton for organizing and leading this year's drive for Escondido. Shaun organized the Escondido Team which included all ranks and our Senior Volunteers. The team covered three intersections; one north, one south, and one center city and later that evening Mike's BBQ helped out as a donation center. All together Escondido raised over \$13,800 this year which was almost \$4,000 more than last year.

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