



# Council Meeting Agenda

**MARCH 25, 2015**

**CITY COUNCIL CHAMBERS**

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

**201 N. Broadway, Escondido, CA 92025**

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

**ELECTRONIC MEDIA:**

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

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

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

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



# Council Meeting Agenda

March 25, 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 (SUP) Bargaining Unit
  - c. **Agency Negotiator:** Sheryl Bennett & Clay Phillips  
**Employee Organization:** Escondido City Employee Association: Administrative/Clerical/Engineering (ACE) Bargaining Unit

## ADJOURNMENT



# Council Meeting Agenda

**March 25, 2015  
4:30 P.M. Meeting**

**Escondido City Council  
Mobilehome Rent Review Board**

## **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\) Regular Meeting of March 4, 2015 B\) Regular Meeting of March 11, 2015](#)**
4. **[2014 ANNUAL HOUSING ELEMENT REPORT \(PHG 14-0036\) -](#)  
Request Council approve authorizing staff to submit the 2014 Annual Housing Report on the City's progress on Housing Element implementation, due on April 1, 2015, to the State Office of Planning and Research and the Department of Housing and Community Development.**

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

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

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

## PUBLIC HEARINGS

5. **[SHORT-FORM RENT INCREASE APPLICATION FOR SUNDANCE MOBILEHOME PARK -](#)  
Request Council consider the short-form rent increase application submitted by Sundance Mobilehome Park and if approved, grant an increase of seventy-five percent (75%) of the change in the Consumer Price Index, or 2.322% (an average of \$15.29) for the period of December 31, 2012 to June 30, 2014.**

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

RRB RESOLUTION NO. 2015-01

## CURRENT BUSINESS

6. **[BUDGET ADJUSTMENT REQUEST AND APPROVAL OF CHANGE ORDERS FOR THE INFLUENT PUMP STATION PROJECT AT THE HALE AVENUE RESOURCE RECOVERY FACILITY -](#)  
Request Council approve a budget adjustment in the amount of \$1,369,900 to Capital Improvement Program (CIP) No. 804001 (HARRF Influent Pump Station) from the Wastewater unallocated reserves and authorize an amendment to the contract with TC Construction Company, Inc. not to exceed \$1,931,579 (23.7% over the original contract amount of \$8,169,500).**

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

RESOLUTION NO. 2015-15

7. **FINANCIAL REPORT FOR QUARTER ENDED DECEMBER 31, 2014 AND REQUESTED BUDGET ADJUSTMENTS -**

Request Council receive and file the second quarter financial report and approve requested budget adjustments to amend the Fiscal Year 2014/2015 Operating Budget.

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

8. **PROPOSED CHANGES TO ANNUAL INVENTORY OF CITY FEES -**

Request Council approve authorizing new City fees, make changes to certain existing fees for services and delete fees for services that are no longer used.

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

RESOLUTION NO. 2015-26

## **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**

<b>Date</b>	<b>Day</b>	<b>Time</b>	<b>Meeting Type</b>	<b>Location</b>
April 1	-	-	No Regular Meeting	-
April 8	Wednesday	3:30 & 4:30 p.m.	Regular Meeting	Council Chambers
April 15	-	-	No Regular Meeting	-
April 22	Wednesday	3:30 & 4:30 p.m.	Regular Meeting	Council Chambers



## TO ADDRESS THE COUNCIL

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

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

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

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

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

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

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

### LIVE BROADCAST

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

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

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

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

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



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

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

**CITY OF ESCONDIDO**  
**March 4, 2015**  
**3:30 P.M. DRAFT Meeting Minutes**  
**Escondido City Council**

**CALL TO ORDER**

The Regular Meeting of the Escondido City Council was called to order at 3:30 p.m. on Wednesday, March 4, 2015 in the Council Chambers at City Hall with Mayor Abed presiding.

**ATTENDANCE:**

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

**ORAL COMMUNICATIONS**

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

**MOTION:** Moved by Councilmember Masson and seconded by Deputy Mayor Morasco to recess to Closed Session. Motion carried unanimously.

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

- a. **Agency Negotiator:** Sheryl Bennett & Clay Phillips  
**Employee Organization:** 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:** Wise v. City of Escondido  
**Case No:** 37-2014-00083252-CU-WM-NC

**Case Name:** Stuck in the Rough, LLC v. City of Escondido, et al.  
**Case No:** 37-2013-00074375-CU-WM-NC

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

- a. **Property:** 165 E. Lincoln Parkway  
**City Negotiator:** Debra Lundy, Real Property Manager  
**Negotiating Parties:** San Diego Auto Thrift  
**Under Negotiation:** Price and Terms of Agreement
  
- b. **Property:** 700 West Grand Avenue  
**City Negotiator:** Debra Lundy, Real Property Manager  
**Negotiating Parties:** Integral Communities  
**Under Negotiation:** Price and Terms of Agreement

Council recessed from closed session and no action was announced. The Mayor did not participate in discussion or action on Item III(b).

**ADJOURNMENT**

Mayor Abed adjourned the meeting at 4:16 p.m.

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MAYOR

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CITY CLERK

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MINUTES CLERK

**CITY OF ESCONDIDO**  
**March 4, 2015**  
**4:30 P.M. DRAFT Meeting Minutes**

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

**CALL TO ORDER**

The Regular Meeting of the Escondido City Council was called to order at 4:35 p.m. on Wednesday, March 4, 2015 in the Council Chambers at City Hall with Mayor Abed presiding.

**MOMENT OF REFLECTION:**

Chris Montgomery led the Moment of Reflection.

**FLAG SALUTE**

Mayor Abed led the Flag Salute.

**PROCLAMATIONS:**

Betsy Cory, Outreach Chair for the California Native Plants Society-San Diego, accepted the proclamation for Native Plant Week.

**ATTENDANCE:**

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

Also present were: Clay Phillips, City Manager; Jeffrey Epp, City Attorney; Barbara Redlitz, Community Development Director; Ed Domingue, Public Works Director; Diane Halverson, City Clerk; and Michael Thorne, Minutes Clerk.

**ORAL COMMUNICATIONS**

**Renee Glotzbach, San Marcos,** encouraged Safety First and urged theaters not to sell alcohol.

**CONSENT CALENDAR**

Mayor Abed removed item 7 and Deputy Mayor Morasco removed item 8 from the Consent Calendar for discussion.

**MOTION:** Moved by Councilmember Masson and seconded by Councilmember Diaz that the following Consent Calendar items be approved with the exception of items 7 and 8. Motion carried unanimously.

1. **AFFIDAVITS OF PUBLICATION, MAILING AND POSTING (COUNCIL/SUCCESSOR AGENCY/RRB)**
2. **APPROVAL OF WARRANT REGISTER (Council/Successor Agency )**
3. **APPROVAL OF MINUTES: Regular Meeting of February 4, 2015**
4. **TREASURER'S INVESTMENT REPORT FOR THE QUARTER ENDED DECEMBER 31, 2014 -**  
Request Council receive and file the October through December 2014 Quarterly Investment Report. (File No. 0400-85)

Staff Recommendation: **Receive and File (City Treasurer's Office: Kenneth C. Hugins)**

5. **LEASE AGREEMENT WITH CUSTOM BLOW MOLDING AT 480 NORTH SPRUCE STREET AND BUDGET ADJUSTMENT -**  
Request Council approve authorizing the Real Property Manager and City Clerk to execute a Lease Agreement with Custom Blow Molding at 480 N. Spruce Street; approve a Budget Adjustment; and approve a decrease to the Successor Agency Available Fund Balance by \$28,547.56 and an increase to the Successor Agency Professional Services budget by \$28,547.56 to pay brokerage commissions associated with this lease. (File No. 0600-10 [A-3142])

Staff Recommendation: **Approval (City Manager's Office: Debra Lundy)**

RESOLUTION NO. 2015-29

6. **AUTHORIZATION TO APPLY FOR A \$30,000 CALIFORNIA PUBLIC LIBRARY BROADBAND GRANT AND APPROVAL OF A BUDGET ADJUSTMENT OF LIBRARY TRUST FUND MONIES -**  
Request Council approve authorizing a grant application to the California State Library for a \$30,000 California Public Library Broadband Grant Program and approve a budget adjustment of \$30,000 from the Library Trust Fund to the Library Trust Special Projects account for the purchase of the required equipment to implement the broadband upgrade. (File No. 0480-70)

Staff Recommendation: **Approval (Community Services Department: Loretta McKinney)**

7. **FINAL CITY COUNCIL ACTION PLAN REPORT FOR 2013-2014 -**  
Request Council receive and file the final status report of the two-year City Council Action Plan for 2013 and 2014. (File No. 0610-90)

Staff Recommendation: **Receive and File (City Manager's Office: Joyce Masterson)**

Mayor Abed requested information about the progress of the Council Action Plan.

Joyce Masterson, Director of Economic Development and Community Relations, presented information to the Council regarding the progress of the Council Action Plan.

Councilmember Diaz noted the safety section of the report and offered suggestions for curfew sweeps.

Craig Carter, Chief of Police, stated that the Police Department communicates with schools and parents about curfew sweeps.

**MOTION:** Moved by Mayor Abed and seconded by Councilmember Masson to receive and file the final status report of the two-year City Council Action Plan for 2013 and 2014. Motion carried unanimously.

**8. SOUTH ESCONDIDO BOULEVARD / QUINCE STREET AREA PLAN (PHG 15-0003) -**

Request Council approve authorizing the Mayor and City Clerk to execute a consulting agreement and scope of services with CityPlace Planning for a fixed fee not to exceed \$156,230 to prepare an Area Plan for the combined South Quince Street, South Escondido Boulevard and Centre City Parkway Target Areas. (File No. 0600-10 [A-3143])

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

RESOLUTION NO. 2015-25

Jay Petrek, Assistant Planning Director, was available to answer questions.

Deputy Mayor Morasco expressed his support of the project.

**MOTION:** Moved by Councilmember Gallo seconded by Deputy Mayor Morasco to approve authorizing the Mayor and City Clerk to execute a consulting agreement and scope of services with CityPlace Planning for a fixed fee not to exceed \$156,230 to prepare an Area Plan for the combined South Quince Street, South Escondido Boulevard and Centre City Parkway Target Areas. Ayes: Diaz, Morasco, Masson and Gallo. Noes: None. Abstained: Abed. Motion Carried.

**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.)

**9. ZONING CODE AMENDMENT AND CONDITIONAL USE PERMIT REGARDING DOG BOARDING (AZ 14-0003 AND PHG 14-0029) -**

Approved on February 4, 2015 with a vote of 5/0 (File No. 0810-20)

ORDINANCE NO. 2015-04 (Second Reading and Adoption)

**PUBLIC HEARINGS**

**10. OAK CREEK PROJECT ANNEXATION, TENTATIVE SUBDIVISION MAP, PRELIMINARY, MASTER AND PRECISE DEVELOPMENT PLAN, PRE-ZONE, GRADING EXEMPTIONS, SPECIFIC ALIGNMENT PLAN AND FINAL ENVIRONMENTAL IMPACT REPORT (SUB 13-0002, PHG 13-0017, ENV 13-0006) -**

Request Council approve a Tentative Subdivision Map for 65 single-family residential lots on a 37.59-acre property in conjunction with annexation of the development site and three additional parcels. The project would prezone the residential development site to Planned Development - Residential 1.75 (1.75 dwelling units/acre) while the remaining annexation area on the eastern side of Miller Avenue would be prezoned RE-20 (Residential Estates - 20,000 SF minimum lot size). A Preliminary, Master and Precise Development Plan has been included for the development site to implement residential lot clustering and residential lot sizes ranging from approximately 10,000 SF to 22,500 SF with the average residential lot size being 12,585 SF. Two Grading Exemptions are requested for a 2:1 cut slope up to 35 feet high and a 2:1 fill slope up to 17 feet high. The project also proposes a Specific Alignment Plan for both Felicita Road and Hamilton Lane to establish modified pavement widths and improvements for both streets in conjunction with a traffic calming plan for the portion of Felicita Road that generally extends from Hamilton Lane south to Clarence Lane. (File No. 0800-10)

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

A) RESOLUTION NO. 2015-27 B) ORDINANCE NO. 2015-07 (Introduction and First Reading)

Bill Martin, Deputy Director of Planning, presented the staff report, utilizing a PowerPoint Presentation.

**Jason Han, San Diego**, owner of New Urban West and the applicant of the Oak Creek Project shared history of the land and the components of the project.

**Michael Beck, San Diego County**, spoke in support of the community alternative project.

**Everett Delano**, addressed the council in support of the Community Creek alternative version of project, and stated that the Oak Creek project is inconsistent with the General Plan.

**Eva Salazar, Escondido**, shared concerns about a gated community as well as air quality issues associated with the project.

**Tina Iki, Escondido**, expressed concern about flooding and erosion downstream from the site.

**Doreen Reagelle**, stated that the project does not support the wildlife habitat.

**Fred Progner, Escondido**, declared that the site is impacted with a contaminated plume and that the site is not adequately mitigated.

**Ron Forster, Escondido**, stated his support for the Community Creek alternative to the Oak Creek Project.

**Ryan Salazar, Escondido**, spoke in opposition to the Oak Creek Project and stated that the Community Creek alternative better protects habitat and water quality.

**Andrea Seavy, Escondido**, stated her support for the Community Creek Alternative.

**Lucy Khoury, Escondido**, shared that the proposal is too large for the area and supported the Community Creek Alternative.

**Laura Hunter, Escondido**, spoke against the project and supported the Community Creek Alternative.

**Richard Fowler, Poway**, spoke about the loss of habitat associated with the project and stated support for the alternative.

**Lisa Smedley, Escondido**, expressed disagreement with the density and annexation of the project.

**Peter Epstine, Escondido**, Chair of the Friends of Oak Creek, reported on the benefits this project would bring to the community.

**David Shibley, Escondido**, expressed his support for the project.

**Marge Rassel, Escondido**, stated that her well-water supply is useable, and that she supports the Oak Creek Project.

**Kathy Moore, Escondido**, explained that New Urban West spoke to her and neighbors about ideas for the project, and stated her support for the Oak Creek Project.

**Kirsten Hansen, Escondido**, believes that Oak Creek will clean up and restore the community.

**Carin McWhorter, Escondido**, shared that she has seen the area deteriorate and is enthusiastic that Oak Creek will clean up the site.

**Bill Durney, Escondido**, stated his support for the new development and the benefit it will have on businesses in Escondido.

**Carl Skaja, Escondido**, voiced his support for Oak Creek and urged the Council to approval the project.

**Kathy Daniels, Escondido**, expressed that Oak Creek would improve the current conditions of the area and voiced her support for the project.

**Tina Inscoe, Escondido**, declared her support for the Oak Creek and mentioned the benefits that New Urban West brings to Escondido.

**Patricia Borchmann, Escondido**, expressed concern that SEQA requirements will not be met and opposed the Oak Creek Project.

**Delores McQuiston, Escondido**, indicated the Mayor should recuse himself from the vote.

24 members of the public indicated support of the Oak Creek Project and did not wish to speak.

10 Consultants on the Oak Creek Project were available to provide information if requested.

Mayor Abed thanked the community for their participation and closed the public hearing.

**MOTION:** Moved by Councilmember Masson and seconded by Councilmember Gallo to introduce Ordinance 2015-07 and approve a Tentative Subdivision Map for 65 single-family residential lots on a 37.59-acre property in conjunction with annexation of the development site and three additional parcels. The project would prezone the residential development site to Planned Development - Residential 1.75 (1.75 dwelling units/acre) while the remaining annexation area on the eastern side of Miller Avenue would be prezoned RE-20 (Residential Estates - 20,000 SF minimum lot size). A Preliminary, Master and Precise Development Plan has been included for the development site to implement residential lot clustering and residential lot sizes ranging from approximately 10,000 SF to 22,500 SF with the average residential lot size being 12,585 SF. Two Grading Exemptions are requested for a 2:1 cut slope up to 35 feet high and a 2:1 fill slope up to 17 feet high. The project also proposes a Specific Alignment Plan for both Felicita Road and Hamilton Lane to establish modified pavement widths and improvements for both streets in conjunction with a traffic calming plan for the portion of Felicita Road that generally extends from Hamilton Lane south to Clarence Lane and adopt Resolution No. 2015-27. Ayes: Morasco, Gallo, Masson, and Abed. Noes: Diaz. Motion carried.

## CURRENT BUSINESS

### 11. APPOINTMENT TO PLANNING COMMISSION -

Request Council ratify the Mayor's appointment to fill an unscheduled vacancy on the Planning Commission, term to expire March 31, 2016. (File No. 0120-10)

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

Mayor Abed nominated Don Romo to the Planning Commission.

**Don Romo, Escondido**, addressed the council about his qualifications in regards to serving on the Planning Commission.

**MOTION:** Moved by Mayor Abed and seconded by Councilmember Masson to ratify the Mayor's appointment to fill an unscheduled vacancy on the Planning Commission, term to expire March 31, 2016. Motion carried unanimously.

## FUTURE AGENDA

### 12. FUTURE AGENDA -

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

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

Councilmember Masson requested an item regarding business enterprise designation plan for disadvantaged veterans to be placed on the Future Agenda for Council discussion.



## **COUNCIL MEMBERS SUBCOMMITTEE REPORTS**

Councilmember Gallo reported on North County Transit District and that rider membership has increased; San Diego County Water Authority promotes planting of indigenous species; reported on the Carlsbad Desalination Facility; the Metropolitan Water District is offering tours to the public; and the SANDAG Borders Committee held a presentation by the Mayor of Mazatlán.

Mayor Abed shared a letter received from the public regarding the Fire Department and commending the City on great service; reported on the Neighborhood Transformation Kick Off being held tomorrow; SANDAG presented information regarding low income housing, and the Del Lago transit station park and ride received 1.3 million dollars to implement a software program to promote efficiency.

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

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

- **CITY MANAGER'S UPDATE -**

## **ORAL COMMUNICATIONS**

## **ADJOURNMENT**

Mayor Abed adjourned the meeting at 7:51 p.m.

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MAYOR

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CITY CLERK

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MINUTES CLERK

**CITY OF ESCONDIDO**  
**March 11, 2015**  
**3:30 P.M. DRAFT Meeting Minutes**  
**Escondido City Council**

**CALL TO ORDER**

The Regular Meeting of the Escondido City Council was called to order at 3:30 p.m. on Wednesday, March 11, 2015 in the Council Chambers at City Hall with Mayor Abed presiding.

**ATTENDANCE:**

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

**ORAL COMMUNICATIONS**

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

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

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

Items I.a., I.b. and I.c. were not discussed.

- II. CONFERENCE WITH REAL PROPERTY NEGOTIATOR (Government Code §54956.8)**
- a. **Property:** 140 E. 2nd Avenue & APN 233-072-06-01 (2nd Avenue vacant lot between S. Broadway and Maple)  
**City Negotiator:** Debra Lundy, Real Property Manager  
**Negotiating Parties:** 131 Broadway Escondido III, LLC  
**Under Negotiation:** Price and Terms of Agreement

**ADJOURNMENT**

Mayor Abed adjourned the meeting at 3:50 p.m.

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MAYOR

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

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

**CITY OF ESCONDIDO**  
**March 11, 2015**  
**4:30 P.M. DRAFT Meeting Minutes**

**Escondido City Council**

**CALL TO ORDER**

The Regular Meeting of the Escondido City Council was called to order at 4:30 p.m. on Wednesday, March 11, 2015 in the Council Chambers at City Hall with Mayor Abed presiding.

**MOMENT OF REFLECTION:**

Kathy Hearn led the Moment of Reflection.

**FLAG SALUTE**

Mayor Abed led the Flag Salute.

**ATTENDANCE:**

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

Also present were: Clay Phillips, City Manager; Jeffrey Epp, City Attorney; Barbara Redlitz, Community Development Director; Ed Domingue, Public Works Director; Diane Halverson, City Clerk; and Michael Thorne, Minutes Clerk.

**ORAL COMMUNICATIONS**

**David Shibley, Escondido**, expressed appreciation in regards to the Council's approval of the Oak Creek project.

**CONSENT CALENDAR**

**MOTION:** Moved by Councilmember Masson and seconded by Councilmember Gallo to approve all Consent Calendar items. Motion carried unanimously.

- 1. AFFIDAVITS OF PUBLICATION, MAILING AND POSTING (COUNCIL/SUCCESSOR AGENCY/RRB)**
- 2. APPROVAL OF WARRANT REGISTER (Council/Successor Agency )**
- 3. APPROVAL OF MINUTES: None Scheduled**

4. **AUTHORITY TO APPLY FOR SANDAG GRANT PROGRAM FUNDS -**  
Request Council approve authorizing the Public Works Director/City Engineer to complete applications to SANDAG for the Smart Growth Incentive Program and for the Active Transportation Grant Program funds to complete two projects: (1) Valley Parkway Channel Crossing, and (2) Escondido Creek Signalized Bike/Pedestrian Crossing at El Norte Parkway and approve authorizing the Public Works Director to accept the grant funds and to complete grant documents on behalf of the City. (File No. 0480-70)

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

A) RESOLUTION NO. 2015-30 B) RESOLUTION NO. 2015-31

5. **NOTICE OF COMPLETION FOR JESMOND DENE BALL FIELD LIGHTING PROJECT -**  
Request Council approve accepting the public improvements and authorize staff to file a Notice of Completion for the Jesmond Dene Ball Field Lighting Project. (File No. 0600-10 [A-3128])

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

6. **NOTICE OF COMPLETION: VISTA VERDE RESERVOIR REPLACEMENT PROJECT - PHASE 1 -**  
Request Council approve authorizing the Director of Utilities to file a Notice of Completion for the Vista Verde Reservoir Replacement Project - Phase 1. (File No. 0600-10[A-3094])

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

RESOLUTION NO. 2015-34

7. **FISCAL YEAR 2014 URBAN AREA SECURITY INITIATIVE FUNDING - CRITICAL INFRASTRUCTURE ASSESSMENT AND DISASTER PREPAREDNESS TRAINING -**  
Request Council approve accepting Fiscal Year 2014 UASI Grant funding from the City of San Diego Office of Homeland Security; authorize the Chief of Police or his designee to execute contract documents on behalf of the City; and approve budget adjustments needed to spend grant funds. (File No. 0480-70)

Staff Recommendation: **Approval (Police Department: Craig Carter)**

8. **FISCAL YEAR 2014 REGIONAL REALIGNMENT RESPONSE GRANT ADDITIONAL FUNDS AND BUDGET ADJUSTMENT -**  
Request Council approve accepting additional funds in the amount of \$37,000 for the Fiscal Year 2014 Regional Realignment Response Grant; authorize the Chief of Police or his designee to execute contract documents on behalf of the City; and approve budget adjustments needed to spend grant funds. (File No. 0480-70)

Staff Recommendation: **Approval (Police Department: Craig Carter)**

## 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.)

9. **OAK CREEK PROJECT ANNEXATION, TENTATIVE SUBDIVISION MAP, PRELIMINARY, MASTER AND PRECISE DEVELOPMENT PLAN, PRE-ZONE, GRADING EXEMPTIONS, SPECIFIC ALIGNMENT PLAN AND FINAL ENVIRONMENTAL IMPACT REPORT (SUB 13-0002, PHG 13-0017, ENV 13-0006)** (File No. 0800-10)

Approved on March 4, 2015 with a vote of 4/1 (Diaz voting no)

ORDINANCE NO. 2015-07 (Second Reading and Adoption)

## WORKSHOP

10. **MUNICIPAL STORMWATER PERMIT R9-2013-0001 -**

Request Council receive and file the staff report concerning Municipal Stormwater permit R9-2013-0001. (File No. 1320-75)

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

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

**COUNCIL ACTION:** No action, information only.

## FUTURE AGENDA

11. **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

Deputy Mayor Morasco reported on the California Center for the Arts Subcommittee meeting and the net profit to date of \$81,000 with 9 sellout performances, as well as the 3 year strategic plan for the center.

Councilmember Diaz reported on the San Dieguito River Park subcommittee's review of qualifications for the new executive director to be filled by July; Requested a School Subcommittee meeting for an update on projects.

Mayor Abed reported on SANDAG's need for \$30 billion dollars to complete 4 major projects; Escondido has been selected for a \$1.2 million dollar grant to update to the Del Lago Park And Ride by implementing a new software system.

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

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

- **CITY MANAGER'S UPDATE -**

## **ORAL COMMUNICATIONS**

## **ADJOURNMENT**

Mayor Abed adjourned the meeting at 5:51 p.m.

\_\_\_\_\_  
MAYOR

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

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

**CITY COUNCIL**

For City Clerk's Use:

**APPROVED**       **DENIED**

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

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

**Agenda Item No.: 4**  
**Date: March 25, 2015**

**TO:** Honorable Mayor and Members of City Council  
**FROM:** Barbara J. Redlitz, Director of Community Development  
**SUBJECT:** 2014 Annual Housing Element Report (Case No: PHG 14-0036)

**RECOMMENDATION:**

Review the attached 2014 Annual Housing Report on the City's progress on implementation of the 2013-2020 Housing Element of the General Plan and authorize submittal of the report to the State Office of Planning and Research, the State Department of Housing and Community Development, and SANDAG, documenting the City's compliance with State housing law.

**FISCAL ANALYSIS:**

None. Opportunities for State Housing and Smart Growth grants (SANDAG, transit-oriented development, etc.) rely upon each city's demonstration of its compliance with the Housing Element's objectives and deadlines.

**GENERAL PLAN ANALYSIS:**

The reporting requirements are consistent with the Housing Element of the General Plan.

**BACKGROUND:**

Government Code Section 65400 requires that each city submit an annual report on the status of its General Plan Housing Element and document the progress in its implementation of housing programs, using forms and definitions adopted by the Department of Housing and Community Development (HCD). The City Council adopted a new Housing Element for the 2013-2020 reporting cycle on December 12, 2012. This staff report documents the second annual review of the current Housing Element, analyzing the housing activities of 2014.

In order to demonstrate compliance with the Housing Element, each city must report on the annual building activity of affordable units (Table A), the annual activity for units rehabilitated, preserved or acquired (Table A2), the annual activity of above-moderate income units (Table A3), the city's progress in meeting its Regional Housing Needs Allocation (RHNA) (Table B), and the city's progress in its implementation of the Housing Element programs during calendar year 2014 (Table C).



Housing Successor Agencies are now required to prepare an additional report containing information on their housing activities. This information is required to be submitted to HCD by the City (as the Housing Successor Agency) at the same time as the Housing Element Annual Report, and it is also attached to this staff report.

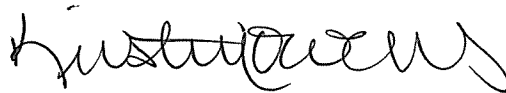
**ANNUAL REPORT FINDINGS:**

This Annual Report substantiates that the City is in compliance with State Housing Law, as detailed in the attached tables. Table A delineates that no affordable units were completed in Escondido in 2014, although it is anticipated that several affordable units will be completed in the upcoming two years because several projects are currently in the entitlement process. Other Housing Element implementation items documented in Table C include the status of Zoning Code updates, the issuance of first time homebuyer loans, and the continuation of the rental subsidy program for seniors and the disabled.

Respectfully Submitted,



Barbara J. Redlitz  
Director of Community Development



Kristina Owens  
Associate Planner

# ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation (CCR Title 25 §6202 )

Jurisdiction City of Escondido  
 Reporting Period 1/1/2014 - 12/31/2014

**Table A**  
**Annual Building Activity Report Summary - New Construction**  
**Very Low-, Low-, and Mixed-Income Multifamily Projects**

Housing Development Information							Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions		
1 Project Identifier (may be APN No., project name or address)	2 Unit Category	3 Tenure R=Renter O=Owner	4 Affordability by Household Incomes				5 Total Units per Project	5a Est. # Infill Units*	6 Assistance Programs for Each Development See Instructions	7 Deed Restricted Units See Instructions	8 Note below the number of units determined to be affordable without financial or deed restrictions and attach an explanation how the jurisdiction determined the units were affordable. Refer to instructions.
			Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income					
N/A			0	0	0	0					
(9) Total of Moderate and Above Moderate from Table A3			0	0	0	56					
(10) Total by income Table A/A3			0	0	0	56	Total:	56			
(11) Total Extremely Low-Income Units*											

\* Note: These fields are voluntary

# ANNUAL ELEMENT PROGRESS REPORT

## Housing Element Implementation

(CCR Title 25 §6202 )

Jurisdiction City of Escondido  
 Reporting Period 1/1/2014 - 12/31/2014

**Table A2**  
**Annual Building Activity Report Summary - Units Rehabilitated, Preserved and Acquired pursuant to GC Section 65583.1(c)(1)**

Please note: Units may only be credited to the table below when a jurisdiction has included a program it its housing element to rehabilitate, preserve or acquire units to accommodate a portion of its RHNA which meet the specific criteria as outlined in GC Section 65583.1(c)(1)

Activity Type	Affordability by Household Incomes				(4) The Description should adequately document how each unit complies with subsection (c)(7) of Government Code Section 65583.1
	Extremely Low-Income*	Very Low-Income	Low-Income	TOTAL UNITS	
(1) Rehabilitation Activity				0	
(2) Preservation of Units At-Risk				0	
(3) Acquisition of Units				0	
(5) Total Units by Income	0	0	0	0	

\* Note: This field is voluntary

**Table A3**  
**Annual building Activity Report Summary for Above Moderate-Income Units (not including those units reported on Table A)**

	1. Single Family	2. 2 - 4 Units	3. 5+ Units	4. Second Unit	5. Mobile Homes	6. Total	7. Number of Infill units*
No. of Units Permitted for Moderate	0	0	0	0	0	0	0
No. of Units Permitted for Above Moderate	17	0	0	0	39	56	56

\* Note: This field is voluntary \*\* Non-deed restricted SDUs are not counted toward RHNA

# ANNUAL ELEMENT PROGRESS REPORT

## Housing Element Implementation

(CCR Title 25 §6202 )

Jurisdiction City of Escondido  
 Reporting Period 1/1/2014 - 12/31/2014

Table B

### Regional Housing Needs Allocation Progress

#### Permitted Units Issued by Affordability

Enter Calendar Year starting with the first year of the RHNA allocation period. See Example.		2013	2014	2015	2016	2017	2018	2019	2020	Total Units to Date (all years)	Total Remaining RHNA by Income Level
Very Low	Deed Restricted Non-deed restricted	1,042	7	0						7	1,035
	Deed Restricted Non-deed restricted		28	0						28	
	Low	791	1							1	762
Moderate	Deed Restricted Non-deed restricted	733	0	0						0	733
	Above Moderate	1,609	108	56						164	1,445
Total RHNA by COG: Enter allocation number:		4,175	144	56						200	3,975
Total Units											
Remaining Need for RHNA Period											

Note: units serving extremely low-income households are included in the very low-income permitted units totals.

Jurisdiction City of Escondido  
 Reporting Period 1/1/14-12/31/14

Table C  
 Program Implementation Status

Program Description (By Housing Element Program Names)	Housing Programs Progress Report - Government Code Section 65583 Describe progress of all programs including progress in removing regulatory barriers.	
Name of Program:	Objective	Timeframe in H.E.
<p>1.1: Project Development            Create increased supply of affordable housing units for lower income households, including those households with extremely low incomes. Every effort will be made to accomplish this through redevelopment and acquisition/rehabilitation.</p>	<p><b>Anticipated impact:</b>            Increased supply of rental units for extremely low, very low-income and low-income residents            300 units</p>	<p>Ongoing</p> <p>No new affordable units were completed in 2014. An RFP was sent out in August 2014 for affordable housing developers. Contracts were signed with both Community HousingWorks and Urban Housing Communities to develop affordable rental projects consisting of acquisition/rehabilitation of units. These units are expected to be completed within the next two years. In addition, the City is working with Solutions for Change on a new, affordable rental project consisting of 24-40 units, anticipated to be completed within the next two years.</p>
<p>1.2: Lot Consolidation            Encourage consolidation of small lots to utilize land more efficiently and facilitate the development of mixed use and affordable multi-family developments</p>	<p><b>Anticipated impact:</b>            Facilitate development as envisioned in the General Plan.</p>	<p>Ongoing</p> <p>A ministerial process is utilized for basic lot consolidation. The City continues to encourage consolidation of lots to facilitate mixed-use and affordable developments.</p>
<p>1.3 Infill New Construction            Support new construction of homeownership and rental units and redevelopment/revitalization on infill sites. The City also encourages recycling and revitalizing of sites for a variety of housing types and income levels.</p>	<p><b>Anticipated impact:</b> New housing opportunities for homeownership and rental for low- and moderate-income households.</p>	<p>Ongoing</p> <p>Although no new affordable rental or ownership units were completed in 2014, two infill projects are currently in the works and are expected to be completed within the next two years. San Diego Habitat for Humanity is constructing 11 affordable ownership units on an infill site on Elm Street, and Solutions for Change is working on an affordable rental project of 24-40 units, also on an infill site on Escondido Boulevard.</p>

<p>1.4 City-owned Sites Facilitate the redevelopment/development of affordable housing on City-owned sites</p>	<p><b>Anticipated impact: Sites for affordable housing.</b> Use City-ownership as a potential inducement for rehabilitation of more affordable housing</p>	<p>Ongoing</p>	<p>The Housing Division, the Public Works Department and the City's Real Property Agent continue to review properties when they become available as potential sites for redevelopment.</p>
<p><b>Name of Program:</b></p> <p>1.5 Density Bonus Amend Density Bonus Ordinance to be consistent with State law</p>	<p><b>Objective</b></p> <p><b>Anticipated impact: Additional housing opportunities for low- and moderate-income households.</b></p>	<p><b>Timeframe in H.E.</b></p> <p>0-3 years from HE adoption</p>	<p><b>Status of Program Implementation as of 12-31-14</b></p> <p>Staff is currently working on an amendment to the Zoning Code to modify the Density Bonus provisions so they are in conformance with State law. It is anticipated that the City Council will review the changes in 2015. In the meantime, the City utilizes the State density bonus requirements when processing a request for a density bonus.</p>
<p>2.1 Housing Rehabilitation: Renter Occupied Continue to explore potential rental rehabilitation programs</p>	<p><b>Anticipated impact: Increase rental rehabilitation for lower income households (25 units).</b></p>	<p>Ongoing</p>	<p>Staff continues to explore funding opportunities for a new renter-occupied rehabilitation program. Funding from a CalHOME grant will allow the City to re-establish an owner-occupied rehabilitation program for low-income households in single-family residences and mobilehomes in 2015.</p>
<p>2.2 Acquisition/Rehabilitation Continue to explore ways to encourage the recycling of deteriorated and older structures for affordable housing opportunities</p>	<p><b>Anticipated impact: Additional affordable housing opportunities for lower income households. (200 Units)</b></p>	<p>Ongoing</p>	<p>Recycling of existing, dilapidated structures continues to be a priority. No new affordable units were completed in 2014. However, an RFP was sent out in August 2014 for affordable housing developers. Contracts were signed with both Community HousingWorks (10 units within a 200 unit development) and Urban Housing Communities (44 units) to develop affordable rental projects consisting of acquisition/rehabilitation of existing units. These units are expected to be completed within the next two years</p>

<p>2.3 Focus on Neighborhoods Collaborate with departments to channel resources and efforts into improvement of neighborhoods, including code enforcement, housing rehabilitation and capital improvements.</p>	<p><b>Anticipated impact: The concentration of City resources to one neighborhood and the opportunity for significant community impact both in physical improvement and life for neighborhood residents. (Low- and moderate-income categories).</b> Continue collaborative efforts through funding resources, policies and community outreach.</p>	<p>Ongoing</p>	<p>Project NEAT was started in 2010 to assist residents in solving their own neighborhood problems at a neighborhood (rather than Code Enforcement) level, such as maintenance, graffiti, minor repairs and trash. This effort utilizes Community Development Block Grant (CDBG) funding.</p> <p>The joint efforts to combine resources in targeted neighborhoods, including CDBG funding, grants, and outside financing, will continue, including coordinating the Escondido Creek Master Plan, public improvements with proposed affordable developments, and neighborhood oriented clean-up projects.</p> <p>In November 2013 the City Council approved the 2013-2014 City Council I Action Plan, which includes a Neighborhood Improvement element. This element includes strategies for improving aging neighborhoods, improving City appearance and expanding collaboration with neighborhood groups. It is anticipated that this will continue to be a focus in the 2015-2016 Action Plan developed in spring 2015.</p>
<p><b>Name of Program:</b> 2.4 Preservation of at-Risk Housing Continue to explore means to continue housing affordability for lower income households that would be impacted by the conversion of subsidized projects to market-rate housing</p>	<p><b>Objective</b> <b>Anticipated impact: Continued affordability of subsidized housing developments.</b> If owner wishes to sell, contact potential buyers who would want to extend affordability and, if unsuccessful, follow-up with Section 8 and relocation potential</p>	<p>Ongoing</p>	<p><b>Status of Program Implementation as of 12-31-14</b> The City will continue to monitor at-risk units, particularly those identified in the Housing Element. In 2013, the Housing Division worked with the owners of Sonoma Court, 60 affordable units at risk after 2023, to preserve and extend affordability covenants while ensuring funding for necessary improvements. The city allowed the partnership to re-syndicate, which will allow the new partnership to apply for 4% tax credits to extend the affordability periods of the City and TCAC for 55 years. No units were preserved in 2014 but staff is assisting in preserving the affordability of a 6-unit project for 2015.</p>

<p>3.1: First-Time Homebuyer/Home Entry Loan Program (HELP) Provide low-interest loans to lower income households for closing costs and down payment, of lesser of 5% of purchase price or \$25,000</p>	<p><b>Anticipated impact:</b> Increased homeownership opportunities for lower income households (150 unhjinits).</p>	<p>Ongoing</p>	<p>2 HELP loans funded during 2014 3 HELP loans funded during 2013</p>
<p>3.2 First-Time Homebuyer/Mortgage Credit Certificates Provide mortgage credit certificates to first-time homebuyers to reduce federal income taxes and more easily qualify for a loan.</p>	<p><b>Anticipated impact:</b> Additional homeownership opportunities for low- and moderate-income households (20 households).</p>	<p>Ongoing</p>	<p>3 MCCs were issued to a lower income household during 2014 (5 additional MCCs were issued to those earning <math>\leq</math> 120% AMI) 1 MCC was issued to a lower income household during 2013</p>
<p><b>Name of Program:</b></p>	<p><b>Objective</b></p>	<p><b>Timeframe in H.E.</b></p>	<p><b>Status of Program Implementation as of 12-31-14</b></p>
<p>3.3 Rental Subsidy Provide households with affordable rents through rent subsidy programs for households with incomes not exceeding 50% of the Area Median Income.</p>	<p>Collaborate with HUD (and the housing authority) toward the provision of Section 8 Rental Subsidy to households earning 50% or less of the median income  Provide rental subsidy to low-income seniors and persons with disabilities in mobilehomes parks and apartments <b>Anticipated impact: Rental Assistance for very low-income households, 1,200 households, with Housing Choice Vouchers. 110 very low income senior/disabled households for rent subsidies</b></p>	<p>Ongoing</p>	<p>Ongoing. During 2014, <b>1,314</b> households were assisted with a Section 8 Rental Subsidy. An additional 11,786 are on the wait list in Escondido.  During 2014, an <b>average of 45</b> senior households (or persons with a disability) in mobilehome parks and another 35 in apartments were receiving a monthly rental subsidy while waiting for HUD Section 8 eligibility. Eligibility for the program was tightened in 2012 due to the loss of redevelopment funds. Continuation of the program in the future is uncertain.</p>



<p>3.4 Mobilehome Park Conversion Provide technical assistance to mobilehome resident groups in the conversion of existing parks to resident ownership</p>	<p><b>Anticipated impact:</b> Continued mobilehome resident ownership opportunities for lower income residents. Continue to work with City policies and procedures to assist in conversion</p>	<p>Ongoing</p>	<p>The City continues to provide technical assistance to mobilehome parks considering conversions. No recent conversions have been requested. The City continues to manage the remaining city-owned spaces in Escondido Views (5 lots) and Mountain Shadows (27 lots).</p>
<p>3.5 Mobilehome Rent Review Rent review via the Rent Review Board of applications or increases in mobilehome parks</p>	<p><b>Anticipated impact:</b> Stabilized rents for mobilehome residents, many of whom are lower income.</p>	<p>Ongoing</p>	<p>During 2014, nine short-form rent review hearings were held. Monthly increases approved for short form applications ranged from \$5.19 to \$11.66.</p>
<p><b>Name of Program:</b></p>	<p><b>Objective</b></p>	<p><b>Timeframe in H.E.</b></p>	<p><b>Status of Program Implementation as of 12-31-14</b></p>
<p>3.6: Fair Housing Actively engage in furthering fair housing for all residents through specific education outreach and monitoring activities</p>	<p><b>Anticipated impact:</b> Continued enforcement of the Fair Housing Plan which will prevent discrimination in housing and disputes between landlords tenants</p>	<p>Ongoing</p>	<p>In 2014 the City continued to contract with North County Lifeline to provide fair housing services including counseling, mediation in landlord/tenant disputes, and bilingual assistance.  City staff continues to disperse information, review potential impediments to fair housing, and meet with other jurisdictions to discuss and address potential regional impediments. The City of Escondido is participating in a 2015 San Diego regional AI, which is currently underway.</p>
<p>4.1 Emergency Shelters Amend the Zoning Code to permit emergency shelters by right, consistent with State law.</p>	<p><b>Anticipated impact:</b> Provision of shelter for families/individuals with special needs. Consistency with state law.</p>	<p>Within one year of Housing Element adoption</p>	<p>The City is in the process of reviewing the approved Emergency Shelter Overlay to possibly modify/expand the overlay area. Any modifications will be in compliance with State law.</p>
<p>4.2: Transitional/Supportive Housing Amend the Zoning Code to differentiate transitional/supportive housing operated as group quarters versus a regular housing development. Uses will be permitted where housing is otherwise permitted.</p>	<p><b>Anticipated impact:</b> Increased housing opportunities for special needs persons.</p>	<p>0-3 years from HE adoption</p>	<p>An amendment to the Zoning Code is currently underway to define transitional and supportive units as specified in State law, and to permit them where residential units are otherwise permitted. It is anticipated that the City Council will review the changes in 2015.</p>

<p>4.3: Senior Housing Ordinance Amend the Zoning Code to permit senior housing by right where housing is permitted.</p>	<p><b>Anticipated impact:</b> Increased housing opportunities for seniors</p>	<p>0-3 years from HE adoption</p>	<p>An amendment to the Zoning Code is currently underway to permit senior housing by right where housing is permitted. It is anticipated that the City Council will review the changes in 2015.</p>
<p>4.4: Monitoring of Growth Management Measure Periodically monitor and evaluate Proposition S for its impacts on the cost, supply and timing of affordable housing. Analyze the ability to accommodate the city's regional housing need, constraints on supply and affordability of housing.</p>	<p><b>Anticipated impact:</b> Increased public awareness of the City's housing needs and obligations under state law.</p>	<p>Ongoing</p>	<p>The Housing Element shows that City's RHNA can be accommodated. In 2014 it does not appear that existence of Proposition "S" discouraged or prevented construction of affordable units. City will continue to monitor RHNA progress annually to determine whether growth management policies impact the city's ability to accommodate the affordable housing need.</p>
<p><b>Name of Program:</b></p>	<p><b>Objective</b></p>	<p><b>Timeframe in H.E.</b></p>	<p><b>Status of Program Implementation as of 12-31-14</b></p>
<p>5.1: Affordable Housing Financing Continue to pursue a variety of funding sources to support affordable housing in the community.</p>	<p><b>Anticipated impact:</b> Acquisition, rehabilitation, preservation or construction of affordable housing for lower and moderate income households.</p>	<p>Ongoing</p>	<p>Staff continues to pursue opportunities to utilize additional funding sources for potential projects and programs, including tax credits and grants.</p>
<p>5.2: Housing Information and Referral Update public information identifying the City's housing programs and provide opportunities to market those programs.</p>	<p><b>Anticipated impact:</b> More effective and targeted housing programs (especially for lower income households).</p>	<p>Ongoing</p>	<p>Housing program and project information is updated as needed and is distributed via a variety of avenues such as the web-site, brochures, mailers, referral cards and at City Hall. The city website was updated in late 2010 and updates to the website are ongoing as needed. Staff continues to seek additional ways to distribute information.</p>

**CONSTRAINTS**

The 2013-2020 Housing Element listed the following governmental constraints. The specific issue, page number, action and status are listed below.

Issue	Page #	Action	Status
<p><b>Land Use Controls</b> Residential designations, specific plans, growth management controls, overlay zones/districts, and the density bonus ordinance</p>	IV-67	Evaluate land use issues for direct impact on provision of housing for all economic sectors of the community.	The City's General Plan comprehensive update was completed in 2012, including increasing densities with a new Urban V designation and introducing minimum floor densities. The Downtown Specific Plan was updated in 2013, including increasing residential densities (up to 100 du/ac) in the downtown core, which should lead to an increase in production of multi-family units.
<p><b>Residential Development Standards</b></p>	IV-76	Evaluate residential development standards to ensure they are not unreasonably limiting the number of units that may be constructed.	Development standards and parcel requirements offer flexibility to encourage development. With the adoption of the density bonus and residential incentive ordinance in 2015-2016 more flexibility will be available. Escondido has one of the lowest parking requirements in north county, and some additional flexibility is built into the Zoning Code.
<p><b>Provision for a Variety of Housing Opportunities</b></p>	IV-80	A jurisdiction must encourage the development of a variety of housing types for all economic segments of the population.	The General Plan calls for establishing a minimum density for each district, to promote efficient use of land. The Escondido Zoning Code has provisions for SDUs, mobilehomes, multi-family dwellings, and residential care facilities. Also, SROs and farmworker housing. In 2013, the City approved a zoning overlay where emergency shelters are permitted by right, in accordance with state law. Similar code amendments will be completed in 2015 for transitional/supportive housing, and some clean-up language for senior housing. There are no other policies or regulations that constrain development of housing for persons with disabilities.
<p><b>Development Conditions and Fees</b> Fees and exactions to process permits and provide services and facilities can be a constraint to the development of housing due to the additional cost borne by developers.</p>	IV-90	The City periodically reviews fees to ensure they reflect current impacts and necessary impacts.	Escondido's residential development fees have not been found to act as a constraint to the development of housing. They are comparable to those of other north county cities. The development fees are reviewed periodically and modified as needed.

<p><b>On- and Off-Site Improvements</b> Existing infrastructure, development standards for new infrastructure, requirements for on-and off-site improvements.</p>	IV-92	Requirements for on- and off-site improvements vary depending on the presence of existing improvements, as well as the size and nature of the proposed development.	Requirements will be reviewed as necessary.
<p><b>Building Codes and Enforcement</b></p>	IV-94	The 2010 California Building Code and 2010 Green Building Standards Code have been adopted	The City has no local ability to waive provisions of State building codes. However, there is an appeal process to challenge interpretations of the building code requirements.
<p><b>Permits and Processing Times</b> Certainty and consistency in permit processing procedures and reasonable processing times to ensure that developers are not discouraged.</p>	IV-95	The existing design review and conditional use permit processes do not serve to constrain housing development.	The City continues to explore ways to streamline processing of applications and reduce fees for affordable, fair market and mixed use housing. Recently, the Design Review Board was consolidated into the Planning Commission in an effort to streamline processing.

INDEPENDENT AUDITORS' REPORT ON COMPLIANCE WITH APPLICABLE  
REQUIREMENT AND ON INTERNAL CONTROL OVER COMPLIANCE

To the Honorable Mayor and Members of the City Council  
City of Escondido, California

**Report on Compliance for the Housing Successor**

We have audited the City of Escondido Housing Successor's (the Housing Successor) compliance with the types of compliance requirements described in the California Health and Safety Code sections applicable to California Housing Successor Agencies for the year ending June 30, 2014.

***Management's Responsibility***

Management is responsible for compliance with the California Health and Safety Code sections applicable to California Housing Successor Agencies.

***Auditor's Responsibility***

Our responsibility is to express an opinion on the Housing Successor's compliance based on our audit of the types of compliance requirements with the California Health and Safety Code sections applicable to California Housing Successor Agencies. We conducted our audit of compliance in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in the *Government Auditing Standards*, issued by the Comptroller General of the United States. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether noncompliance with the types of compliance requirements referred above that could have a direct and material effect on Housing Successor occurred. An audit includes examining, on a test basis, evidence about the Housing Successor's compliance with those requirements and performing such other procedures as we considered necessary in the circumstances.

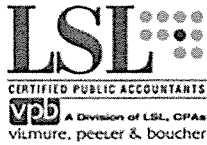
We believe that our audit provides a reasonable basis for our opinion on compliance for the Housing Successor. However, our audit does not provide a legal determination of the Housing Successor's compliance with those requirements.

***Opinion***

In our opinion, the Housing Successor complied, in all material respects, with the types of compliance requirements referred to above that could have a direct and material effect on its Housing Successor for the year ending June 30, 2014.

**Report on Internal Control over Compliance**

Management of the Housing Successor is responsible for establishing and maintaining effective internal control over compliance with the type of compliance requirements referred to above. In planning and performing our audit of compliance, we considered the Housing Successor's internal control over compliance with the types of requirements that could have a direct and material effect on the Housing Successor to determine the auditing procedures that are appropriate in the circumstances for the purpose of expressing an opinion on compliance and to test and report on internal controls over compliance, but not for the purpose of expressing an opinion on the effectiveness of internal control over compliance.



To the Honorable Mayor and Members of the City Council  
City of Escondido, California

Accordingly, we do not express an opinion on the effectiveness of the Housing Successor's internal control over compliance.

*A deficiency in internal control over compliance* exists when the design or operation of a control over compliance does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, noncompliance with a type of compliance of California Health and Safety Code sections applicable to California Housing Successor Agencies on a timely basis. *A material weakness in internal control over compliance* is a deficiency, or a combination of deficiencies, in internal control over compliance, such that there is a reasonable possibility that a material noncompliance with a type of compliance requirement of California Health and Safety Code sections applicable to California Housing Successor Agencies will not be prevented, or detected and corrected on a timely basis. *A significant deficiency in internal control over compliance* is a deficiency, or a combination of deficiencies, in internal control over compliance that is less severe than a material weakness in internal control over compliance, yet important enough to merit attention by those charged with governance.

Our consideration of internal control over compliance was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control over compliance that might be material weaknesses or significant deficiencies. We did not identify any deficiencies in internal control over compliance that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified.

#### **Report on Excess/Surplus Calculation**

We have audited the financial statements of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of the City of Escondido as of and for the year ended June 30, 2014, and have issued our report thereon dated December 30, 2014, which contained an unmodified opinion on those financial statements. Our audit was conducted for the purpose of forming an opinion on the financial statements as a whole. The accompanying report on excess/surplus calculation is presented for purposes of additional analysis only and is not a required part of the financial statements. Such information is the responsibility of management and was derived from the financial statements. The report on excess/surplus calculation has not been subjected to the auditing procedures applied in the audit of the basic financial statements, and accordingly, we do not express an opinion or provide any assurance.

The purpose of this report on internal control over compliance is solely to describe the scope of our testing of internal control over compliance and the results of that testing based on the requirements of California Health and Safety Code sections applicable to California Housing Successor Agencies. Accordingly, this communication is not suitable for any other purpose.

Brea, California  
December 30, 2014

CITY OF ESCONDIDO HOUSING SUCCESSOR

COMPUTATION OF HOUSING SUCCESSOR  
EXCESS/SURPLUS (HSC 34176.1)

	Low and Moderate Housing Funds All Project Area July 1, 2013	Low and Moderate Housing Funds All Project Area July 1, 2014
Opening Fund Balance	\$ 42,846,749	\$ 42,450,763
Less Unavailable Amounts:		
Land held for resale	\$ (2,658,263)	\$ (2,287,410)
Loans receivable	(36,279,549)	(35,500,789)
SERAF loans	(3,399,292)	(3,399,292)
	<u>(42,337,104)</u>	<u>(41,187,491)</u>
Available Housing Successor Funds	509,645	1,263,272
Limitation (greater of \$1,000,000 or four years deposits)		
Aggregate amount deposited for last four years:		
2013 - 2014	-	519,146
2012 - 2013	1,660,745	1,660,745
2011 - 2012	280,999	280,999
<b>Total</b>	<b><u>\$ 1,941,744</u></b>	<b><u>\$ 2,460,890</u></b>
<b>Base Limitation</b>	<b><u>\$ 1,000,000</u></b>	<b><u>\$ 1,000,000</u></b>
Greater amount	<u>\$ 1,941,744</u>	<u>\$ 2,460,890</u>
<b>Computed Excess/Surplus</b>	<b><u>None</u></b>	<b><u>None</u></b>

**Affordable Housing Complexes, Loans approved 2003-2014**

Project Name	Total Number of Units	Amount of Subsidy			Restrictions	
		HOME	Set Aside	Other	AMI	Senior
Avocado Court	36	\$1,000,000	\$500,000	\$200,000		
Brotherton Square	22		\$1,788,092	\$1,400,000		
Juniper Senior Village	61	\$3,051,230	\$2,448,770	\$800,000		61
Las Ventanas	78		\$3,000,000	\$1,250,000		
Milane Lane (HO)	7	\$470,000	\$480,000			
Orange Place Apts	15	\$1,263,000	\$200,000			
Orangewood (HO)		\$660,000				
The Crossings	55		\$9,500,000			
Via Robles	72		\$5,737,000	\$1,850,000		
Windsor Gardens	132		\$915,000			132
<b>TOTALS</b>	<b>478</b>	<b>\$6,444,230</b>	<b>\$24,568,862</b>	<b>\$5,500,000</b>		<b>193</b>

**Affordable Housing Complexes, Under Development**

Project Name	Total Number of Units	Amount of Subsidy			Restrictions	
		HOME	Set Aside	Other	AMI	Senior
Elm Street (HO)	11	\$596,300	\$125,000			
Solutions for Change	24		\$21,000			
Cypress Cove	200	\$1,000,000				
Crossings @ Escondido Mand	44	\$2,600,000	\$1,500,000			



## RENT REVIEW BOARD

For City Clerk's Use:

**APPROVED**       **DENIED**

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

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

**Agenda Item No.: 5**  
**Date: March 25, 2015**

**TO:** Honorable Chairman and Members of the Rent Review Board

**FROM:** Barbara Redlitz, Director of Community Development

**SUBJECT:** Short-form Rent Increase Application for Sundance Mobile Home Park (File Number 0697-20-10018)

### **RECOMMENDATION:**

- Consider the short-form rent increase application submitted by Sundance MHP LP.
- If approved, adopt Rent Review Board Resolution No. 2015-01 granting an increase of seventy-five percent (75%) of the change in the Consumer Price Index, or 2.322% (an average of \$15.29) for the period of December 31, 2012 to June 30, 2014.

### **INTRODUCTION:**

Sundance MHP ("Park"), located at 2250 N Broadway, has filed a short-form rent increase application. The Board is asked to accept the staff report, hear public testimony, and make a determination concerning the request in accordance with the Escondido Rent Protection Ordinance and the short-form procedures as outlined in the Rent Review Board Guidelines. The application and the staff report have been made available to the Board for review and consideration prior to the hearing. Sundance MHP was sold to Sundance MHC, LP in October 2014, which hired Investment Property Group to manage the Park.

### **THE RENT INCREASE APPLICATION:**

Sundance is a senior park which has a total of 88 spaces with 24 spaces subject to rent control. The Park is requesting an increase for the 24 rent controlled spaces. The original application included an increase for 26 spaces; two spaces have been sold since the application was received. The other spaces not included in this application, are on long-term leases occupied by management or are vacant. Common facilities available to all spaces include a clubhouse with a kitchen, meeting area with a stage, a craft room, billiards room, fitness room, swimming pool and spa, shuffleboard courts, and a coin laundry facility. Extensive greenbelts are found throughout the park.

The application meets all the eligibility criteria for submittal of a short-form rent increase application.

March 25, 2015

Short-form Rent Increase Application for Sundance Mobile Home Park (File No. 0697-20-10018)  
Page 2

**PARK OWNER'S REQUEST:**

The Park is requesting an increase of 75% of the change in Consumer Price Index for the period of December 31, 2012, to June 30, 2014. Seventy-five percent of the change in the CPI for the period of consideration is 2.322%. The average monthly rent for the residents that are affected by this application is \$658.66. Residents also pay a temporary (5-year) charge of \$17.07 to partially cover the costs of the long-form rent control hearing process in 2013. The average monthly increase requested for the 24 spaces is \$15.29 per space, per month.

This is the third rent increase request filed by this Park since the Ordinance was implemented. The last increase was granted in October 2013 through the long-form rent increase process for an average amount of \$124.37, per space, per month. Four residents have filed a suit in San Diego Superior Court challenging the rent increase, and the civil case is scheduled to be heard in May 2015. The pending civil case does not affect the analysis of the current short-form rent increase application. Approval of this short-form application assumes the validity of the 2013 rent increase because the proposed \$15.29 increase incorporates and is based upon the 2013 rent increase. If Council approves this short-form application and the court orders the City to reconsider the 2013 rent increase, the rehearing might also change the result of this short-form application.

**RESIDENT MEETING AND COMMENTS:**

Residents affected by this request were invited to attend a meeting in their clubhouse on February 11, 2015, at 6:00 p.m. Twenty residents attended the meeting. The meeting was also attended by Amber Monte and Ronda Aldridge of Investment Property Group and City staff. Residents had a number of questions regarding the short form rent control process and the new owner's plans for the Park. Residents expressed concerns including: speeding in the Park; parking in front of and around the emergency exit; a locked pedestrian gate; trip hazards throughout the Park; the condition of fencing throughout the Park, driveways, lampposts, and the pool and Jacuzzi; palm trees in need of trimming; and sewer line work done in June 2014. Residents also noted that a number of maintenance activities had been taking place and that projects like new mailbox clips were making a positive impact. The application and the short-form hearing procedures were reviewed with the residents in attendance. Don Greene was elected to serve as resident representative.

City staff reinforced the Rent Review Board's request that the park representative and resident representative meet at least 21 days before the Rent Review Board meeting to discuss park issues.

**CODE ENFORCEMENT INSPECTION:**

An inspection of the common areas of the Park by the Code Enforcement Division of the City noted some violations of the Health and Safety Code. A copy of the Code Report ("Report") is attached as "Exhibit A." The Owner, Regional Manager, and resident representative received a copy of the Report, and were made aware that no rent increase, if granted, may be implemented until the Health and Safety Code violations have been cleared.

March 25, 2015

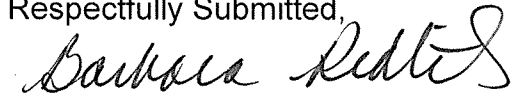
Short-form Rent Increase Application for Sundance Mobile Home Park (File No. 0697-20-10018)

Page 3

**ADDITIONAL FACTORS AFFECTING THE APPLICATION:**

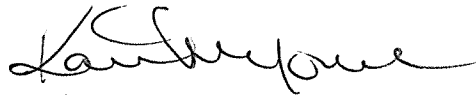
In conformance with the Rent Review Board Guidelines, the decision of the Board will be finalized by adoption of the Resolution confirming the findings of the Public Hearing. The Notice of Determination will be mailed to the applicant and residents immediately upon adoption of the Resolution. The Park owner may send the 90-day notice of any rent increase granted to the residents upon the adoption of the Resolution.

Respectfully Submitted,



Barbara Redlitz

Director of Community Development




Karen Youel

Management Analyst



**DATE:** FEBRUARY 19, 2015

**TO:** HONORABLE CHAIRMAN AND MEMBERS OF THE RENT CONTROL BOARD

**FROM:** BRIAN GUSTAFSON, CODE ENFORCEMENT MANAGER 

**SUBJECT:** SUNDANCE MOBILEHOME PARK

Sundance Mobilehome Park was inspected on February 19, 2015, with the lighting inspection conducted the prior evening, as a result of an application for a rent increase having been filed. There were twelve violations found during the park inspection and six inoperable lights found; the inspection report is attached.

A resident meeting was held on February 11, 2015, attended by twenty residents, two park managers, the resident representative and one city staff member. The resident form was turned in to staff the morning of the park inspection.

There was one code enforcement case in this park during the past year.

**CC:** Barbara Redlitz, Director of Community Development  
Karen Youel, Rent Control Administration

February 19, 2015

**MOBILEHOME PARK RENT CONTROL**  
**CODE ENFORCEMENT INSPECTION REPORT**

**Park Name:** Sundance Mobile Home Park

**Park Owner:** Sundance MHC, LP  
19772 MacArthur Blvd. Ste. 100  
Irvin, Ca. 92612

**Park Management:** Ronda Aldridge Regional Manager  
Investment Property Group 916-943-8199

**Inspection Date:** 2/19/15                      **Inspectors:** Art Stephens  
Jason Roach

The following report is based on the inspection of the mobile home park conducted under provisions outlined in the California Code of Regulations, Title 25, Division I, Chapter 2 and the Escondido Zoning Code, Article 45. This inspection report only addresses health and safety issues that are related to areas for which maintenance, repair and operations is the responsibility of the owners and managers of the park.

**General Violations:**

1. Repair or replace the non-working oven in the club house kitchen.  
**25 CCR1605 (a) (6) & 25 CCR 1102 (a)**
2. Clear out the clutter and storage items in the clubhouse machinery/electrical room. **25 CCR 1102 (a)**
3. Remove the exposed electrical wiring and the extension cord in the clubhouse electrical room. **25 CCR 1605(d) (1)**

4. Obtain two water heater installation permits for the recently installed water heaters on the upper level of the clubhouse. Obtain required inspections and approvals from the City of Escondido Building Department. **25 CCR 1018(a).**
5. Repair the damaged subfloor for the two areas on the upper level exterior balcony of the clubhouse. **25 CCR 1605 (b) (2)**
6. Repair all shuffleboard area lights to operable condition. **25 CCR (d) (2)**
7. Remove exposed electrical cable and abandoned old solar heating pipes in the swimming pool equipment area. **25 CCR (d) (1) & 25 CCR (e)**
8. Repair the two holes in the surface of the swimming pool deck area. **25 CCR 1102 (a)**
9. Replace the light bulb in the men's sauna room. **25 CCR (d) (2)**
10. Remove the wood board with exposed nails from the gate at the north side of the park. **25 CCR 1102 (a)**
11. Provide evidence from your alarm company that the smoke and fire detection devices in the clubhouse are in working condition. **25 CCR 1102 (a)**
12. Repair holes and openings in the drywall of the upper level storage rooms. **25 CCR 1102 (a) & 25 CCR 1605 (a) (6).**

**Areas of the park needing illumination per 25 CCR 1108  
(Lighting Inspection; 02-18-15)**

1. Repair/replace the six inoperable lights at the front entrance porch of the clubhouse.

# MOBILEHOME PARK RENT REVIEW

## RESIDENT REPRESENTATIVE REPORT FORM

Park Name Sundance Mobile Home Park

Date of Inspection Thursday, February 19, 2015 at 8:30am

Resident Representative DM GREENE

This park will be inspected as a result of an application having been filed for a rent increase. The Code Enforcement Division will base their inspection under provisions outlined in the California Health and Safety Code, Division 13, Part 2.1; California Code of Regulations – Title 25, the Escondido Zoning Code, Article XLV; and the Escondido Municipal Code, Section 6-480 Property Maintenance.

The report compiled by the Code Enforcement Division will address the health and safety issues related to the common areas of the mobile home park and those items for which the repair and maintenance is the responsibility of the owners and managers of the park. The attached list is to assist you and the residents in noting your current concerns so that they can be addressed as part of the process.

At the time of the inspections, each item on this list will be discussed with the participants. If it is a violation of Title 25 it will be made part of the Inspection Report.

Occasionally there are no concerns noted by park residents. If that is the case, we ask that you check the appropriate statement below, sign the form and return it to the Code Enforcement Division.

The residents have expressed no specific concerns or issues at this time.

The residents have expressed the specific issues and concerns that are noted on the accompanying pages of this report.

DM GREENE  
Print Name of Resident Representative

[Signature]  
Signature

2/29/15  
Date

\_\_\_\_\_  
Space # / Phone Number

City of Escondido  
Code Enforcement Division  
201 N. Broadway  
Escondido, CA 92025  
(760) 839-4650

## RENT CONTROL INSPECTION CHECKLIST RESIDENT COMMENTS

**Responsible person:** There shall be a person available who shall be responsible for the operation and maintenance of the mobile home park. The person or designee shall reside in parks of 50 units or more, and shall have knowledge of emergency procedures of the park facilities.

N/A

**Rubbish, accumulation of waste material:** The park shall be kept clean and free of the accumulation of refuse, garbage, rubbish, excessive dust or debris.

N/A

**Drainage:** The park common areas and roadways shall be graded and sloped to provide storm drainage runoff. Standing water should evaporate within 72 hours.

CONCERNS REMAIN ABOUT DRAINAGE IN GREEN BELTS. OVER IRRIGATION  
CAUSES PROBLEMS OF ROT FOR HOMES, SINCE HOMES ARE NOT ABOVE GRADE.

**Building and park lighting:** During hours of darkness, artificial lighting shall be maintained in accordance with requirements of Title 25.

N/A



**Lot address identification:** Each lot shall be identified by letters, numbers or a street address mounted in a conspicuous place facing the roadway.

N/A

**Permanent park buildings:** Park buildings, structures and facilities shall be maintained free from hazards.

CONCERNS ABOUT OLD APARTMENT SPACE IN CLUBHOUSE ON 2<sup>nd</sup> FLOOR.

**Emergency information:** Emergency information is to be printed and posted in a conspicuous location and shall contain the following telephone numbers/information:

- Fire Department
- Police Department
- Park office
- Responsible person for operation and maintenance
- Code Enforcement
- Park location – address
- Nearest public telephone

**Other questions, comments or concerns:**

SINKING METER BOX AT SEC #20 → S.D. LG

DEEP CURB CUTS THROUGHOUT PARK NEED ROUNDING -

DRIVEWAY @ SEC 88 RAISED. - ON LOT - 3/4"

DECK IN CLUBHOUSE LOCKED.



Code Enforcement Division  
201 North Broadway, Escondido, CA 92025  
Phone: 760-839-4650 Fax: 760-432-6819

March 10, 2015

Sundance MHCLP  
C/O Investment Property Group  
19772 MacArthur Blvd.  
Irvine, Ca. 92612

Sundance MHP  
2250 N. Broadway Ave.  
Escondido, Ca. 92026

Managers – Ronda Aldridge & Sandra Jacobo

Dear Ronda & Sandra,

I am sending this letter to clarify the mistake on the Rent Control Report dated 2/19/15. Violation #4 indicates two water heater permits are required. The equipment involved is actually two forced air furnaces. City records show that permits for the installation of the two furnaces were issued on 3/6/15. Thank you for obtaining the permits in a timely manner. I apologize for the error in the inspection report. Thank You!

If you have any questions please contact me at (760) 839-6377 Monday through Friday, 8:00 a.m. to 5:00 p.m.

Sincerely,

A handwritten signature in black ink, appearing to read "Art Stephens", with a long horizontal stroke extending to the right.

Art Stephens  
Code Enforcement Officer II  
City of Escondido

RESOLUTION NO. RRB 2015-01

A RESOLUTION OF THE ESCONDIDO  
MOBILEHOME RENT REVIEW BOARD  
MAKING FINDINGS AND GRANTING A RENT  
INCREASE FOR SUNDANCE MOBILEHOME  
PARK

(File Number: 0697-20-10018)

WHEREAS, Article V of Chapter 29 of the Escondido Municipal Code is a codification of the Escondido Mobilehome Rent Protection Ordinance ("Ordinance") and provides for mobilehome space rent regulation; and

WHEREAS, the City of Escondido Mobilehome Park Rental Review Board ("Board") is charged with the responsibility of considering applications for rent increases; and

WHEREAS, a short-form Rent Increase Application was filed pursuant to Section 12 of the Rent Review Board Guidelines and accepted on January 27, 2015, by Sundance MHC, LP, the owner of Sundance Mobilehome Park ("Park"). The Park is located at 2250 North Broadway in Escondido. The rent increase applies to 24 of the 88 spaces in the Park; and

WHEREAS, this is the third rent increase application filed by the Park since the Ordinance became effective in 1988. The last rent increase was granted by the board at a Rent Review Board Hearing held on August 28, 2013, and formally adopted by Rent Review Board Resolution 2013-7, amended by Rent Review Board Resolution 2013-10. The approved increase was for \$124.37 per space, per month, based on a Maintenance of Net Operating Income approach. This increase also allowed a 5-year,

temporary rent increase of \$17.07 per affected space, per month, to allow for recovery of fees associated with preparing and presenting the application; and

WHEREAS, at this time, the average monthly space rent is approximately \$657.72 for the 24 spaces subject to the rent increase. The Park owner requested a rent increase in the amount of 75% of the change in the Consumer Price Index ("CPI") for the period of December 31, 2012, through June 30, 2014, in accordance with the Rent Review Board short-form policy guidelines. The application estimated this amount to be an average of \$15.29 (2.322%) per space, per month; and

WHEREAS, a notice of the Park's Rent Increase Application was sent to all affected homeowners. All parties were given notice of the time, date and place of the rent hearing before the Board; and

WHEREAS, on February 19, 2015, a Mobilehome Park Rent Control Code Enforcement Inspection Report ("Inspection Report") was completed. The Inspection Report noted Health and Safety Code violations in the Park; and

WHEREAS, on March 25, 2015, the Board held its public hearing. After an initial presentation, the Board invited testimony from Park ownership, residents of the Park and other residents of the community at large; and

WHEREAS, after all present had been given an opportunity to speak, the hearing was closed. Following an opportunity for discussion among the Board members and clarifying questions to the parties and Staff, the Board voted to grant an average rent increase of \$15.29 per space, per month, for the 24 spaces which are subject to rent control;

NOW, THEREFORE, BE IT RESOLVED by the Rent Review Board of the City of Escondido, as follows:

1. That the above recitations are true.
2. That the Board has heard and considered all of the reports and testimony presented, and has considered the facts as outlined in the short-form Guidelines (“Guidelines”).
3. That following the Guidelines, an increase based on 75% of the change in the CPI for San Diego County from December 31, 2012, through June 30, 2014, amounted to 2.322%, which averaged \$15.29 per space, per month, for the 24 spaces that are subject to rent control.
4. The Board concluded that an increase of \$15.29 per space, per month, is consistent with the Guidelines, and is fair, just, and a reasonable increase in light of the information presented by all parties.
5. That the increase may not be implemented until after the health and safety code violations noted in the Inspection Report have been corrected, signed off, and are in compliance with the various state and local code sections as noted in the Inspection.
6. That the increase may be implemented upon the expiration of the required 90-day notice to the residents, which may be issued upon the adoption of this Resolution.

**CITY COUNCIL**

For City Clerk's Use:

**APPROVED**       **DENIED**

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

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

**Agenda Item No.: 6**  
**Date: March 25, 2015**

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

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

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

**RECOMMENDATION:**

The Utilities Department requests that Council approve a budget adjustment in the amount of \$1,369,900 to Capital Improvement Program (CIP) No. 804001 (HARRF Influent Pump Station) from the Wastewater unallocated reserves, and adopt Resolution No. 2015-15 authorizing an amendment to the contract with TC Construction Company, Inc. not to exceed \$1,931,579 (23.7% over the original contract amount of \$8,169,500).

**FISCAL ANALYSIS:**

As of February 28, 2015, CIP No. 804001 had an available project balance of \$268,216. The funds requested for the budget adjustment are available in the Wastewater CIP reserves, which are a component of the Wastewater Operation, Debt, and CIP Reserve Fund (formerly known as the Wastewater unallocated reserves).

**PREVIOUS ACTION:**

On October 17, 2012, Council adopted Resolution No. 2012-171 authorizing the Public Improvement Agreement with TC Construction Company, Inc. in the amount of \$8,169,500 for the construction of the Influent Pump Station Rehabilitation Project. On March 13, 2013, Council adopted Resolution No. 2013-30 authorizing the Consulting Agreements and Public Service Agreements with Water Synergy, Inc., West Coast Geotechnical Consultants, and CPM Construction, Inc. for construction support of the Influent Pump Station Rehabilitation Project.

**BACKGROUND:**

Construction of the Influent Pump Station at the HARRF has been underway since February 2013.

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

March 25, 2015

Page 2

This complex project is rehabilitating the existing Influent Pump Station while it remains in service. The average daily flow through the HARRF Influent Pump Station is about 10 MGD.

The proposed budget adjustment will fund additional costs to the project including: (1) Time and Material (T&M) items amounting to \$1,304,940 that have not been processed as change orders; (2) anticipated changes required to complete construction amounting to \$450,297; (3) ongoing special inspections, engineering support, and material testing amounting to \$44,600; and (4) contingency for potential differing site conditions or conflicts amounting to \$120,000.

Change Orders:

Construction is ongoing and should be completed by September 2015. Progress payments to date total \$8,278,931, including \$606,341 (7.4%) in change orders. These change orders are City-initiated items. A summary list of the processed change orders is attached (Attachment A).

The two most costly change orders approved by construction management staff so far include:

1. Change Order #3, \$316,652, for the construction of approximately 900 linear feet of 8-foot tall block wall and 200 linear feet of 6-foot tall block wall along the northern boundary of the HARRF. The block wall was initially planned as a separate project, but building the wall as a part of this project was necessary because the new 36-inch force main would obstruct a later project, driving up the costs of building the wall. The owner of the neighboring mobile home park supported building the block wall, as it provided a visual buffer and added privacy for the residences.
2. Change Order #5, \$213,809, was for the purchase of the Multi-rake Bypass Screen. The multi-rake bypass screen was included in the original contract as part of a field order allowance. During construction, the size of the bypass screen was increased from 5.5-feet wide to 7-feet wide to ensure that plant flows could be handled during a maximum rain event. The increase in size exceeded the original amount budgeted (\$150,000) for the purchase and installation of the Multi-rake Bypass Screen.

Following are pending change orders (T&M work that has been billed to the project but has not been processed as change orders) that are associated with the previously processed change orders described above:

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

March 25, 2015

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1. During the excavation for the block wall, rock and large roots were encountered causing additional costs amounting to \$91,499. In addition, some pavement repairs amounting to \$4,328 were made to the adjacent mobile home park's parking lot.
2. Additional costs for installation of the new Multi-rake Bypass Screen amounted to \$62,303, due to modifications to the existing concrete channels.

The three most costly pending change orders (T&M work that has been billed to the project but has not been processed as change orders) include:

1. Construction of a temporary Vactor Dump Station, which was included in the original contract as a part of a field order allowance. The original plan called for minor modifications to the old clarifier presently used as additional storage on the Lift Station #1 site so that it could serve as a temporary vactor dump station. As construction progressed, it was clear that significant modifications were required to the old clarifier and that draining the old clarifier via gravity would be problematic. During the review of various options for the Vactor Dump Station it became apparent that the old Plant Operations Building was a hazard, with risks of a flooded dry well and collapsed roof. Therefore, as a part of this contract the old Plant Operations Building was demolished and a permanent Vactor Dump Station was constructed at the same location. The costs for the Vactor Dump Station amounted to \$286,158.
2. Schedule extension for another rainy season (November 1 – March 31) was authorized to account for delays caused by additional work for the block wall, the Vactor Dump Station, rock excavation, unanticipated site conditions, and limitations on work within the wet wells during the rainy season. With only half of the permanent pumps installed, additional temporary bypass pumps were needed to be able to handle a wet weather event and avoid a potential spill. The additional costs, amounting to \$516,931, includes the installation of temporary HDPE piping from the Influent Pump Station to the Grit Chambers, monthly rental of temporary bypass pumps through April 2015, and the future removal of all the piping and pumps from the site once the rainy season is over.
3. High-lining of an existing, yet undocumented, 8-inch Potable Waterline and 12-inch Recycled Waterline were required because these pipes conflicted with the pump station improvements (new wet well and 36-inch force main tie-in). The additional costs, amounting to \$248,264, includes the material and installation of the temporary highlines, removal of the highlines, and the future installation of new piping around the new improvements.



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

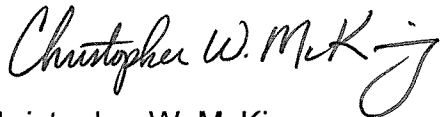
March 25, 2015

Page 4

Site Inspections:

As with any construction project, inspections are required throughout, including electrical inspections, concrete inspections, soils inspections, and steel welding inspections. In addition, underground rock conditions required more inspections than anticipated at the inception of the project. These inspections are anticipated to cost an additional \$44,600.

Respectfully submitted,

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

Christopher W. McKinney  
Director of Utilities

## Approved Change Order Summary

## Influent Pump Station Project

(ILS)

Contractor: TC Construction Company, Inc.

CO#	Reference #	Description	Owner Initiated	Change Order Amt.
CO#1		Furnish and construct the Reclaimed Water By-pass	x	\$47,000.00
CO#2		Install paved parking area of approximately 10,968 SF	x	\$28,879.60
CO#3		Construction of a block wall per the proposal received from TC Constructon Company, Inc. dated 10/10/13.	x	\$316,652.45
CO#4	Time Only	Contract Change Orders 1-3 did not include time impact. Contract Line Items 6-8 included Design-Build components that did not specifically include contract time. The work involved was not completely known by contractors at the time of bid. A reconciliation change order for contract time will be executed at the completion of the work when all additional costs and work durations are known. This is an estimate intended to document that there is entitlement to additional time for Bid Allowance T&Ms, COs 1-3, and ongoing items such as the San Diego Metering Manhole, the sound attenuation structure, and the expansion sleeve fitting added to the pressure main.	x	\$0.00
CO#5	FO6	A screening device was required during construction of the new mechanical bar screen bays and to use during maintenance of the fine mechanical bar screens. This part of the work was bid as a "design build" to be paid for out of a bid allowance as Time and Materials. Contractor design specified Model number VMR 84 as the most suitable model to match the expected high flow rates in the rainy "high-flow" season. This change order funds the invoice price of the multi-rake screen.	x	\$213,809.68
Totals				\$606,341.73



**CITY OF ESCONDIDO**  
**BUDGET ADJUSTMENT REQUEST**

Date of Request: March 17, 2015

Department: Utilities, Wastewater Division

Division: Capital Projects

Project/Budget Manager: Nelson Nuezca 4284  
Name Extension

Council Date (if applicable): March 25, 2015  
(attach copy of staff report)

For Finance Use Only	
Log #	_____
Fiscal Year	_____
_____	Budget Balances
_____	General Fund Accts
_____	Revenue
_____	Interfund Transfers
_____	Fund Balance

Project/Account Description	Account Number	Amount of Increase	Amount of Decrease
HARRF Influent Pump Station	557-804001	\$1,369,900	
Unallocated Reserves	3050-558		\$1,369,900
<i>Transfer Out</i>	<i>5999-558</i>	<i>1,369,900</i>	
<i>Transfer IN</i>	<i>4999-557</i>	<i>1,369,900</i>	

Explanation of Request:

To fund the HARRF Influent Pump Station Project. Any unused funds will be returned to the Unallocated Reserves.

**APPROVALS**

<i>Christopher W. McKay</i> Department Head	<u>03.17.2015</u> Date	_____	_____
City Manager	Date	_____	_____
<i>Jodi Coor</i> Finance	<u>3/19/15</u> Date	_____	_____
City Clerk	Date	_____	_____

Distribution (after approval): Original: Finance

RESOLUTION NO. 2015-15

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ESCONDIDO, CALIFORNIA, AUTHORIZING THE DIRECTOR OF UTILITIES TO EXECUTE, ON BEHALF OF THE CITY, AN AMENDMENT TO THE ORIGINAL CONTRACT WITH TC CONSTRUCTION COMPANY, INC. FOR THE INFLUENT PUMP STATION PROJECT AT THE HALE AVENUE RESOURCE RECOVERY FACILITY

WHEREAS, the Influent Pump Station at the Hale Avenue Resource Recovery Facility is the sole recipient of all the wastewater flows from the City of Escondido; and

WHEREAS, the Influent Pump Station is a critical facility that is in need of rehabilitation to ensure that all mandatory regulations are met; and

WHEREAS, the City Council of the City of Escondido authorized the award of a Public Improvement Agreement with TC Construction Company, Inc. on October 17, 2012, in the amount of \$8,169,500; and

WHEREAS, the rehabilitation of the Influent Pump Station at the Hale Avenue Resource Recovery Facility is still in construction; and

WHEREAS, the Utilities Director recommends authorization of an amendment to the original contract with TC Construction Company, Inc., in the amount of \$1,931,579, bringing the total contract value to \$10,101,079, to fund pending change orders and anticipated costs to complete the project; and

WHEREAS, the City Council desires at this time and deems it to be in the best public interest to approve the said amendment; and

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 accepts the recommendation of the Director of Utilities.
3. That the City Council hereby approves the amendment to the original contract amount with TC Construction Company, Inc.

**CITY COUNCIL**

For City Clerk's Use:

**APPROVED**       **DENIED**

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

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

**Agenda Item No.: 7**

**Date: March 25, 2015**

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

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

**SUBJECT:** Financial Report for the Quarter Ended December 31, 2014

**RECOMMENDATION:**

It is requested that Council receive and file the second quarter financial report and approve the following amendments to the Fiscal Year 2014/15 operating budget:

- Approve an increase to the Building Maintenance operating budget of \$220,000 to cover increasing gas and electric charges at City Hall and the Police and Fire Headquarters. These utility increases are the result of a 30% rate increase from SDG&E over the past two years.
- Approve the use of \$40,000 of cost savings from completed Facilities Improvement Capital Project Budget to fund the replacement of a 21-year-old boiler that provides heat to City Hall and the California Center for the Arts. This heating system has two boilers, one of which failed in February 2015.
- Approve an increase to the Fire Department budget in the amount of \$93,845. The majority of this increase, or \$44,000, is needed to cover increased gas and electric charges at the fire stations. An additional amount of \$31,275 is also being requested to replace an alerting system at Fire Station 4, which went down and could not be repaired. The need to replace this alerting system is a life/safety issue and is required to meet the City's Quality of Life Standards. Additional funds of \$18,570 are also being requested to cover the Ground Emergency Medical Transport program administrative fee. This program has allowed the City to recoup more of the Fire Department's emergency medical transport costs from the federal government.
- Approve an increase to the Maintenance/Streets Department budget in the amount of \$49,795. Of this amount, \$20,065 is needed to cover turf and road repair costs at Kit Carson Park which resulted when the Park was used as a base camp by Cal Fire during the Cocos Fire. Cal Fire has reimbursed the City for these costs. An additional amount of

\$29,730 is requested to cover repair costs to City property from vehicle and other accidents. The City was reimbursed for these repair costs by property insurance.

- The Police Department is requesting Council's approval to change the Property and Evidence Technician position from a 3/4 part-time to a full-time position. The cost to fund this change through the remainder of the year is \$12,200.
- Approve a request from Code Enforcement to eliminate three part-time temporary officer positions and create a new full-time Code Enforcement Officer position. This will allow Code Enforcement to move from complaint driven to more proactive enforcement.
- Approve an increase to the California Library Literacy Services Project in the amount of \$41,450. This increase is covered by a State grant that covers Library staffing costs to promote and maintain basic literacy skills.

#### FISCAL ANALYSIS:

Proposed Budget Amendments: The proposed amendments to the General Fund operating budget are requesting increases to Department budgets that total \$375,840. Of this amount, \$49,795 has been funded by reimbursements from outside agencies with the remaining balance coming from fund balance. The proposed amendment to the California Library Literacy Services project budget of \$41,450 also has a funding source of a state grant. The replacement of the City Hall boiler is being funded from an existing capital project.

Fiscal Year 2014/15 Operating Budget: The General Fund adopted a balanced operating budget in fiscal year 2014/15 without the use of reserves. The budget was balanced with estimated growth in General Fund revenue of \$4.5 million to reach projected revenue of \$86.3 million.

Mid-Year Analysis: At the end of the second quarter, General Fund revenues and expenditures appeared to be on track to meet budgeted amounts during the current fiscal year. The one major concern was sales tax. Sales tax cash receipts through December were lower than projected by about \$700,000. The reason for this shortfall was that prior year sales tax came in under budget by about \$1.3 million, which directly affected the current year sales tax projection. In addition, sales tax was projected to grow annually in fiscal year 2014/15 by 9%; and the first quarter sales tax actual growth was 6%.

Second Quarter Sales Tax Results: In March the General Fund received the second quarter sales tax results and growth was 3%. With this most recent information, it appears that the sales tax projection for the current fiscal year should be lowered. The expected reduction is about \$1.9 million

and includes the shortfall from the beginning sales tax base of \$1.3 million from fiscal year 2013/14 and the projected shortfall due to lower sales tax growth of about \$600,000.

Projected Year End Results for General Fund: This recent sales tax information along with other recent General Fund revenue information was analyzed and based on these results, General Fund total revenue is projected to end the year under budget by about \$1.4 million. This decreased revenue projection includes the expected reduction in sales tax of \$1.9 million. This is offset by other projected increases in revenue from property taxes, business license fees, transient occupancy tax, and the conservation credit. In addition, General Fund expenditures are projected to end the year under budget by about \$1.5 million. Based on this analysis, it appears the General Fund should break even at year end.

PREVIOUS ACTION:

On December 10, 2014, the City Council received and approved the fiscal year 2013/14 fourth quarter financial report. Council approved the use of year end-surplus in the amount of \$1,551,000 to fund additional fiscal year 2014/15 operating costs of the General Fund, cover the Reidy Creek Golf Course fiscal year 2013/14 operating loss, transfer funds to cover specific Building Maintenance capital projects, and transfer funds to the General Liability Fund Reserve. The remaining surplus balance of \$746,000 was transferred to General Fund the Reserve.

BACKGROUND:

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 certain funds, along with the actual resources received to date, in addition to the use of these resources in fulfilling each fund's financial plan. The reports provide year to date information for the General Fund, Recreation Fund, Water and Wastewater Funds, and the Reidy Creek Golf Course Fund. The quarterly financial report is for internal use only.

Respectfully submitted,

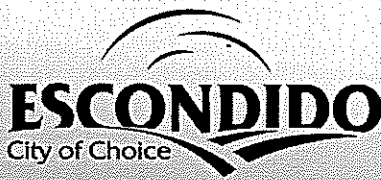


Sheryl Bennett  
Director of Administrative Services



Joan Ryan  
Assistant Finance Director





# CITY OF ESCONDIDO

## SECOND QUARTER FINANCIAL REPORT

### December 31, 2014

#### OVERVIEW

This report summarizes the City's overall financial position for the period of July 1, 2014 through December 31, 2014. While the focus of this report is the General Fund, the financial status of the Recreation Fund, the Water and Wastewater Funds, and the Reidy Creek Municipal Golf Course are included. This report is for internal use only. The figures presented here are unaudited and have not been prepared in accordance with Generally Accepted Accounting principles (GAAP).

The revenue projections and budget include adjustments for encumbrances, carryovers, and any other supplemental appropriations approved by the City Council as of December 31, 2014.

#### General Fund

At the end of the second quarter, General Fund revenues are at 27.5% of the amended budget, while expenditures are at 47.1%. Based on past history of revenue receipts and payment of expenditures, it appears that actual General Fund revenues through December are projected to be slightly over budget by about \$324,000 and actual expenditures through December are projected to also be under budget by about \$302,000.

*General Fund  
Comparison of Projected Budget to Actuals  
As of December 31, 2014*

	ANNUAL AMENDED BUDGET	PROJECTED BUDGET	ACTUAL
Total Revenue	\$86,309,165	\$23,435,000	\$23,758,615
Total Expenditures	\$88,346,330	\$41,886,000	\$41,583,608
Other Sources (Uses) – Note 1	\$59,865	\$59,865	\$59,865
Total Sources over (Uses) – Note 2	(\$1,977,300)	(\$18,391,135)	(\$17,765,128)
Reserve Balance			\$17,282,000

Note 1: Total Sources (Uses) include transfers in and advances from other funds less transfers out and advance repayments.

Note 2: Council approved use of fund balance (prior year surplus) during year-end report to Council on December 10, 2014.

**General Fund Revenue.** General Fund total revenue was up 6.8% compared to the second quarter of fiscal year 2013/14 or about \$1.5 million. The largest gains are in sales tax, property tax and charges for services. Details of these changes are outlined below.

General Fund Revenue	FY 2014/15 Budget	FY 2014/15 Actual	FY 2013/14 Actual
Sales Tax	\$ 36,763,000	\$ 8,550,276	\$ 8,003,474
Property Tax	22,133,000	4,410,179	4,115,435
Other Taxes	11,629,000	3,292,404	3,184,820
Intergovernmental	2,833,000	1,212,313	824,236
Permits & Fees	944,000	470,499	590,960
Fines & Forfeitures	1,040,000	476,340	561,745
Charges for Services	7,224,235	3,742,476	3,344,173
Investment & Property	3,359,000	1,048,555	953,439
Other Revenue	383,930	251,292	166,023
One-Time Revenue		304,281	499,875
<b>Total</b>	<b>\$ 86,309,165</b>	<b>\$ 23,758,615</b>	<b>\$ 22,244,180</b>

**Sales Tax.** Sales Tax revenues were \$547,000 higher than the previous year but lower than projections by about \$768,000. This is because sales tax was projected to grow annually by 9.2% and actual sales tax growth for the first quarter of the year was 6%. In addition, prior year sales tax projections for fiscal year 2013/14 came in under budget and current year projections were based on this growth. We will be closely monitoring sales tax results in the coming months.

**Property Tax.** Property Tax revenues are up about 7% or about \$295,000 compared to the second quarter of the prior year. This is because assessed value growth for Escondido in fiscal year 2014/15 was up about 5.3% compared to the prior year.

**Other Taxes.** Other Taxes are up about \$108,000 compared to the prior year. The majority of this increase is due to an increase in the Property Transfer Tax received over the prior year. In addition, business licenses fees are up about 10% and transient occupancy tax is up about 8% over last year.

**Charges for Services.** Charges for Services have increased compared to this time in the prior year by about \$398,000. These increases are mainly from fire mutual aid received for the Fire Department's strike team response to fires around the state which will also have corresponding increases to the Fire Department's expenditures.

**General Fund Expenditures.** General Fund total expenditures are up 8.1% compared to the prior fiscal year or about \$3.1 million. The significant reasons for this change include Public Safety negotiated salary increases, an increase in the number of regular full-time positions of 7, as well as additional costs due to increases in employee overhead, including retirement rates, workers' compensation rates, medical insurance and other benefits provided to employees. The amount expended to date is approximately 47.1% of the total amount budgeted for the year.

General Fund Expenditures	Amended Budget	FY 2014/15 Actual	FY 2013/14 Actual
General Government	5,702,448	2,500,934	2,411,194
Community Services	5,030,135	2,267,621	2,201,259
Community Development	3,522,987	1,565,082	1,393,036
Public Works	10,277,875	4,616,870	4,557,672
Public Safety	60,116,785	29,000,971	26,438,289
Other Expenditures	3,696,100	1,632,130	1,469,731
<b>Total</b>	<b>88,346,330</b>	<b>41,583,608</b>	<b>38,471,181</b>

**RECREATION FUND**

Recreation Fund overall revenues are up about 1% in comparison to the prior year second quarter. A majority of the increase can be contributed to increased rental revenue and facility rentals. With the increased revenue this fiscal year and projected expenditures about 7% lower than the prior year at this time, the Recreation Fund is projected to end the year within budget.

Recreation Fund	Budget	FY 14/15 Actual	FY 13/14 Actual
Revenues	3,770,840	1,735,302	1,720,373
Expenditures	3,988,440	1,697,212	1,834,303
Other Sources (Uses)	217,600	217,897	(289,053)
<b>Net Income (Loss)</b>	<b>-</b>	<b>255,987</b>	<b>(402,983)</b>

**REIDY CREEK GOLF COURSE FUND**

Reidy Creek Golf Course Fund revenues are down about 18% compared to the prior year and are down about 24% when compared to budgeted amounts. Expenditures are both in line with the prior year and budget. Based on this trend the Fund is projected to end the year with a loss around \$100,000.

Reidy Creek Golf Course	Budget	FY 14/15 Actual	FY 13/14 Actual
Revenues	669,910	236,984	288,425
Expenditures	656,805	316,458	313,678
Other Sources (Uses)		60,000	7,937
<b>Net Income (Loss)</b>	<b>13,105</b>	<b>(19,474)</b>	<b>(17,316)</b>

**ENTERPRISE FUNDS**

**Water Fund.** The Water Fund operating revenue increased \$1.3 million or 5% over the prior year. The increase is due to a rate increase in March 2014 of 12% and offset by 5% less consumption due to customer conservation. Operating expenses decreased by \$1.1 million or 4.7% compared to the prior year and these decreased costs were from purchased water and chemicals.

Water Fund	Amended Budget	FY 2014/15 Actual	FY 2013/14 Actual
Operating Revenues	58,525,000	30,916,285	29,580,723
Operating Expenses	(51,411,110)	(21,643,333)	(22,705,647)
Nonoperating Rev (Exp)	(858,320)	53,258	564,576
Transfer to Capital			
Projects and Debt Srvc	(9,527,474)	(12,209,036)	(2,889,210)
<b>Total Sources over Uses</b>	<b>(3,271,904)</b>	<b>(2,882,826)</b>	<b>4,550,442</b>

Beginning in fiscal year 2014/15, both the Water and Wastewater funds have set up an Operating, Debt and Capital Reserve that will be used to ensure that both funds have adequate cash reserves to meet operating, capital and debt service requirements. The monies in this reserve can be used to meet emergency cash flow requirements, fund future capital projects and provide protection from default on annual debt service payments.

**Wastewater Fund.** Operating revenue was up \$1.5 million over the prior year due. The majority of the increase, \$0.8 million, was due to the annual recap billing to the City of San Diego for sewer treatment charges in fiscal year 2013/14. The remaining increase of, \$0.7 million, is due to a 4% rate increases in March 2014. Operating expenditures increased by \$0.6 million or 6.5% mainly due to increased staffing costs with the addition of 4 new positions.

Wastewater Fund	Amended Budget	FY 2014/15 Actual	FY 2013/14 Actual
Operating Revenues	29,605,000	15,406,569	13,855,350
Operating Expenses	(21,842,440)	(8,980,382)	(8,429,708)
Nonoperating Rev (Exp)	(2,132,350)	(296,823)	(96,993)
Transfer to Capital			
Projects and Debt Srvc	(8,275,750)	(7,058,661)	(867,536)
<b>Total Sources over Uses</b>	<b>(2,645,540)</b>	<b>(929,297)</b>	<b>4,461,113</b>

**FOR MORE INFORMATION**

This summary report is based on detailed information generated by the City's finance department. If you have any questions or would like additional information on this report, please contact the finance department at (760) 839-4676 or visit [www.escondido.org](http://www.escondido.org).



CITY OF ESCONDIDO  
BUDGET ADJUSTMENT REQUEST

Date of Request: 3/25/15 \_\_\_\_\_  
 Department: Finance \_\_\_\_\_  
 Division: \_\_\_\_\_  
 Project/Budget Manager: Joan Ryan/Sheryl Bennett \_\_\_\_\_ 4338/4589 \_\_\_\_\_  
 Name Extension  
 Council Date (if applicable): 3/25/15 \_\_\_\_\_  
 (attach copy of staff report)

For Finance Use Only	
Log #	_____
Fiscal Year	_____
_____	Budget Balances
_____	General Fund Accts
_____	Revenue
_____	Interfund Transfers
_____	Fund Balance

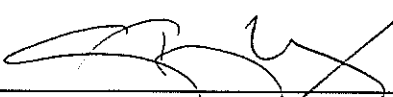
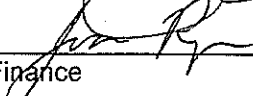
Project/Account Description	Account Number	Amount of Increase	Amount of Decrease
Office/Operating Supplies	5101-001-403	29,730	
Damages - City Property	4910-001	29,730	
Professional Services	5131-001-600	18,570	
Major Maintenance	5196-001-600	31,275	
Utilities	5170-001-600	44,000	
Regular Full-time	5001-001-500	12,200	
Office/Operating Supplies	5101-001-403	20,065	
Reimb. from Outside Agencies	4370-001	20,065	
Transfer Out	5999-001	220,000	
Fund Balance	3050-001	326,045	
Utilities	5170-650-450	220,000	
Transfer In	4999-650	220,000	
CA Library Literacy Services	401-409102	41,450	
CA Library Literacy Services	4127-401-409102	41,450	

Project/Account Description	Account Number	Amount of Increase	Amount of Decrease

Explanation of Request:

Midyear budget adjustment requested with 2<sup>nd</sup> quarter financial report ended December 31, 2014

**APPROVALS**

	3-24-15	_____
Department Head	Date	City Manager
	3-24-15	_____
Finance	Date	City Clerk

Distribution (after approval):

Original: Finance

## CITY COUNCIL

For City Clerk's Use:

**APPROVED**       **DENIED**

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

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

**Agenda Item No.: 8**  
**Date: March 25, 2015**

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

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

**SUBJECT:** Proposed Changes to Annual Inventory of City Fees

RECOMMENDATION:

It is requested that Council adopt Resolution No. 2015-26 that will authorize new City fees, make changes to certain existing fees for services and delete fees for services that are no longer used.

FISCAL ANALYSIS:

These fee changes are being proposed to update existing City fees to full cost recovery. Full cost recovery means that the fees charged by the City for the services being delivered equal the City's cost of providing the services including direct and indirect costs, departmental overhead and City administration.

It is impossible to have a fee schedule that perfectly collects exactly and precisely the full cost of providing services at any point in time. Both costs and the demand for services change over time. However, in the aggregate, over a period of time, it is possible to establish fee levels designed to recover all eligible costs. In recognition of that limitation, California Government Code Section 66014 requires that fees be established at levels that recover "the estimated reasonable cost of providing the services or materials."

BACKGROUND:

Each year Staff reviews the City fee inventory schedule for possible fee changes keeping in mind the need to charge a user fee that will fully recover the costs associated with the service their department is providing. Exhibit "A" of Resolution 2015-26 provides a comparison between existing and proposed fee changes. If these proposed fee changes are approved by Council they would go into effect on April 1, 2015. These proposed fee changes do not include any development impact fees or fee increases that requires a Prop 218 notification.

Following is a description of the steps taken to develop these user fees and an analysis of the proposed fee changes by department/division.

### Cost of Service Analysis:

A cost of services analysis is an effort to quantify the full cost of providing a service and then establishing a user fee based on this analysis. Calculating user fees using the full cost recovery model is accomplished by estimating the number of hours required to provide the service and then multiplying this amount by a fully loaded hourly rate. Hours to accomplish the service are identified by breaking the process into individual tasks and then determining the time it takes to complete each task. The amount and level of staff time varies with the scale and complexity of the service. These average staff time estimates are then multiplied by the fully loaded hourly rate which includes direct and indirect costs as well as the department's internal overhead rate and the City-wide overhead rate to yield an average full cost of the service.

The average full cost of providing a fee for service is just that: an average cost at the individual fee level. The City does not have the systems in place to impose fees for every service or activity based on the actual time it takes to service each individual. The average cost approach is used by most cities to calculate fees. With the exception of certain Planning and Engineering fees for services associated with complex or large scale projects, most of the City's fee schedule is composed of flat fees which are linked to an average cost of service. Using this process establishes fee levels designed to recover all eligible costs of providing a service.

### Fee Establishment:

City Staff reviewed the list of current City fees and identified proposed fee increases needed to match the cost of providing the service. In other cases new fees were added or deleted from the fee schedule. This occurred to better relate fees to current business practices. Some new fees were added to cover the costs associated with existing services where no fee was currently being imposed for the service.

### Cost Recovery Evaluation:

The City is funded from a variety of sources such as taxes, user fees, special charges, fines, grants and assessments. Many City services are accessible and benefit our citizens as a whole and are primarily funded by local taxes. Examples of these services include police and fire protection and access to the City's parks and library. Other City services benefit a particular segment of the population and provide a direct monetary or personal benefit to the recipient. These services are funded by user fees and it is this group that subsidy and recovery levels should be considered carefully. If costs for providing these specialized goods or services are not fully recovered, there will be a decrease in funding for other public goods and services.

It is generally accepted that a fee's cost recovery level should be in direct proportion to the specific benefit received by the individual. If fee levels fail to recover full costs of operations, then other activities must be scaled down to support unrecovered costs of fee related activities. When governments subsidize activities instead of recovering full costs of operation, there is less money

for the jurisdiction to accomplish other goals. While cities may choose to subsidize certain activities for the greater public good, for example programs for youth, seniors or disadvantaged, they do not generally subsidize user fees that benefit only the applicant. Other reasons to subsidize user fees include economic goals, community values, market conditions, or non-compliance if fee is required. City Departments have calculated their user fees based on full cost recovery. If Council chooses to subsidize any of these fees that is a policy decision that is being left up to Council.

With that in mind, below are Staff's proposed fee changes based on fully cost recovery and the reason behind these changes:

Building Division Fee Changes:

The Building Division protects life and property through the application and enforcement of codes and standards for the construction and maintenance of buildings and structures in the City. The Building Division is proposing an increase to the hourly rate for building services, from \$52.00 to \$86.00 which includes the following services:

- o Inspections outside of normal business hours
- o Reinspection fees
- o Inspections or plan review where no specific fee is indicated (minimum charge ½ hour)
- o Additional plan review required for changes, additions or revisions to approved plans (minimum charge ½ hour).

The current \$52.00 rate was established on July 1, 1995, by Resolution 96-216. While not intended to be a 100% cost recovery item, the higher fee would reflect approximately a 2½ % per year increase since fees were last increased. The average cost of living allowance (COLA) from Social Security Administration website indicates an overall average of 2.6% increase per year since 1996.

The increase to \$86.00 would align the City's fees with the division's consultant Esgil Corp. and would more closely reflect the cost of providing the services. The fee increase would also bring the City closer to what our neighboring cities charge for hourly services, as compared below:

- |               |   |
|---------------|---|
| 1. Vista      | \$167.00 plan review, \$135.00 inspection |
| 2. San Marcos | \$75.00                                   |
| 3. Oceanside  | \$167.00                                  |
| 4. Carlsbad   | \$65.00                                   |
| 5. Esgil      | \$86.00                                   |

The proposed hourly rate increase will also increase the fees for solar photovoltaic plan review and permitting. The rate increase would assist in complying with current Assembly Bill 2188, which requires all local governments to create an ordinance to expedite and streamline the

residential photovoltaic permitting process. Under this assembly bill, the permitting process for residential solar permits that comply with the guidelines for an expedited review should be conducted over the counter or within one to three business days.

Having eliminated the Plans Examiner position, Building now utilizes the Deputy Building Official for all of the City's in-house plan review. With an upturn in the economy and a huge increase in the solar submittals and permits, the City may need to utilize the consultant (Esgil) to assist in the review of a portion of the solar projects to comply with the assembly bill timeline. The requested fee increase would allow the City to recover the plan review cost of the consultant (\$86.00).

Currently building fees for solar permits are as follows:

Plan Review	\$52.00
Building Fee	\$52.00
<u>Electrical Fee</u>	<u>\$40.00</u>
Total Fees	\$144.00

Proposed fee increase for solar permits would be as follows:

Plan Review	\$86.00
Building Fee	\$86.00
<u>Electrical Fee</u>	<u>\$40.00</u>
Total Fees	\$212.00

In order to ensure a fair and reasonable fee is established, the proposed fee increase does not approach cost recovery as the majority of the solar plan reviews require more than one review and most of the inspection require at least two trips to the site. However, the fee increase would bring the City closer to what our neighboring cities charge for hourly services, as compared below.

1. Vista	\$191.00
2. National City	\$415.00
3. El Cajon	\$220.00
4. San Marcos	\$205.00
5. Oceanside	\$450.00

#### Planning Fee Changes:

The Planning Division assists in maintaining and improving the quality of life and the environment through the development review process. The division is proposing the addition of an Easement Fee of \$312 to offset staff costs for the review of easement documents required as conditions of land use entitlements. The time spent is generally equivalent to that required for the review of an agreement which has a current fee of \$312.



The Planning Division is also proposing the addition of a Specific Alignment Plan Fee of \$1,500 in order to offset City costs of reviewing plans necessary to set the alignment of a roadway. The review often involves special design due to site conditions. The proposed fee is calculated based on City staff costs estimated at \$1,500 (25 hours at \$66/hour).

Technical studies are required to be performed for preparation of CEQA documents (Negative Declarations and Environmental Impact Reports). The current \$234 fee is intended to offset costs for review by Planning staff. Certain projects necessitate traffic studies which require additional work from the Engineering staff to develop the scope, meet with the consultant, coordinate and analyze mitigation measures and conduct multiple reviews. The Division is proposing the addition of a Traffic Study Fee of \$1,000 in order to offset city costs associated with the review study. The proposed fee is calculated based on City staff costs estimated at \$1,000 (15 hours at \$66/hour).

#### Engineering Fee Changes:

The Engineering division coordinates engineering review of private development projects, planning applications, and environmental studies; inspects all public construction projects including those initiated by private developers; and administers all traffic and transportation projects including those for traffic signals. The Engineering Division is proposing adding two new fees to the city fee inventory.

The first is a Landscape Maintenance District (LMD) Annexation fee of \$7,500 in order to offset City costs of preparing an engineer's report and conducting public hearings necessary to create or annex a property to an LMD zone. The proposed fee is calculated based on costs for the City's consultant to prepare an Engineer's Report (\$5,500) plus staff costs which are estimated to be \$2,000 (40 hours at \$50/hour).

The second proposed new fee being requested is for a Cox Communications annual permit. Cox Communications has requested that a fee be established to allow participation in the Annual Permit program. The annual fee imposed on Cox would allow the company to take advantage of the City's new streamlined encroachment permit process. This process shortens the turn-around time and simplifies the applications for minor work. Instead of paying for permits on an individual basis, the annual permit fee allows a one-time payment for minor work permits. The proposed fee of \$32,000 is calculated based on the average cost of Cox Communications permits over a three year period.

#### Housing Division Fee Changes:

The Housing division plans and administers the First-Time Homebuyers program. The Division is proposing two new fees related to the program. Federal HOME regulations allow a \$50 fee for underwriting First Time Homebuyer Applications. The \$50 fee is comprised of \$20 that is passed through to the lender and the remaining \$30 for the City to offset staff time. Secondly, the Federal

HOME program regulations require lender training. Housing is proposing an initial fee of \$100 and a \$50 annual renewal fee to offset staff time to conduct the required monitoring.

The Housing Division also administers loan subordination requests which are generally related to the First-Time Homebuyer loans. Loan subordination requests are received when borrowers are refinancing their first mortgage for a lower interest rate and monthly payment, with no cash from the equity, and want to keep the City's loan in place. The process can occasionally be very time consuming. To offset staff costs, which includes staff review and notarized documentation, the Housing division is proposing adding a Subordination Fee of \$50 per application which complies with program guidelines.

The Housing Division is required to perform monitoring activities of affordable housing developments including an onsite inspection every two years and various online reporting requirements. Monitoring is required by federal regulations; however, funding sources for administration were reduced due to the loss of the redevelopment agency. Therefore, Housing is proposing the following fee structure imposed on each developer for Affordable Housing Developments:

- 1-10 Units \$125/year
- 11-25 Units \$175/year
- 26+ Units \$400/year

The City Fee Inventory currently includes a Mobilehome Rent Increase Application Fee of \$5,800 that was adopted by Resolution 2005-132 effective July 1, 2005. The fee is paid by mobilehome parks which use the long form process for rent increase applications. The deposit is used to pay direct costs for services provided by expert consultants. The proposed addition of the \$2,000 fee is being requested to offset staff time to process the application.

#### Code Enforcement Division Fee Changes:

The Code Enforcement Division is responsible for the enforcement of codes and standards that regulate property, buildings, and structures in the City. Code Enforcement is proposing increasing the One-Day Temporary Business License Fee to \$25 per day to offset staff time for the intake, review, processing and issuance as well as provide an incentive for business to acquire an annual business license. Staff work effort is often equal to and in some cases greater than a regular annual license.

#### Fire Department Fee Changes:

The Fire Department provides fire protection services for the citizens of Escondido and the Rincon del Diablo Fire Protection District. The Department is proposing a new fee of \$139 per hour for Special Event Staffing Costs. This fee is being proposed to recover costs incurred by the Fire Prevention Staff who are required to conduct inspections and fire watch for events attended by the

public. Fire watch is a temporary measure intended to ensure continuous and systematic surveillance of a building or portion thereof by qualified individual(s) for the purpose of identifying and controlling fire hazards, detecting early signs of unwanted fire, raising an alarm of fire and notifying the fire department.

In addition, the Fire Department is proposing name changes to the fee descriptions as well as the removal of various fees as shown in Exhibit "B." These name changes are requested to reflect information that is contained in the current 2013 California Fire Code. The Fire Code document that had been in use for many years is the Uniform Fire Code, which has now been eliminated. Our recently adopted 2013 California Fire Code is based upon the International Fire Code, which has been amended by the State of California.

In addition to changing the naming conventions for fees, the 2013 California Fire Code also changed the ability to charge permits for certain quantities of products or supplies exceeding allowable limits.

There are no proposed changes to the current fees amounts reflected in this Exhibit "B."

#### Police Department Fee Changes:

On January 14, 2015, City Council approved Ordinance No. 2015-01 amending the Escondido's Municipal and Zoning Codes to re-instate massage establishment permits. In order to offset staff costs pertaining to the permitting process, the Police Department is proposing a fee of \$600 for the initial massage establishment application and \$300 for the renewal fee.

#### Library Division:

The City's Library serves as a community focal point and gathering place. The Library promotes an informed, connected, literate, and employable community through the provision of high-quality programs, resources, and services. The Library Division is proposing the removal of two fees that are no longer in use. The current City Fee Inventory includes rental fees of \$25/hour for commercial groups and \$10/use for non-profits to rent the Library Board Room. Due to security concerns and safety issues the public cannot access this room any longer without staff accompaniment; therefore, the rooms are no longer being rented.

#### Recreation Division:

The Recreation Division provides recreational programs and activities for the community including enrichment classes, swimming, preschool, tennis, and health & fitness; special programs for youth include the On Track After School Program, After School Education & Safety (ASES) before and after school, and day camps; and sports activities and leagues including softball, roller hockey, and arena soccer are scheduled seasonally.

Recreation Program Fees were evaluated and approved by Council on May 9, 2012, by Resolution 2012-75. At that time, many of the fees were presented by general program area. Presenting the information in this over-generalized manner did not describe the entire scope of services. Ongoing efforts have been made to operate on a cost recovery basis; however, increased revenue is required to continue current service levels and to further achieve the self-sustaining goal. Staff has analyzed various programs and has prepared the suggested adjustments below:

- PAL Youth Basketball Program - \$45-55 per 10-week season
- ACE Makos Swim Club - \$480/season
- Splash Ball - \$76/session
- Teen & Adult Swim Lessons - \$60/session
- Lifeguard Training - \$125 - \$325/class
- Water Safety Instructor Training - \$325/class
- Contract Classes - \$10-\$300 to expand classes and specialty camps.
- Processing Fee for ActiveNet Transactions - 5.5%/transaction

The City Fee Inventory also includes facility use fees that are charged to individuals, groups, and business to rent City facilities. Fees for the use of City facilities are established to recover operating and maintenance costs for usage. The City has established classifications that are similar to that of neighboring cities. Staff is proposing fee increases for some facilities and new fees for existing facilities that are heavily used with no fee currently required in order to accomplish cost recovery and consistency with neighboring cities; removal of fees for facilities that are not available for rent; and some specific changes to ensure consistency and equitability for all users.

1. Eliminating class F, which will result in a reduction from six to five classifications in order to administer fees consistently and equitably
2. Removing fees for the Council Chambers as this facility is only available for City business and activities cosponsored by the City.
3. Removal of fees for the Oak Hill Activity Center due to the fact that this facility is used year-round for the ASES Program and camps.
4. Combining Park Avenue Community Center fees for Class C Senior and Class C Non-Senior to simply Class C.
5. Proposing a consistent cost of lighting to all Escondido youth sports leagues at \$5/hour

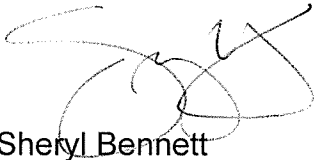
Additionally staff is proposing to charge facility use fees for three existing picnic areas in Kit Carson Park, Tree Lake #3, North Picnic Area, and Adobe Circle; and the Mini-Soccer Arena at the Escondido Sports Center. The community has expressed the desire to reserve these areas for use.

Summary:

Projected Fiscal Year 2014-15 General Fund revenue from charges for services is \$7.2 million or 8% of total revenue. This projection does not include any increases due to new fees or proposed fee changes. Predicting the amount to which these proposed fee increases will affect revenues is difficult to quantify. In the near future, the City should not count on increased revenues to meet any specific expenditure plan. Experience with these fee increases should be gained before revenue projections are revised. However, unless there is some significant, long-term change in activity levels at the City, proposed fee increases should over time enhance the City's revenue stream. In addition, approval of these fee changes will establish fee levels designed to recover all eligible costs of providing a service.

Representatives from each Department will be present at the Council Meeting to answer any questions regarding these proposed fee changes.

Respectfully submitted,



Sheryl Bennett  
Director of Administrative Services



Joan Ryan  
Assistant Finance Director

RESOLUTION NO. 2015-26

A RESOLUTION OF THE CITY COUNCIL OF  
THE CITY OF ESCONDIDO, CALIFORNIA,  
ADOPTING FEES FOR CERTAIN SERVICES  
AND PERMITS AND THE REMOVAL OF  
FEES FOR SERVICES NO LONGER USED

WHEREAS, the City of Escondido charges fees for services and permits; and

WHEREAS, staff recommends increases in certain existing fees, addition of new fees and removal of fees no longer required; and

WHEREAS, the City Council desires at this time and deems it to be in the best public interest to adopt the changes in certain existing fees as presented in Exhibit "A" and Exhibit "B," both of which are attached to this Resolution and incorporated by this reference.

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

1. That the above recitations are true.
2. That the City Council approves the City fees contained in Exhibit "A" and Exhibit "B."
3. That the City Fees listed in Exhibit "A" and Exhibit "B" shall be effective April 1, 2015, the dates presented in Exhibit "A" and Exhibit "B."

City of Escondido  
List of Proposed New Fees or Fee Changes

Fee Description (Fee Name)	Current Fee	Proposed Fee	Effective Date
<b>DIVISION: BUILDING</b>			
Building Hourly Rate	\$52/hour	\$86/hour	4/1/2015
Building Permit Plan Check Fee - Solar Permits	\$52/hour	\$86/hour	4/1/2015
Building Permit Inspection Fee - Solar Permits	\$52/hour	\$86/hour	4/1/2015
<b>DIVISION: PLANNING</b>			
Easements	New	\$312 per easement	4/1/2015
Specific Alignment Plan	New	\$1,500	4/1/2015
Technical Studies - Traffic	New	\$1,000	4/1/2015
<b>DIVISION: ENGINEERING</b>			
LMD Annexation	New	\$7,500	4/1/2015
Annual Permit Fee for Cox Communication	New	\$32,000	4/1/2015
<b>DIVISION: HOUSING</b>			
First Time Homebuyer Application	New	\$50	4/1/2015
First Time Homebuyer Lender Fee	New	\$100 initial fee; \$50 annual fee	4/1/2015
Subordination Fee	New	\$50	4/1/2015
Monitoring Fee for Affordable Housing Developments	New	1-10 Units - \$125/year 11-25 Units - \$175/year 26+ Units - \$400/year	4/1/2015
Mobilehome Rent Increase Application Fee	\$5,800 Deposit	\$2,000 Fee + \$5,800 Cost Recovery Deposit	4/1/2015
<b>DIVISION: CODE ENFORCEMENT</b>			
One-Day Temporary Business License Fee	\$15/day	\$25/day	4/1/2015
<b>DEPARTMENT: FIRE</b>			
Special Event Staffing Cost: Fire Prevention Specialist	New	\$139/hour	4/1/2015
<b>DEPARTMENT: POLICE</b>			
Massage Establishment - Initial	New	\$600	4/1/2015
Massage Establishment - Renewal	New	\$300	4/1/2015
<b>DIVISION: LIBRARY</b>			
Library Board Room/Commercial Groups	\$25/hour	Delete	4/1/2015
Library Board Room/Non - Profit Groups	\$10/use	Delete	4/1/2015
<b>DEPARTMENT: RECREATION</b>			
<b>Program Fees</b>			
Processing Fee - ActiveNet	New	5.5% per transaction	4/1/2015
Lifeguard Training	New	\$125 - \$325/class	4/1/2015
Water Safety Instructor Training	New	\$325/class	4/1/2015
ACE - Makos Swim Club	\$360 - \$410/season	\$480/season	4/1/2015
Teen/Adult Swim Programs	\$50/session	\$60/session	4/1/2015
Splash Ball	\$72/session	\$78/session	4/1/2015
Youth Basketball - P.A.L.	\$40-\$50	\$45-\$55	4/1/2015
Recreation Contract Classes	\$10-\$150	\$10-\$300	4/1/2015
<b>City Hall Meeting Rooms</b>			
Rental of Council Chambers, Class B	\$25/hr 2 hr min.	Delete	4/1/2015
Rental of Council Chambers, Class C	\$30/hr 2 hr min.	Delete	4/1/2015
Rental of Council Chambers, Class D	\$55/hr 2 hr min.	Delete	4/1/2015
Rental of Council Chambers, Class E	\$75/hr 2 hr min.	Delete	4/1/2015
Rental of Council Chambers Restrooms	\$15/hr 2 hr min.	Delete	4/1/2015
Rental of City Hall Dome Area, Class B	\$100/reservation/day	\$150/reservation/day	4/1/2015
Rental of City Hall Dome Area, Class C	\$100/reservation/day	\$150/reservation/day	4/1/2015
Rental of City Hall Dome Area, Class D	\$50/hr 2 hr min.	\$60/hr. 2 hr min.	4/1/2015
Rental of City Hall Dome Area, Class E	\$70/hr 2 hr min.	\$80/hr. 2 hr min.	4/1/2015
Rental of City Hall Fountain Area, Class B	\$100/reservation/day	\$150/reservation/day	4/1/2015
Rental of City Hall Fountain Area, Class C	\$100/reservation/day	\$150/reservation/day	4/1/2015
Rental of City Hall Fountain Area, Class D	\$50/hr 2 hr min.	\$60/hr. 2 hr min.	4/1/2015
Rental of City Hall Fountain Area, Class E	\$70/hr 2 hr min.	\$80/hr. 2 hr min.	4/1/2015
City Hall Meeting Rooms AV Staff Fee	\$17/hr 2 hr min.	\$25/hr. 2 hr min.	4/1/2015
<b>Community Centers</b>			
Oakhill Recreation Center Meeting Room/Class B	\$20/hour	Delete	4/1/2015
Oakhill Recreation Center Meeting Room/Class C	\$25/hour	Delete	4/1/2015
Oakhill Recreation Center Meeting Room/Class D	\$45/hour	Delete	4/1/2015
Oakhill Recreation Center Meeting Room/Class B	\$70/hour	Delete	4/1/2015
Mathes Cir. Dance/Exercise Room - Class C	\$25/hour	\$30/hr 2 hr. min	4/1/2015
Mathes Cir. Dance/Exercise Room - Class D	\$40/hour 2 hr. min	\$55/hr 2 hr. min	4/1/2015
Mathes Cir. Dance/Exercise Room - Class E	\$75/hour 2 hr. min	\$80/hr. 2 hr. min	4/1/2015
Washington Rec. Bldg. /Class D	\$25/hour	\$40/hr 2 hr. min	4/1/2015
Washington Rec. Bldg. /Class E	\$55/hour	\$65/hr 2 hr. min	4/1/2015
EVCC Dance/Exercise Room - Class C	\$25/hour 2 hr. min	\$30/hr 2 hr. min	4/1/2015
EVCC Dance/Exercise Room - Class D	\$40/hour 2 hr. min	\$50/hr 2 hr. min	4/1/2015
EVCC Dance/Exercise Room - Class E	\$75/hour 2 hr. min	\$80/hr. 2 hr. min	4/1/2015
EVCC Gymnasium/Class B	\$20/hr for 1 court and \$35/hr for 2 courts	\$20/hr for 1 court and \$40/hr for 2 courts	4/1/2015
EVCC Gymnasium/Class C	\$30/hr for 1 court and \$50/hr for 2 courts	\$30/hr for 1 court and \$60/hr for 2 courts	4/1/2015
EVCC Gymnasium/Class D	\$40/hr for 1 court and \$60/hr for 2 courts	\$40/hr for 1 court and \$80/hr for 2 courts	4/1/2015
EVCC Gymnasium/Class E	\$50/hr for 1 court and \$95/hr for 2 courts	\$50/hr for 1 court and \$100/hr for 2 courts	4/1/2015
EVCC Court/Game Set Up Fee	\$15/per item	\$20/court/game	4/1/2015
EVCC non-operational hours staffing fee	\$20/hour	\$25/hour	4/1/2015
EVCC Vineyard Room/Class D	\$55/hour 2 hr. min	\$70/hr. 2 hr. min	4/1/2015
EVCC Vineyard Room Kitchen/Class E	New	\$50/use	4/1/2015
<b>Group Picnic Areas</b>			
Jesmond Dene Picnic Areas #1 & #2/ 12-50 people per area/Class B/C	\$50/reservation	\$50/reservation	4/1/2015
Jesmond Dene Picnic Areas #1 & #2/ 12-50 people per area/Class D	\$50/reservation	\$70/reservation	4/1/2015

## City of Escondido

## List of Proposed New Fees or Fee Changes

Fee Description (Fee Name)	Current Fee	Proposed Fee	Effective Date
Jesmond Dene Picnic Areas #1 & #2/12-50 people per area/Class E	\$50/reservation	\$90/reservation	
K.C. Picnic - El Arroyo Picnic Areas #1 and #2/12-200 people/Class B/C	\$95/reservation	\$120/reservation	4/1/2015
K.C. Picnic - El Arroyo Picnic Areas #1 and #2/12-200 people/Class D	\$95/reservation	\$150/reservation	4/1/2015
K.C. Picnic - El Arroyo Picnic Areas #1 and #2/12-200 people/Class E	\$120/reservation	\$180/reservation	4/1/2015
K.C. Picnic - El Arroyo Picnic Areas #1 and #2/201-600 people/Class B/C	\$180/reservation	\$210/reservation	4/1/2015
K.C. Picnic - El Arroyo Picnic Areas #1 and #2/201-600 people/Class D	\$180/reservation	\$250/reservation	4/1/2015
K.C. Picnic - El Arroyo Picnic Areas #1 and #2/201-600 people/Class E	\$280/reservation	\$350/reservation	4/1/2015
K.C. Picnic - Tree Lake #1 /Groups of 12-80 People/Class B/C	\$80/reservation	\$120/reservation	4/1/2015
K.C. Picnic - Tree Lake #1 /Groups of 12-80 People/Class D	\$80/reservation	\$150/reservation	4/1/2015
K.C. Picnic - Tree Lake #1 /Groups of 12-80 People/Class E	\$110/reservation	\$200/reservation	4/1/2015
K.C. Picnic - Tree Lake #2 /Groups of 12-50 People/Class B/C	\$50/reservation	\$90/reservation	4/1/2015
K.C. Picnic - Tree Lake #2 /Groups of 12-50 People/Class D	\$50/reservation	\$130/reservation	4/1/2015
K.C. Picnic - Tree Lake #2 /Groups of 12-50 People/Class E	\$70/reservation	\$180/reservation	4/1/2015
K.C. Picnic - Ray Love/Groups of 12-50 People /Class B/C	\$50/reservation	\$90/reservation	4/1/2015
K.C. Picnic - Ray Love/Groups of 12-50 People /Class D	\$50/reservation	\$130/reservation	4/1/2015
K.C. Picnic - Ray Love/Groups of 12-50 People /Class E	\$70/reservation	\$180/reservation	4/1/2015
K.C. Picnic - Tree Lake #3 /Groups of 12-50 People/Class B/C	New	\$90/reservation	4/1/2015
K.C. Picnic - Tree Lake #3 /Groups of 12-50 People/Class D	New	\$130/reservation	4/1/2015
K.C. Picnic - Tree Lake #3 /Groups of 12-50 People/Class E	New	\$180/reservation	4/1/2015
KCP- North Picnic Area Groups of 12-200 Class B/C	New	\$120/reservation	4/1/2015
KCP- North Picnic Area Groups of 12-200 Class D	New	\$150/reservation	4/1/2015
KCP- North Picnic Area Groups of 12-200 Class E	New	\$180/reservation	4/1/2015
KCP - Adobe Circle Groups up to 25 Class B/C	New	\$50/reservation	4/1/2015
KCP - Adobe Circle Groups up to 25 Class D	New	\$70/reservation	4/1/2015
KCP - Adobe Circle Groups up to 25 Class E	New	\$90/reservation	4/1/2015
<b>Specialized Park Facilities</b>			
Kit Carson Fitness Course Fee and park areas, Class C	\$10/hr 1 hr min	\$15/hr. 1 hr. min	4/1/2015
Kit Carson Fitness Course Fee and park areas, Class D	\$10/hr 1 hr min	\$20/hr. 1 hr. min	4/1/2015
Kit Carson, Mtn View, Washington Parks Tennis Court Fee, Class C	\$5/hr/court	\$10/hr/court	4/1/2015
Kit Carson, Mtn View, Washington Parks Tennis Court Fee, Class D	\$5/hr/court	\$15/hr/court	4/1/2015
James A Stone & Washington Pool Rental/Class B (Includes 2 Lifeguards)	\$70/hr 2 hr min	\$110/hr. 2 hr. min	4/1/2015
James A Stone & Washington Pool Rental/Class C (Includes 2 Lifeguards)	\$75/hr 2 hr min	\$115/hr. 2 hr. min	4/1/2015
James A Stone & Washington Pool Rental/Class D (Includes 2 Lifeguards)	\$90/hr 2 hr min	\$130/hr. 2 hr. min	4/1/2015
James A Stone & Washington Pool Rental/Class E (Includes 2 Lifeguards)	\$125/hr 2 hr min	\$165/hr. 2 hr. min	4/1/2015
<b>Amphitheatre - Kit Carson Park</b>			
K.C. Amph. - Staff Fee	New	\$30/hour	4/1/2015
K.C. Amph. - Rehearsal time	negotiable	Delete	4/1/2015
K.C. Amph. - Cleaning Deposit	negotiable	Minimum \$250/use	4/1/2015
<b>Escondido Sports Center - Kit Carson Park</b>			
Escondido Sports Center Mini-Soccer Arena/Class B/Day	New	\$20/hour 2 hr. min.	4/1/2015
Escondido Sports Center Mini-Soccer Arena/Class C/Day	New	\$30/hour 2 hr. min.	4/1/2015
Escondido Sports Center Mini-Soccer Arena/Class D/Day	New	\$40/hour 2 hr. min.	4/1/2015
Escondido Sports Center Mini-Soccer Arena/Class E/Day	New	\$75/hour 2 hr. min.	4/1/2015
Escondido Sports Center Mini-Soccer Arena/Class B/with Lights	New	\$30/hour 2 hr. min.	4/1/2015
Escondido Sports Center Mini-Soccer Arena/Class C/with Lights	New	\$40/hour 2 hr. min.	4/1/2015
Escondido Sports Center Mini-Soccer Arena/Class D/with Lights	New	\$50/hour 2 hr. min.	4/1/2015
Escondido Sports Center Mini-Soccer Arena/Class E/with Lights	New	\$85/hour 2 hr. min.	4/1/2015
Cleaning/Damage Deposit	New	Minimum \$250/use	4/1/2015
<b>Sports Fields- Kit Carson, Ryan, Washington &amp; Jesmond Dene Parks</b>			
Baseball/softball/soccer field lights - Resident youth sports organizations	% of lighting costs	\$5/hour	4/1/2015
Youth Sports League Admin Fee	\$5.00/player/season in league annually	\$5.00/player/season	4/1/2015
<b>Softball &amp; Baseball Tournaments</b>			
Tournament field damage deposit	\$250/tournament	Minimum \$250/use	4/1/2015
Tournament Staffing Fee	\$20/hr	\$25/hour	4/1/2015
<b>Park Avenue Community Center</b>			
Park Avenue Community Center-Meeting Room #3/Class C - Senior Fees	\$15/hour	Delete	4/1/2015
Park Avenue Community Center-Meeting Room #3/Class D	\$45/hour 2 hr. min	\$55/hr 2 hr. min	4/1/2015
Park Avenue Community Center-Meeting Room #3/Class F	No Charge	Delete	4/1/2015
Park Avenue Community Center-Meeting Room #4/Class C - Senior Fees	\$10/hour	Delete	4/1/2015
Park Avenue Community Center-Meeting Room #4/Class F	No Charge	Delete	4/1/2015
Park Avenue Community Center-Meeting Room #5/Class C - Senior Fees	\$10/hour	Delete	4/1/2015
Park Avenue Community Center-Meeting Room #5/Class F	No Charge	Delete	4/1/2015
Park Avenue Community Center-Auditorium/Class C - Senior Fees	\$25/hour	Delete	4/1/2015
Park Avenue Community Center-Auditorium/Class D	\$60/hour	\$75/hr 2 hr min	4/1/2015
Park Avenue Community Center-Auditorium/Class E	\$90/hour	\$100/hr 2 hr. min	4/1/2015
Park Avenue Community Center-Auditorium/Class F	No Charge	Delete	4/1/2015
Park Avenue Community Center-Auditorium Kitchen/Class C - Senior Fees	\$10/hour	Delete	4/1/2015
Park Avenue Community Center-Auditorium Kitchen/Class F	No Charge	Delete	4/1/2015
Park Avenue Community Center-DEBB Meeting Room/Class C - Senior Fees	\$15/hour	Delete	4/1/2015
Park Avenue Community Center-DEBB Meeting Room/Class D	\$45/hour 2 hr. min	\$55/hr 2 hr. min	4/1/2015
Park Avenue Community Center-DEBB Meeting Room/Class F	No Charge	Delete	4/1/2015
Park Avenue Community Center-Nutrition Building Room #1/Class C - Senior Fees	\$15/hour	Delete	4/1/2015
Park Avenue Community Center-Nutrition Building #1/Class D	\$45/hour 2 hr. min	\$55/hr 2 hr. min	4/1/2015
Park Avenue Community Center-Nutrition Building #1/Class F	No Charge	Delete	4/1/2015
Park Avenue Community Center-West Court Gazebo/Class C - Senior Fees	\$15/hour	Delete	4/1/2015
Park Avenue Community Center-West Court Gazebo/Class F	No Charge	Delete	4/1/2015
Park Avenue Community Center-Television & VCR/Class C - Senior Fees	\$5/hour	Delete	4/1/2015
Park Avenue Community Center-Television & VCR/Class F	No Charge	Delete	4/1/2015
Park Avenue Community Center-Digital Projector/Class C - Senior Fees	\$10/hour	Delete	4/1/2015
Park Avenue Community Center-Digital Projector/Class F	No Charge	Delete	4/1/2015
Park Avenue Community Center-Portable P.A. System/Class C - Senior Fees	\$5/hour	Delete	4/1/2015
Park Avenue Community Center-Portable P.A. System/Class F	No Charge	Delete	4/1/2015
Park Avenue Community Center-Non-Operational hours Staffing Fees	\$20/hr	\$25/hr	4/1/2015
Park Avenue Community Center-Holiday hours Staffing Fees	\$25/hr	\$30/hr	4/1/2015
Park Avenue Community Center-Cleanup/Damage Deposit	Variable	Minimum \$250/Use	4/1/2015



**City of Escondido - Fire Department**  
**List of Description Changes (per Fire Code)**

Current Fee Description (Fee Name)	New Description	Current Fee
<b>DEPARTMENT: FIRE</b>		
Fire Code Permits: Aerosol Products (warehouse & storage)	Aerosol Products	\$100/permit
Fire Code Permits: Aerosol Products (retail storage)	Delete	\$100/permit
Fire Code Permits: Aircraft Repair Hanger	Aviation Facilities	\$100/permit
Fire Code Permits: Aircraft Refueling Vehicle (initial)	Delete	\$150/permit
Fire Code Permits: Aircraft Refueling Vehicle (renewal)	Delete	\$100/permit
Fire Code Permits: Asbestos Removal	Delete	\$150/permit
Fire Code Permits: Auto Wrecking Yard	Waste Handling - Wrecking Yards, Junk Yards and Waste Material Handling Facilities	\$150/permit
Fire Code Permits: Bowling Pin/Alley Refinish (initial)	Delete	\$200/permit
Fire Code Permits: Bowling Pin/Alley Refinish (renewal)	Delete	\$200/permit
Fire Code Permits: Candles/Open Flame in Assembly Areas - Ongoing permit	Open Flames and Candles in Assembly Areas	\$50/permit
Fire Code Permits: Candles/Open Flame in Assembly Areas - Single Use	Delete	\$150/permit
Fire Code Permits: Cellulose Nitrate Film	Cellulose Nitrate Film	\$200/permit
Fire Code Permits: Cellulose Nitrate Storage	Delete	\$200/permit
Fire Code Permits: Combustible Material Storage	Miscellaneous Combustible Material Storage > 2,500 cu ft	\$250/permit
Fire Code Permits: Compressed Gas (store/handle/use) (initial)	Compressed Gas (store/handle/use)	\$100/permit
Fire Code Permits: Compressed Gas (store/handle/use) (renewal)	Delete	\$200/permit
Fire Code Permits: Commercial rubbish handling operation (initial)	Delete	\$150/permit
Fire Code Permits: Commercial rubbish handling operation (renewal)	Delete	\$100/permit
Fire Code Permits: Cryogen Use (plan ck, installation, insp, use) (initial)	Cryogen Use (plan ck, installation, insp, use)	\$125/permit
Fire Code Permits: Cryogen Use (plan ck, installation, insp, use) (renewal)	Delete	\$125/permit
Fire Code Permits: Dry Cleaning Plants (initial)	Dry Cleaning	\$150/permit
Fire Code Permits: Dry Cleaning Plants (renewal)	Delete	\$150/permit
Fire Code Permits: Dust Producing Operation (initial)	Combustible Dust Producing Operation	\$150/permit
Fire Code Permits: Dust Producing Operation (renewal)	Delete	\$150/permit
Fire Code Permits: Explosive or Blasting Agents (permit & 2 blasts)	Explosive Permit & 2 Blasts	\$150/permit
Fire Code Permits: Explosive or Blasting Agents (more than 2 blasts)	Blasting	\$50/permit
Fire Code Permits: Firework Ground Displays	Delete	\$50/permit
Fire Code Permits: Firework Pyrotechnic Special Effects (Theatrical/Movies)	Explosives/Firework Pyrotechnic Special Effects (Theatrical/Movies)	\$125/permit
Fire Code Permits: Firework Aerial Display (includes ground display)	Explosives/Firework Aerial Display (includes ground display)	\$350/permit
Fire Code Permits: Flam. or Combustible Liquids - Retail Storage	Flammable and Combustible Liquids - Retail Storage	\$100/permit
Fire Code Permits: Flam. or Combustible Liquids - Pipelines (ops/excavation)	Flammable and Combustible Liquids - Pipelines within facilities	\$100/permit
Fire Code Permits: Flam. or Combustible Liquids - Containers/Tanks (initial)	Flammable and Combustible Liquids - Storage & Use	\$150/permit
Fire Code Permits: Flam. or Combustible Liquids - Containers/Tanks (renewal)	Delete	\$150/permit
Fire Code Permits: Flam. or Combustible Liquids - Underground Tanks	Flammable and Combustible Liquids Removable or Change - Underground Tanks	\$100/permit
Fire Code Permits: Flam. or Combustible Liquids - Tank Removal	Delete	\$150/permit
Fire Code Permits: Flam. or Combustible Liquids - Tank Vehicles (initial)	Flammable and Combustible Liquids - Tank Vehicles	\$100/permit

**City of Escondido - Fire Department**  
**List of Description Changes (per Fire Code)**

Current Fee Description (Fee Name)	New Description	Current Fee
<b>DEPARTMENT: FIRE</b>		
Fire Code Permits: Flam. or Combustible Liquids - Tank Vehicles (renewal)	Delete	\$100/permit
Fire Code Permits: Fruit Ripening	Fruit and Crop Ripening	\$100/permit
Fire Code Permits: Fumigation or Thermal Insecticides Fogging	Fumigation and Insecticides Fogging	\$100/permit
Fire Code Permits: Hazardous Materials - Store/Handle/Use (initial)	Hazardous Materials - Store/Handle/Use	\$150/permit
Fire Code Permits: Hazardous Materials - Retail Storage	Delete	\$100/permit
Fire Code Permits: Hazardous Materials - Store/Handle/Use (renewal)	Delete	\$400/permit
Fire Code Permits: High Piled Combustible Stock (initial)	High Piled Storage	\$200/permit
Fire Code Permits: High Piled Combustible Stock (renewal)	Delete	\$200/permit
Fire Code Permits: LPG - Non Single Family Dwelling	LPG - Retail or Commercial Storage and Use	\$200/permit
Fire Code Permits: LPG - Single Family Dwelling	LPG - Single Family Dwelling > 500 gallons	\$100/permit
Fire Code Permits: Lumber Yards	Lumber Yards and Woodworking Plants	\$200/permit
Fire Code Permits: Magnesium Working	Magnesium Use over 10 Pounds	\$200/permit
Fire Code Permits: Mall Covered	Covered and Open Mall Buildings	\$200/permit
Fire Code Permits: Motor Vehicle Fuel Dispensing Station	Repair Garages and Motor Fuel Dispensing Facilities	\$100/permit
Fire Code Permits: Motor Vehicle Refueling Unit	Flammable and Combustible Liquids - Mobile Fueling	\$200/permit
Fire Code Permits: Open Fires (includes bonfires & burn permits)	Open Burning (includes bonfires & burn permits)	\$100/permit
Fire Code Permits: Organic Coatings (initial)	Organic Coatings Manufacturing producing more than one gallon/per day	\$300/permit
Fire Code Permits: Organic Coatings (renewal)	Delete	\$300/permit
Fire Code Permits: Ovens - Industrial Baking/Drying (initial)	Industrial Ovens	\$100/permit
Fire Code Permits: Ovens - Industrial Baking/Drying (renewal)	Delete	\$100/permit
Fire Code Permits: Radioactive Materials (initial)	Delete	\$200/permit
Fire Code Permits: Radioactive Materials (renewal)	Delete	\$100/permit
Fire Code Permits: Refrigeration Equipment Install or Operate (initial)	Building Services and Systems - Refrigeration	\$150/permit
Fire Code Permits: Refrigeration Equipment Install or Operate (renewal)	Delete	\$150/permit
Fire Code Permits: Repair Garages	Delete	\$100/permit
Fire Code Permits: Special Use/Event Permit	Additional Permits - Production Facilities, Pyrotechnics and Special Effects and Live Audiences	\$100/permit
Fire Code Permits: Spraying or Dipping (initial)	Flammable Finishes Spraying or Dipping	\$150/permit
Fire Code Permits: Spraying or Dipping (renewal)	Delete	\$150/permit
Fire Code Permits: Tents/Canopy/Membrane Structures < 100 occupants	Tents and Other Membrane Structures 100 to 299 Occupants	\$100/permit
Fire Code Permits: Tents, All Others	Tents and Other Membrane Structures Greater than 300 Occupants	\$300/permit
Fire Code Permits: Tire Storage	Tire Rebuilding and Tire Storage	\$150/permit
Fire Code Permits: Wood Products	Lumber Yards and Wood Working Facilities - Wood Products	\$200/permit
Fire Code Permits: Hot Work & Cutting Operations (within occupancy & mobile)	Welding and Other Hot Work (within Stationary Occupancy or Mobile)	\$150/permit



**FUTURE CITY COUNCIL AGENDA ITEMS**  
**March 19, 2015**

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

**April 1, 2015**  
**No Meeting (Spring Break)**

**April 8, 2015**  
**4:30 p.m.**

<b>PROCLAMATION</b>
<b>"Escondido Shines" Day – April 25, 2015</b>
<b>PRESENTATION</b>
<b>Wellness Program Presentation</b>
<b>CONSENT CALENDAR</b>
<b>Adoption of Mitigated Negative Declaration for the Oakvale Road Realignment Project (ENV 14-0007)</b> (B. Redlitz)  <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>
<b>PUBLIC HEARINGS</b>
<b>Amanda Estates Project Annexation, Tentative Subdivision Map, Master and Precise Development Plan, Pre-Zone, Grading Exemptions and Final Mitigated Negative Declaration (SUB 13-0007, PHG 13-0034)</b> (B. Redlitz)  <i>New Urban West project at Amanda Lane that includes off-site improvements to Gamble Lane.</i>
<b>General Plan Amendment (PHG 14-0014)</b> (B. Redlitz)  <i>The project was approved by the Planning Commission on march 10, 2015. A General Plan Amendment from GC (General Commercial) to LI (Light Industrial) is requested by the applicant for his existing multi-tenant industrial building. No additional development is proposed. A General Plan Amendment requires approval by the City Council.</i>
<b>CURRENT BUSINESS</b>
<b>Future Agenda Items (D. Halverson)</b>



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

March 18, 2015

## **ECONOMIC DEVELOPMENT**

- The former Palomar Continuing Care facility at 1817 Avenida del Diablo is now being marketed as "Vista del Lago", a memory care facility. Information about it can be found at <http://www.vistadellagomc.com>
- This weekend March 21<sup>st</sup> and 22<sup>nd</sup> 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 games with five boys divisions: B14, B15, B16, B17, & B18.

## **SPECIAL EVENTS**

### **Peace Begin with Me**

Saturday, March 21<sup>st</sup> from 1 – 3:30 p.m. at Grape Day Park

Community Event hosted by Escondido COMPACT and the Escondido Union School District.

This event features local organizations coming together to promote peace in our community, and includes information, games and youth activities.

For information about other events taking place in Escondido, please visit [www.visitescondido.com](http://www.visitescondido.com)

## **CITY WEBSITE**

Recent media coverage about the City of San Diego's planned upgrade to their website over the next two years indicated they are purchasing a new Content Management System to make information more accessible to the public and easier for municipal employees to update. We already implemented a Content Management System a few years ago which allows various departments to have access to it and update the website on their own.

## **UNSAFE TREES REMOVED FROM GRAPE DAY PARK**

Two trees were removed from Grape Day Park on March 17<sup>th</sup> which were identified as being diseased or unsafe. Additional trees will be replanted on April 25 when a large group of volunteers will be improving the park. The trees that were removed were a pepper tree near the War Memorial on Broadway, and a large pine tree near the Broadway entrance to the park. In addition, several trees adjacent to Palm Walk near the train depot are distressed and are being treated with injections in an attempt to boost their health and resist disease and damaging insects.

# City Manager's WEEKLY UPDATE to City Council

## COMMUNITY DEVELOPMENT

### Planning:

- In late April of this year, SANDAG expects to release a draft of San Diego Forward: The Regional Plan, its Sustainable Communities Strategy (SCS), and its Draft Air Quality Conformity Analysis, as well as the accompanying Draft Environmental Impact Report (EIR) – all for public review and comment. Public outreach and education efforts in support of the release of these draft documents will take place over the next several months; a workshop is tentatively scheduled in Escondido on May 12<sup>th</sup> from 6-8:30 PM in the Mitchell Room.
- Staff met with representatives from Save-A-Lot, a discount grocery store chain who is purchasing the building at 619 W. 9th Avenue (Quince & 9th, currently the Bazaar Shops swap meet, formerly Baja Foods.). Save-A-Lot is a national chain with 1,300 locations, including stores in San Diego, El Cajon and Spring Valley. This would be their first store in Escondido. They are proposing significant improvements to the dilapidated building which has been the subject of numerous Code Enforcement cases.
- The Mitigated Negative Declaration for the Southwest Sewer Realignment Project has been released for a 30-day public review period which ends on April 1, 2015. The document is available at the following links:  
<http://www.escondido.org/southwest-sewer.aspx>  
<http://www.escondido.org/Data/Sites/1/media/PDFs/Planning/MNDnoticeofNegDecforPosting.pdf>
- Major Projects Update:
  - Oak Creek (NUW) – The project and associated EIR were approved by the City Council on March 4<sup>th</sup>. Staff is coordinating with the applicant on the LAFCO application.
  - Amanda Estates (NUW) – The project was unanimously recommended for approval by the Planning Commission on March 10<sup>th</sup>. The City Council hearing is scheduled for April 8<sup>th</sup>.
  - Centerpointe 78 Commercial – The Draft EIR remains on hold at the applicant's request pending resolution of traffic mitigation requirements. Staff has requested further analysis of alternative mitigation measures.
  - North Broadway Deficiency Area Projects – Staff continues to work with the anticipated developer (Lennar) of the properties east of Ash Street regarding a comprehensive grading plan and associated design changes, with the goal of achieving substantial conformance with the approved tentative maps as anticipated in the development agreements. The developer is working towards commencement of grading activities in mid-April. Revisions to the traffic analysis are still needed to

# City Manager's WEEKLY UPDATE to City Council

address construction vehicle trips from the proposed mass grading and import of fill. The Zenner project will be considered by the Planning Commission on March 24<sup>th</sup>. A petition has been submitted from area residents objecting to the proposed closure of Lehner Avenue at Vista Ave.

- Kaen Planned Development (2516 S. Escondido Blvd.) – The applicant has proposed a revised conceptual plan in response to issues pertaining to the residential product type and density, site planning, emergency access, open space amenities, storm water compliance, architectural design and overall quality for the proposed 68-unit townhouse project.
- 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.
- Latitude II – The project is incomplete. The applicant anticipates submittal of revised plans this week in response to staff comments.

## **Building Division:**

- The Building Division issued 51 permits for the week with a total valuation of \$146,240. The majority of the permits were minor type permits including plumbing, electrical and mechanical permits.
- 16 photovoltaic permits were issued this week with 178 permits issued so far this year compared to 104 issued at the same time last year.
- Inspections and counter contacts remain steady with inspections averaging 24 per day with 28 on Friday and counter contacts averaging 37 per day with 28 on Friday.
- The Building Division has approved the plans for a new 76 unit condominium project at 2412 S Escondido Blvd. Recordation of the Final Map is required prior to building permit issuance.
- Construction activity has resumed at the Talk of the Town carwash and restaurant at 444 Brotherton Rd.
- Plans were submitted this week for 3 new custom single family dwellings.
- The new Monticello Assistive living facility is moving towards a final building inspection projected for the end of April.



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

- 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**

### **FY2014-2015 Street Rehabilitation Project:**

March 16<sup>th</sup>, 2015 through March 20<sup>th</sup>, 2015 the concrete subcontractor will be removing and replacing concrete for the pedestrian ramps, driveways and sidewalks along Pennsylvania Avenue between Valley Parkway and Beech Street.

### **Elm Street between Washington Avenue and the Flood Control Channel:**

Concrete curb and gutter is being placed this week on Tuesday and Thursday. The water main servicing the Habitat for Humanity project was tied into the recently accepted water main located along Elm Street.

### **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 between Boyle Avenue and Birch Street. The new gas main is being installed along the eastern portion of the new roadway between Birch Avenue and Idaho Avenue. Water main installation is being installed between Idaho Avenue and Suburban Hills Drive.

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

The contractor has started to construct the onsite retaining walls. The new 48" storm drain system is being installed. Potholing of existing utilities is being performed in preparation to constructing a water main syphon along Escondido Boulevard.

### **Escondido Boulevard at 3<sup>rd</sup> Avenue Fiber Optic Project:**

Conduit installation has been completed from the tie-in location on Escondido Boulevard, down 3<sup>rd</sup> Avenue to Broadway. The remaining installation from 3<sup>rd</sup> Avenue to the 2<sup>nd</sup> Avenue and Broadway was completed on Friday, March 13. Staff is waiting on a construction schedule for completing restoration to the public improvements along the construction route.

## **PUBLIC SAFETY**

### **Police**

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

## UCR CRIME UPDATE (YTD through end of February)

- Overall Crime is down 10.13% as compared to the same time period in 2014.
- Violent Crime is up 60.00% as compared to the same time period in 2014. The vast majority of the increase has been in the aggravated assault category. There has been a spike in gang violence, which accounts for most of the increase. In response, the Gang Investigation Unit has increased its enforcement efforts, which has started to drive those numbers back down.
- Property Crime is down 17.66% as compared to the same time period in 2014.

## POLICE ATHLETIC LEAGUE MEDIA COVERAGE

Channel 8 TV did a positive story on one of our Police Athletic League basketball coaches, Toran Gaal, who is a Former Marine Sergeant and a double-amputee. He is coaching basketball for second and third graders. To view the clip visit:

<http://www.cbs8.com/story/28547835/wounded-marine-veteran-inspires-local-kids-as-basketball-coach>

## INCIDENTS

- On 03-09-15, the police received information that a violent crime may have occurred at a residence on Mountain View Dr. Officers responded and discovered a deceased elderly female at the residence. It was later determined that she died as a result of blunt force trauma. The police quickly determined that the adopted son, Joseph Stuber, was a likely suspect. A public safety bulletin was released to be on the lookout for Stuber. The following morning, EPD detectives located Stuber deceased in his vehicle in Del Mar. Preliminary evidence suggests that Stuber committed suicide after killing his mother.
- On the morning of 03-09-15, an unknown male suspect lured several teenage female students to his car and then exposed himself to them. The girls were walking to Mission Middle School and the suspect was parked near the school. None of the girls were touched or harmed by the suspect. By the time it was reported to the police, the suspect was gone. FPU detectives conducted under cover surveillance in the afternoon and the following morning, but the suspect did not show. A public safety press release was issued warning students and their families of the incident. Lt. Owens is holding a safety class for female students at Mission Middle School on 03-18-15, which was actually scheduled before this incident took place. Lt. Owens will specifically address how to protect themselves from this kind of incident.
- On 03-15-15, officers responded to a solo vehicle traffic collision on El Norte Pkwy east of Kaile Ln. Officers determined that the female driver struck head on into the bridge abutment over the flood control channel. The female driver was seriously injured as a result of the collision. She was arrested on suspicion of DUI and released to the hospital for treatment.



# City Manager's WEEKLY UPDATE to City Council

- In addition to the above mentioned highlights, we had 2 shootings, 2 stabbings, 2 robberies, and 1 rape. They are all initially believed to be gang, drug, or domestic violence related. There was a car fire at 830 W. Lincoln Ave and trees were lit on fire at Kit Carson Park in two separate incidents. The car fire was intentionally set by the owner and the tree fire was accidentally set by students filming a school project. The students and their parents claimed full responsibility and are working with the city on restitution.
- On 03-09-15, a truant detail was run in conjunction with the Escondido Education Compact and the Escondido Union High School District. During the sweep, 5 truants were detained and brought to EPD. Four of the five were high school students, four were from the Escondido school system, 1 student was from the San Marcos school district. One of the first subjects brought to EPD was 11 and an elementary school student. Members of the detail were not able to recall getting a truant so young during a detail. All students were either released to family members or their respective schools.

## Events

- The Escondido Police Department hosted its annual Awards Ceremony celebrating all of the great work accomplished in 2014. Citizens, business partners, and staff were honored for excellent performance and outstanding achievements.
- The local American Legion Post 149 honored public safety members at their annual awards ceremony. Police personnel received awards for Heroism, Valor, Traffic Officer of the Year, and the Medal of Merit.
- Officers and detectives participated in a fun run at L.R. Green School sponsored through the Escondido PAL program. They led the kids through stretches and each class ran for 30 minutes. Every class at the school participated and it was a big hit with the kids. See photos below.



###